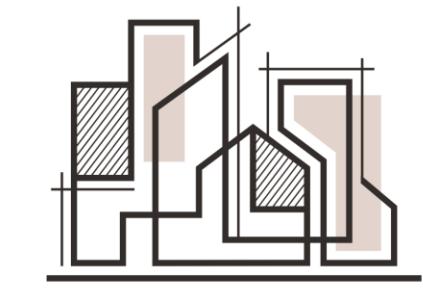


NOW LEASING
THE CONTINENTAL BUILDING
6836 SAN PEDRO AVE
SAN ANTONIO, TX 78216



UNDER NEW
OWNERSHIP-SPECIAL
LEASING RATES



VARIETY REAL ESTATE GROUP

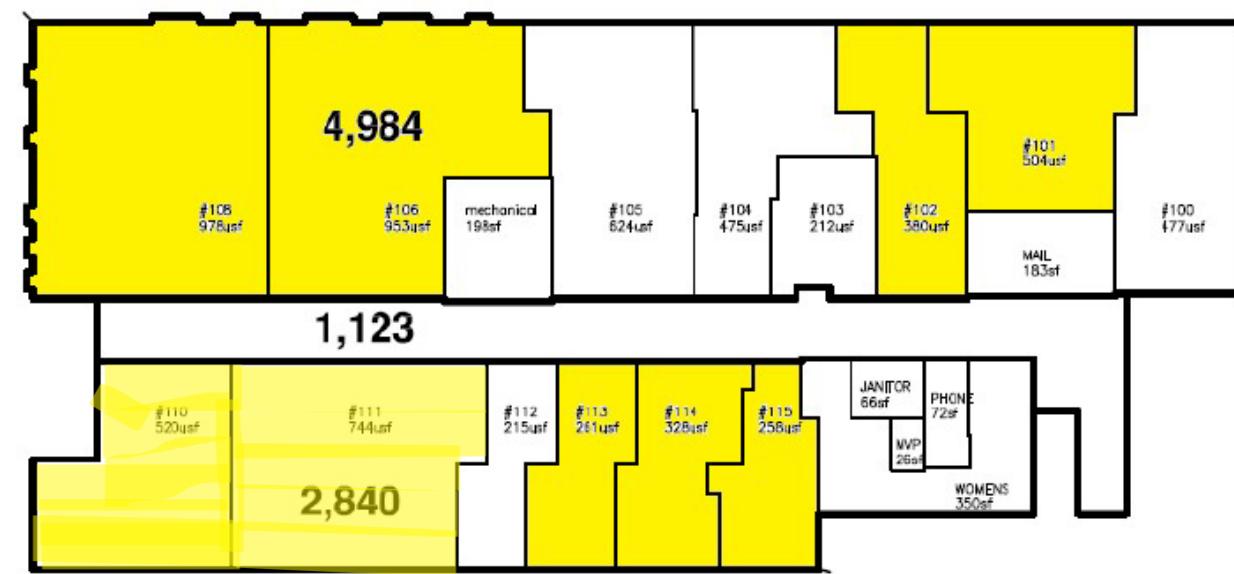
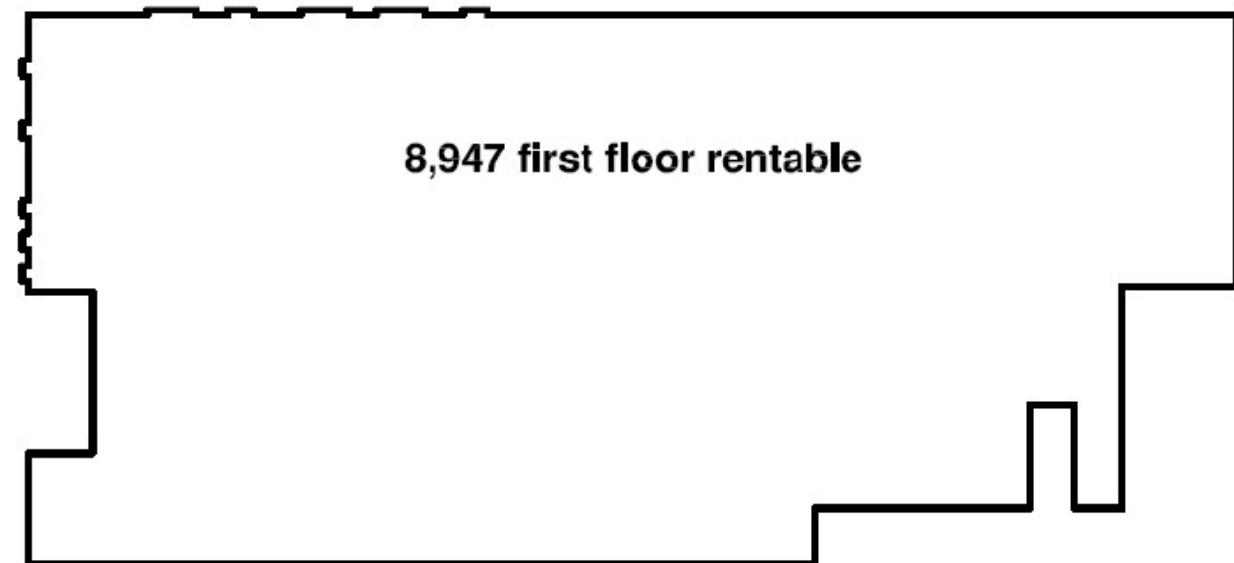
POWERED BY: REDKORR REALTY, LLC



