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# **Westover Market**

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# Demographic Detail Report

## Westover Market

8771 State Highway 151, San Antonio, TX 78245

**Building Type:** General Retail  
**Secondary:** Storefront  
**GLA:** 9,100 SF  
**Year Built:** 2017

**Total Available:** 1,300 SF  
**% Leased:** 100%  
**Rent/SF/Yr:** Negotiable



| Radius                        | 1 Mile |       | 3 Mile  |        | 5 Mile  |        |
|-------------------------------|--------|-------|---------|--------|---------|--------|
| <b>Population</b>             |        |       |         |        |         |        |
| 2028 Projection               | 17,041 |       | 123,801 |        | 303,660 |        |
| 2023 Estimate                 | 16,424 |       | 122,001 |        | 297,141 |        |
| 2010 Census                   | 12,271 |       | 108,082 |        | 250,230 |        |
| Growth 2023 - 2028            | 3.76%  |       | 1.48%   |        | 2.19%   |        |
| Growth 2010 - 2023            | 33.84% |       | 12.88%  |        | 18.75%  |        |
| <b>2023 Population by Age</b> |        |       |         |        |         |        |
| Age 0 - 4                     | 1,221  | 7.43% | 8,597   | 7.05%  | 20,481  | 6.89%  |
| Age 5 - 9                     | 1,278  | 7.78% | 9,019   | 7.39%  | 21,674  | 7.29%  |
| Age 10 - 14                   | 1,295  | 7.88% | 9,343   | 7.66%  | 22,827  | 7.68%  |
| Age 15 - 19                   | 1,263  | 7.69% | 9,318   | 7.64%  | 22,990  | 7.74%  |
| Age 20 - 24                   | 1,237  | 7.53% | 9,104   | 7.46%  | 22,326  | 7.51%  |
| Age 25 - 29                   | 1,312  | 7.99% | 9,420   | 7.72%  | 22,633  | 7.62%  |
| Age 30 - 34                   | 1,402  | 8.54% | 9,836   | 8.06%  | 23,221  | 7.81%  |
| Age 35 - 39                   | 1,408  | 8.57% | 9,808   | 8.04%  | 23,152  | 7.79%  |
| Age 40 - 44                   | 1,277  | 7.78% | 9,025   | 7.40%  | 21,521  | 7.24%  |
| Age 45 - 49                   | 1,080  | 6.58% | 7,849   | 6.43%  | 18,989  | 6.39%  |
| Age 50 - 54                   | 910    | 5.54% | 6,835   | 5.60%  | 16,743  | 5.63%  |
| Age 55 - 59                   | 782    | 4.76% | 6,089   | 4.99%  | 15,089  | 5.08%  |
| Age 60 - 64                   | 654    | 3.98% | 5,310   | 4.35%  | 13,333  | 4.49%  |
| Age 65 - 69                   | 510    | 3.11% | 4,362   | 3.58%  | 11,099  | 3.74%  |
| Age 70 - 74                   | 373    | 2.27% | 3,428   | 2.81%  | 8,809   | 2.96%  |
| Age 75 - 79                   | 225    | 1.37% | 2,294   | 1.88%  | 5,917   | 1.99%  |
| Age 80 - 84                   | 118    | 0.72% | 1,338   | 1.10%  | 3,488   | 1.17%  |
| Age 85+                       | 79     | 0.48% | 1,029   | 0.84%  | 2,849   | 0.96%  |
| Age 65+                       | 1,305  | 7.95% | 12,451  | 10.21% | 32,162  | 10.82% |
| Median Age                    | 32.20  |       | 33.20   |        | 33.40   |        |
| Average Age                   | 32.90  |       | 34.30   |        | 34.70   |        |

