



FOR SALE OR LEASE

±71,132 SF Commercial Space w/ Drive-Thru

7000 San Pedro Ave | San Antonio, TX 78216

Property Highlights

- ±71,132 SF Total
- Includes a lower level, primary level & mezzanine space
- Built in 1959 / Renovated in 2002
- ±4.24 AC Land
- 271 Parking Spaces
- Partially fenced
- Sprinklered
- Zoned C-2
- Includes steel-framed porte-cochere providing drive-thru capabilities
- EV Charging Station & Outdoor seating amenities
- Located 6 miles north of CBD
- Office & Retail Permitted Uses

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Sr. Vice President
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Pricing
Contact Broker

112 E Pecan St, Suite 1515 / San Antonio, TX 78205
713.629.0500 / partnersrealestate.com

BROKERAGE SERVICES

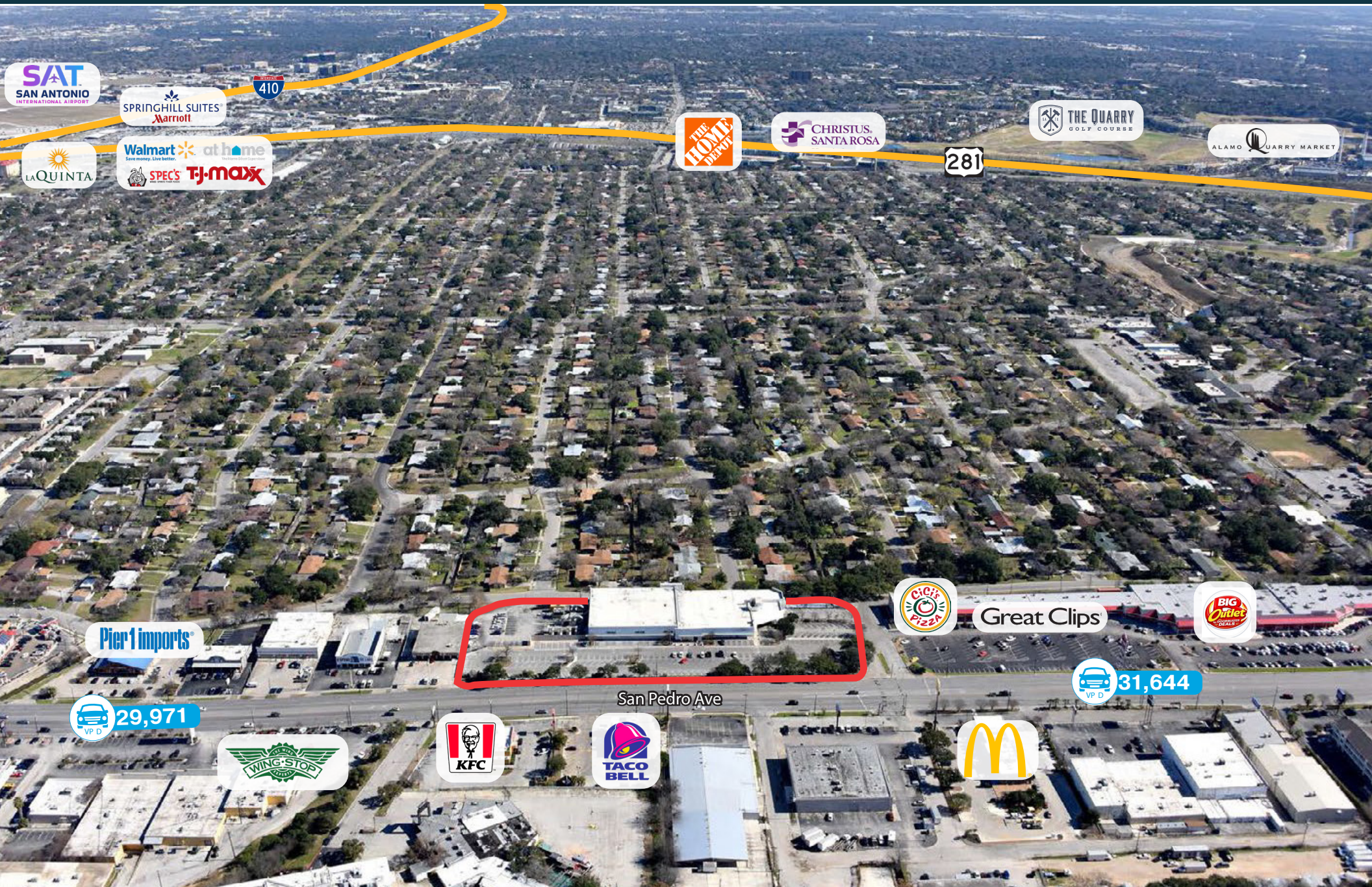
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SAT
SAN ANTONIO
INTERNATIONAL AIRPORT

