



17038

17030

# LA CANTERA HEIGHTS

SWC & NWC OF LA CANTERA PARKWAY AND IH-10 | SAN ANTONIO, TEXAS

DELIVERY IN SUMMER 2020



# DEVELOPMENT OVERVIEW

Located 11.3 miles from Downtown San Antonio, La Cantera Heights is approximately 19 acres nestled in the Hill Country, encompassing both the Northwest and Southwest tracts off La Cantera Parkway and IH-10 which features access to Shops at La Cantera, La Cantera Resort & Spa and Fiesta Texas.

La Cantera Heights is a unique development focused on core uses including quality dining, fitness, entertainment, medical and premium service providers.



## 5-mile Population

154,897



## Average HH Income

\$109,831



## I-10 Traffic Counts

123,348 VPD



## Area Employers

USAA, Valero Corporate, UTSA, Nustar, Medtronic, Security Services FCU



## Tourism

La Cantera Resort & Spa, Six Flags, Top Golf, Dominion Country Club





## AREA DEMOGRAPHICS

### 2020 DEMOS

### 3 MILE

### 5 MILE

### 7 MILE

Total Population

50,507

151,679

330,808

Households

20,745

59,948

135,344

Average HH Income

\$97,649

\$108,071

\$95,525

Daytime Population

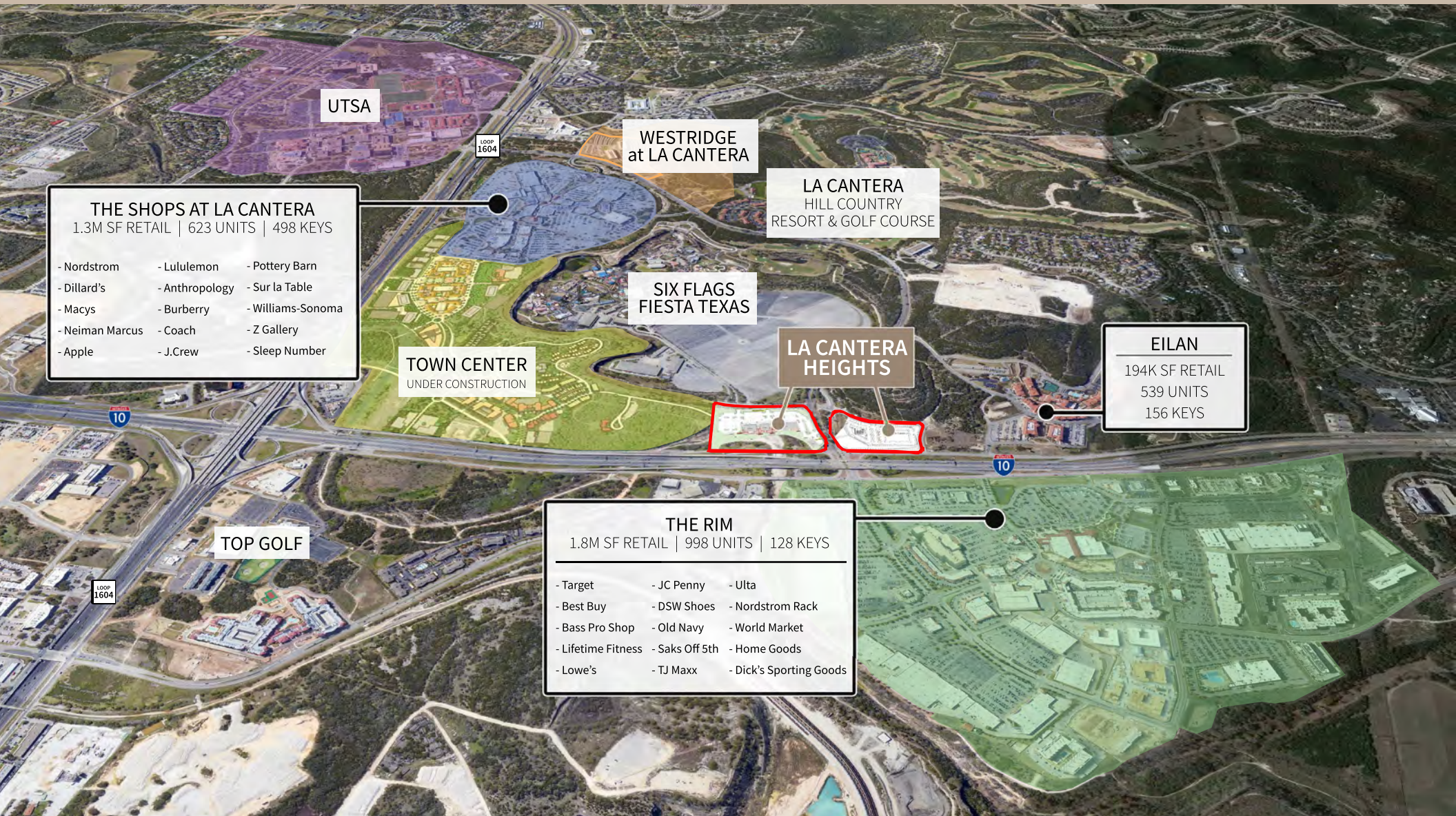
44,802

77,531

165,215



# SITE LOCATION



UTSA

LOOP 1604

WESTRIDGE  
at LA CANTERA

LA CANTERA  
HILL COUNTRY  
RESORT & GOLF COURSE

SIX FLAGS  
FIESTA TEXAS

TOWN CENTER  
UNDER CONSTRUCTION

LA CANTERA  
HEIGHTS

EILAN  
194K SF RETAIL  
539 UNITS  
156 KEYS

**THE SHOPS AT LA CANTERA**  
1.3M SF RETAIL | 623 UNITS | 498 KEYS

- Nordstrom	- Lululemon	- Pottery Barn
- Dillard's	- Anthropology	- Sur la Table
- Macys	- Burberry	- Williams-Sonoma
- Neiman Marcus	- Coach	- Z Gallery
- Apple	- J.Crew	- Sleep Number

TOP GOLF

LOOP 1604

**THE RIM**  
1.8M SF RETAIL | 998 UNITS | 128 KEYS

- Target	- JC Penny	- Ulta
- Best Buy	- DSW Shoes	- Nordstrom Rack
- Bass Pro Shop	- Old Navy	- World Market
- Lifetime Fitness	- Saks Off 5th	- Home Goods
- Lowe's	- TJ Maxx	- Dick's Sporting Goods

