
Cheever Building

Demographic Detail Report

1045 Cheever Blvd, San Antonio, TX 78217

Building Type: **Class C Office**
 Class: **C**
 RBA: **30,144 SF**
 Typical Floor: **30,144 SF**

Total Available: **23,465 SF**
 % Leased: **22.16%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	11,144	98,568	307,813
2021 Estimate	10,690	93,842	294,279
2010 Census	9,712	80,750	260,984
Growth 2021 - 2026	4.25%	5.04%	4.60%
Growth 2010 - 2021	10.07%	16.21%	12.76%
2021 Population by Age			
	10,690	93,842	294,279
Age 0 - 4	616 5.76%	6,094 6.49%	19,632 6.67%
Age 5 - 9	634 5.93%	5,959 6.35%	18,972 6.45%
Age 10 - 14	673 6.30%	5,731 6.11%	18,211 6.19%
Age 15 - 19	712 6.66%	5,586 5.95%	18,147 6.17%
Age 20 - 24	702 6.57%	5,815 6.20%	19,615 6.67%
Age 25 - 29	718 6.72%	7,047 7.51%	23,751 8.07%
Age 30 - 34	680 6.36%	7,190 7.66%	23,454 7.97%
Age 35 - 39	682 6.38%	6,812 7.26%	21,567 7.33%
Age 40 - 44	647 6.05%	5,832 6.21%	18,086 6.15%
Age 45 - 49	684 6.40%	5,825 6.21%	17,761 6.04%
Age 50 - 54	667 6.24%	5,565 5.93%	16,657 5.66%
Age 55 - 59	716 6.70%	5,962 6.35%	17,677 6.01%
Age 60 - 64	652 6.10%	5,411 5.77%	16,187 5.50%
Age 65 - 69	566 5.29%	4,597 4.90%	13,989 4.75%
Age 70 - 74	455 4.26%	3,661 3.90%	11,214 3.81%
Age 75 - 79	321 3.00%	2,538 2.70%	7,657 2.60%
Age 80 - 84	247 2.31%	1,842 1.96%	5,370 1.82%
Age 85+	318 2.97%	2,378 2.53%	6,332 2.15%
Age 65+	1,907 17.84%	15,016 16.00%	44,562 15.14%
Median Age	39.50	37.60	36.20
Average Age	39.90	38.70	37.80

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Radius	1 Mile		3 Mile		5 Mile	
2021 Population By Race	10,690		93,842		294,279	
White	9,536	89.20%	79,368	84.58%	249,535	84.80%
Black	535	5.00%	8,136	8.67%	25,201	8.56%
Am. Indian & Alaskan	123	1.15%	1,131	1.21%	3,576	1.22%
Asian	199	1.86%	2,699	2.88%	8,206	2.79%
Hawaiian & Pacific Island	33	0.31%	213	0.23%	600	0.20%
Other	264	2.47%	2,295	2.45%	7,162	2.43%
Population by Hispanic Origin	10,690		93,842		294,279	
Non-Hispanic Origin	5,790	54.16%	52,594	56.05%	145,773	49.54%
Hispanic Origin	4,899	45.83%	41,248	43.95%	148,506	50.46%
2021 Median Age, Male	36.90		35.80		34.70	
2021 Average Age, Male	37.90		37.00		36.40	
2021 Median Age, Female	42.20		39.40		37.80	
2021 Average Age, Female	41.80		40.30		39.30	
2021 Population by Occupation Classification	8,621		74,929		233,822	
Civilian Employed	4,832	56.05%	45,697	60.99%	142,037	60.75%
Civilian Unemployed	313	3.63%	2,406	3.21%	7,460	3.19%
Civilian Non-Labor Force	3,438	39.88%	25,887	34.55%	79,949	34.19%
Armed Forces	38	0.44%	939	1.25%	4,376	1.87%
Households by Marital Status						
Married	1,745		14,464		45,322	
Married No Children	970		8,457		26,779	
Married w/Children	775		6,007		18,543	
2021 Population by Education	8,073		71,036		218,979	
Some High School, No Diploma	700	8.67%	6,782	9.55%	25,443	11.62%
High School Grad (Incl Equivalency)	1,430	17.71%	13,280	18.69%	45,139	20.61%
Some College, No Degree	1,965	24.34%	18,658	26.27%	60,805	27.77%
Associate Degree	720	8.92%	6,380	8.98%	19,277	8.80%
Bachelor Degree	1,979	24.51%	16,064	22.61%	42,364	19.35%
Advanced Degree	1,279	15.84%	9,872	13.90%	25,951	11.85%