SPRINGHILL SUITES
Marriott

410

LAQUINTA

Walmart
at home
SPECS TJ-maxx

THE HOME DEPOT

CHRISTUS
SANTA ROSA

THE QUARRY
GOLF COURSE

ALAMO QUARRY MARKET

281

Pier 1 imports

29,971

WING STOP

KFC

TACO BELL

San Pedro Ave

Cici's
Pizza

Great Clips

BIG
Outlet

31,644

McDonald's

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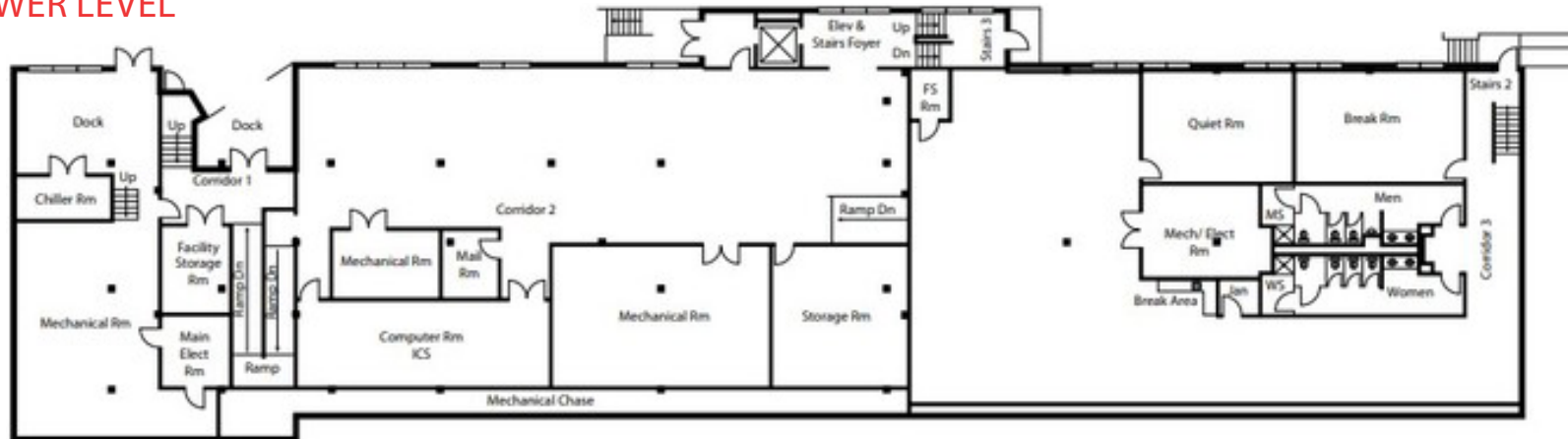
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PRIMARY LEVEL