First Floor Vacant Suites:

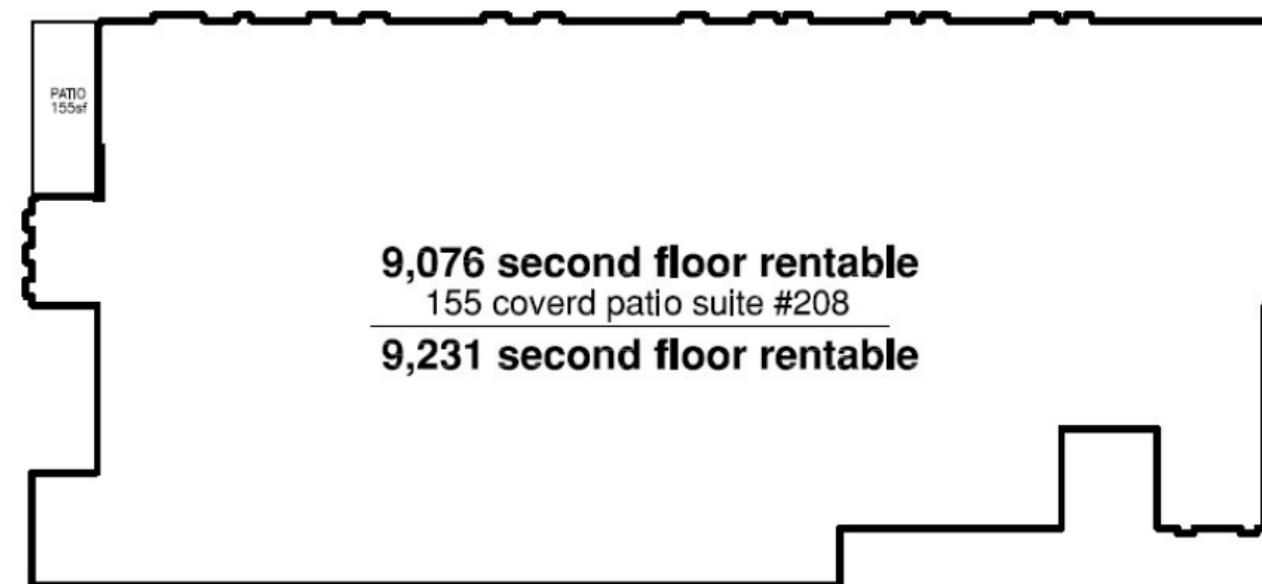
- 101: 504 SF
- 102: 380 SF
- 106: 953 SF
- 108: 978 SF
- 110: 520 SF
- 111: 744 SF
- 113: 261 SF
- 114: 328 SF
- 115: 258 SF

