



5418 North Loop 1604

PREMIER MEDICAL SPACE FOR LEASE

5418 N Loop 1604
San Antonio, TX 78249

 Transwestern

About the Building

Exceptional Location

5418 N Loop 1604 is a three-story medical office building located at the IH-10/Loop 1604 corridor offering easy accessibility and convenience to major transportation routes. The building's proximity to Legent Orthopedic and Spine Hospital and surrounding hospitals makes it an ideal spot for medical practitioners and patients alike. There are numerous amenities within the building catering to a welcoming patient experience.

BUILDING AMENITIES

- Well-appointed covered patient drop-off area for enhanced convenience
- Equipped with gurney elevators
- Class A finishes throughout
- Modern construction completed in 2017



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Building Overview

AVAILABILITY

- Second Floor - 10,838 SF
- Second-generation facility with existing infrastructure, ready for customization
- Former cath lab space, offering specialized features

LOCATION

- Prime location at the intersection of Vance Jackson and Loop 1604
- Conveniently situated near the interchange of Loop 1604 and I-10
- Close proximity to a variety of retail establishments and restaurants
- Adjacent to Legent Orthopedic & Spine Hospital



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Nearby Amenities

1 The Shops at South Rim

Andretti
Top Golf
Fish City Grill
Parry's Pizzeria & Taphouse
Jinya Ramen Bar
Crumbly
Handel's Ice Cream
Velvet Taco
Kerby Lane Cafe

3 The Rim

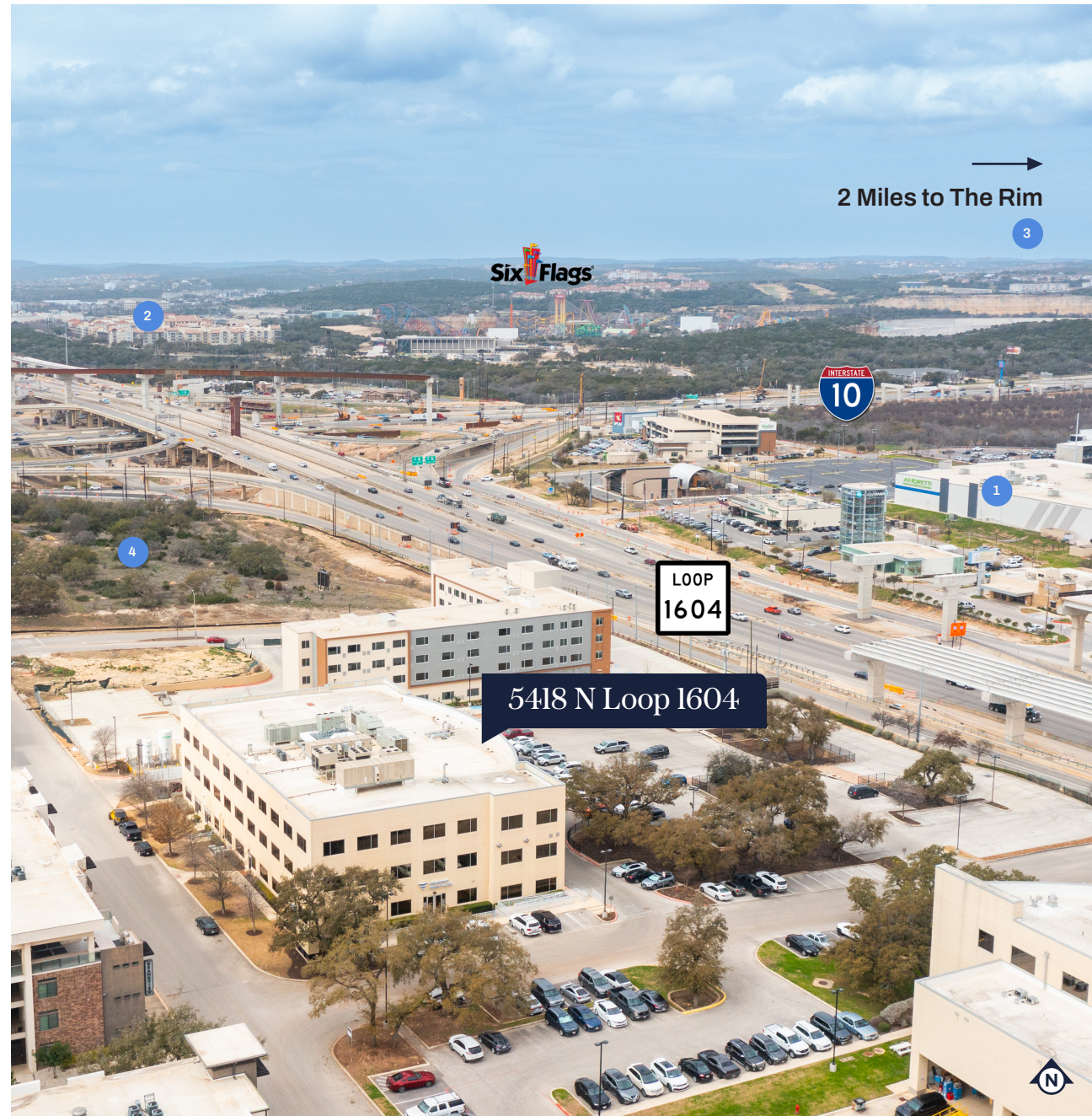
Lupe Tortilla
North Italia
Postino The Rim
Hopdoddy
Gloria's
Bluefin Sushi & Ramen
Maggiano's
BJ's
Santikos
Nordstrom Rack