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| Westover Market                                     |        |        |         |        |         |        |
|---|--------|--------|---------|--------|---------|--------|
| 8771 State Highway 151, San Antonio, TX 78245       |        |        |         |        |         |        |
| Radius  | 1 Mile |        | 3 Mile  |        | 5 Mile  |        |
| <b>2023 Population By Race</b>                      | 16,424 |        | 122,001 |        | 297,141 |        |
| White   | 12,971 | 78.98% | 100,131 | 82.07% | 247,848 | 83.41% |
| Black   | 2,099  | 12.78% | 12,531  | 10.27% | 27,289  | 9.18%  |
| Am. Indian & Alaskan                                | 224    | 1.36%  | 1,598   | 1.31%  | 3,874   | 1.30%  |
| Asian   | 568    | 3.46%  | 3,741   | 3.07%  | 8,659   | 2.91%  |
| Hawaiian & Pacific Island                           | 43     | 0.26%  | 359     | 0.29%  | 804     | 0.27%  |
| Other   | 519    | 3.16%  | 3,642   | 2.99%  | 8,666   | 2.92%  |
| <b>Population by Hispanic Origin</b>                | 16,424 |        | 122,001 |        | 297,141 |        |
| Non-Hispanic Origin                                 | 4,996  | 30.42% | 34,804  | 28.53% | 86,954  | 29.26% |
| Hispanic Origin                                     | 11,428 | 69.58% | 87,198  | 71.47% | 210,187 | 70.74% |
| <b>2023 Median Age, Male</b>                        | 31.30  |        | 32.10   |        | 32.30   |        |
| <b>2023 Average Age, Male</b>                       | 32.20  |        | 33.40   |        | 33.70   |        |
| <b>2023 Median Age, Female</b>                      | 33.00  |        | 34.20   |        | 34.50   |        |
| <b>2023 Average Age, Female</b>                     | 33.70  |        | 35.20   |        | 35.60   |        |
| <b>2023 Population by Occupation Classification</b> | 12,380 |        | 93,183  |        | 227,560 |        |
| Civilian Employed                                   | 8,622  | 69.64% | 60,512  | 64.94% | 146,314 | 64.30% |
| Civilian Unemployed                                 | 447    | 3.61%  | 3,165   | 3.40%  | 6,691   | 2.94%  |
| Civilian Non-Labor Force                            | 2,965  | 23.95% | 28,081  | 30.14% | 70,828  | 31.12% |
| Armed Forces  | 346    | 2.79%  | 1,425   | 1.53%  | 3,727   | 1.64%  |
| <b>Households by Marital Status</b>                 | 2,550  |        | 19,874  |        | 50,116  |        |
| Married   | 2,550  |        | 19,874  |        | 50,116  |        |
| Married No Children                                 | 1,075  |        | 9,373   |        | 23,711  |        |
| Married w/Children                                  | 1,474  |        | 10,501  |        | 26,405  |        |
| <b>2023 Population by Education</b>                 | 10,961 |        | 83,589  |        | 204,267 |        |
| Some High School, No Diploma                        | 1,482  | 13.52% | 10,931  | 13.08% | 27,522  | 13.47% |
| High School Grad (Incl Equivalency)                 | 2,607  | 23.78% | 20,787  | 24.87% | 49,964  | 24.46% |
| Some College, No Degree                             | 3,522  | 32.13% | 27,760  | 33.21% | 66,182  | 32.40% |
| Associate Degree                                    | 830    | 7.57%  | 6,967   | 8.33%  | 17,424  | 8.53%  |
| Bachelor Degree                                     | 1,544  | 14.09% | 11,193  | 13.39% | 28,972  | 14.18% |
| Advanced Degree                                     | 976    | 8.90%  | 5,951   | 7.12%  | 14,203  | 6.95%  |

