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# Colonies North

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# Demographic Detail Report

## Colonies North Shopping Center

10004 Wurzbach Rd, San Antonio, TX 78230

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **117,508 SF**  
 Year Built: **1969**

Total Available: **40,891 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **\$16.64**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2027 Projection	23,571	165,781	405,963
2022 Estimate	21,921	153,043	375,885
2010 Census	18,911	124,490	313,223
Growth 2022 - 2027	7.53%	8.32%	8.00%
Growth 2010 - 2022	15.92%	22.94%	20.01%
<b>2022 Population by Age</b>			
	<b>21,921</b>	<b>153,043</b>	<b>375,885</b>
Age 0 - 4	1,594 7.27%	11,302 7.38%	26,206 6.97%
Age 5 - 9	1,572 7.17%	11,156 7.29%	26,020 6.92%
Age 10 - 14	1,439 6.56%	10,013 6.54%	24,291 6.46%
Age 15 - 19	1,307 5.96%	8,793 5.75%	22,709 6.04%
Age 20 - 24	1,344 6.13%	8,805 5.75%	23,394 6.22%
Age 25 - 29	1,683 7.68%	11,255 7.35%	28,130 7.48%
Age 30 - 34	1,975 9.01%	13,824 9.03%	31,916 8.49%
Age 35 - 39	1,961 8.95%	14,125 9.23%	31,451 8.37%
Age 40 - 44	1,654 7.55%	12,020 7.85%	27,144 7.22%
Age 45 - 49	1,343 6.13%	9,753 6.37%	23,262 6.19%
Age 50 - 54	1,107 5.05%	8,043 5.26%	20,381 5.42%
Age 55 - 59	1,018 4.64%	7,416 4.85%	19,548 5.20%
Age 60 - 64	946 4.32%	6,894 4.50%	18,500 4.92%
Age 65 - 69	850 3.88%	6,064 3.96%	16,391 4.36%
Age 70 - 74	745 3.40%	5,041 3.29%	13,656 3.63%
Age 75 - 79	574 2.62%	3,627 2.37%	9,803 2.61%
Age 80 - 84	393 1.79%	2,353 1.54%	6,339 1.69%
Age 85+	415 1.89%	2,559 1.67%	6,746 1.79%
Age 65+	2,977 13.58%	19,644 12.84%	52,935 14.08%
<b>Median Age</b>	<b>35.10</b>	<b>35.50</b>	<b>35.80</b>
<b>Average Age</b>	<b>36.30</b>	<b>36.20</b>	<b>37.00</b>

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Radius	1 Mile		3 Mile		5 Mile	
<b>2022 Population By Race</b>	<b>21,921</b>		<b>153,043</b>		<b>375,885</b>	
White	17,097	77.99%	124,336	81.24%	318,757	84.80%
Black	2,002	9.13%	11,861	7.75%	23,285	6.19%
Am. Indian & Alaskan	232	1.06%	1,849	1.21%	4,549	1.21%
Asian	1,825	8.33%	10,430	6.82%	19,005	5.06%
Hawaiian & Pacific Island	19	0.09%	271	0.18%	672	0.18%
Other	747	3.41%	4,295	2.81%	9,618	2.56%
<b>Population by Hispanic Origin</b>	<b>21,921</b>		<b>153,043</b>		<b>375,885</b>	
Non-Hispanic Origin	10,608	48.39%	68,189	44.56%	152,705	40.63%
Hispanic Origin	11,313	51.61%	84,853	55.44%	223,181	59.37%
<b>2022 Median Age, Male</b>	<b>33.90</b>		<b>34.60</b>		<b>34.70</b>	
<b>2022 Average Age, Male</b>	<b>34.70</b>		<b>35.00</b>		<b>35.70</b>	
<b>2022 Median Age, Female</b>	<b>36.40</b>		<b>36.40</b>		<b>37.00</b>	
<b>2022 Average Age, Female</b>	<b>37.80</b>		<b>37.40</b>		<b>38.20</b>	
<b>2022 Population by Occupation Classification</b>	<b>17,053</b>		<b>118,807</b>		<b>294,829</b>	
Civilian Employed	10,714	62.83%	75,167	63.27%	182,262	61.82%
Civilian Unemployed	524	3.07%	4,385	3.69%	11,813	4.01%
Civilian Non-Labor Force	5,758	33.77%	38,773	32.64%	99,710	33.82%
Armed Forces	57	0.33%	482	0.41%	1,044	0.35%
<b>Households by Marital Status</b>						
Married	3,049		21,353		55,896	
Married No Children	1,808		12,845		32,957	
Married w/Children	1,240		8,508		22,939	
<b>2022 Population by Education</b>	<b>15,939</b>		<b>111,466</b>		<b>276,581</b>	
Some High School, No Diploma	1,885	11.83%	10,590	9.50%	31,225	11.29%
High School Grad (Incl Equivalency)	3,263	20.47%	20,779	18.64%	54,670	19.77%
Some College, No Degree	4,477	28.09%	31,724	28.46%	79,235	28.65%
Associate Degree	1,273	7.99%	8,493	7.62%	23,316	8.43%
Bachelor Degree	3,429	21.51%	24,570	22.04%	55,083	19.92%
Advanced Degree	1,612	10.11%	15,310	13.74%	33,052	11.95%