2 La Cantera

Haywire
P.F. Chang's
Whiskey Cake Kitchen & Bar
The Cheesecake Factory
Barnes & Noble
Nordstrom
Macy's
Dillard's
Neiman Marcus
Louis Vuitton

4 Landmark

Pinhouse Pizza
Fogo de Chão
The Sicilian Butcher
PopStroke
Rock & Brews
Pluckers
Chuy's
Pappadeaux
Cheddar's
Kona Grill



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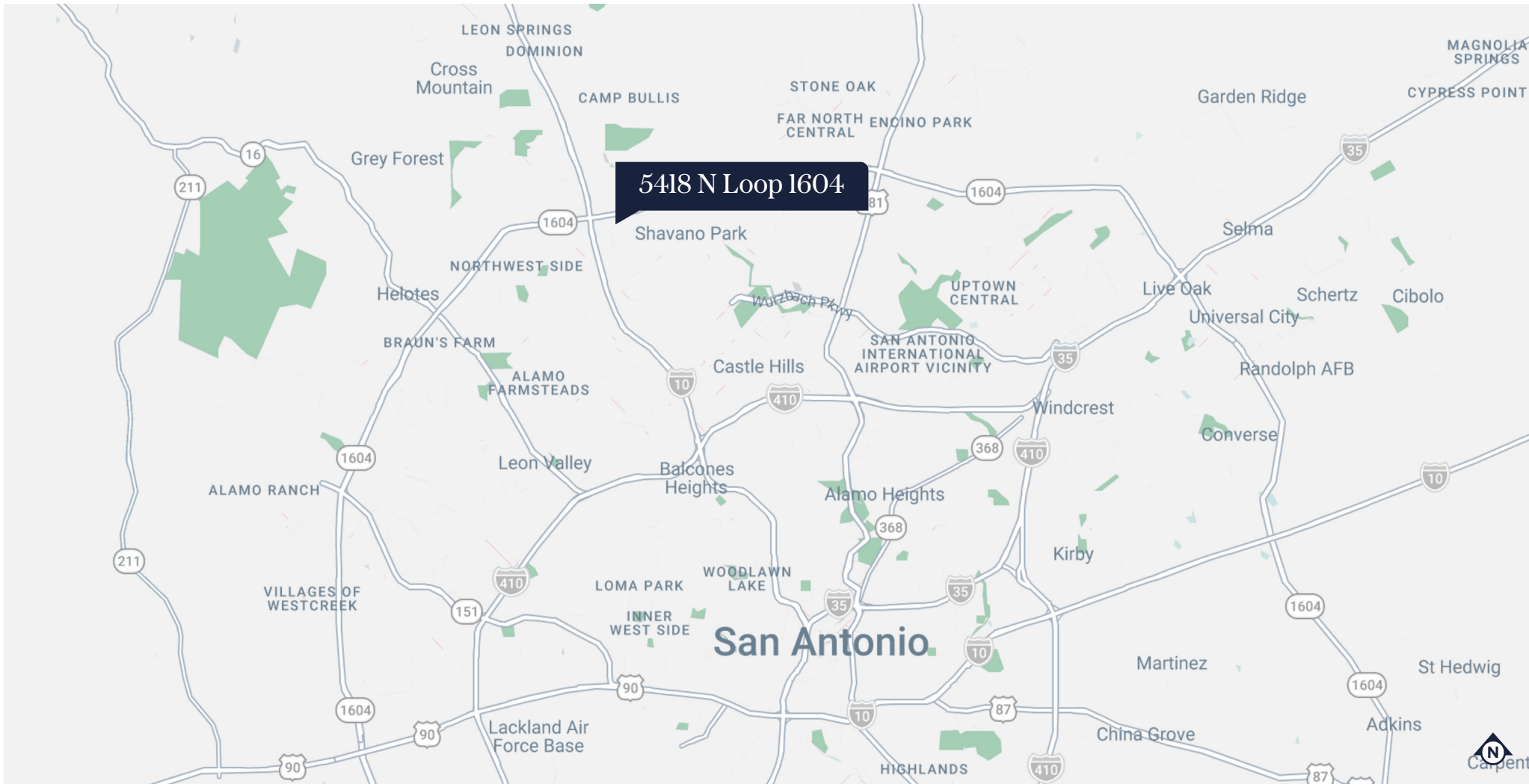