**Potential to
combine spaces to
create larger offices**



Second Floor Vacant Suites

- 201: 205 SF
- 202: 883 SF
- 203: 610 SF
- 204-205: 1439 SF
- 206: 177 SF
- 207: 513 SF
- 211: 777 SF
- 212: 238 SF
- 214: 256 SF
- 215: 367 SF
- 216: 47 SF



Potential to combine spaces to create large offices









Household Income

\$56.9k

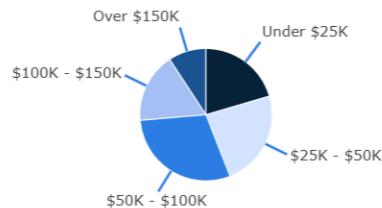
Median Income

\$62.4k

2028 Estimate

 10%

Growth Rate



Population

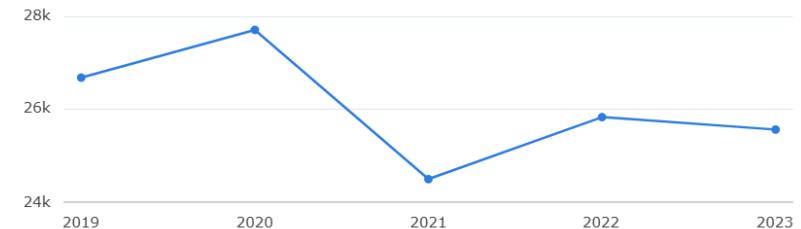
25.6k

 1%

Compared to 25.8k in 2022

 4%

Compared to 26.7k in 2019



1 Mile

3 Miles

5 Miles

	1 Mile	3 Miles	5 Miles
Population			
2023	25,566	162,107	428,585
2022	25,833	164,806	427,383
2021	24,501	166,628	428,289
2020	27,708	177,276	460,663
2019	26,682	172,026	453,218

Household Income

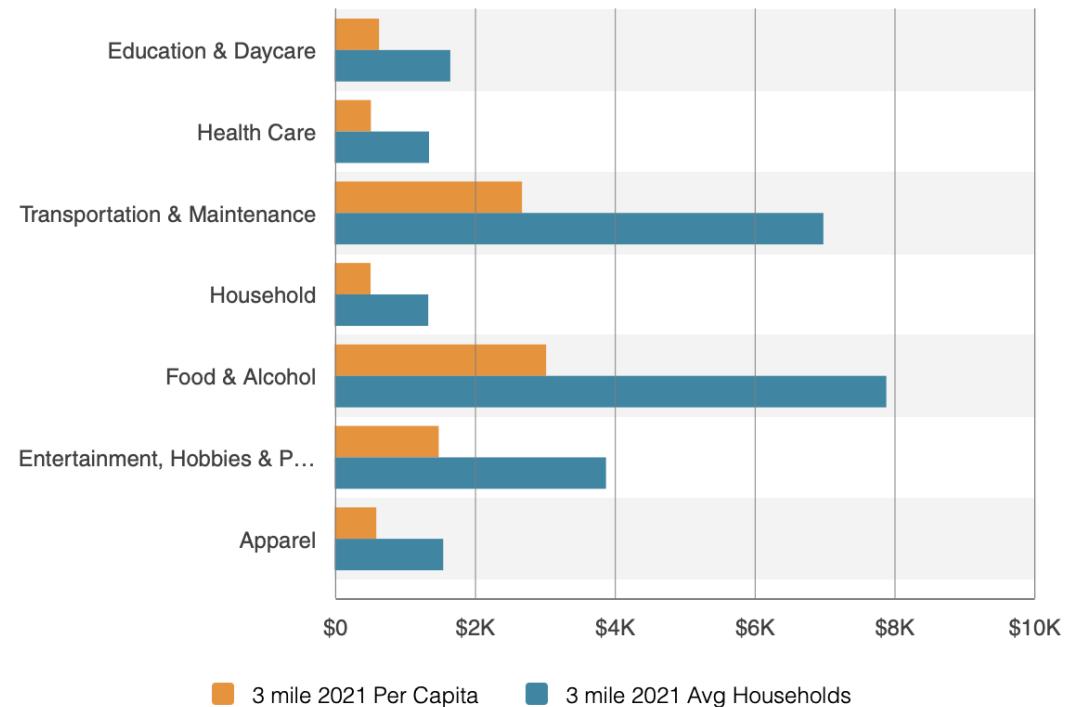
2023 Median Income	\$56,895	\$61,327	\$57,883
Under \$25k	2,035	12,283	37,070
\$25k - \$50k	2,343	14,434	40,416
\$50k - \$100k	2,947	18,927	53,675
\$100k - \$150k	1,702	9,410	23,818
Above \$150k	919	10,997	25,255



