
Crown Tower

Demographic Detail Report

Crown Tower

8700 Crownhill Blvd, San Antonio, TX 78209

Building Type: **Class C Office**
 Class: **C**
 RBA: **88,000 SF**
 Typical Floor: **11,000 SF**

Total Available: **25,141 SF**
 % Leased: **71.43%**
 Rent/SF/Yr: **\$18.00**



Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	11,813	98,537	315,492
2021 Estimate	11,200	93,799	301,717
2010 Census	9,342	80,626	268,187
Growth 2021 - 2026	5.47%	5.05%	4.57%
Growth 2010 - 2021	19.89%	16.34%	12.50%
2021 Population by Age			
	11,200	93,799	301,717
Age 0 - 4	640 5.71%	5,915 6.31%	20,099 6.66%
Age 5 - 9	630 5.63%	5,828 6.21%	19,427 6.44%
Age 10 - 14	657 5.87%	5,670 6.04%	18,637 6.18%
Age 15 - 19	696 6.21%	5,578 5.95%	18,569 6.15%
Age 20 - 24	708 6.32%	5,754 6.13%	20,100 6.66%
Age 25 - 29	758 6.77%	6,839 7.29%	24,402 8.09%
Age 30 - 34	740 6.61%	6,924 7.38%	24,156 8.01%
Age 35 - 39	740 6.61%	6,611 7.05%	22,243 7.37%
Age 40 - 44	669 5.97%	5,734 6.11%	18,666 6.19%
Age 45 - 49	674 6.02%	5,803 6.19%	18,309 6.07%
Age 50 - 54	652 5.82%	5,602 5.97%	17,120 5.67%
Age 55 - 59	718 6.41%	6,050 6.45%	18,119 6.01%
Age 60 - 64	680 6.07%	5,537 5.90%	16,545 5.48%
Age 65 - 69	613 5.47%	4,750 5.06%	14,239 4.72%
Age 70 - 74	514 4.59%	3,823 4.08%	11,375 3.77%
Age 75 - 79	378 3.38%	2,692 2.87%	7,751 2.57%
Age 80 - 84	296 2.64%	2,000 2.13%	5,448 1.81%
Age 85+	438 3.91%	2,689 2.87%	6,513 2.16%
Age 65+	2,239 19.99%	15,954 17.01%	45,326 15.02%
Median Age	40.20	38.30	36.20
Average Age	41.00	39.30	37.80

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Radius	1 Mile		3 Mile		5 Mile	
2021 Population By Race	11,200		93,799		301,717	
White	10,159	90.71%	81,265	86.64%	259,229	85.92%
Black	433	3.87%	6,542	6.97%	23,227	7.70%
Am. Indian & Alaskan	114	1.02%	1,127	1.20%	3,745	1.24%
Asian	242	2.16%	2,500	2.67%	7,886	2.61%
Hawaiian & Pacific Island	12	0.11%	177	0.19%	598	0.20%
Other	240	2.14%	2,188	2.33%	7,032	2.33%
Population by Hispanic Origin	11,200		93,799		301,717	
Non-Hispanic Origin	5,928	52.93%	51,848	55.28%	141,540	46.91%
Hispanic Origin	5,272	47.07%	41,951	44.72%	160,177	53.09%
2021 Median Age, Male	37.10		36.40		34.80	
2021 Average Age, Male	38.40		37.60		36.40	
2021 Median Age, Female	43.80		40.40		37.80	
2021 Average Age, Female	43.40		41.00		39.20	
2021 Population by Occupation Classification	9,130		75,260		239,834	
Civilian Employed	4,800	52.57%	45,870	60.95%	145,277	60.57%
Civilian Unemployed	357	3.91%	2,493	3.31%	7,634	3.18%
Civilian Non-Labor Force	3,893	42.64%	26,224	34.84%	82,333	34.33%
Armed Forces	80	0.88%	673	0.89%	4,590	1.91%
Households by Marital Status						
Married	1,711		14,778		45,874	
Married No Children	995		8,720		26,988	
Married w/Children	716		6,058		18,886	
2021 Population by Education	8,600		71,466		224,813	
Some High School, No Diploma	852	9.91%	6,844	9.58%	27,854	12.39%
High School Grad (Incl Equivalency)	1,424	16.56%	12,756	17.85%	46,289	20.59%
Some College, No Degree	1,798	20.91%	17,931	25.09%	60,894	27.09%
Associate Degree	730	8.49%	6,413	8.97%	19,928	8.86%
Bachelor Degree	2,185	25.41%	16,817	23.53%	42,874	19.07%
Advanced Degree	1,611	18.73%	10,705	14.98%	26,974	12.00%