Drive Times

8
minutes to The
Rim, La Cantera
and UTSA

15
minutes to Medical
Center

20
minutes to San
Antonio Airport

25
minutes to
Downtown



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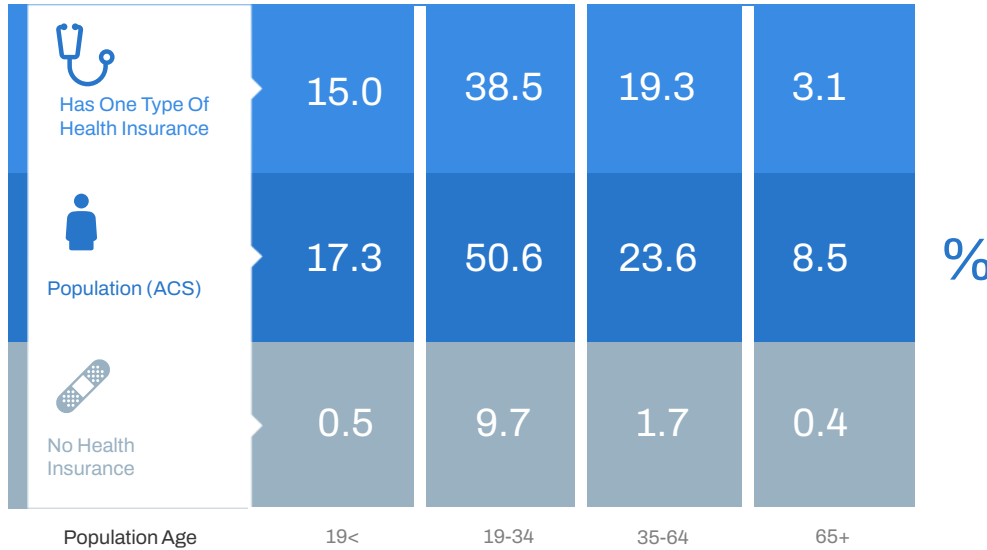
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Health Care & Insurance