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Radius	1 Mile		3 Mile		5 Mile	
2021 Population by Occupation	8,604		83,838		259,981	
Real Estate & Finance	475	5.52%	4,050	4.83%	11,938	4.59%
Professional & Management	3,085	35.86%	27,169	32.41%	74,058	28.49%
Public Administration	167	1.94%	2,015	2.40%	5,270	2.03%
Education & Health	982	11.41%	9,572	11.42%	31,128	11.97%
Services	849	9.87%	9,040	10.78%	29,327	11.28%
Information	113	1.31%	827	0.99%	3,023	1.16%
Sales	935	10.87%	9,952	11.87%	34,258	13.18%
Transportation	19	0.22%	1,599	1.91%	4,642	1.79%
Retail	509	5.92%	5,095	6.08%	16,937	6.51%
Wholesale	135	1.57%	1,334	1.59%	3,749	1.44%
Manufacturing	250	2.91%	1,840	2.19%	6,230	2.40%
Production	301	3.50%	3,195	3.81%	13,022	5.01%
Construction	391	4.54%	3,363	4.01%	11,275	4.34%
Utilities	95	1.10%	1,446	1.72%	6,163	2.37%
Agriculture & Mining	112	1.30%	944	1.13%	1,575	0.61%
Farming, Fishing, Forestry	0	0.00%	137	0.16%	190	0.07%
Other Services	186	2.16%	2,260	2.70%	7,196	2.77%
2021 Worker Travel Time to Job	4,648		44,765		140,796	
<30 Minutes	3,870	83.26%	35,584	79.49%	108,134	76.80%
30-60 Minutes	698	15.02%	7,319	16.35%	27,103	19.25%
60+ Minutes	80	1.72%	1,862	4.16%	5,559	3.95%
2010 Households by HH Size	4,112		35,855		107,079	
1-Person Households	1,450	35.26%	13,689	38.18%	36,553	34.14%
2-Person Households	1,244	30.25%	11,066	30.86%	33,381	31.17%
3-Person Households	617	15.00%	5,012	13.98%	15,872	14.82%
4-Person Households	454	11.04%	3,515	9.80%	11,590	10.82%
5-Person Households	225	5.47%	1,614	4.50%	5,819	5.43%
6-Person Households	73	1.78%	622	1.73%	2,337	2.18%
7 or more Person Households	49	1.19%	337	0.94%	1,527	1.43%
2021 Average Household Size	2.30		2.20		2.30	
Households						
2026 Projection	4,603		42,646		123,914	
2021 Estimate	4,435		40,772		118,876	
2010 Census	4,113		35,855		107,079	
Growth 2021 - 2026	3.79%		4.60%		4.24%	
Growth 2010 - 2021	7.83%		13.71%		11.02%	

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Radius	1 Mile		3 Mile		5 Mile	
2021 Households by HH Income	4,435		40,772		118,875	
<\$25,000	742	16.73%	8,212	20.14%	23,775	20.00%
\$25,000 - \$50,000	1,082	24.40%	9,472	23.23%	29,104	24.48%
\$50,000 - \$75,000	813	18.33%	7,914	19.41%	23,773	20.00%
\$75,000 - \$100,000	525	11.84%	4,582	11.24%	13,274	11.17%
\$100,000 - \$125,000	304	6.85%	2,662	6.53%	9,162	7.71%
\$125,000 - \$150,000	257	5.79%	1,953	4.79%	5,471	4.60%
\$150,000 - \$200,000	407	9.18%	2,391	5.86%	6,460	5.43%
\$200,000+	305	6.88%	3,586	8.80%	7,856	6.61%
2021 Avg Household Income	\$85,917		\$84,681		\$78,853	
2021 Med Household Income	\$61,999		\$57,136		\$55,664	
2021 Occupied Housing	4,436		40,772		118,876	
Owner Occupied	2,344	52.84%	19,146	46.96%	59,354	49.93%
Renter Occupied	2,092	47.16%	21,626	53.04%	59,522	50.07%
2010 Housing Units	4,715		43,306		124,258	
1 Unit	2,474	52.47%	20,510	47.36%	69,502	55.93%
2 - 4 Units	565	11.98%	3,975	9.18%	12,164	9.79%
5 - 19 Units	1,014	21.51%	12,544	28.97%	28,058	22.58%
20+ Units	662	14.04%	6,277	14.49%	14,534	11.70%
2021 Housing Value	2,343		19,146		59,354	
<\$100,000	146	6.23%	1,424	7.44%	7,479	12.60%
\$100,000 - \$200,000	654	27.91%	6,156	32.15%	21,395	36.05%
\$200,000 - \$300,000	514	21.94%	3,529	18.43%	14,346	24.17%
\$300,000 - \$400,000	435	18.57%	3,058	15.97%	6,948	11.71%
\$400,000 - \$500,000	249	10.63%	2,074	10.83%	3,658	6.16%
\$500,000 - \$1,000,000	318	13.57%	2,486	12.98%	4,423	7.45%
\$1,000,000+	27	1.15%	419	2.19%	1,105	1.86%
2021 Median Home Value	\$272,276		\$256,474		\$205,597	
2021 Housing Units by Yr Built	4,716		43,562		125,572	
Built 2010+	205	4.35%	3,261	7.49%	7,717	6.15%
Built 2000 - 2010	45	0.95%	1,861	4.27%	7,565	6.02%
Built 1990 - 1999	212	4.50%	4,021	9.23%	12,262	9.76%
Built 1980 - 1989	434	9.20%	6,608	15.17%	24,084	19.18%
Built 1970 - 1979	968	20.53%	8,186	18.79%	25,541	20.34%
Built 1960 - 1969	1,426	30.24%	8,488	19.48%	20,025	15.95%
Built 1950 - 1959	1,096	23.24%	6,986	16.04%	15,767	12.56%
Built <1949	330	7.00%	4,151	9.53%	12,611	10.04%
2021 Median Year Built	1966		1972		1975	