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# **Embassy Shopping Center**

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# Demographic Detail Report

## Embassy Oaks Shopping Center

502-505 Embassy Oaks, San Antonio, TX 78216

Building Type: **General Retail**      Total Available: **1,786 SF**  
 Secondary: **Storefront**      % Leased: **95.17%**  
 GLA: **37,000 SF**      Rent/SF/Yr: **Negotiable**  
 Year Built: **1988**



| Radius                        | 1 Mile       | 3 Mile        | 5 Mile         |
|-------------------------------|--------------|---------------|----------------|
| <b>Population</b>             |              |               |                |
| 2026 Projection               | 6,974        | 102,318       | 283,048        |
| 2021 Estimate                 | 6,650        | 97,766        | 270,103        |
| 2010 Census                   | 5,785        | 86,352        | 236,375        |
| Growth 2021 - 2026            | 4.87%        | 4.66%         | 4.79%          |
| Growth 2010 - 2021            | 14.95%       | 13.22%        | 14.27%         |
| <b>2021 Population by Age</b> |              |               |                |
|                               | <b>6,650</b> | <b>97,766</b> | <b>270,103</b> |
| Age 0 - 4                     | 386 5.80%    | 6,519 6.67%   | 17,149 6.35%   |
| Age 5 - 9                     | 332 4.99%    | 6,030 6.17%   | 16,488 6.10%   |
| Age 10 - 14                   | 301 4.53%    | 5,597 5.72%   | 16,234 6.01%   |
| Age 15 - 19                   | 314 4.72%    | 5,439 5.56%   | 16,343 6.05%   |
| Age 20 - 24                   | 369 5.55%    | 5,946 6.08%   | 17,063 6.32%   |
| Age 25 - 29                   | 489 7.35%    | 7,798 7.98%   | 20,392 7.55%   |
| Age 30 - 34                   | 499 7.50%    | 8,172 8.36%   | 20,386 7.55%   |
| Age 35 - 39                   | 446 6.71%    | 7,569 7.74%   | 19,213 7.11%   |
| Age 40 - 44                   | 371 5.58%    | 6,224 6.37%   | 16,703 6.18%   |
| Age 45 - 49                   | 392 5.89%    | 6,037 6.17%   | 17,014 6.30%   |
| Age 50 - 54                   | 408 6.14%    | 5,714 5.84%   | 16,342 6.05%   |
| Age 55 - 59                   | 489 7.35%    | 6,189 6.33%   | 17,519 6.49%   |
| Age 60 - 64                   | 500 7.52%    | 5,746 5.88%   | 16,133 5.97%   |
| Age 65 - 69                   | 466 7.01%    | 4,991 5.11%   | 14,039 5.20%   |
| Age 70 - 74                   | 375 5.64%    | 3,934 4.02%   | 11,185 4.14%   |
| Age 75 - 79                   | 239 3.59%    | 2,566 2.62%   | 7,447 2.76%    |
| Age 80 - 84                   | 147 2.21%    | 1,671 1.71%   | 5,005 1.85%    |
| Age 85+                       | 127 1.91%    | 1,624 1.66%   | 5,447 2.02%    |
| Age 65+                       | 1,354 20.36% | 14,786 15.12% | 43,123 15.97%  |
| <b>Median Age</b>             | <b>42.50</b> | <b>37.20</b>  | <b>37.90</b>   |
| <b>Average Age</b>            | <b>42.10</b> | <b>38.30</b>  | <b>38.80</b>   |