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Radius	1 Mile		3 Mile		5 Mile	
2021 Population by Occupation	8,581		84,191		265,292	
Real Estate & Finance	380	4.43%	4,198	4.99%	11,966	4.51%
Professional & Management	3,236	37.71%	28,390	33.72%	75,073	28.30%
Public Administration	199	2.32%	1,885	2.24%	5,302	2.00%
Education & Health	1,063	12.39%	9,578	11.38%	32,134	12.11%
Services	777	9.05%	8,744	10.39%	30,283	11.41%
Information	37	0.43%	853	1.01%	2,979	1.12%
Sales	961	11.20%	10,074	11.97%	34,738	13.09%
Transportation	37	0.43%	1,558	1.85%	4,839	1.82%
Retail	534	6.22%	4,924	5.85%	16,838	6.35%
Wholesale	93	1.08%	1,261	1.50%	3,720	1.40%
Manufacturing	232	2.70%	1,813	2.15%	6,539	2.46%
Production	266	3.10%	3,062	3.64%	13,346	5.03%
Construction	307	3.58%	3,131	3.72%	12,037	4.54%
Utilities	97	1.13%	1,383	1.64%	6,258	2.36%
Agriculture & Mining	141	1.64%	912	1.08%	1,665	0.63%
Farming, Fishing, Forestry	0	0.00%	95	0.11%	217	0.08%
Other Services	221	2.58%	2,330	2.77%	7,358	2.77%
2021 Worker Travel Time to Job	4,670		44,531		144,038	
<30 Minutes	3,902	83.55%	35,721	80.22%	110,980	77.05%
30-60 Minutes	687	14.71%	7,025	15.78%	27,531	19.11%
60+ Minutes	81	1.73%	1,785	4.01%	5,527	3.84%
2010 Households by HH Size	4,101		35,778		109,373	
1-Person Households	1,665	40.60%	13,615	38.05%	37,422	34.22%
2-Person Households	1,203	29.33%	11,081	30.97%	33,743	30.85%
3-Person Households	516	12.58%	4,961	13.87%	16,171	14.79%
4-Person Households	399	9.73%	3,550	9.92%	11,841	10.83%
5-Person Households	209	5.10%	1,625	4.54%	6,058	5.54%
6-Person Households	69	1.68%	617	1.72%	2,468	2.26%
7 or more Person Households	40	0.98%	329	0.92%	1,670	1.53%
2021 Average Household Size	2.10		2.20		2.40	
Households						
2026 Projection	5,172		42,630		126,287	
2021 Estimate	4,911		40,747		121,187	
2010 Census	4,102		35,777		109,373	
Growth 2021 - 2026	5.31%		4.62%		4.21%	
Growth 2010 - 2021	19.72%		13.89%		10.80%	

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Radius	1 Mile		3 Mile		5 Mile	
2021 Households by HH Income	4,910		40,746		121,186	
<\$25,000	972	19.80%	8,089	19.85%	24,615	20.31%
\$25,000 - \$50,000	1,176	23.95%	8,885	21.81%	29,980	24.74%
\$50,000 - \$75,000	881	17.94%	7,806	19.16%	24,251	20.01%
\$75,000 - \$100,000	505	10.29%	4,522	11.10%	13,511	11.15%
\$100,000 - \$125,000	250	5.09%	2,741	6.73%	8,927	7.37%
\$125,000 - \$150,000	221	4.50%	2,020	4.96%	5,257	4.34%
\$150,000 - \$200,000	409	8.33%	2,620	6.43%	6,586	5.43%
\$200,000+	496	10.10%	4,063	9.97%	8,059	6.65%
2021 Avg Household Income	\$89,452		\$88,855		\$78,413	
2021 Med Household Income	\$59,359		\$58,918		\$55,097	
2021 Occupied Housing	4,910		40,747		121,187	
Owner Occupied	2,289	46.62%	19,615	48.14%	60,095	49.59%
Renter Occupied	2,621	53.38%	21,132	51.86%	61,092	50.41%
2010 Housing Units	5,274		43,232		127,160	
1 Unit	2,042	38.72%	20,807	48.13%	71,567	56.28%
2 - 4 Units	836	15.85%	3,989	9.23%	12,841	10.10%
5 - 19 Units	1,205	22.85%	11,936	27.61%	28,024	22.04%
20+ Units	1,191	22.58%	6,500	15.04%	14,728	11.58%
2021 Housing Value	2,290		19,615		60,093	
<\$100,000	114	4.98%	1,138	5.80%	8,351	13.90%
\$100,000 - \$200,000	421	18.38%	5,678	28.95%	21,082	35.08%
\$200,000 - \$300,000	544	23.76%	3,883	19.80%	13,684	22.77%
\$300,000 - \$400,000	492	21.48%	3,372	17.19%	7,575	12.61%
\$400,000 - \$500,000	240	10.48%	2,106	10.74%	3,697	6.15%
\$500,000 - \$1,000,000	444	19.39%	2,860	14.58%	4,600	7.65%
\$1,000,000+	35	1.53%	578	2.95%	1,104	1.84%
2021 Median Home Value	\$313,415		\$277,040		\$204,483	
2021 Housing Units by Yr Built	5,280		43,460		128,214	
Built 2010+	618	11.70%	3,307	7.61%	7,661	5.98%
Built 2000 - 2010	238	4.51%	1,575	3.62%	6,727	5.25%
Built 1990 - 1999	558	10.57%	3,356	7.72%	11,763	9.17%
Built 1980 - 1989	441	8.35%	5,825	13.40%	23,294	18.17%
Built 1970 - 1979	939	17.78%	8,155	18.76%	23,807	18.57%
Built 1960 - 1969	1,237	23.43%	9,054	20.83%	20,917	16.31%
Built 1950 - 1959	866	16.40%	7,370	16.96%	18,281	14.26%
Built <1949	383	7.25%	4,818	11.09%	15,764	12.30%
2021 Median Year Built	1971		1970		1973	