LOWER LEVEL

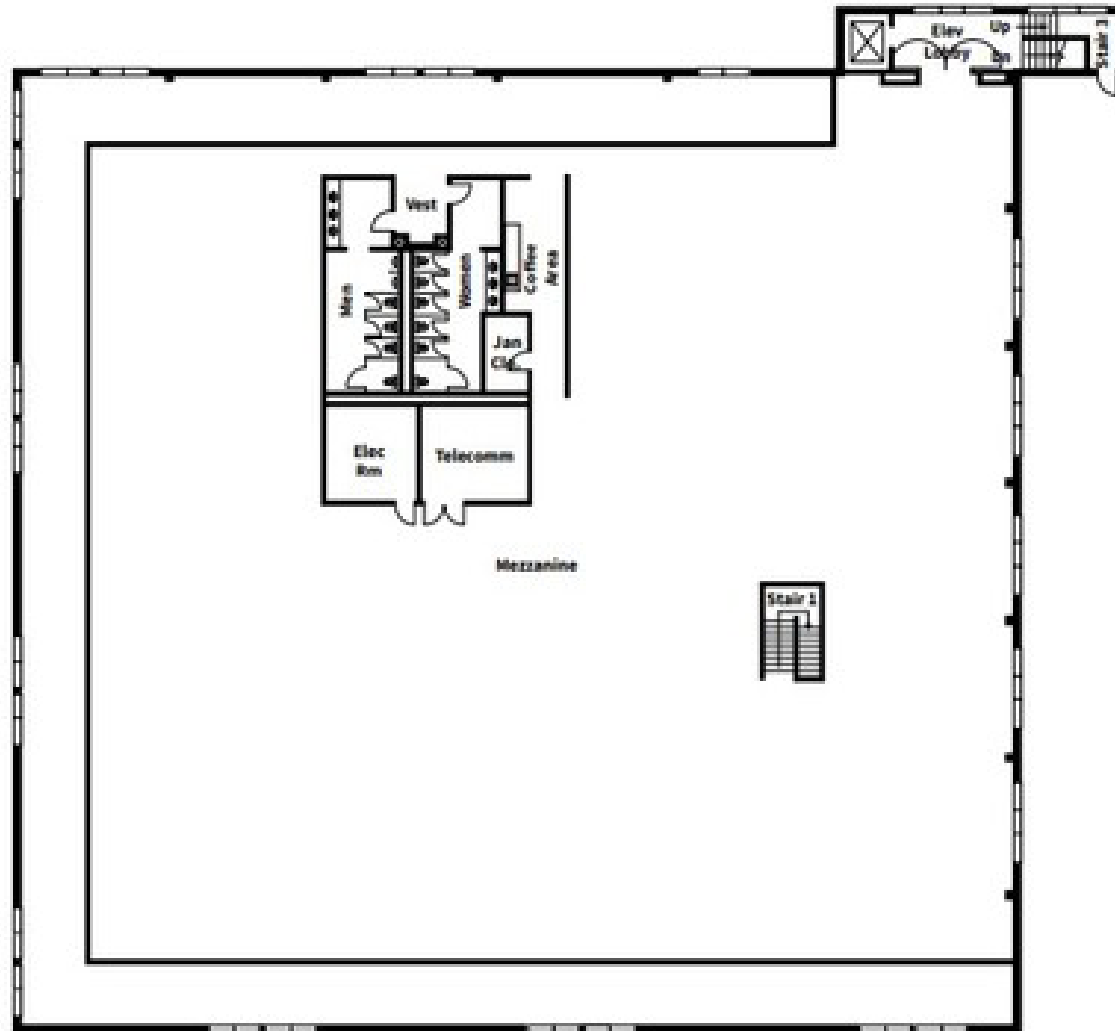


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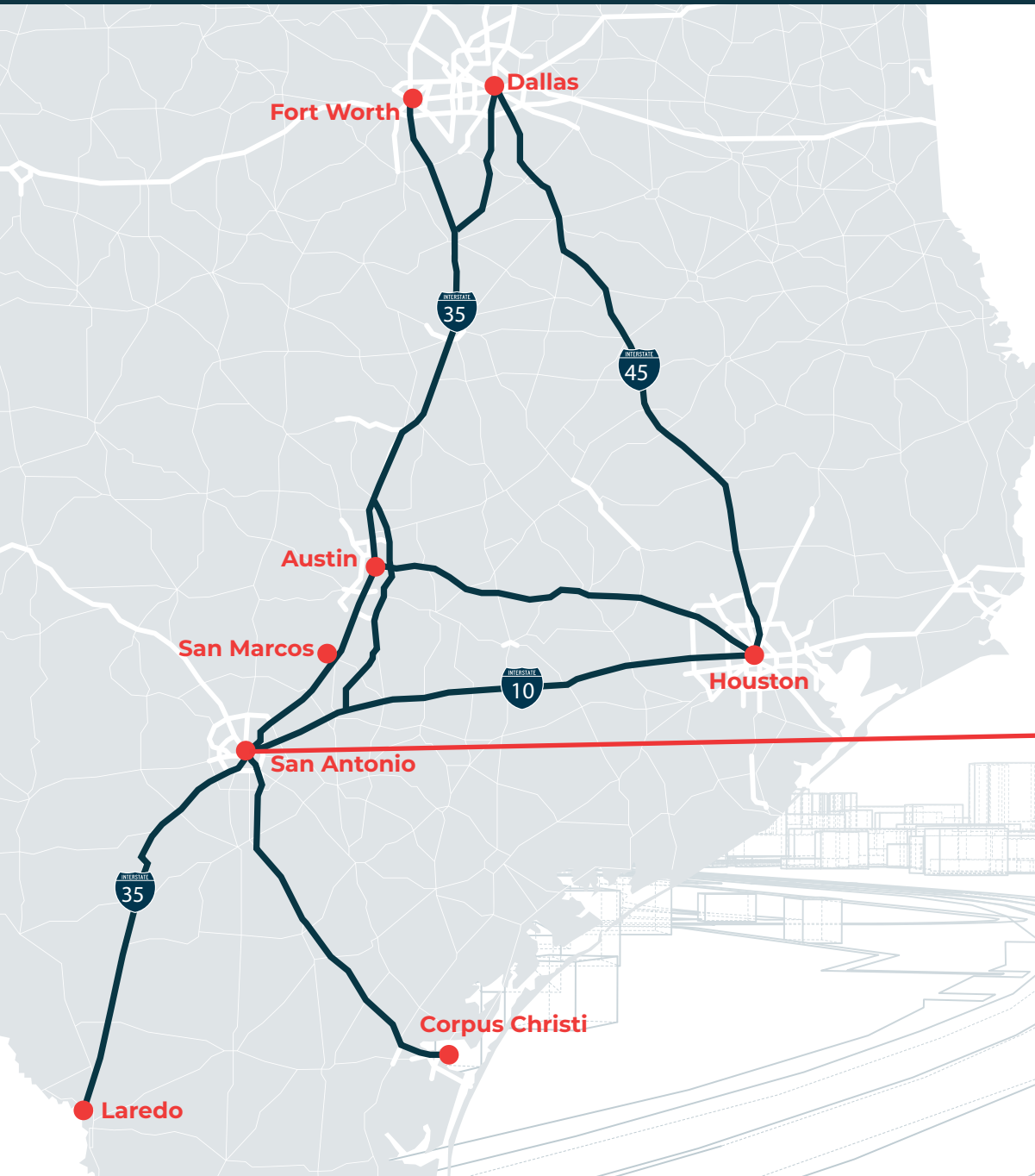
MEZZANINE



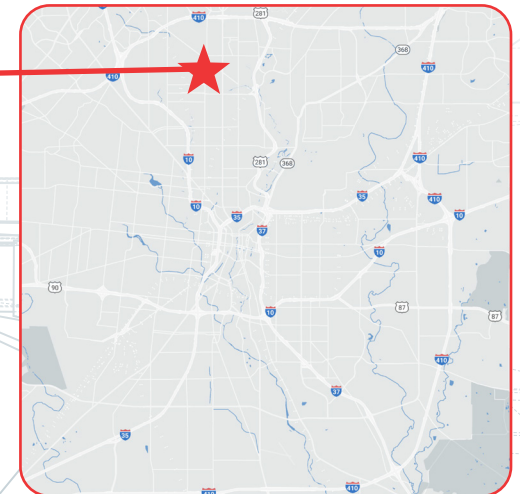
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	2 MILES	5 MILES	10 MILES
2025 population	52,475	324,787	1,194,576
Total consumer spending	\$540.4M	\$3.7B	\$12.6B
Median home value	\$261,779	\$317,000	\$261,474
Median age	39.1	38.1	37
2025 households	21,472	138,582	464,988
2030 households	22,705	146,219	489,762
Avg household income	\$78,551	\$88,122	\$85,862





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.

PCR Brokerage San Antonio, LLC	9003952	licensing@partnersrealestate.com	713-629-0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Ryan Kasten	574089	ryan.kasten@partnersrealestate.com	512-580-6061
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Roger Hill III	530167	roger.hill@partnersrealestate.com	210-827-4343
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date