

# 1833 PAT BOOKER - HARD CORNER GROUND LEASE

1833 PAT BOOKER ROAD, UNIVERSAL CITY, TX 78148

## Features

Ground Lease - Hard corner available opposite CVS. Located at the signalized intersection of Pat Booker and Universal City Boulevard serving the heart of the densely populated Universal City sub-market.

**FOR LEASE**

**CONTACT FOR MORE INFORMATION**

## Traffic Counts

Pat Booker 45,818 VPD

## Demographics

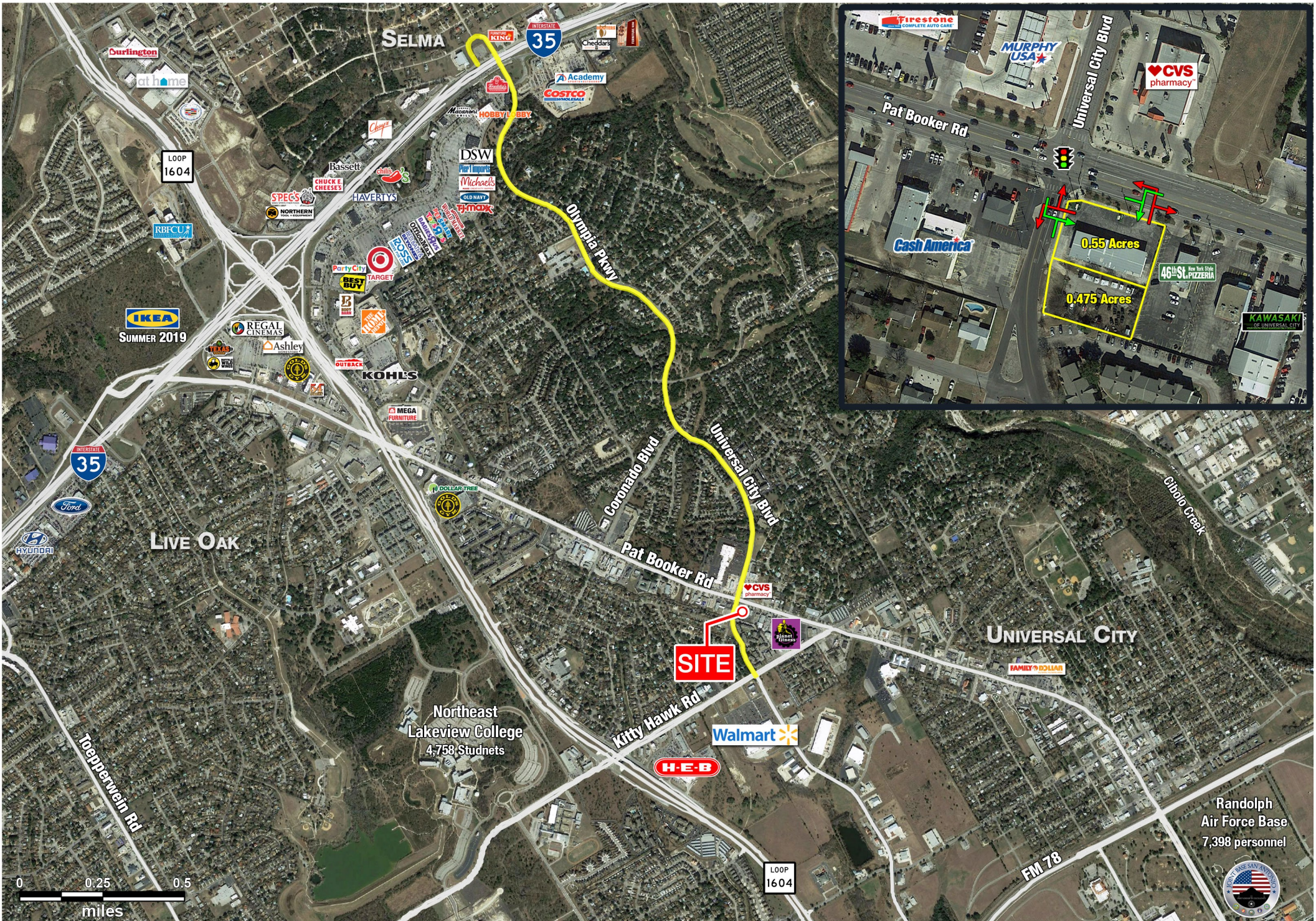
YEAR: 2019	1 MILE	3 MILE	5 MILE
Total Population	11,960	82,741	211,294
Total Households	5,150	31,032	4,444
Average HH Income	\$75,060	\$78,975	\$80,436

## Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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Randolph Air Force Base  
7,398 personnel

