
Bella Vista

Demographic Detail Report

Bella Vista Office Building

2714 N Loop 1604 E, San Antonio, TX 78232

Building Type: **Class A Office**
 Class: **A**
 RBA: **22,299 SF**
 Typical Floor: **10,731 SF**

Total Available: **6,821 SF**
 % Leased: **69.41%**
 Rent/SF/Yr: **\$21.00**



Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	12,530	93,429	242,795
2020 Estimate	11,810	87,791	228,434
2010 Census	10,371	75,326	197,878
Growth 2020 - 2025	6.10%	6.42%	6.29%
Growth 2010 - 2020	13.88%	16.55%	15.44%
2020 Population by Age			
	11,810	87,791	228,434
Age 0 - 4	816 6.91%	5,412 6.16%	14,872 6.51%
Age 5 - 9	724 6.13%	5,211 5.94%	14,495 6.35%
Age 10 - 14	703 5.95%	5,613 6.39%	15,374 6.73%
Age 15 - 19	714 6.05%	5,958 6.79%	15,872 6.95%
Age 20 - 24	795 6.73%	5,923 6.75%	15,541 6.80%
Age 25 - 29	980 8.30%	6,211 7.07%	16,419 7.19%
Age 30 - 34	973 8.24%	5,881 6.70%	15,828 6.93%
Age 35 - 39	872 7.38%	5,744 6.54%	15,701 6.87%
Age 40 - 44	746 6.32%	5,563 6.34%	15,096 6.61%
Age 45 - 49	768 6.50%	6,101 6.95%	16,112 7.05%
Age 50 - 54	751 6.36%	5,953 6.78%	15,140 6.63%
Age 55 - 59	780 6.60%	6,126 6.98%	15,043 6.59%
Age 60 - 64	697 5.90%	5,444 6.20%	13,043 5.71%
Age 65 - 69	578 4.89%	4,563 5.20%	10,831 4.74%
Age 70 - 74	414 3.51%	3,372 3.84%	8,000 3.50%
Age 75 - 79	243 2.06%	2,090 2.38%	4,973 2.18%
Age 80 - 84	140 1.19%	1,307 1.49%	3,099 1.36%
Age 85+	116 0.98%	1,318 1.50%	2,995 1.31%
Age 65+	1,491 12.62%	12,650 14.41%	29,898 13.09%
Median Age	36.10	38.20	36.90
Average Age	37.10	38.40	37.30

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Radius	1 Mile		3 Mile		5 Mile	
2020 Population By Race	11,810		87,791		228,434	
White	9,850	83.40%	75,472	85.97%	193,234	84.59%
Black	871	7.38%	4,826	5.50%	14,748	6.46%
Am. Indian & Alaskan	124	1.05%	633	0.72%	1,771	0.78%
Asian	600	5.08%	4,413	5.03%	12,083	5.29%
Hawaiian & Pacific Island	27	0.23%	176	0.20%	523	0.23%
Other	339	2.87%	2,273	2.59%	6,075	2.66%
Population by Hispanic Origin	11,810		87,791		228,434	
Non-Hispanic Origin	7,386	62.54%	56,817	64.72%	142,294	62.29%
Hispanic Origin	4,424	37.46%	30,975	35.28%	86,140	37.71%
2020 Median Age, Male	35.00		36.50		35.40	
2020 Average Age, Male	36.20		37.20		36.20	
2020 Median Age, Female	37.40		39.90		38.30	
2020 Average Age, Female	38.00		39.50		38.30	
2020 Population by Occupation Classification	9,423		70,364		180,523	
Civilian Employed	6,486	68.83%	47,274	67.18%	119,617	66.26%
Civilian Unemployed	116	1.23%	1,050	1.49%	2,609	1.45%
Civilian Non-Labor Force	2,787	29.58%	21,695	30.83%	57,227	31.70%
Armed Forces	34	0.36%	345	0.49%	1,070	0.59%
Households by Marital Status						
Married	2,267		18,513		46,359	
Married No Children	1,322		10,278		24,424	
Married w/Children	944		8,235		21,936	
2020 Population by Education	9,029		64,295		163,986	
Some High School, No Diploma	212	2.35%	1,910	2.97%	6,643	4.05%
High School Grad (Incl Equivalency)	1,326	14.69%	10,040	15.62%	26,572	16.20%
Some College, No Degree	3,041	33.68%	19,444	30.24%	50,342	30.70%
Associate Degree	971	10.75%	4,620	7.19%	11,706	7.14%
Bachelor Degree	2,393	26.50%	18,519	28.80%	44,064	26.87%
Advanced Degree	1,086	12.03%	9,762	15.18%	24,659	15.04%

