



VISTA OFFICE PLAZA

1340 Wonder World Dr., San Marcos, TX 78666

BUILT OUT MEDICAL/OFFICE SPACE - FOR LEASE

COME JOIN TENANTS SUCH AS



Baylor Scott & White
HEALTH



Setting the Standard in Cardiac & Vascular Care



Vitalogy
SKINCARE

St David's
HEALTHCARE



PROPERTY HIGHLIGHTS

- 695 SF up to 5,068 SF Medical/Office Space For Lease
- 2nd Generation Medical and Office Space Available
- **Directly Across from Central Texas Medical Center** - a 113-bed facility with 600+ employees.
- Located in San Marcos, the **Fastest Growing City in the Country Three Years in a Row!**
- Great visibility on Wonder World Drive
- Easily accessible from I-35
- Abundant parking
- On Site Coffee Shop
- Great views from the Upper Floors
- Onsite Professional Management



On Site Coffee Shop

**CONTACT US
FOR MORE
INFORMATION
ABOUT THIS
PROPERTY:**

Nick Tarantino, CCIM
(512) 302 - 4500
nick@tarantino.com

Peggy Rougeou
(713) 501 - 5647
peggy@tarantino.com



AVAILABILITY

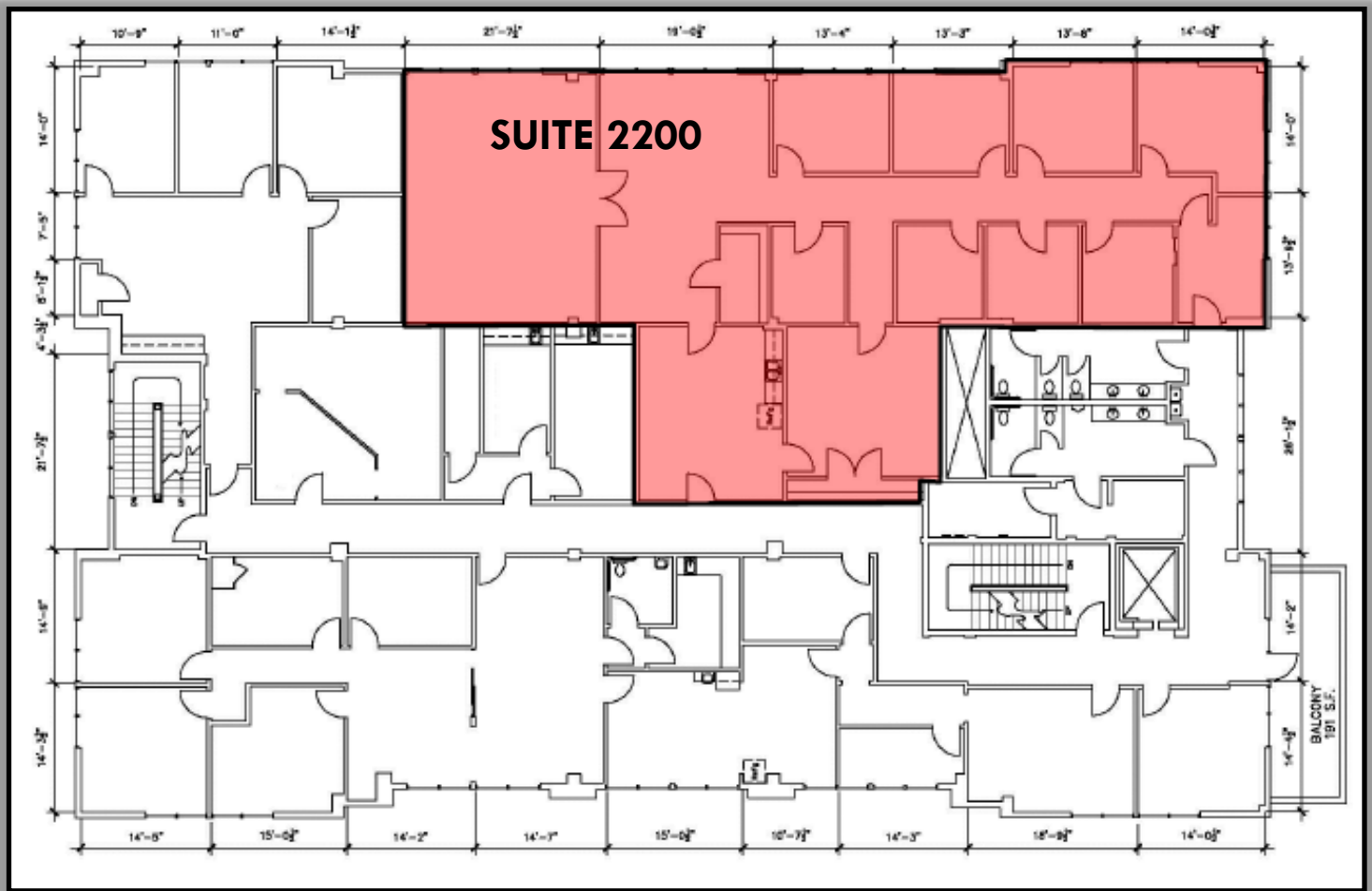
Vista II - Suite 200 - 4,002 SF
Vista IV - Suite 201 - 5,068 SF
Vista IV - Suite 203 - 695 SF



