



MARKETPLACE AT ENCINO PARK

📍 22135 Bulverde Rd., San Antonio, Texas 78259

RETAIL SPACE AVAILABLE FOR LEASE

JOIN THESE TENANTS:



BIRNBAUM PROPERTY COMPANY

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SITE PLAN



Suite #	Tenant
111	Marco's Pizza
110	Matador Men's Grooming
109	F45 Training
104	Next Level Urgent Care
103	PenFed Credit Union
101	Sprouts
122	Liquor Bueno
-	Jumpyland
117	Sakura Asian Restaurant
116	Pet Supplies Plus
-	Mathnasium
111	Tiger Hong's Tae Kwon Do
110	Venetian Nail Bar
108	Super Dental
107	Paradise Brow
106	Bahia Bowls Acai Cafe
105	Taziki's Mediterranean Cafe
101	Oak Haven Massage

Pad A Salad & Go

Pad B HTeaO

Pad C Burger King

AERIAL VIEWS

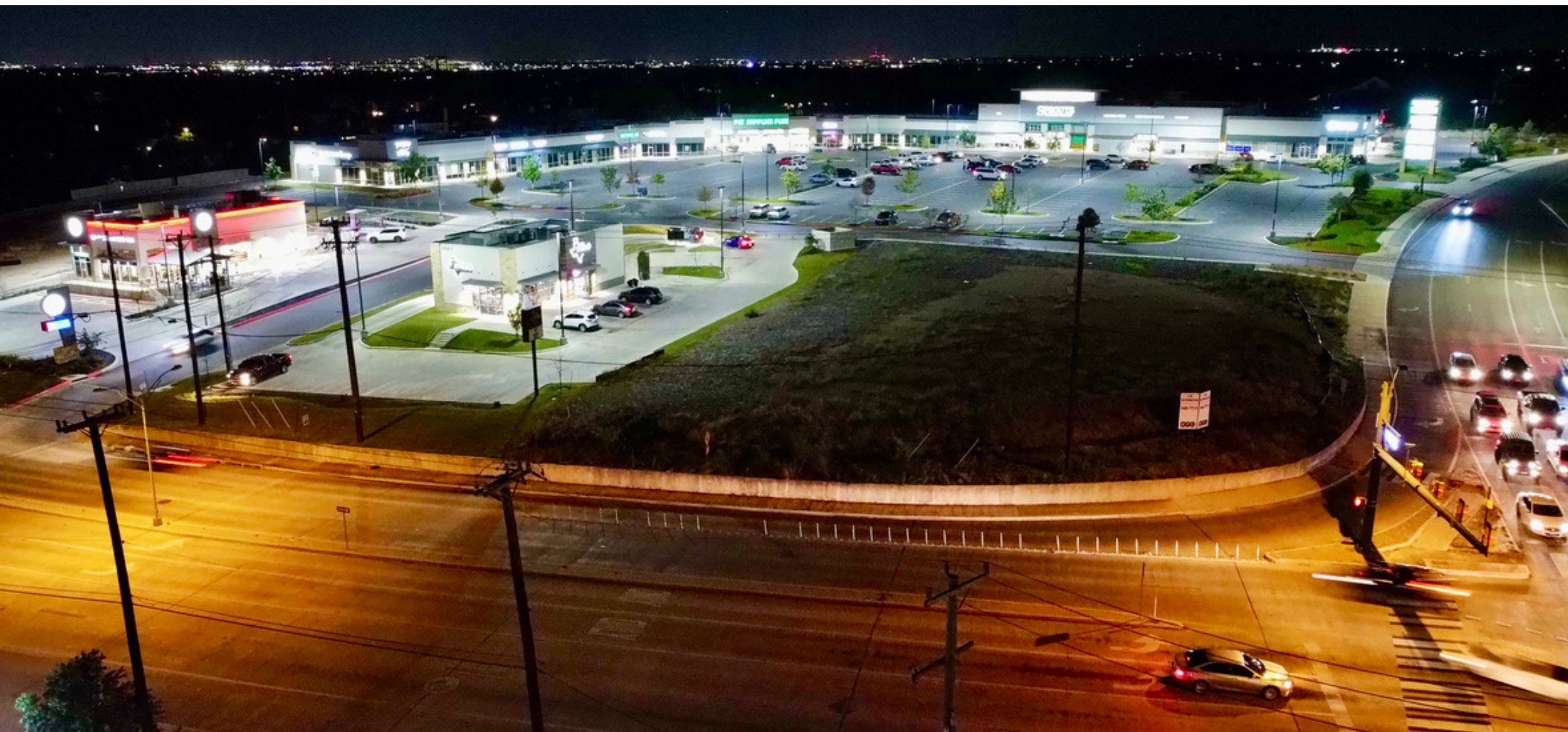


- Sprouts-anchored retail development conveniently located on the SW corner of two major arterial roads (Bulverde & Evans) feeding Highway 281 & Loop 1604.
- The intersection is surrounded by new home construction and high income demographics.
- Close proximity to the JW Marriott Hotel and Conference Center.



