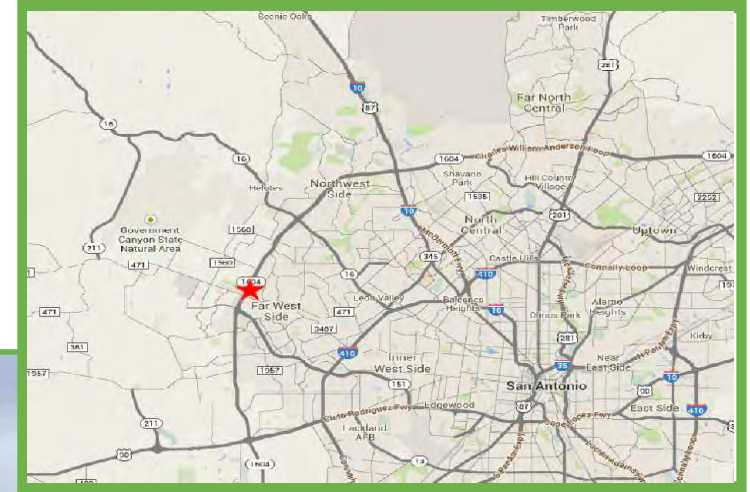


# Westwood Center

Loop 1604 & Culebra Road

## Investment Highlights:

- Located at one of the most dynamic retail intersections in San Antonio
- Direct access to Walmart Supercenter & Super Target
- Regional retail draw with abundant frontage & superior shop space visibility versus the competition
- "Shovel Ready" endcap pad available for ground lease, Build-to-Suit or additional retail



# Westwood Center

## Loop 1604 & Culebra Road

### Availability:

- Street retail and restaurant space
- Inline retail, office, & restaurant space
- Pad development
- Full service office

### Traffic Counts

- 98,874 VPD - Loop 1604 S of Culebra
- 71,863 VPD - Loop 1604 N of Culebra

Demographics	1 mile	3 mile	5 mile
Population	8,266	105,340	261,030
Households	3,227	34,812	88,091
Avg HH Income	\$78,493	\$93,505	\$95,314



# Westwood Center

Loop 1064 & Culebra Road



# Westwood Center

# Loop 1604 & Culebra Road

**EOA :**  
GL, BTS, or up to  
25,000 SF of GLA  
Retail

**Current Tenants**

AOA	Smile Orthodontics	2,800 sf	COA	Tropicana Ice Cream	1,765 sf
AOF	Salons by JC	8,000 sf	COH	Little Caesars Pizza	2,135 sf
AON	Texas Country Dental	1,610 sf	COJ	Batteries Plus	2,000 sf
AOR-A	Leslie's Pool Supply	3,000 sf	COL	Edward Jones	1,120 sf
AOR-B	Results Physiotherapy	2,571 sf	DOA	Great Clips	1,050 sf
AOU	Liberty Tax Service	1,050 sf	DOB	Project Pollo	1,365 sf
AOX	LA Crawfish	3,750 sf	DOC	5th Avenue Nail Salon	1,400 sf
AOZ	Rock's Supplements & Nutrition	1,250 sf	DOD	Freshi	1,129 sf
BOA	Marco's Pizza	1,827 sf	DOH	Karate	2,861 sf
BOB	Small Cakes	1,095 sf	DOJ	Mariner Finance, LLC	1,800 sf
BOC	Wok Inn Asian Cafe	3,200 sf	DOR	Tots N Teens Pediatric Urgent	2,752 sf
BOE	Alamo Vape	1,500 sf	DOU	Smile Orthodontics	4,016 sf
COC	Liquor Bueno	4,000 sf	DOM	Black Fox Beauty	3,900 sf