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| Radius                                              | 1 Mile       | 3 Mile        | 5 Mile         |
|-----------------------------------------------------|--------------|---------------|----------------|
| <b>2021 Population By Race</b>                      | <b>6,650</b> | <b>97,766</b> | <b>270,103</b> |
| White                                               | 5,972 89.80% | 85,153 87.10% | 235,134 87.05% |
| Black                                               | 267 4.02%    | 5,608 5.74%   | 15,097 5.59%   |
| Am. Indian & Alaskan                                | 41 0.62%     | 1,040 1.06%   | 2,525 0.93%    |
| Asian                                               | 248 3.73%    | 3,420 3.50%   | 10,399 3.85%   |
| Hawaiian & Pacific Island                           | 5 0.08%      | 140 0.14%     | 464 0.17%      |
| Other                                               | 117 1.76%    | 2,405 2.46%   | 6,485 2.40%    |
| <b>Population by Hispanic Origin</b>                | <b>6,650</b> | <b>97,766</b> | <b>270,103</b> |
| Non-Hispanic Origin                                 | 4,328 65.08% | 54,955 56.21% | 150,566 55.74% |
| Hispanic Origin                                     | 2,322 34.92% | 42,811 43.79% | 119,537 44.26% |
| <b>2021 Median Age, Male</b>                        | <b>40.90</b> | <b>35.90</b>  | <b>36.20</b>   |
| <b>2021 Average Age, Male</b>                       | <b>41.30</b> | <b>37.10</b>  | <b>37.40</b>   |
| <b>2021 Median Age, Female</b>                      | <b>44.30</b> | <b>38.60</b>  | <b>39.60</b>   |
| <b>2021 Average Age, Female</b>                     | <b>42.90</b> | <b>39.50</b>  | <b>40.10</b>   |
| <b>2021 Population by Occupation Classification</b> | <b>5,569</b> | <b>78,528</b> | <b>216,951</b> |
| Civilian Employed                                   | 3,525 63.30% | 52,725 67.14% | 136,078 62.72% |
| Civilian Unemployed                                 | 137 2.46%    | 2,198 2.80%   | 6,547 3.02%    |
| Civilian Non-Labor Force                            | 1,880 33.76% | 23,280 29.65% | 73,385 33.83%  |
| Armed Forces                                        | 27 0.48%     | 325 0.41%     | 941 0.43%      |
| <b>Households by Marital Status</b>                 |              |               |                |
| Married                                             | 1,385        | 17,097        | 49,289         |
| Married No Children                                 | 979          | 10,448        | 29,327         |
| Married w/Children                                  | 406          | 6,649         | 19,961         |
| <b>2021 Population by Education</b>                 | <b>5,151</b> | <b>74,564</b> | <b>202,707</b> |
| Some High School, No Diploma                        | 117 2.27%    | 4,780 6.41%   | 14,363 7.09%   |
| High School Grad (Incl Equivalency)                 | 681 13.22%   | 13,065 17.52% | 33,891 16.72%  |
| Some College, No Degree                             | 1,419 27.55% | 22,489 30.16% | 55,548 27.40%  |
| Associate Degree                                    | 202 3.92%    | 6,329 8.49%   | 15,882 7.83%   |
| Bachelor Degree                                     | 1,623 31.51% | 17,093 22.92% | 50,360 24.84%  |
| Advanced Degree                                     | 1,109 21.53% | 10,808 14.49% | 32,663 16.11%  |