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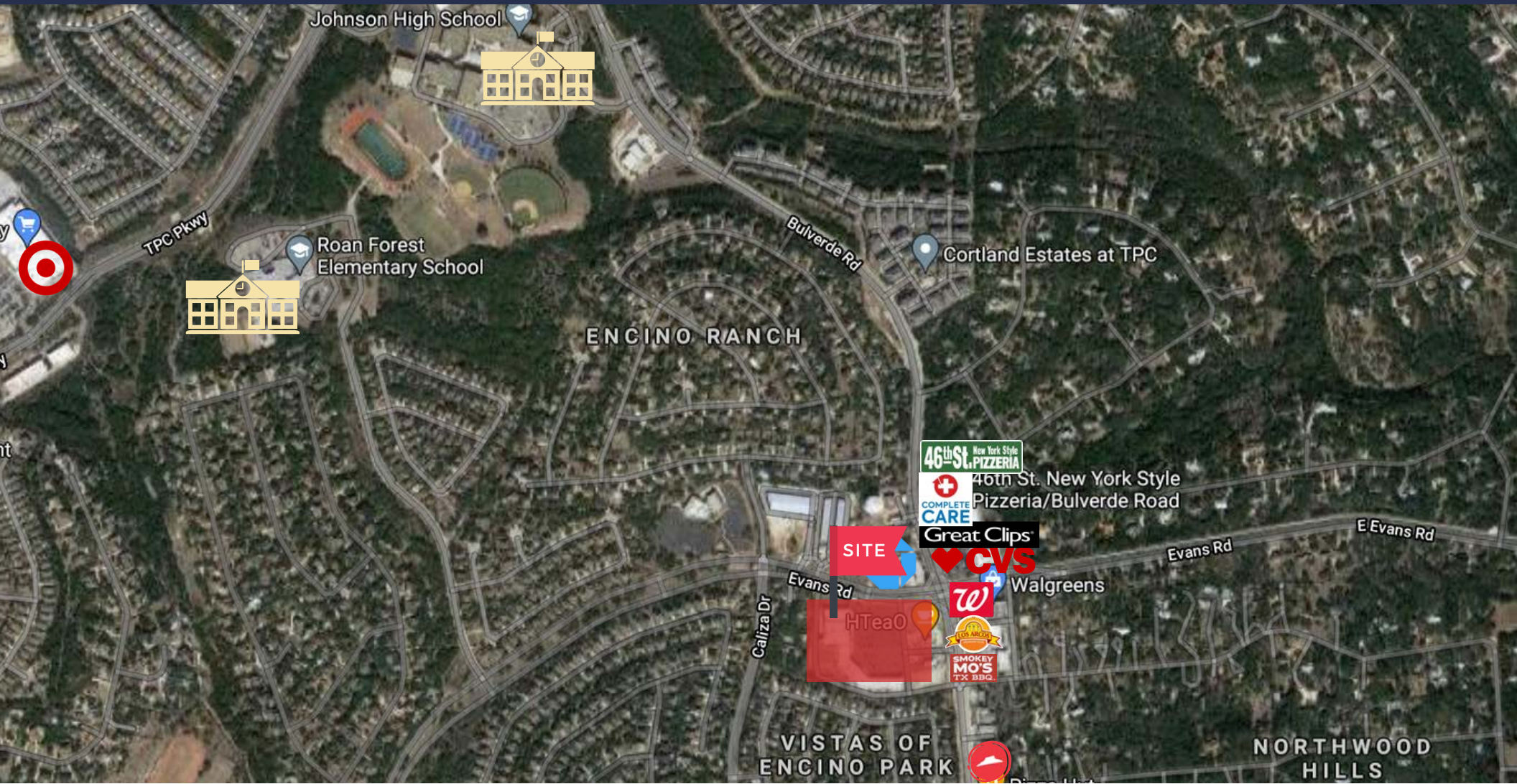
AERIAL VIEWS



