
Encino Commons Pavilion

Demographic Detail Report

Encino Commons Pavilion

21803 Encino Commons Blvd, San Antonio, TX 78259

Building Type: **General Retail** Total Available: **4,800 SF**
 Secondary: **Storefront Retail/Office** % Leased: **42.86%**
 GLA: **8,400 SF** Rent/SF/Yr: **\$18.00**
 Year Built: **2007**



Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	11,359	79,821	180,854
2021 Estimate	10,624	74,956	170,965
2010 Census	7,931	57,890	139,354
Growth 2021 - 2026	6.92%	6.49%	5.78%
Growth 2010 - 2021	33.96%	29.48%	22.68%
2021 Population by Age			
	10,624	74,956	170,965
Age 0 - 4	701 6.60%	4,851 6.47%	10,792 6.31%
Age 5 - 9	734 6.91%	5,161 6.89%	11,368 6.65%
Age 10 - 14	823 7.75%	5,744 7.66%	12,396 7.25%
Age 15 - 19	860 8.09%	5,964 7.96%	12,770 7.47%
Age 20 - 24	778 7.32%	5,390 7.19%	11,755 6.88%
Age 25 - 29	742 6.98%	5,154 6.88%	11,596 6.78%
Age 30 - 34	707 6.65%	4,873 6.50%	11,087 6.48%
Age 35 - 39	773 7.28%	5,305 7.08%	11,846 6.93%
Age 40 - 44	801 7.54%	5,471 7.30%	11,945 6.99%
Age 45 - 49	854 8.04%	5,860 7.82%	12,797 7.49%
Age 50 - 54	744 7.00%	5,163 6.89%	11,608 6.79%
Age 55 - 59	663 6.24%	4,746 6.33%	11,222 6.56%
Age 60 - 64	503 4.73%	3,751 5.00%	9,394 5.49%
Age 65 - 69	373 3.51%	2,878 3.84%	7,574 4.43%
Age 70 - 74	259 2.44%	2,057 2.74%	5,611 3.28%
Age 75 - 79	148 1.39%	1,201 1.60%	3,377 1.98%
Age 80 - 84	84 0.79%	700 0.93%	2,001 1.17%
Age 85+	75 0.71%	687 0.92%	1,826 1.07%
Age 65+	939 8.84%	7,523 10.04%	20,389 11.93%
Median Age	34.80	35.30	36.60
Average Age	34.80	35.50	36.60

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Radius	1 Mile		3 Mile		5 Mile	
2021 Population By Race	10,624		74,956		170,965	
White	8,409	79.15%	61,296	81.78%	143,940	84.19%
Black	657	6.18%	4,703	6.27%	9,786	5.72%
Am. Indian & Alaskan	63	0.59%	451	0.60%	1,095	0.64%
Asian	1,172	11.03%	6,088	8.12%	10,940	6.40%
Hawaiian & Pacific Island	20	0.19%	180	0.24%	386	0.23%
Other	303	2.85%	2,238	2.99%	4,817	2.82%
Population by Hispanic Origin	10,624		74,956		170,965	
Non-Hispanic Origin	7,104	66.87%	49,127	65.54%	111,487	65.21%
Hispanic Origin	3,520	33.13%	25,829	34.46%	59,477	34.79%
2021 Median Age, Male	33.60		34.20		35.40	
2021 Average Age, Male	34.20		34.80		35.80	
2021 Median Age, Female	35.80		36.30		37.70	
2021 Average Age, Female	35.50		36.10		37.40	
2021 Population by Occupation Classification	8,194		58,010		133,857	
Civilian Employed	5,305	64.74%	36,975	63.74%	86,143	64.35%
Civilian Unemployed	166	2.03%	1,524	2.63%	3,620	2.70%
Civilian Non-Labor Force	2,672	32.61%	19,073	32.88%	43,144	32.23%
Armed Forces	51	0.62%	438	0.76%	950	0.71%
Households by Marital Status						
Married	2,257		16,319		37,542	
Married No Children	905		7,022		17,980	
Married w/Children	1,352		9,297		19,562	
2021 Population by Education	7,294		51,353		119,702	
Some High School, No Diploma	142	1.95%	1,743	3.39%	4,187	3.50%
High School Grad (Incl Equivalency)	658	9.02%	6,326	12.32%	16,093	13.44%
Some College, No Degree	2,169	29.74%	14,200	27.65%	33,389	27.89%
Associate Degree	566	7.76%	3,508	6.83%	7,819	6.53%
Bachelor Degree	2,323	31.85%	15,382	29.95%	35,751	29.87%
Advanced Degree	1,436	19.69%	10,194	19.85%	22,463	18.77%