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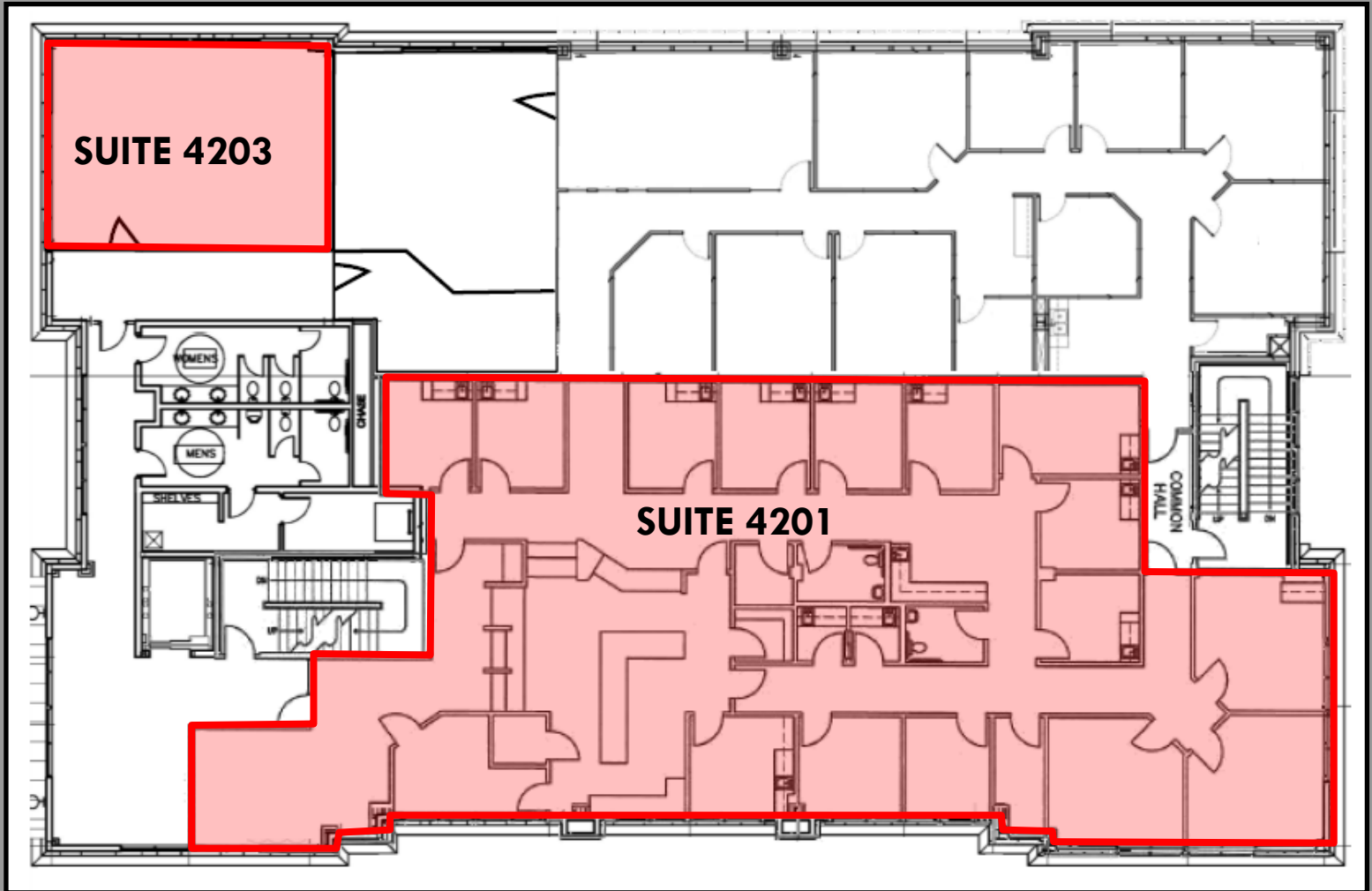
VISTA II - SUITE 2200 - Approximately 4,002 SF Built Out Office