5418 N Loop 1604 W, San Antonio, Texas, 78249
Ring of 1 mile

This infographic provides a set of key demographic and health care indicators. [Learn more about this data.](#)



Population



8,487

Civilian Noninstitutionalized Population (ACS)

Exercise (Percent of Adults)



47.6%

Exercise at home 2+ times per week



17.1%

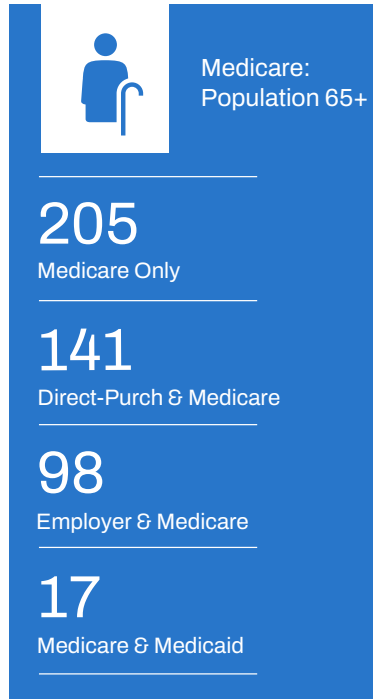
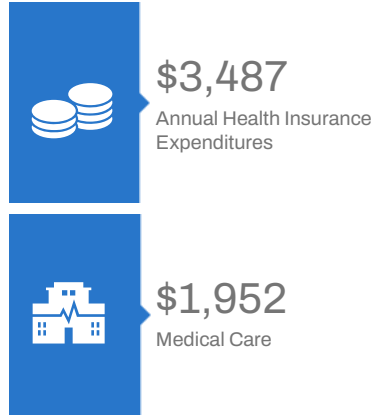
Exercise at club 2+ times per week



Source: This infographic contains data provided by ACS (2019-2023), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025).

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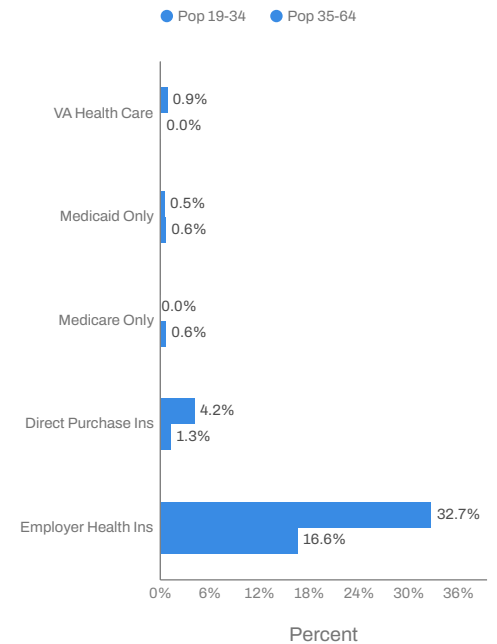
Health Care Expenditure



Health Care (Consumer Spending)

Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$933.4
Medicare Payments	\$761.2
Physician Services	\$223.8
Dental Services	\$373.4
Eyecare Services	\$63.7
Lab Tests/X-rays	\$65.2
Hospital Room & Hospital Service	\$201.6
Convalescent/Nursing Home Care	\$31.2

Health Insurance Coverage (ACS)



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Population Trends and Key Indicators