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Radius	1 Mile		3 Mile		5 Mile	
<b>2022 Population by Occupation</b>	<b>20,010</b>		<b>139,902</b>		<b>334,711</b>	
Real Estate & Finance	1,037	5.18%	8,397	6.00%	18,656	5.57%
Professional & Management	5,605	28.01%	43,881	31.37%	97,520	29.14%
Public Administration	193	0.96%	2,366	1.69%	6,038	1.80%
Education & Health	2,469	12.34%	18,405	13.16%	43,236	12.92%
Services	2,239	11.19%	13,981	9.99%	35,716	10.67%
Information	271	1.35%	1,212	0.87%	3,214	0.96%
Sales	2,758	13.78%	17,671	12.63%	43,772	13.08%
Transportation	309	1.54%	2,167	1.55%	5,476	1.64%
Retail	1,476	7.38%	8,399	6.00%	21,096	6.30%
Wholesale	232	1.16%	1,504	1.08%	3,480	1.04%
Manufacturing	539	2.69%	3,072	2.20%	7,993	2.39%
Production	1,039	5.19%	6,403	4.58%	16,593	4.96%
Construction	586	2.93%	4,805	3.43%	13,801	4.12%
Utilities	545	2.72%	3,284	2.35%	7,751	2.32%
Agriculture & Mining	127	0.63%	514	0.37%	1,234	0.37%
Farming, Fishing, Forestry	32	0.16%	381	0.27%	452	0.14%
Other Services	553	2.76%	3,460	2.47%	8,683	2.59%
<b>2022 Worker Travel Time to Job</b>	<b>10,411</b>		<b>72,923</b>		<b>175,429</b>	
<30 Minutes	8,309	79.81%	56,022	76.82%	127,777	72.84%
30-60 Minutes	1,898	18.23%	14,269	19.57%	39,680	22.62%
60+ Minutes	204	1.96%	2,632	3.61%	7,972	4.54%
<b>2010 Households by HH Size</b>	<b>8,231</b>		<b>57,342</b>		<b>132,033</b>	
1-Person Households	2,859	34.73%	22,643	39.49%	45,578	34.52%
2-Person Households	2,729	33.16%	18,181	31.71%	41,166	31.18%
3-Person Households	1,235	15.00%	7,778	13.56%	19,596	14.84%
4-Person Households	793	9.63%	5,127	8.94%	14,382	10.89%
5-Person Households	347	4.22%	2,204	3.84%	6,719	5.09%
6-Person Households	148	1.80%	864	1.51%	2,772	2.10%
7 or more Person Households	120	1.46%	545	0.95%	1,820	1.38%
<b>2022 Average Household Size</b>	<b>2.30</b>		<b>2.10</b>		<b>2.30</b>	
<b>Households</b>						
2027 Projection	9,809		74,294		167,768	
2022 Estimate	9,194		68,959		156,065	
2010 Census	8,230		57,342		132,033	
Growth 2022 - 2027	6.69%		7.74%		7.50%	
Growth 2010 - 2022	11.71%		20.26%		18.20%	