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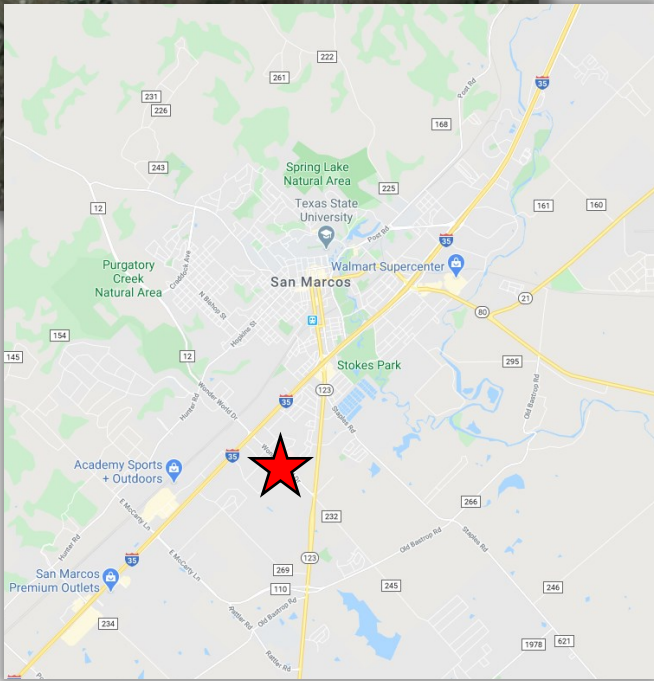
VISTA IV - SUITE 4203 - Approximately 695 SF Shell Space
VISTA IV - SUITE 4201 - Approximately 5,068 SF Built Out Medical

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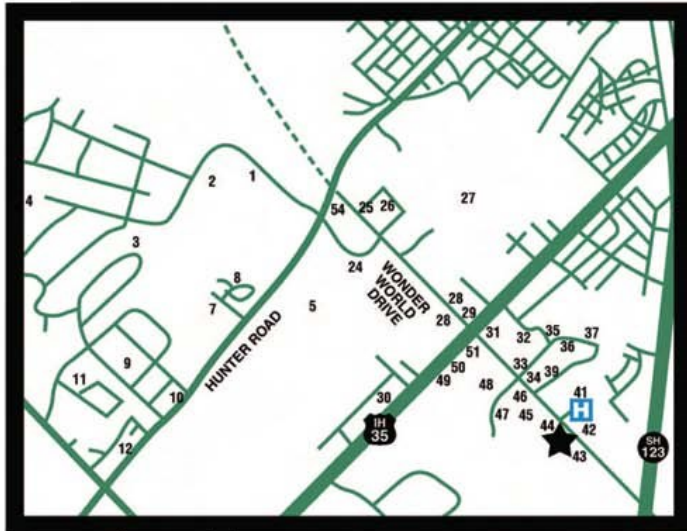
DEMOGRAPHICS (2019)

MILE(S)	1	3	5
Total Population	8,786	43,283	74,571
Total Households	3,343	15,038	27,116
Average HH Income	\$58,768	\$58,051	\$53,930

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Detail Map

MAP KEY

★ Vista Office Plaza

1. Henandez Intermediate School - 1070 enrollment
2. The Gardens at Willow Creek - 29 garden home units
3. Willow Creek Estates - 500 lots
4. Savannah Club Apartments - 144 units
5. HEB Distribution Center - 260 employees
6. First Step School - Child care
7. Miller Junior High - 468 enrollment
8. Hunter Hills - 49 lots

San Marcos, Texas



9. Laurel Estates - 92 lots
10. Sac N Pac
11. Turkey Hollow - 51 lots
12. Quarry Springs - 23 lots
13. McCarty Ranch - 24 lots
14. McCarty Oaks - 50 lots
15. Siesta Verde - 68 lots
16. Estates of San Marcos - 89 lots
17. Deerwood Estates - 114 lots
18. Sleepy Hollow - 107 lots
19. Kingswood - 82 lots
20. Lil' Pee Wee's Child Care & Learning Center
21. Hunter Ridge - 55 lots
22. Tanger Factory Outlet - 600 employees
23. Prime factory Outlet - 1400 employees
24. Stonebrook Apartments- 200 units
25. Frost bank - branch
26. Texas State Office of Human Services & Protective Services

27. Proposed Apartments - 180-200 units
28. Wide-Lite Mfg. - 140 employees
29. Sac N Pac
30. Thermon Manufacturing - 284 employees
31. The Palazzo Apartments - 152 units
32. Palazzo II Apartments - 152 units
33. IBC Bank - branch
34. Cedars of San Marcos - 168 units
35. Graystone Apartments - 64 units
36. Park Hill Apartments - 168 units
37. The Wellington - 80 units
38. San Marcos Surgery Center
39. Hays Nursing Center - 120 beds
40. MedPark Professional center - 15 Suites

41. Central Texas Medical Center - 109 beds, 550 employees - clinic has fitness center and offices
42. Redwood Retirement Community - 95 units
43. Asbury Place Apartments - 64 units
44. Wonder World Medical Plaza - 44,000 sq. ft.
45. Southwest Regional Cancer Center
46. Central Texas Eye Center
47. Starplex Theatres - 12 screens
48. Lowes Home Center
49. Discount Tire Center
50. Jack-In-The-Box
51. Shell Oil
52. Proposed Apartments - 200-300 units
53. Proposed Cottonwood Plaza - 250,000 sq. ft. retail
54. The Village at Park South - 25,895 sq. ft. retail

SOURCE: APPLIED GEOGRAPHIC SOLUTIONS