



3015 San Pedro Ave

FOR SALE

Ideal Owner-Occupant Office Opportunity in Monte Vista

CBRE

S A N A N T O N I O , T X

F O R S A L E

3015 SAN PEDRO | 9,016 SF

3015 San Pedro Ave presents a rare chance for an owner-occupant to acquire a two-story, ±9,016 SF office building in one of San Antonio's most strategically connected Midtown corridors. The property could be fully owner occupied but does have options for flexible multi-tenant configurations to offset ownership costs.

Easy access to I-10 and US 281, and less than three miles from Trinity University, University of the Incarnate Word, San Antonio College, Brackenridge Park, the San Antonio Zoo, The Playhouse, Alamo Heights shopping and dining, and the Historic Pearl. Free parking with convenient access to downtown and other San Antonio business districts.

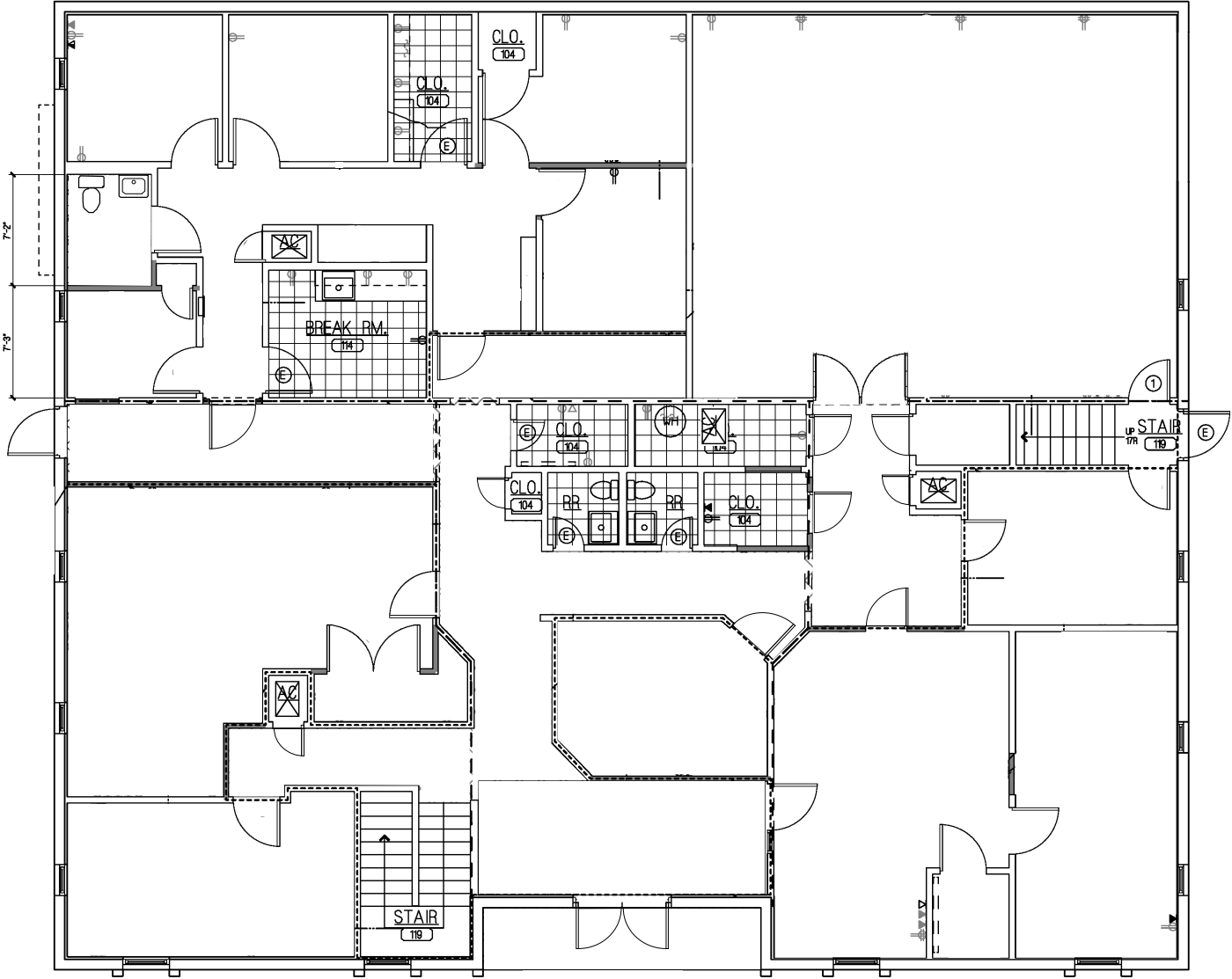
HIGHLIGHTS

- 2-Story Office Building | 9,016 SF
- Located North of Downtown in the Heart of the Monte Vista Neighborhood
- Ample Parking: 21 Surface Lots + Street Parking
- Easy Access to I-10 and US Hwy 281 and San Antonio International Airport
- Secure Entrance, Parking & Interior Cameras
- Solar Energy: Reduced Electricity Costs
- New Roof Installed 2026