AERIAL VIEWS



TRADE AREA



POPULATION 2022

1 mile	9,620
3 mile	57,375
5 mile	164,067

HOUSEHOLD INCOME 2022

1 mile	\$132,217
3 mile	\$128,907
5 mile	\$123,346

TRAFFIC COUNTS 2020

Bulverde Rd	37,390 VPD
E Evans Rd	15,788 VPD
281 N	88,635 VPD



[illegible]

Birnbaum Site
 Existing Rooftops
 Active Single Family Developments
 Pre-Planning
 Future Multi-Family
 100 Year FEMA Floodplain
 Incorporated Cities
 County Line
 Proposed Thoroughfares
 Major Employer/Shopping/Landmark



Aerial Photography of Bexar, Kendall & Comal County 2016
Other Counties provided by ESRI

Map & Data prepared for
Birnbbaum Property Company
by Wendell Davis & Associates
08.2017 210.415.8214

The information contained herein was obtained from sources believed reliable as of the date of this map.
Wendell Davis & Associates makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

DEMOGRAPHICS

Pop-Facts® Demographic Quick Facts

Marketplace at Encino Park						
	1mi		3mi		5mi	
	Total	%	Total	%	Total	%
2022 Est. Population by Single-Classification Race						
White Alone	6,880	71.52	40,613	70.78	120,310	73.33
Black/African American Alone	763	7.93	4,598	8.01	11,934	7.27
American Indian/Alaskan Native Alone	53	0.55	242	0.42	789	0.48
Asian Alone	962	10.00	4,863	8.48	11,254	6.86
Native Hawaiian/Pacific Islander Alone	18	0.19	165	0.29	364	0.22
Some Other Race Alone	440	4.57	3,725	6.49	11,679	7.12
Two or More Races	504	5.24	3,170	5.53	7,737	4.72
Hispanic/Latino	3,207	33.34	21,768	37.94	65,874	40.15
Not Hispanic/Latino	6,413	66.66	35,608	62.06	98,193	59.85
2022 Occupied Housing Units by Tenure						
Owner-Occupied	2,382	73.50	14,754	73.15	41,974	71.63
Renter-Occupied	859	26.50	5,416	26.85	16,627	28.37
Average Household Size	--	2.98	--	2.85	--	2.79
2022 Households by Household Income						
Income < \$15,000	123	3.79	734	3.64	2,647	4.52
Income \$15,000 - \$24,999	107	3.30	484	2.40	1,896	3.23
Income \$25,000 - \$34,999	183	5.65	991	4.91	3,196	5.45
Income \$35,000 - \$49,999	278	8.58	1,644	8.15	4,932	8.42
Income \$50,000 - \$74,999	443	13.67	3,206	15.89	9,109	15.54
Income \$75,000 - \$99,999	412	12.71	2,800	13.88	7,974	13.61
Income \$100,000 - \$124,999	395	12.19	2,467	12.23	7,322	12.49
Income \$125,000 - \$149,999	352	10.86	2,086	10.34	6,114	10.43
Income \$150,000 - \$199,999	399	12.31	2,546	12.62	6,991	11.93
Income \$200,000 - \$249,999	217	6.70	1,407	6.98	3,709	6.33
Income \$250,000 - \$499,999	247	7.62	1,384	6.86	3,543	6.05
Income \$500,000+	85	2.62	421	2.09	1,168	1.99
Average Household Income	--	132,217.00	--	128,907.00	--	123,346.00
Median Household Income	--	104,595.68	--	102,151.93	--	98,510.15
2022 Est. Median HH Income by Single-Classification Race						
White Alone	--	110,618.63	--	100,989.32	--	99,621.64
Black/African American Alone	--	93,874.56	--	95,828.55	--	85,250.73
American Indian/Alaskan Native Alone	--	52,747.21	--	51,110.40	--	47,955.22
Asian Alone	--	102,492.91	--	113,294.69	--	100,461.41
Native Hawaiian/Pacific Islander Alone	--	100,000.00	--	32,215.79	--	50,990.50
Some Other Race Alone	--	75,970.47	--	97,768.77	--	93,768.69
Two or More Races	--	119,465.25	--	127,432.78	--	118,688.26
Hispanic/Latino	--	96,959.81	--	99,558.73	--	93,983.75
Not Hispanic/Latino	--	108,234.84	--	103,846.92	--	101,216.84





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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