10

# AREA EMPLOYERS





## HEIGHTS SOUTH

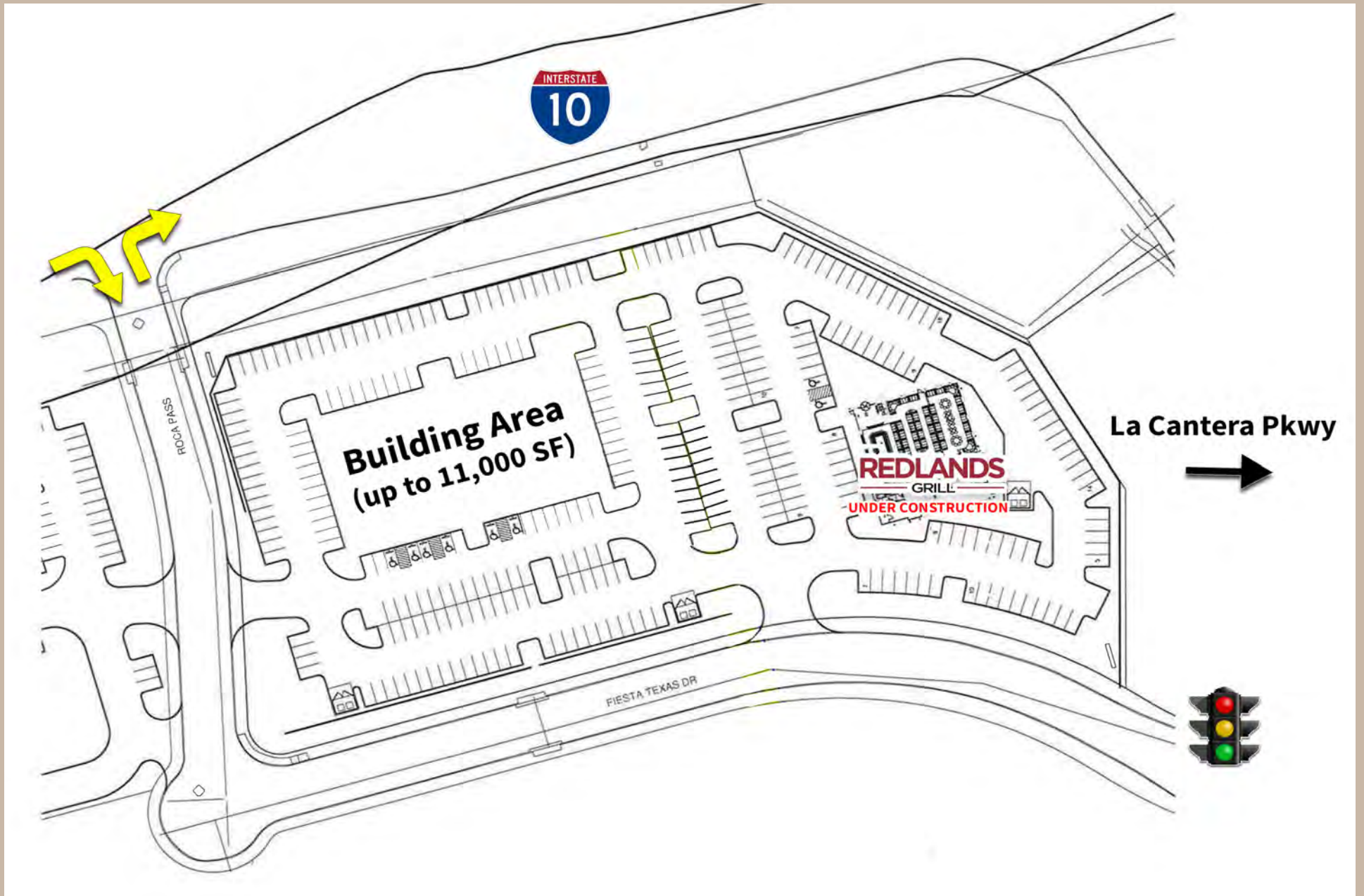
- +/- 9 acres with +/- 35,000 SF of small tenant space
- Focus is on fast casual food, hip sit down dining concepts coupled with passion brand fitness concepts and services
- 1,800 - 5,500 SF available
- Patio space
- Grease traps in-place
- Direct-access to Leon Creek Hike & Bike Trail