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| Radius                                | 1 Mile       |        | 3 Mile        |        | 5 Mile         |        |
|---------------------------------------|--------------|--------|---------------|--------|----------------|--------|
| <b>2021 Population by Occupation</b>  | <b>6,663</b> |        | <b>97,753</b> |        | <b>251,817</b> |        |
| Real Estate & Finance                 | 363          | 5.45%  | 5,529         | 5.66%  | 13,736         | 5.45%  |
| Professional & Management             | 2,239        | 33.60% | 30,334        | 31.03% | 83,247         | 33.06% |
| Public Administration                 | 100          | 1.50%  | 1,882         | 1.93%  | 5,226          | 2.08%  |
| Education & Health                    | 829          | 12.44% | 12,196        | 12.48% | 32,285         | 12.82% |
| Services                              | 390          | 5.85%  | 9,083         | 9.29%  | 21,845         | 8.67%  |
| Information                           | 40           | 0.60%  | 1,196         | 1.22%  | 3,165          | 1.26%  |
| Sales                                 | 943          | 14.15% | 13,579        | 13.89% | 33,191         | 13.18% |
| Transportation                        | 6            | 0.09%  | 1,298         | 1.33%  | 3,090          | 1.23%  |
| Retail                                | 481          | 7.22%  | 5,946         | 6.08%  | 14,901         | 5.92%  |
| Wholesale                             | 207          | 3.11%  | 1,459         | 1.49%  | 3,818          | 1.52%  |
| Manufacturing                         | 163          | 2.45%  | 2,291         | 2.34%  | 6,293          | 2.50%  |
| Production                            | 254          | 3.81%  | 3,953         | 4.04%  | 9,209          | 3.66%  |
| Construction                          | 257          | 3.86%  | 3,321         | 3.40%  | 8,563          | 3.40%  |
| Utilities                             | 202          | 3.03%  | 2,595         | 2.65%  | 5,139          | 2.04%  |
| Agriculture & Mining                  | 52           | 0.78%  | 419           | 0.43%  | 1,607          | 0.64%  |
| Farming, Fishing, Forestry            | 0            | 0.00%  | 20            | 0.02%  | 162            | 0.06%  |
| Other Services                        | 137          | 2.06%  | 2,652         | 2.71%  | 6,340          | 2.52%  |
| <b>2021 Worker Travel Time to Job</b> | <b>3,385</b> |        | <b>50,845</b> |        | <b>130,223</b> |        |
| <30 Minutes                           | 2,607        | 77.02% | 37,552        | 73.86% | 95,262         | 73.15% |
| 30-60 Minutes                         | 701          | 20.71% | 11,028        | 21.69% | 30,057         | 23.08% |
| 60+ Minutes                           | 77           | 2.27%  | 2,265         | 4.45%  | 4,904          | 3.77%  |
| <b>2010 Households by HH Size</b>     | <b>2,760</b> |        | <b>38,968</b> |        | <b>101,042</b> |        |
| 1-Person Households                   | 990          | 35.87% | 13,799        | 35.41% | 32,823         | 32.48% |
| 2-Person Households                   | 1,051        | 38.08% | 13,135        | 33.71% | 33,817         | 33.47% |
| 3-Person Households                   | 360          | 13.04% | 5,692         | 14.61% | 15,220         | 15.06% |
| 4-Person Households                   | 230          | 8.33%  | 3,999         | 10.26% | 11,570         | 11.45% |
| 5-Person Households                   | 91           | 3.30%  | 1,579         | 4.05%  | 5,028          | 4.98%  |
| 6-Person Households                   | 29           | 1.05%  | 539           | 1.38%  | 1,721          | 1.70%  |
| 7 or more Person Households           | 9            | 0.33%  | 225           | 0.58%  | 863            | 0.85%  |
| <b>2021 Average Household Size</b>    | <b>2.10</b>  |        | <b>2.20</b>   |        | <b>2.30</b>    |        |
| <b>Households</b>                     |              |        |               |        |                |        |
| 2026 Projection                       | 3,212        |        | 44,793        |        | 117,611        |        |
| 2021 Estimate                         | 3,080        |        | 43,011        |        | 112,750        |        |
| 2010 Census                           | 2,760        |        | 38,967        |        | 101,042        |        |
| Growth 2021 - 2026                    | 4.29%        |        | 4.14%         |        | 4.31%          |        |
| Growth 2010 - 2021                    | 11.59%       |        | 10.38%        |        | 11.59%         |        |