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Radius	1 Mile		3 Mile		5 Mile	
2021 Population by Occupation	9,900		68,750		160,718	
Real Estate & Finance	491	4.96%	3,451	5.02%	8,812	5.48%
Professional & Management	3,409	34.43%	25,420	36.97%	58,151	36.18%
Public Administration	369	3.73%	2,301	3.35%	4,703	2.93%
Education & Health	1,188	12.00%	8,444	12.28%	21,231	13.21%
Services	780	7.88%	4,565	6.64%	10,536	6.56%
Information	140	1.41%	987	1.44%	2,404	1.50%
Sales	1,263	12.76%	8,832	12.85%	20,817	12.95%
Transportation	20	0.20%	79	0.11%	275	0.17%
Retail	724	7.31%	4,355	6.33%	9,290	5.78%
Wholesale	332	3.35%	1,363	1.98%	3,175	1.98%
Manufacturing	223	2.25%	1,938	2.82%	4,242	2.64%
Production	281	2.84%	1,944	2.83%	5,033	3.13%
Construction	138	1.39%	1,677	2.44%	3,750	2.33%
Utilities	226	2.28%	1,293	1.88%	3,598	2.24%
Agriculture & Mining	83	0.84%	516	0.75%	1,087	0.68%
Farming, Fishing, Forestry	0	0.00%	1	0.00%	21	0.01%
Other Services	233	2.35%	1,584	2.30%	3,593	2.24%
2021 Worker Travel Time to Job	5,009		34,947		81,574	
<30 Minutes	2,750	54.90%	18,580	53.17%	46,573	57.09%
30-60 Minutes	1,907	38.07%	14,245	40.76%	30,444	37.32%
60+ Minutes	352	7.03%	2,122	6.07%	4,557	5.59%
2010 Households by HH Size	2,762		20,306		50,991	
1-Person Households	515	18.65%	3,942	19.41%	10,562	20.71%
2-Person Households	772	27.95%	5,933	29.22%	16,372	32.11%
3-Person Households	522	18.90%	3,675	18.10%	9,087	17.82%
4-Person Households	613	22.19%	4,183	20.60%	9,262	18.16%
5-Person Households	235	8.51%	1,750	8.62%	3,900	7.65%
6-Person Households	79	2.86%	599	2.95%	1,286	2.52%
7 or more Person Households	26	0.94%	224	1.10%	522	1.02%
2021 Average Household Size	2.80		2.80		2.70	
Households						
2026 Projection	3,974		27,694		64,679	
2021 Estimate	3,719		26,061		61,366	
2010 Census	2,762		20,307		50,991	
Growth 2021 - 2026	6.86%		6.27%		5.40%	
Growth 2010 - 2021	34.65%		28.34%		20.35%	

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Radius	1 Mile	3 Mile	5 Mile
2021 Households by HH Income	3,718	26,059	61,364
<\$25,000	281 7.56%	1,835 7.04%	4,479 7.30%
\$25,000 - \$50,000	416 11.19%	3,215 12.34%	8,402 13.69%
\$50,000 - \$75,000	618 16.62%	4,097 15.72%	10,034 16.35%
\$75,000 - \$100,000	621 16.70%	3,737 14.34%	8,718 14.21%
\$100,000 - \$125,000	525 14.12%	3,381 12.97%	8,433 13.74%
\$125,000 - \$150,000	344 9.25%	2,654 10.18%	5,767 9.40%
\$150,000 - \$200,000	385 10.36%	3,483 13.37%	7,869 12.82%
\$200,000+	528 14.20%	3,657 14.03%	7,662 12.49%
2021 Avg Household Income	\$121,228	\$123,595	\$118,351
2021 Med Household Income	\$96,899	\$101,076	\$97,272
2021 Occupied Housing	3,719	26,061	61,366
Owner Occupied	2,359 63.43%	17,815 68.36%	44,176 71.99%
Renter Occupied	1,360 36.57%	8,246 31.64%	17,190 28.01%
2010 Housing Units	3,849	26,899	62,942
1 Unit	2,597 67.47%	19,514 72.55%	48,421 76.93%
2 - 4 Units	115 2.99%	592 2.20%	1,424 2.26%
5 - 19 Units	772 20.06%	3,812 14.17%	7,668 12.18%
20+ Units	365 9.48%	2,981 11.08%	5,429 8.63%
2021 Housing Value	2,358	17,816	44,176
<\$100,000	19 0.81%	72 0.40%	308 0.70%
\$100,000 - \$200,000	105 4.45%	1,039 5.83%	5,046 11.42%
\$200,000 - \$300,000	1,158 49.11%	7,731 43.39%	19,689 44.57%
\$300,000 - \$400,000	495 20.99%	4,778 26.82%	10,560 23.90%
\$400,000 - \$500,000	354 15.01%	2,691 15.10%	5,373 12.16%
\$500,000 - \$1,000,000	227 9.63%	1,423 7.99%	3,042 6.89%
\$1,000,000+	0 0.00%	82 0.46%	158 0.36%
2021 Median Home Value	\$291,104	\$301,381	\$284,991
2021 Housing Units by Yr Built	3,847	26,907	63,438
Built 2010+	953 24.77%	5,603 20.82%	9,972 15.72%
Built 2000 - 2010	2,332 60.62%	15,728 58.45%	27,590 43.49%
Built 1990 - 1999	378 9.83%	3,864 14.36%	13,015 20.52%
Built 1980 - 1989	165 4.29%	1,447 5.38%	7,889 12.44%
Built 1970 - 1979	10 0.26%	158 0.59%	3,629 5.72%
Built 1960 - 1969	1 0.03%	54 0.20%	800 1.26%
Built 1950 - 1959	3 0.08%	32 0.12%	371 0.58%
Built <1949	5 0.13%	21 0.08%	172 0.27%
2021 Median Year Built	2005	2005	2001