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Radius	1 Mile		3 Mile		5 Mile	
2020 Population by Occupation	11,777		88,051		223,474	
Real Estate & Finance	626	5.32%	4,761	5.41%	12,235	5.47%
Professional & Management	3,660	31.08%	29,438	33.43%	73,559	32.92%
Public Administration	451	3.83%	2,836	3.22%	6,540	2.93%
Education & Health	1,511	12.83%	11,129	12.64%	27,408	12.26%
Services	1,165	9.89%	6,257	7.11%	17,186	7.69%
Information	229	1.94%	1,214	1.38%	3,347	1.50%
Sales	1,535	13.03%	12,728	14.46%	33,360	14.93%
Transportation	89	0.76%	356	0.40%	1,365	0.61%
Retail	608	5.16%	5,610	6.37%	14,359	6.43%
Wholesale	140	1.19%	1,459	1.66%	3,786	1.69%
Manufacturing	413	3.51%	2,484	2.82%	5,821	2.60%
Production	389	3.30%	2,852	3.24%	6,615	2.96%
Construction	393	3.34%	1,897	2.15%	5,187	2.32%
Utilities	173	1.47%	1,784	2.03%	4,947	2.21%
Agriculture & Mining	103	0.87%	632	0.72%	1,533	0.69%
Farming, Fishing, Forestry	1	0.01%	112	0.13%	149	0.07%
Other Services	291	2.47%	2,502	2.84%	6,077	2.72%
2020 Worker Travel Time to Job	6,314		45,468		114,341	
<30 Minutes	4,022	63.70%	30,181	66.38%	76,035	66.50%
30-60 Minutes	2,147	34.00%	13,487	29.66%	33,517	29.31%
60+ Minutes	145	2.30%	1,800	3.96%	4,789	4.19%
2010 Households by HH Size	4,337		29,479		76,978	
1-Person Households	1,220	28.13%	7,150	24.25%	19,477	25.30%
2-Person Households	1,540	35.51%	10,101	34.27%	25,230	32.78%
3-Person Households	739	17.04%	5,238	17.77%	13,176	17.12%
4-Person Households	543	12.52%	4,397	14.92%	11,645	15.13%
5-Person Households	213	4.91%	1,778	6.03%	5,016	6.52%
6-Person Households	54	1.25%	568	1.93%	1,671	2.17%
7 or more Person Households	28	0.65%	247	0.84%	763	0.99%
2020 Average Household Size	2.40		2.50		2.60	
Households						
2025 Projection	5,080		35,626		92,160	
2020 Estimate	4,814		33,634		87,106	
2010 Census	4,337		29,481		76,979	
Growth 2020 - 2025	5.53%		5.92%		5.80%	
Growth 2010 - 2020	11.00%		14.09%		13.16%	

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Radius	1 Mile	3 Mile	5 Mile
2020 Households by HH Income	4,816	33,635	87,103
<\$25,000	554 11.50%	3,549 10.55%	10,352 11.88%
\$25,000 - \$50,000	1,163 24.15%	6,010 17.87%	16,308 18.72%
\$50,000 - \$75,000	857 17.79%	5,916 17.59%	16,144 18.53%
\$75,000 - \$100,000	770 15.99%	5,245 15.59%	12,824 14.72%
\$100,000 - \$125,000	540 11.21%	4,393 13.06%	10,138 11.64%
\$125,000 - \$150,000	385 7.99%	3,275 9.74%	7,011 8.05%
\$150,000 - \$200,000	370 7.68%	2,898 8.62%	7,261 8.34%
\$200,000+	177 3.68%	2,349 6.98%	7,065 8.11%
2020 Avg Household Income	\$84,669	\$97,682	\$97,049
2020 Med Household Income	\$70,472	\$81,399	\$76,457
2020 Occupied Housing	4,815	33,634	87,105
Owner Occupied	2,465 51.19%	23,730 70.55%	57,292 65.77%
Renter Occupied	2,350 48.81%	9,904 29.45%	29,813 34.23%
2010 Housing Units	4,924	34,407	89,710
1 Unit	2,688 54.59%	26,340 76.55%	64,534 71.94%
2 - 4 Units	60 1.22%	616 1.79%	2,429 2.71%
5 - 19 Units	1,740 35.34%	4,977 14.47%	13,827 15.41%
20+ Units	436 8.85%	2,474 7.19%	8,920 9.94%
2020 Housing Value	2,465	23,729	57,292
<\$100,000	20 0.81%	388 1.64%	2,114 3.69%
\$100,000 - \$200,000	564 22.88%	7,088 29.87%	18,032 31.47%
\$200,000 - \$300,000	1,494 60.61%	11,004 46.37%	20,422 35.65%
\$300,000 - \$400,000	233 9.45%	3,308 13.94%	9,617 16.79%
\$400,000 - \$500,000	117 4.75%	1,252 5.28%	3,913 6.83%
\$500,000 - \$1,000,000	12 0.49%	610 2.57%	2,815 4.91%
\$1,000,000+	25 1.01%	79 0.33%	379 0.66%
2020 Median Home Value	\$243,407	\$239,881	\$241,621
2020 Housing Units by Yr Built	4,953	34,787	90,195
Built 2010+	328 6.62%	3,793 10.90%	8,706 9.65%
Built 2000 - 2010	943 19.04%	7,945 22.84%	25,162 27.90%
Built 1990 - 1999	1,547 31.23%	9,102 26.16%	20,686 22.93%
Built 1980 - 1989	1,587 32.04%	8,249 23.71%	19,829 21.98%
Built 1970 - 1979	494 9.97%	4,429 12.73%	12,332 13.67%
Built 1960 - 1969	39 0.79%	854 2.45%	2,453 2.72%
Built 1950 - 1959	14 0.28%	302 0.87%	694 0.77%
Built <1949	1 0.02%	113 0.32%	333 0.37%
2020 Median Year Built	1991	1993	1994