

FOR LEASE

3857 E Southcross Blvd
San Antonio, TX 78222

● Pecan Plaza | ±23,221 SF

±1,930 – 4,902 SF AVAILABLE

SUMMARY

Property Specs

LEASE RATE	Please Contact Agent
NNN EXPENSES	Approximately \$4.31 PSF/Year
TOTAL AVAILABLE	Suite 105 ±4,902 SF [2nd Generation Restaurant] Suite 129 ±1,953 SF Suite 149 ±3,555 SF Suite 165 ±4,632 SF Suite 173 ±1,930 SF
LEASE TERM	3-5 Years
TYPE	Retail Neighborhood Center
ZONING	C-2/C-3



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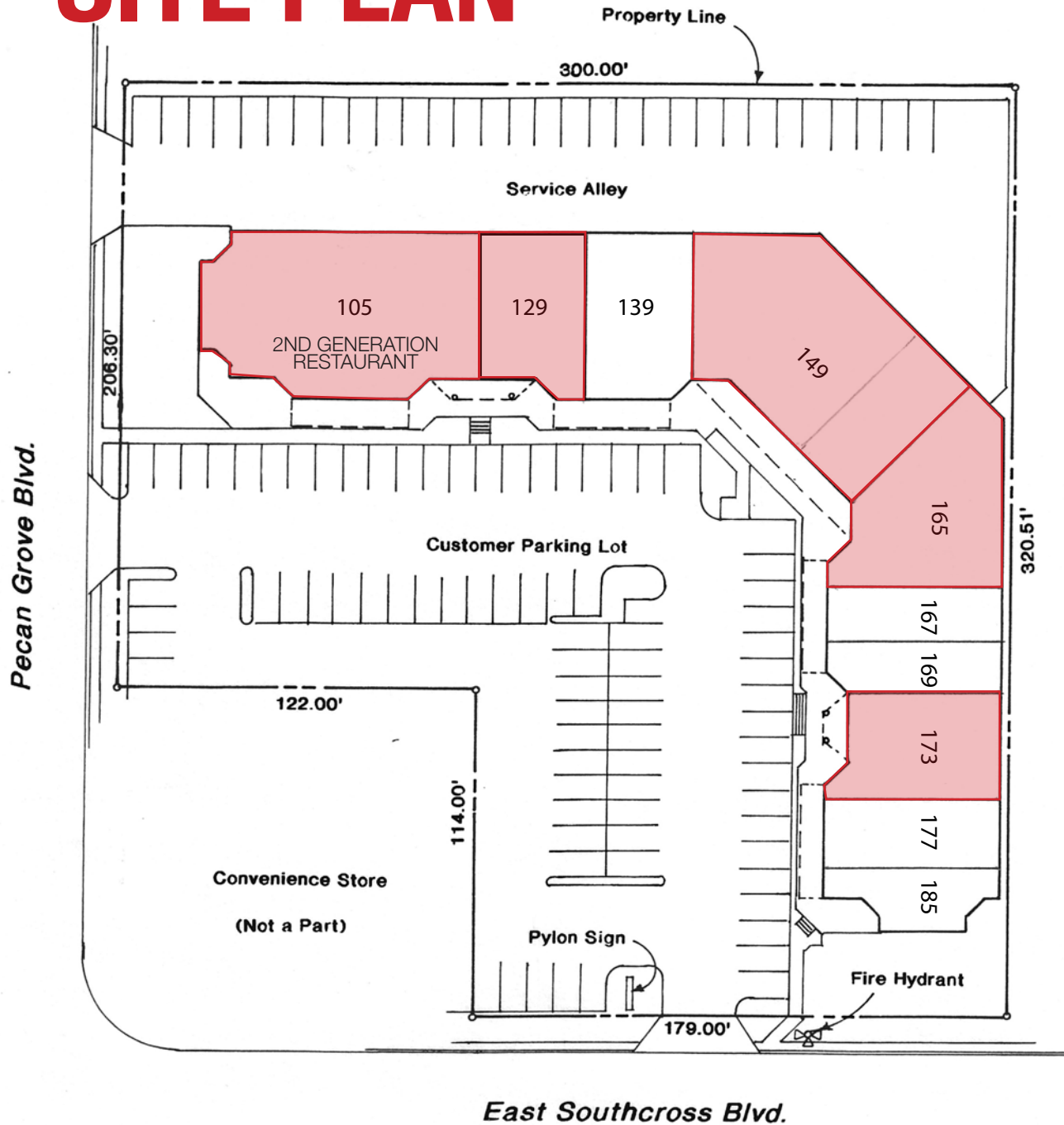




PHOTOS



SITE PLAN



SUITE	TENANT	SUITE SF
105	AVAILABLE	4,902 SF
129	AVAILABLE	1,953 SF
139	Capparelli's Italian Food & Pizza	2,080 SF
149	AVAILABLE	3,555 SF
165	AVAILABLE	4,632 SF
167 & 169	Mia Bella Nails	1,911 SF
173	AVAILABLE	1,930 SF
177	Level Up Cuts	1,100 SF
185	Vape Shop	1,158 SF

AVAILABLE UNITS

AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	10,392	89,498	179,895
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	3,769	32,133	64,516
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$73,710	\$64,562	\$65,390

Traffic Counts

STREET	AADT
E Southcross Blvd	11,972
Pecan Grove Dr	4,708

Cities Nearby

Waco, Texas	186 miles
Austin, Texas	85.4 miles
Houston, Texas	209 miles
Dallas, Texas	279 miles
Fort Worth, Texas	274 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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