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| Westover Market                               |        |        |         |        |         |        |
|---|--------|--------|---------|--------|---------|--------|
| 8771 State Highway 151, San Antonio, TX 78245 |        |        |         |        |         |        |
| Radius  | 1 Mile |        | 3 Mile  |        | 5 Mile  |        |
| <b>2023 Population by Occupation</b>          | 16,002 |        | 111,090 |        | 266,956 |        |
| Real Estate & Finance                         | 916    | 5.72%  | 6,099   | 5.49%  | 13,882  | 5.20%  |
| Professional & Management                     | 3,875  | 24.22% | 25,275  | 22.75% | 63,912  | 23.94% |
| Public Administration                         | 628    | 3.92%  | 3,508   | 3.16%  | 8,567   | 3.21%  |
| Education & Health                            | 1,869  | 11.68% | 13,834  | 12.45% | 34,812  | 13.04% |
| Services                                      | 1,696  | 10.60% | 12,546  | 11.29% | 29,989  | 11.23% |
| Information                                   | 191    | 1.19%  | 1,190   | 1.07%  | 2,707   | 1.01%  |
| Sales   | 2,208  | 13.80% | 15,709  | 14.14% | 36,229  | 13.57% |
| Transportation                                | 154    | 0.96%  | 1,093   | 0.98%  | 2,459   | 0.92%  |
| Retail  | 794    | 4.96%  | 7,243   | 6.52%  | 16,741  | 6.27%  |
| Wholesale                                     | 227    | 1.42%  | 1,230   | 1.11%  | 2,387   | 0.89%  |
| Manufacturing                                 | 444    | 2.77%  | 3,310   | 2.98%  | 7,586   | 2.84%  |
| Production                                    | 806    | 5.04%  | 6,673   | 6.01%  | 16,242  | 6.08%  |
| Construction                                  | 976    | 6.10%  | 6,454   | 5.81%  | 15,520  | 5.81%  |
| Utilities                                     | 563    | 3.52%  | 3,396   | 3.06%  | 7,842   | 2.94%  |
| Agriculture & Mining                          | 217    | 1.36%  | 694     | 0.62%  | 1,680   | 0.63%  |
| Farming, Fishing, Forestry                    | 0      | 0.00%  | 0       | 0.00%  | 56      | 0.02%  |
| Other Services                                | 438    | 2.74%  | 2,836   | 2.55%  | 6,345   | 2.38%  |
| <b>2023 Worker Travel Time to Job</b>         | 8,641  |        | 59,737  |        | 144,147 |        |
| <30 Minutes                                   | 5,289  | 61.21% | 35,257  | 59.02% | 79,831  | 55.38% |
| 30-60 Minutes                                 | 2,889  | 33.43% | 20,195  | 33.81% | 53,858  | 37.36% |
| 60+ Minutes                                   | 463    | 5.36%  | 4,285   | 7.17%  | 10,458  | 7.26%  |
| <b>2010 Households by HH Size</b>             | 4,210  |        | 36,893  |        | 83,343  |        |
| 1-Person Households                           | 991    | 23.54% | 8,069   | 21.87% | 16,750  | 20.10% |
| 2-Person Households                           | 1,024  | 24.32% | 9,722   | 26.35% | 22,101  | 26.52% |
| 3-Person Households                           | 782    | 18.57% | 6,776   | 18.37% | 15,703  | 18.84% |
| 4-Person Households                           | 712    | 16.91% | 6,141   | 16.65% | 14,132  | 16.96% |
| 5-Person Households                           | 408    | 9.69%  | 3,518   | 9.54%  | 8,288   | 9.94%  |
| 6-Person Households                           | 174    | 4.13%  | 1,555   | 4.21%  | 3,645   | 4.37%  |
| 7 or more Person Households                   | 119    | 2.83%  | 1,112   | 3.01%  | 2,724   | 3.27%  |
| <b>2023 Average Household Size</b>            | 2.80   |        | 2.90    |        | 2.90    |        |
| <b>Households</b>                             |        |        |         |        |         |        |
| 2028 Projection                               | 6,130  |        | 43,018  |        | 102,586 |        |
| 2023 Estimate                                 | 5,881  |        | 42,303  |        | 100,231 |        |
| 2010 Census                                   | 4,210  |        | 36,893  |        | 83,343  |        |
| Growth 2023 - 2028                            | 4.23%  |        | 1.69%   |        | 2.35%   |        |
| Growth 2010 - 2023                            | 39.69% |        | 14.66%  |        | 20.26%  |        |