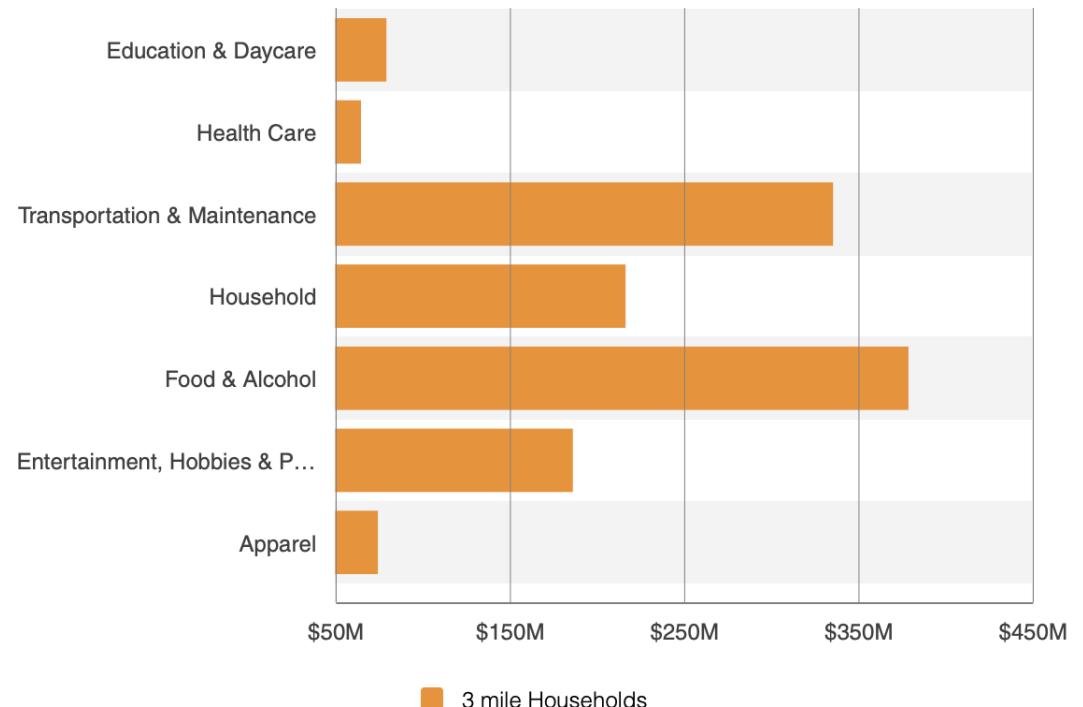
VARIETY REAL ESTATE GROUP

POWERED BY REDKORR REALTY, LLC

Per Capita & Avg Household Spending



Consumer Spending



Property Area Insights

?

