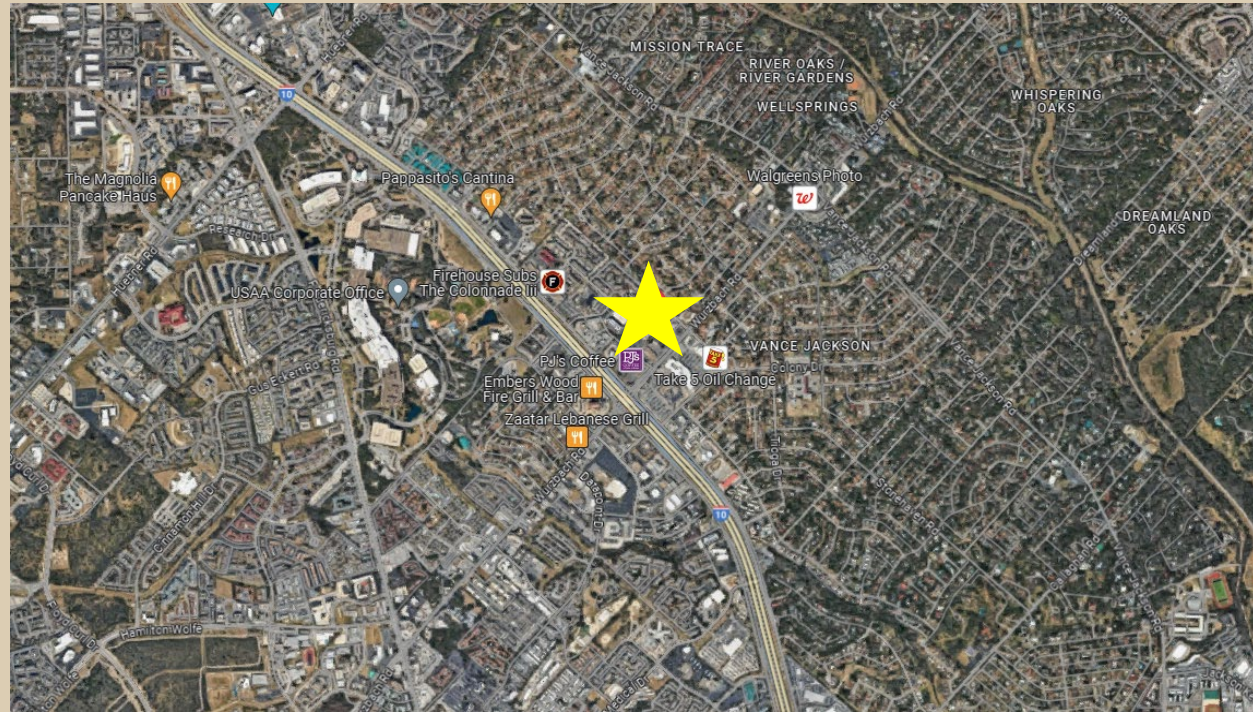


WURZBACH CENTER

10103-10141 Wurzbach Road, San Antonio, Texas 78230



- Prime location on the northwest side of San Antonio.
- High visibility and traffic along Wurzbach Road.
- HEB shadow anchor.
- Minutes away from Medical Center and USAA Corporate offices



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Reuben Bar Yadin
Reuben@cbgcre.com • (210) 424-8000

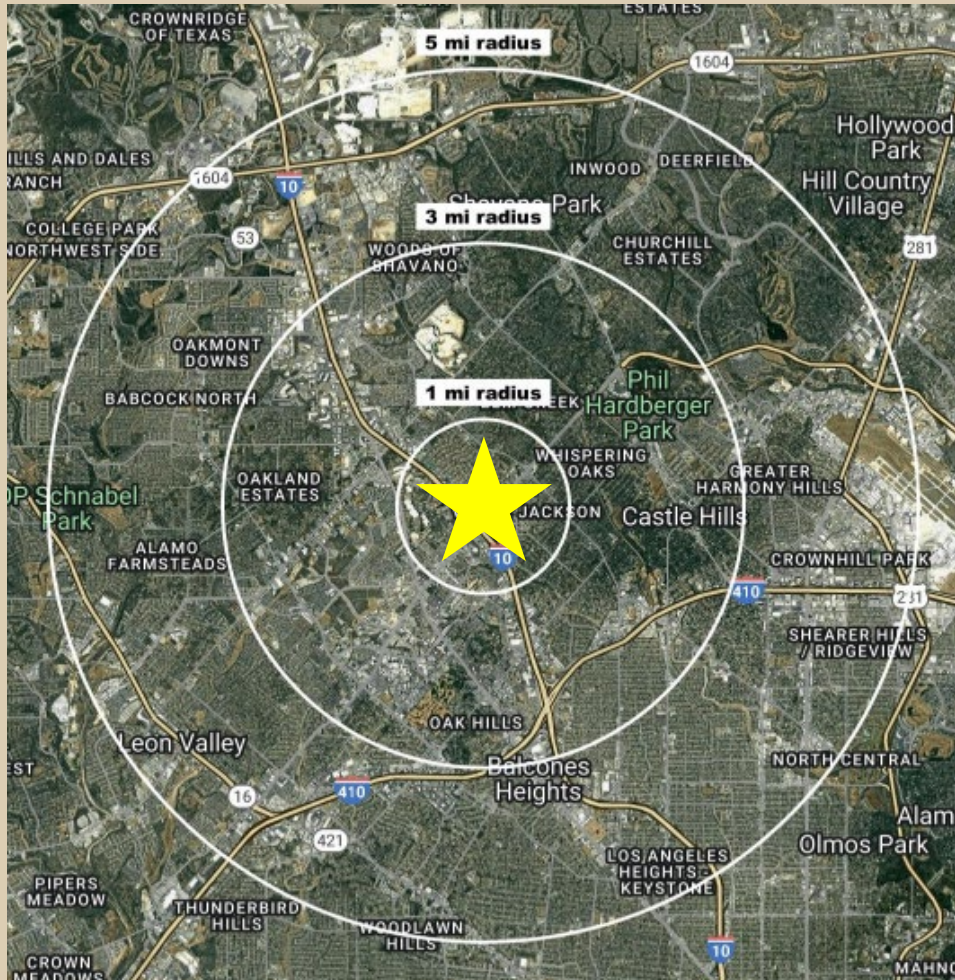
Greg Vasquez
GVasquez@cbgcre.com • (210) 424-8000

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Demographic Highlights

	1 Mile	3 Miles	5 Miles
Population	16,000	126,000	321,000
Average Household Income	\$86,000	\$97,000	\$105,000
Daytime Employees	8,000	69,000	178,000
Property Size:	+- 64,000 sf		
Lat/Long	29.53459 -98.56087		
Traffic Counts (VPD)	167,000 – I-10 34,000 – Wurzbach Road		



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WURZBACH CENTER

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- ✓ Call for Lease Rates
- ✓ NNNs: \$0.48 - 4.83 psf

**54,009 sf
AVAILABLE**