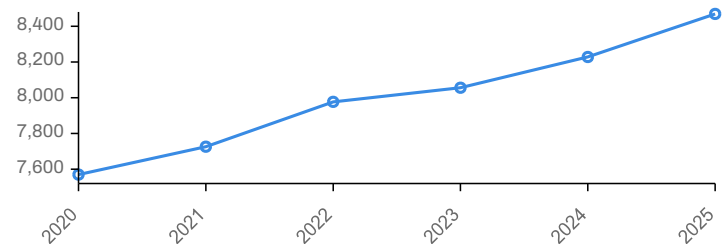
5418 N Loop 1604 W, San Antonio, Texas, 78249
Ring of 1 mile

8,469	4,970	1.63	30.0	\$70,532	\$343,981	52	69	83
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

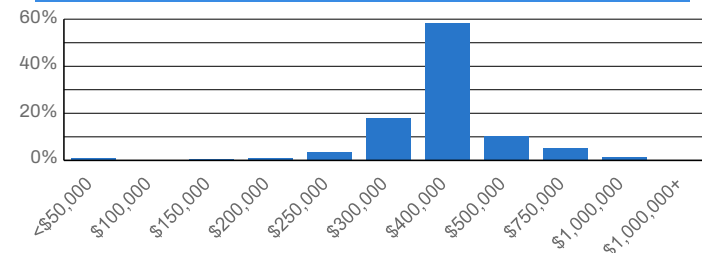
MORTGAGE INDICATORS



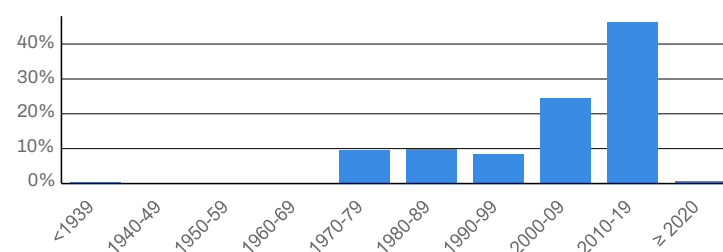
Historical Trends: Population



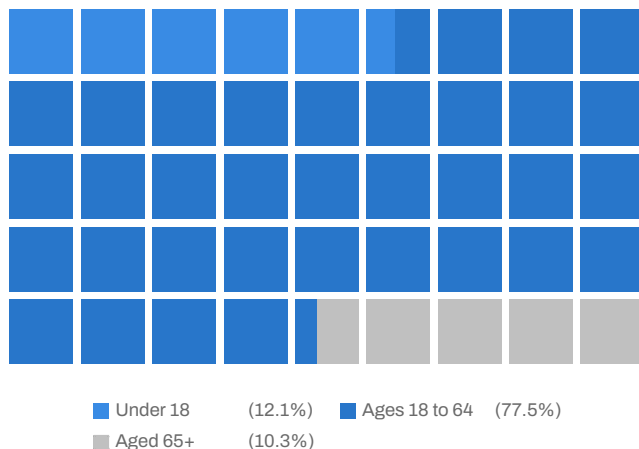
Home Value



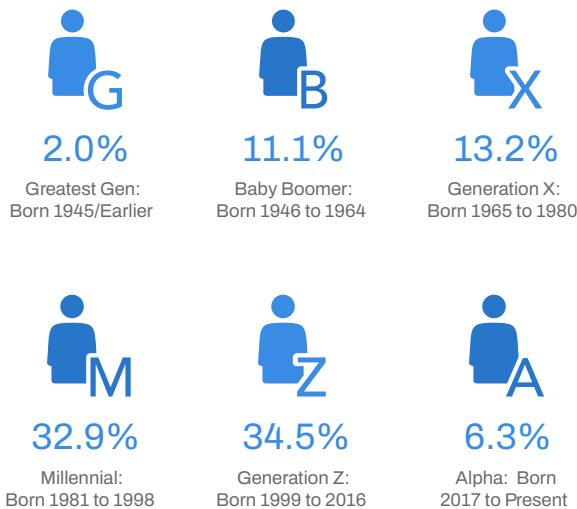
Housing: Year Built



POPULATION BY AGE



POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2026 Esri

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