
Westover Market

Demographic Detail Report

Westover Plaza

8771 State Highway 151, San Antonio, TX 78245

Building Type: **General Retail** Total Available: **1,300 SF**
 Secondary: **Storefront** % Leased: **100%**
 GLA: **9,100 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **2017**



Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	16,314	134,492	307,189
2021 Estimate	15,289	127,746	292,236
2010 Census	11,614	108,023	250,008
Growth 2021 - 2026	6.70%	5.28%	5.12%
Growth 2010 - 2021	31.64%	18.26%	16.89%
2021 Population by Age			
	15,289	127,746	292,236
Age 0 - 4	1,226 8.02%	9,744 7.63%	21,723 7.43%
Age 5 - 9	1,230 8.04%	9,951 7.79%	22,617 7.74%
Age 10 - 14	1,212 7.93%	9,970 7.80%	23,003 7.87%
Age 15 - 19	1,186 7.76%	9,779 7.66%	22,609 7.74%
Age 20 - 24	1,196 7.82%	9,676 7.57%	21,924 7.50%
Age 25 - 29	1,365 8.93%	10,876 8.51%	24,058 8.23%
Age 30 - 34	1,352 8.84%	10,740 8.41%	23,649 8.09%
Age 35 - 39	1,299 8.50%	10,265 8.04%	22,798 7.80%
Age 40 - 44	1,086 7.10%	8,671 6.79%	19,527 6.68%
Age 45 - 49	981 6.42%	8,020 6.28%	18,276 6.25%
Age 50 - 54	801 5.24%	6,730 5.27%	15,533 5.32%
Age 55 - 59	733 4.79%	6,369 4.99%	14,968 5.12%
Age 60 - 64	583 3.81%	5,282 4.13%	12,678 4.34%
Age 65 - 69	436 2.85%	4,244 3.32%	10,326 3.53%
Age 70 - 74	297 1.94%	3,220 2.52%	7,853 2.69%
Age 75 - 79	163 1.07%	2,050 1.60%	5,000 1.71%
Age 80 - 84	84 0.55%	1,238 0.97%	3,101 1.06%
Age 85+	60 0.39%	922 0.72%	2,591 0.89%
Age 65+	1,040 6.80%	11,674 9.14%	28,871 9.88%
Median Age	30.90	31.80	32.20
Average Age	31.90	33.30	33.80

Demographic Detail Report

Westover Plaza						
8771 State Highway 151, San Antonio, TX 78245						
Radius	1 Mile		3 Mile		5 Mile	
2021 Population By Race	15,289		127,746		292,236	
White	12,113	79.23%	105,199	82.35%	245,406	83.98%
Black	1,930	12.62%	13,029	10.20%	26,119	8.94%
Am. Indian & Alaskan	193	1.26%	1,588	1.24%	3,640	1.25%
Asian	541	3.54%	3,848	3.01%	8,187	2.80%
Hawaiian & Pacific Island	40	0.26%	377	0.30%	792	0.27%
Other	472	3.09%	3,706	2.90%	8,092	2.77%
Population by Hispanic Origin	15,289		127,746		292,236	
Non-Hispanic Origin	4,932	32.26%	38,244	29.94%	87,568	29.96%
Hispanic Origin	10,357	67.74%	89,502	70.06%	204,667	70.03%
2021 Median Age, Male	29.90		30.70		30.90	
2021 Average Age, Male	31.10		32.30		32.70	
2021 Median Age, Female	31.70		32.90		33.40	
2021 Average Age, Female	32.70		34.20		34.80	
2021 Population by Occupation Classification	11,384		96,122		220,368	
Civilian Employed	7,499	65.87%	59,820	62.23%	135,046	61.28%
Civilian Unemployed	636	5.59%	4,521	4.70%	9,666	4.39%
Civilian Non-Labor Force	2,971	26.10%	30,289	31.51%	72,351	32.83%
Armed Forces	278	2.44%	1,492	1.55%	3,305	1.50%
Households by Marital Status						
Married	2,418		20,531		47,940	
Married No Children	1,036		9,793		23,164	
Married w/Children	1,383		10,738		24,775	
2021 Population by Education	10,086		85,644		195,842	
Some High School, No Diploma	1,304	12.93%	11,493	13.42%	27,875	14.23%
High School Grad (Incl Equivalency)	2,342	23.22%	21,416	25.01%	49,000	25.02%
Some College, No Degree	3,220	31.93%	28,867	33.71%	64,578	32.97%
Associate Degree	848	8.41%	7,018	8.19%	15,482	7.91%
Bachelor Degree	1,572	15.59%	11,386	13.29%	26,780	13.67%
Advanced Degree	800	7.93%	5,464	6.38%	12,127	6.19%