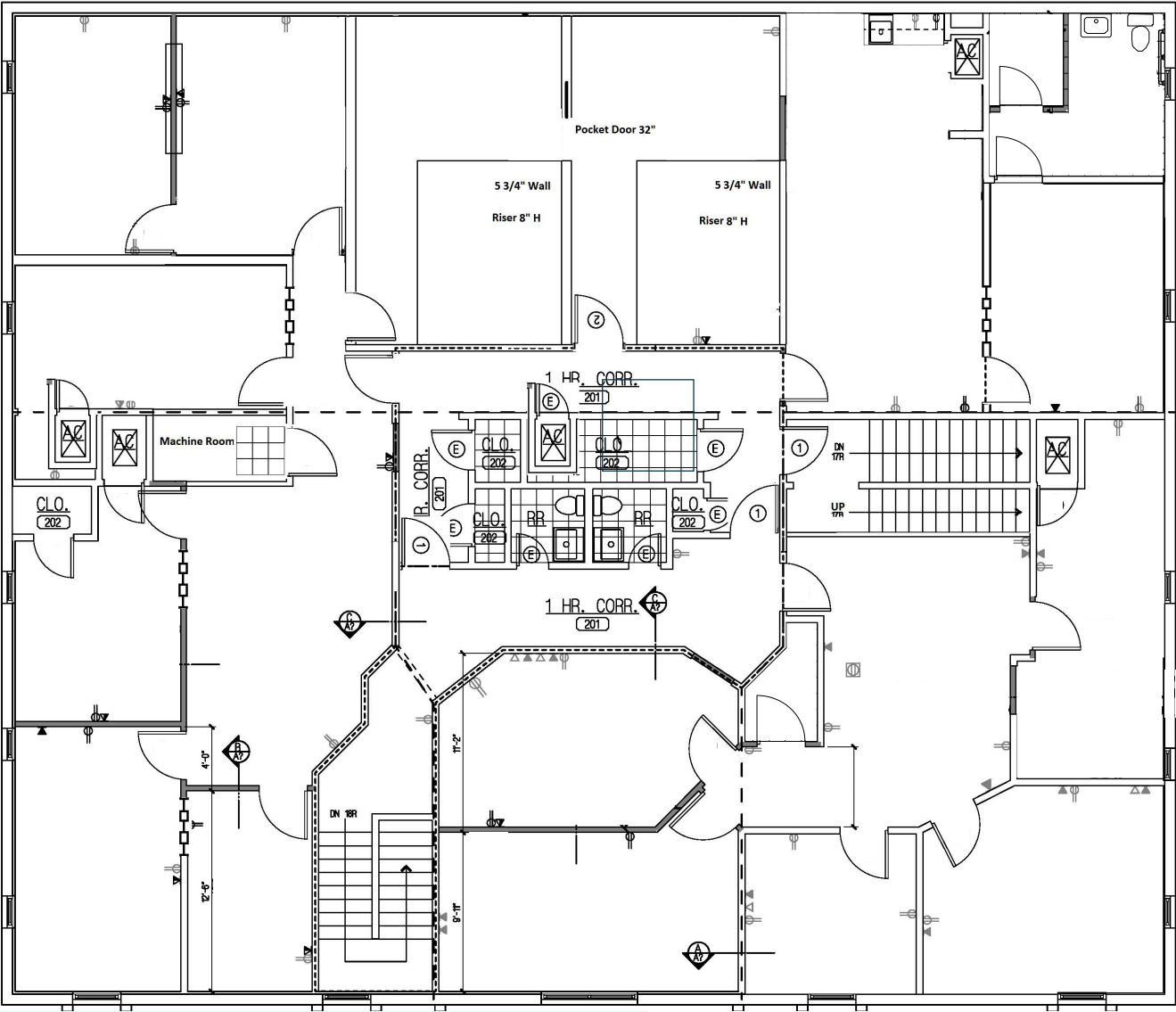
F O R S A L E

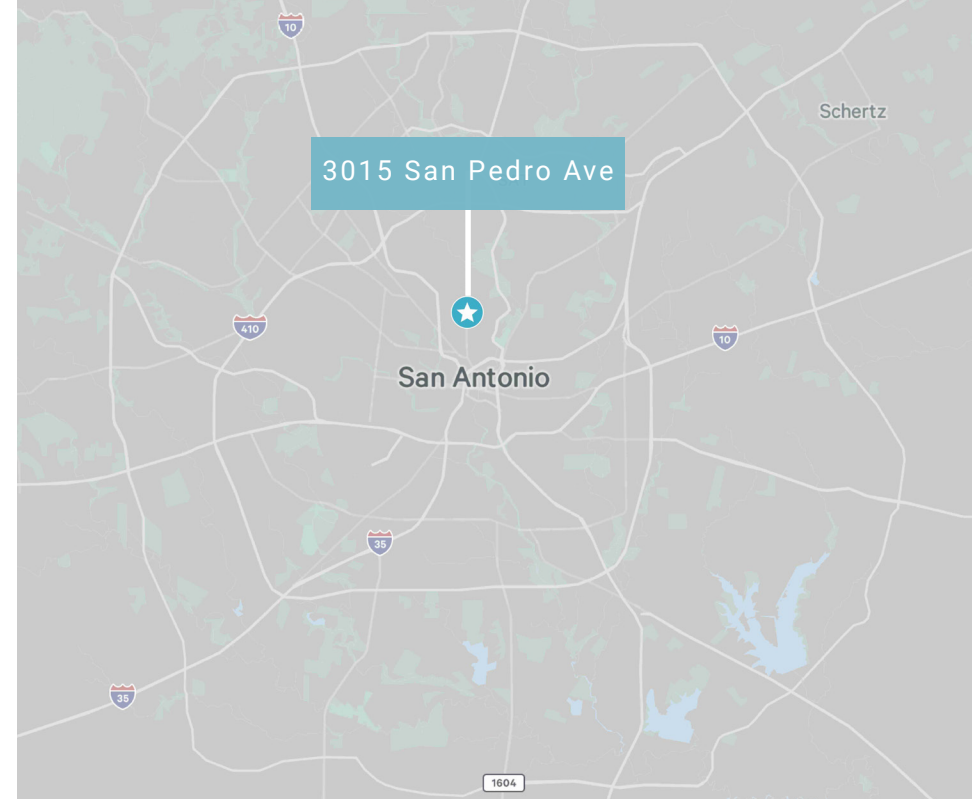
1ST FLOOR



F O R S A L E

2ND FLOOR





DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	2 MILES	3 MILES
POPULATION			
Population	18,807	130,563	343,188
Businesses	925	8,794	19,999
Daytime Population	19,902	226,768	508,003
HOUSEHOLD INCOME			
Average Household Income	\$115,799	\$96,078	\$85,897
Median Household Income	\$68,813	\$57,345	\$54,032
HOUSING UNITS			
Owner-Occupied Housing	45.6%	40.9%	42.0%
Renter-Occupied Housing	42.1%	46.3%	45.6%
Number of Units	8,303	59,874	152,724



3015
San Pedro Ave



C O N T A C T



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CBRE

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.

CBRE, Inc.

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Designated Broker of Firm

John Moake

Licensed Supervisor of Sales Agent/Associate

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Date

