



BANDERA FESTIVAL | 8407 BANDERA RD, SAN ANTONIO, TX 78250

Features

- Up to 8,000 SF Building on front pad Coming Soon
- 1,435 sf in-line space available
- Lifestyle Center on busy Bandera Road
- Next to HEB on Guilbeau and Bandera Road
- Competitive rental rates
- Strong traffic shared with national retailers
- Excellent tenant mix and foot traffic

FOR LEASE

TOTAL SF: 194,481
AVAILABLE SF: 1,435

Traffic Counts		Demographics	YEAR: 2019	1 MILE	3 MILE	5 MILE
Bandera Rd N of Guilbeau	33,128 VPD	Total Population		12,217	135,115	351,676
Bandera Rd S of Guilbeau	61,076 VPD	Total Households		4,539	51,216	134,241
		Average HH Income		\$88,702	\$80,077	\$73,361
		Population Growth 2019-24		4.13%	4.23%	6.84%

Area Retailers & Businesses



BANDERA FESTIVAL SHOPPING CENTER | 8407 BANDERA RD, SAN ANTONIO, TX 78250



Available Space	
133	1,435 sf
PAD	Up to 8,000 sf building

Current Tenants

101	Starbucks	1,620 sf	136	Sylvan Learning Center	4,200 sf	180	Enterprise Rent-A-Car	2,380 sf
103	UPS Store	1,800 sf	137	Pediatric Care	1,952 sf	7711	Moonlight Ballroom	6,000 sf
104	Sheer Sweets	2,135 sf	140	London Pub	4,200 sf	8315	Taco Cabana (ground)	2,670 sf
105	C.K. Nails	1,020 sf	141	Bexar County	2,715 sf	7723-101	DC Martial Arts	2,971 sf
106	Sabor! Cocina Mexicana	1,465 sf	148	Primary Med Clinic	1,552 sf	7723-102	Pump it Up	11,006 sf
108	Barber Shop	1,200 sf	152	Sensational Hair	975 sf	7723-105	Bexar County Precinct 2	16,828 sf
112	Cato	4,999 sf	153	Bexar County Tax Office	6,000 sf	7723-110	Big Lots	29,875 sf
120	Herbal Life	1,408 sf	154	Instant Imprints	975 sf	7723-115	Dollar Tree	23,460 sf
124	James Zachary Brice, DDS	1,900 sf	156-B	Lily's Massage Studio	1,574 sf	7723	Watermill Express (pk. lot)	225 sf
125	Bexar County	9,100 sf	156	Wing Stop	1,926 sf		Maint. / Storage	500 sf
128	Inskein Yarns	1,000 sf	158	N Style Salon	975 sf		Bank of America ATM	275 sf
129	House of Joy Rest.	4,000 sf	160	Baked	975 sf			
131	Proshop Paintball	1,190 sf	170	Texas Allergy, LLC	2,135 sf			
132	Bealls	30,000 sf	172	Brident Dental	3,865 sf			
							TOTAL	194,481 sf

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