Demographic Detail Report

Westover Plaza						
8771 State Highway 151, San Antonio, TX 78245						
Radius	1 Mile		3 Mile		5 Mile	
2021 Population by Occupation	13,677		109,178		246,383	
Real Estate & Finance	801	5.86%	6,482	5.94%	13,416	5.45%
Professional & Management	3,365	24.60%	24,806	22.72%	57,164	23.20%
Public Administration	553	4.04%	3,610	3.31%	7,966	3.23%
Education & Health	1,590	11.63%	12,976	11.89%	31,610	12.83%
Services	1,288	9.42%	11,522	10.55%	26,417	10.72%
Information	184	1.35%	1,171	1.07%	2,420	0.98%
Sales	2,010	14.70%	16,245	14.88%	34,750	14.10%
Transportation	102	0.75%	1,159	1.06%	2,531	1.03%
Retail	806	5.89%	7,619	6.98%	16,597	6.74%
Wholesale	180	1.32%	992	0.91%	2,168	0.88%
Manufacturing	360	2.63%	3,439	3.15%	7,146	2.90%
Production	797	5.83%	7,038	6.45%	15,816	6.42%
Construction	818	5.98%	6,235	5.71%	14,588	5.92%
Utilities	552	4.04%	3,442	3.15%	7,175	2.91%
Agriculture & Mining	56	0.41%	485	0.44%	1,565	0.64%
Farming, Fishing, Forestry	0	0.00%	20	0.02%	76	0.03%
Other Services	215	1.57%	1,937	1.77%	4,978	2.02%
2021 Worker Travel Time to Job	7,556		59,459		133,383	
<30 Minutes	4,596	60.83%	35,413	59.56%	75,315	56.47%
30-60 Minutes	2,506	33.17%	19,685	33.11%	48,639	36.47%
60+ Minutes	454	6.01%	4,361	7.33%	9,429	7.07%
2010 Households by HH Size	3,937		36,869		83,302	
1-Person Households	890	22.61%	8,060	21.86%	16,746	20.10%
2-Person Households	961	24.41%	9,715	26.35%	22,107	26.54%
3-Person Households	734	18.64%	6,772	18.37%	15,697	18.84%
4-Person Households	678	17.22%	6,138	16.65%	14,114	16.94%
5-Person Households	392	9.96%	3,517	9.54%	8,281	9.94%
6-Person Households	167	4.24%	1,555	4.22%	3,640	4.37%
7 or more Person Households	115	2.92%	1,112	3.02%	2,717	3.26%
2021 Average Household Size	2.80		2.90		3.00	
Households						
2026 Projection	5,579		45,642		101,449	
2021 Estimate	5,228		43,425		96,714	
2010 Census	3,938		36,868		83,302	
Growth 2021 - 2026	6.71%		5.11%		4.90%	
Growth 2010 - 2021	32.76%		17.79%		16.10%	

Demographic Detail Report

Westover Plaza			
8771 State Highway 151, San Antonio, TX 78245			
Radius	1 Mile	3 Mile	5 Mile
2021 Households by HH Income	5,229	43,426	96,713
<\$25,000	802 15.34%	7,093 16.33%	15,399 15.92%
\$25,000 - \$50,000	1,214 23.22%	10,861 25.01%	22,643 23.41%
\$50,000 - \$75,000	1,269 24.27%	9,944 22.90%	21,765 22.50%
\$75,000 - \$100,000	849 16.24%	6,063 13.96%	13,810 14.28%
\$100,000 - \$125,000	525 10.04%	4,243 9.77%	10,271 10.62%
\$125,000 - \$150,000	277 5.30%	2,285 5.26%	5,642 5.83%
\$150,000 - \$200,000	168 3.21%	1,896 4.37%	4,685 4.84%
\$200,000+	125 2.39%	1,041 2.40%	2,498 2.58%
2021 Avg Household Income	\$71,960	\$71,513	\$73,961
2021 Med Household Income	\$63,250	\$60,034	\$62,002
2021 Occupied Housing	5,228	43,425	96,714
Owner Occupied	2,763 52.85%	24,596 56.64%	60,655 62.72%
Renter Occupied	2,465 47.15%	18,829 43.36%	36,059 37.28%
2010 Housing Units	5,452	44,970	98,622
1 Unit	3,233 59.30%	30,176 67.10%	74,099 75.13%
2 - 4 Units	159 2.92%	1,972 4.39%	3,337 3.38%
5 - 19 Units	1,403 25.73%	9,240 20.55%	15,100 15.31%
20+ Units	657 12.05%	3,582 7.97%	6,086 6.17%
2021 Housing Value	2,763	24,596	60,655
<\$100,000	126 4.56%	4,073 16.56%	10,652 17.56%
\$100,000 - \$200,000	1,533 55.48%	14,306 58.16%	32,310 53.27%
\$200,000 - \$300,000	891 32.25%	5,229 21.26%	14,149 23.33%
\$300,000 - \$400,000	182 6.59%	739 3.00%	2,465 4.06%
\$400,000 - \$500,000	24 0.87%	152 0.62%	572 0.94%
\$500,000 - \$1,000,000	7 0.25%	79 0.32%	355 0.59%
\$1,000,000+	0 0.00%	18 0.07%	152 0.25%
2021 Median Home Value	\$181,897	\$157,493	\$160,895
2021 Housing Units by Yr Built	5,456	45,409	100,452
Built 2010+	1,263 23.15%	6,307 13.89%	14,219 14.16%
Built 2000 - 2010	2,525 46.28%	14,497 31.93%	26,950 26.83%
Built 1990 - 1999	679 12.45%	5,786 12.74%	13,141 13.08%
Built 1980 - 1989	792 14.52%	8,284 18.24%	20,179 20.09%
Built 1970 - 1979	165 3.02%	6,626 14.59%	15,084 15.02%
Built 1960 - 1969	16 0.29%	3,111 6.85%	7,758 7.72%
Built 1950 - 1959	6 0.11%	508 1.12%	2,217 2.21%
Built <1949	10 0.18%	290 0.64%	904 0.90%
2021 Median Year Built	2004	1996	1992