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Radius	1 Mile	3 Mile	5 Mile
<b>2022 Households by HH Income</b>	<b>9,193</b>	<b>68,960</b>	<b>156,066</b>
<\$25,000	2,080 22.63%	14,569 21.13%	33,546 21.49%
\$25,000 - \$50,000	2,644 28.76%	17,982 26.08%	39,136 25.08%
\$50,000 - \$75,000	1,715 18.66%	13,928 20.20%	30,326 19.43%
\$75,000 - \$100,000	1,139 12.39%	8,466 12.28%	18,757 12.02%
\$100,000 - \$125,000	567 6.17%	5,048 7.32%	12,494 8.01%
\$125,000 - \$150,000	298 3.24%	2,785 4.04%	6,747 4.32%
\$150,000 - \$200,000	438 4.76%	3,174 4.60%	7,953 5.10%
\$200,000+	312 3.39%	3,008 4.36%	7,107 4.55%
<b>2022 Avg Household Income</b>	<b>\$66,818</b>	<b>\$71,374</b>	<b>\$72,847</b>
<b>2022 Med Household Income</b>	<b>\$48,838</b>	<b>\$53,120</b>	<b>\$53,914</b>
<b>2022 Occupied Housing</b>	<b>9,194</b>	<b>68,959</b>	<b>156,065</b>
Owner Occupied	3,436 37.37%	22,503 32.63%	67,009 42.94%
Renter Occupied	5,758 62.63%	46,456 67.37%	89,056 57.06%
<b>2010 Housing Units</b>	<b>9,786</b>	<b>72,528</b>	<b>162,905</b>
1 Unit	3,719 38.00%	25,422 35.05%	77,299 47.45%
2 - 4 Units	917 9.37%	6,291 8.67%	12,528 7.69%
5 - 19 Units	3,697 37.78%	26,849 37.02%	46,455 28.52%
20+ Units	1,453 14.85%	13,966 19.26%	26,623 16.34%
<b>2022 Housing Value</b>	<b>3,436</b>	<b>22,504</b>	<b>67,009</b>
<\$100,000	236 6.87%	1,580 7.02%	6,546 9.77%
\$100,000 - \$200,000	1,358 39.52%	7,716 34.29%	25,515 38.08%
\$200,000 - \$300,000	1,218 35.45%	6,839 30.39%	20,234 30.20%
\$300,000 - \$400,000	416 12.11%	3,945 17.53%	8,431 12.58%
\$400,000 - \$500,000	160 4.66%	1,134 5.04%	2,836 4.23%
\$500,000 - \$1,000,000	48 1.40%	1,079 4.79%	2,917 4.35%
\$1,000,000+	0 0.00%	211 0.94%	530 0.79%
<b>2022 Median Home Value</b>	<b>\$210,181</b>	<b>\$228,600</b>	<b>\$207,134</b>
<b>2022 Housing Units by Yr Built</b>	<b>9,795</b>	<b>72,694</b>	<b>163,972</b>
Built 2010+	630 6.43%	8,905 12.25%	19,417 11.84%
Built 2000 - 2010	993 10.14%	8,098 11.14%	20,153 12.29%
Built 1990 - 1999	637 6.50%	10,423 14.34%	21,737 13.26%
Built 1980 - 1989	2,017 20.59%	18,722 25.75%	33,537 20.45%
Built 1970 - 1979	3,466 35.39%	14,111 19.41%	29,680 18.10%
Built 1960 - 1969	1,828 18.66%	7,449 10.25%	18,985 11.58%
Built 1950 - 1959	189 1.93%	4,021 5.53%	14,210 8.67%
Built <1949	35 0.36%	965 1.33%	6,253 3.81%
<b>2022 Median Year Built</b>	<b>1977</b>	<b>1984</b>	<b>1983</b>