# Demographic Detail Report

| Westover Market                               |                  |                  |                  |
|---|------------------|------------------|------------------|
| 8771 State Highway 151, San Antonio, TX 78245 |                  |                  |                  |
| Radius  | 1 Mile           | 3 Mile           | 5 Mile           |
| <b>2023 Households by HH Income</b>           | <b>5,882</b>     | <b>42,303</b>    | <b>100,231</b>   |
| <\$25,000                                     | 959 16.30%       | 6,504 15.37%     | 16,328 16.29%    |
| \$25,000 - \$50,000                           | 1,456 24.75%     | 11,089 26.21%    | 23,286 23.23%    |
| \$50,000 - \$75,000                           | 1,435 24.40%     | 9,481 22.41%     | 21,130 21.08%    |
| \$75,000 - \$100,000                          | 788 13.40%       | 5,321 12.58%     | 13,516 13.48%    |
| \$100,000 - \$125,000                         | 623 10.59%       | 4,491 10.62%     | 11,272 11.25%    |
| \$125,000 - \$150,000                         | 366 6.22%        | 2,339 5.53%      | 6,203 6.19%      |
| \$150,000 - \$200,000                         | 162 2.75%        | 2,151 5.08%      | 5,903 5.89%      |
| \$200,000+                                    | 93 1.58%         | 927 2.19%        | 2,593 2.59%      |
| <b>2023 Avg Household Income</b>              | <b>\$69,037</b>  | <b>\$72,178</b>  | <b>\$75,424</b>  |
| <b>2023 Med Household Income</b>              | <b>\$59,211</b>  | <b>\$59,063</b>  | <b>\$62,519</b>  |
| <b>2023 Occupied Housing</b>                  | <b>5,881</b>     | <b>42,303</b>    | <b>100,231</b>   |
| Owner Occupied                                | 2,774 47.17%     | 23,721 56.07%    | 63,398 63.25%    |
| Renter Occupied                               | 3,107 52.83%     | 18,582 43.93%    | 36,833 36.75%    |
| <b>2010 Housing Units</b>                     | <b>6,588</b>     | <b>48,519</b>    | <b>112,786</b>   |
| 1 Unit  | 3,553 53.93%     | 32,444 66.87%    | 85,438 75.75%    |
| 2 - 4 Units                                   | 412 6.25%        | 2,779 5.73%      | 4,437 3.93%      |
| 5 - 19 Units                                  | 1,784 27.08%     | 9,442 19.46%     | 16,046 14.23%    |
| 20+ Units                                     | 839 12.74%       | 3,854 7.94%      | 6,865 6.09%      |
| <b>2023 Housing Value</b>                     | <b>2,773</b>     | <b>23,721</b>    | <b>63,399</b>    |
| <\$100,000                                    | 115 4.15%        | 4,069 17.15%     | 11,098 17.51%    |
| \$100,000 - \$200,000                         | 1,556 56.11%     | 13,403 56.50%    | 32,689 51.56%    |
| \$200,000 - \$300,000                         | 843 30.40%       | 5,184 21.85%     | 15,660 24.70%    |
| \$300,000 - \$400,000                         | 236 8.51%        | 882 3.72%        | 3,016 4.76%      |
| \$400,000 - \$500,000                         | 18 0.65%         | 107 0.45%        | 707 1.12%        |
| \$500,000 - \$1,000,000                       | 5 0.18%          | 76 0.32%         | 193 0.30%        |
| \$1,000,000+                                  | 0 0.00%          | 0 0.00%          | 36 0.06%         |
| <b>2023 Median Home Value</b>                 | <b>\$181,715</b> | <b>\$158,132</b> | <b>\$163,022</b> |
| <b>2023 Housing Units by Yr Built</b>         | <b>6,590</b>     | <b>49,068</b>    | <b>114,994</b>   |
| Built 2010+                                   | 2,079 31.55%     | 9,686 19.74%     | 26,651 23.18%    |
| Built 2000 - 2010                             | 2,683 40.71%     | 14,609 29.77%    | 27,849 24.22%    |
| Built 1990 - 1999                             | 746 11.32%       | 5,838 11.90%     | 13,615 11.84%    |
| Built 1980 - 1989                             | 871 13.22%       | 8,342 17.00%     | 20,745 18.04%    |
| Built 1970 - 1979                             | 177 2.69%        | 6,668 13.59%     | 15,133 13.16%    |
| Built 1960 - 1969                             | 16 0.24%         | 3,126 6.37%      | 7,830 6.81%      |
| Built 1950 - 1959                             | 8 0.12%          | 509 1.04%        | 2,259 1.96%      |
| Built <1949                                   | 10 0.15%         | 290 0.59%        | 912 0.79%        |
| <b>2023 Median Year Built</b>                 | <b>2005</b>      | <b>1999</b>      | <b>1997</b>      |