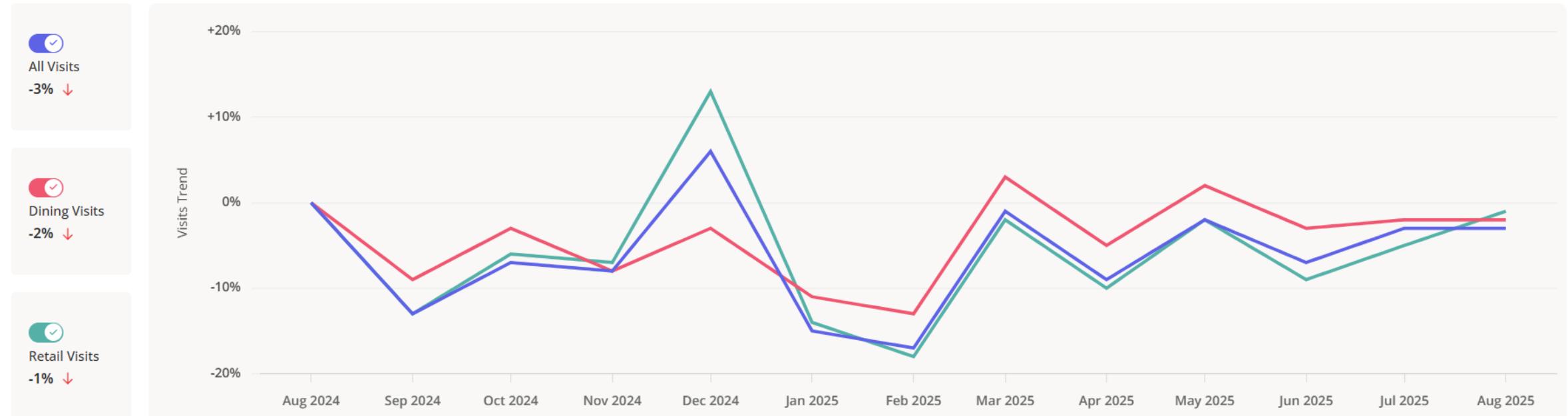
Aug 2025 Vs. Aug 2024 | 6836 San Pedro Ave San Antonio TX 78216

Explore Nearby

Top Properties

Regional Change

Monthly Trends



2024 vs 2025 Property Area Insight



Consumer Spending Details

2021 2026

Radius	1 mile			3 mile			5 mile		
▼ Expand All	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
▼ Apparel	\$8,781,661	\$1,534	\$591	\$82,048,047	\$1,642	\$628	\$235,894,040	\$1,565	\$628
▼ Entertainment, Hobbies & Pets	\$19,845,739	\$3,467	\$1,336	\$203,292,113	\$4,070	\$1,556	\$577,097,699	\$3,829	\$1,536
▼ Food & Alcohol	\$46,060,452	\$8,045	\$3,102	\$431,435,501	\$8,636	\$3,301	\$1,249,316,739	\$8,289	\$3,326
▼ Household	\$22,373,024	\$3,908	\$1,506	\$233,898,311	\$4,682	\$1,790	\$648,546,971	\$4,303	\$1,727
▼ Transportation & Maintenance	\$40,299,379	\$7,039	\$2,714	\$402,237,025	\$8,052	\$3,078	\$1,144,579,980	\$7,594	\$3,047
▼ Health Care	\$7,674,359	\$1,340	\$517	\$75,656,531	\$1,514	\$579	\$211,452,285	\$1,403	\$563
▼ Education & Daycare	\$7,802,597	\$1,363	\$525	\$90,946,336	\$1,821	\$696	\$252,079,685	\$1,672	\$671
Total Specified Consumer Spending (\$)	\$152,837,211	\$26,696	\$10,291	\$1,519,513,864	\$30,418	\$11,628	\$4,318,967,399	\$28,654	\$11,499

2026 Expected Consumer Spending





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



2-10-2025

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Redkorr Realty, LLC	9013020	info@redkorr.com	(210)888-2626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard Moya	0578919	richard@redkorr.com	(830)708-8383
Designated Broker of Firm	License No.	Email	Phone
Aaron Matthews	0679952	aaron@redkorr.com	(210)709-2932
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Christine Villarreal	632121	christine@varietyregroup.com	(210)391-4319
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

RedKorr, LLC, PO Box 310400 NEW BRAUNFELS TX 78131
Christine Villarreal
Phone: 2103914319
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolft.com

Information available at www.trec.texas.gov

IABS 1-1

Fax:

IABS- (Buyer)



VARIETY REAL ESTATE GROUP

POWERED BY REDKORR REALTY, LLC