## HEIGHTS NORTH

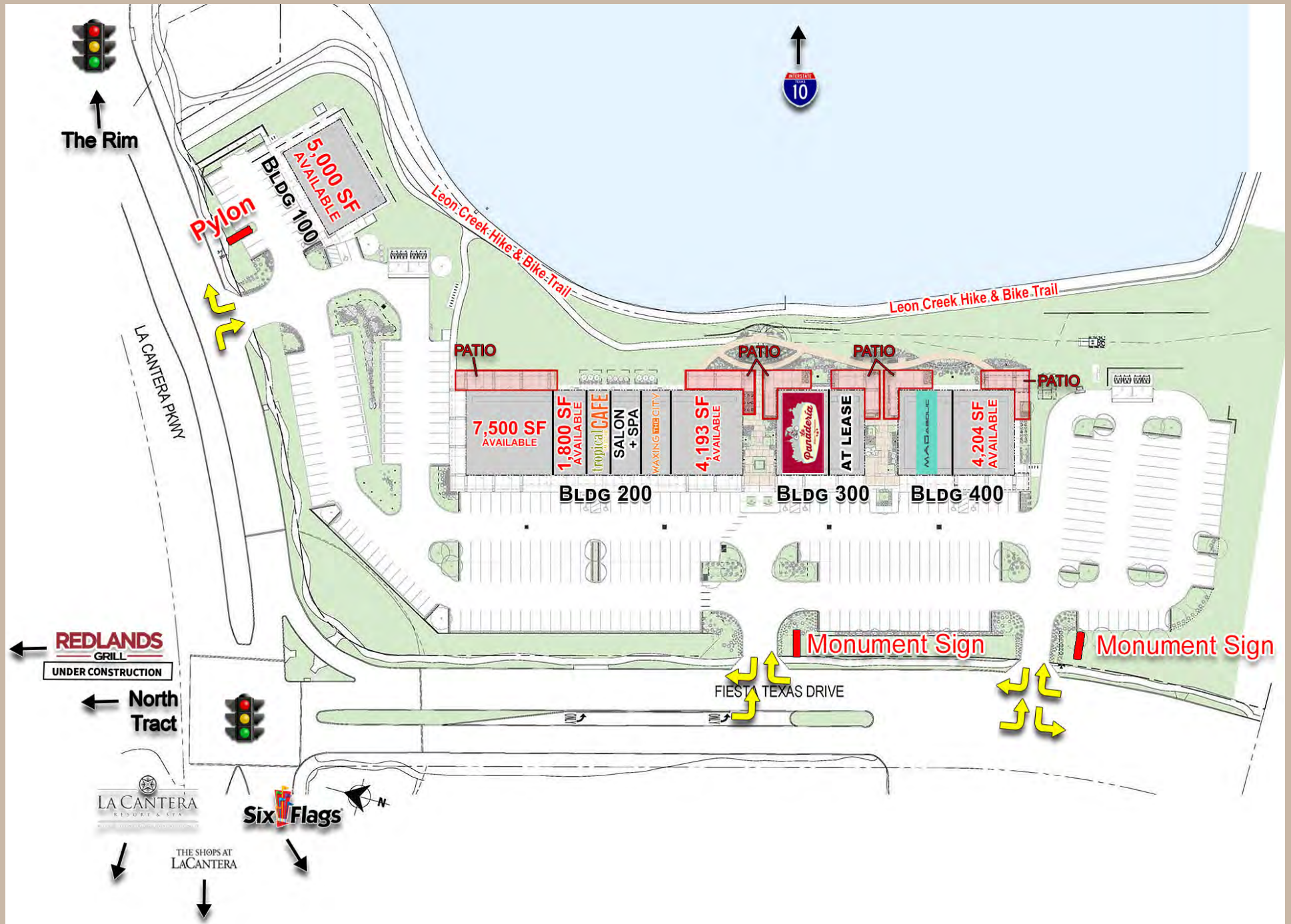
- Sit-down restaurant concepts, most of which will be their first entry into the San Antonio market
- One pad remaining - Can accommodate up to 11,000 SF
- Direct access off of IH-10

# LA CANTERA HEIGHTS NORTH





# LA CANTERA HEIGHTS SOUTH



# LA CANTERA HEIGHTS NORTH

Redland's Grill



# LA CANTERA HEIGHTS SOUTH



# LA CANTERA HEIGHTS SOUTH



# LA CANTERA HEIGHTS SOUTH



Paseo (*Between 200 & 300*)

# LA CANTERA HEIGHTS SOUTH



# LA CANTERA HEIGHTS SOUTH

Hike & Bike Trail Access



# AREA RETAILERS







## LEASING TEAM

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