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| Radius                                | 1 Mile           | 3 Mile           | 5 Mile           |
|---------------------------------------|------------------|------------------|------------------|
| <b>2021 Households by HH Income</b>   | <b>3,081</b>     | <b>43,011</b>    | <b>112,751</b>   |
| <\$25,000                             | 383 12.43%       | 6,848 15.92%     | 16,720 14.83%    |
| \$25,000 - \$50,000                   | 586 19.02%       | 10,163 23.63%    | 23,862 21.16%    |
| \$50,000 - \$75,000                   | 565 18.34%       | 8,421 19.58%     | 21,377 18.96%    |
| \$75,000 - \$100,000                  | 401 13.02%       | 5,371 12.49%     | 14,306 12.69%    |
| \$100,000 - \$125,000                 | 209 6.78%        | 3,898 9.06%      | 10,249 9.09%     |
| \$125,000 - \$150,000                 | 201 6.52%        | 2,319 5.39%      | 6,421 5.69%      |
| \$150,000 - \$200,000                 | 291 9.44%        | 3,066 7.13%      | 9,629 8.54%      |
| \$200,000+                            | 445 14.44%       | 2,925 6.80%      | 10,187 9.03%     |
| <b>2021 Avg Household Income</b>      | <b>\$109,959</b> | <b>\$84,896</b>  | <b>\$93,738</b>  |
| <b>2021 Med Household Income</b>      | <b>\$75,405</b>  | <b>\$59,791</b>  | <b>\$67,503</b>  |
| <b>2021 Occupied Housing</b>          | <b>3,080</b>     | <b>43,011</b>    | <b>112,751</b>   |
| Owner Occupied                        | 1,759 57.11%     | 20,564 47.81%    | 61,351 54.41%    |
| Renter Occupied                       | 1,321 42.89%     | 22,447 52.19%    | 51,400 45.59%    |
| <b>2010 Housing Units</b>             | <b>3,208</b>     | <b>44,510</b>    | <b>117,451</b>   |
| 1 Unit                                | 1,647 51.34%     | 22,878 51.40%    | 67,097 57.13%    |
| 2 - 4 Units                           | 241 7.51%        | 4,014 9.02%      | 8,295 7.06%      |
| 5 - 19 Units                          | 714 22.26%       | 12,495 28.07%    | 26,755 22.78%    |
| 20+ Units                             | 606 18.89%       | 5,123 11.51%     | 15,304 13.03%    |
| <b>2021 Housing Value</b>             | <b>1,759</b>     | <b>20,564</b>    | <b>61,350</b>    |
| <\$100,000                            | 21 1.19%         | 451 2.19%        | 2,086 3.40%      |
| \$100,000 - \$200,000                 | 126 7.16%        | 4,262 20.73%     | 14,718 23.99%    |
| \$200,000 - \$300,000                 | 600 34.11%       | 8,885 43.21%     | 21,567 35.15%    |
| \$300,000 - \$400,000                 | 567 32.23%       | 4,908 23.87%     | 13,005 21.20%    |
| \$400,000 - \$500,000                 | 251 14.27%       | 1,110 5.40%      | 5,121 8.35%      |
| \$500,000 - \$1,000,000               | 191 10.86%       | 856 4.16%        | 4,394 7.16%      |
| \$1,000,000+                          | 3 0.17%          | 92 0.45%         | 459 0.75%        |
| <b>2021 Median Home Value</b>         | <b>\$323,368</b> | <b>\$262,678</b> | <b>\$264,315</b> |
| <b>2021 Housing Units by Yr Built</b> | <b>3,208</b>     | <b>44,853</b>    | <b>117,951</b>   |
| Built 2010+                           | 278 8.67%        | 2,790 6.22%      | 8,475 7.19%      |
| Built 2000 - 2010                     | 183 5.70%        | 4,550 10.14%     | 15,840 13.43%    |
| Built 1990 - 1999                     | 1,115 34.76%     | 8,856 19.74%     | 22,216 18.83%    |
| Built 1980 - 1989                     | 967 30.14%       | 14,088 31.41%    | 28,073 23.80%    |
| Built 1970 - 1979                     | 479 14.93%       | 9,258 20.64%     | 20,589 17.46%    |
| Built 1960 - 1969                     | 120 3.74%        | 3,991 8.90%      | 13,245 11.23%    |
| Built 1950 - 1959                     | 28 0.87%         | 975 2.17%        | 7,362 6.24%      |
| Built <1949                           | 38 1.18%         | 345 0.77%        | 2,151 1.82%      |
| <b>2021 Median Year Built</b>         | <b>1989</b>      | <b>1985</b>      | <b>1985</b>      |