

# Freestanding Building Available

6931 San Pedro Ave | San Antonio, TX



**FOR SALE | FOR LEASE**

16,982 SF

Building Size

0.90 AC

Parcel Size

\$2,795,000

Sale Price

\$18/SF, NNN

Lease Rate

## ABOUT THE PROPERTY

- Tenant Vacating September 30, 2026
- Retail showroom space with warehouse; dock high loading with large overhead door
- Building is approximately 85% conditioned, 15% warehouse
- Great visibility to busy San Pedro Ave in the heart of San Antonio retail corridor
- Close proximity to San Antonio Airport and North Star Mall

## JOIN THESE NEARBY RETAILERS



## TRAFFIC COUNTS

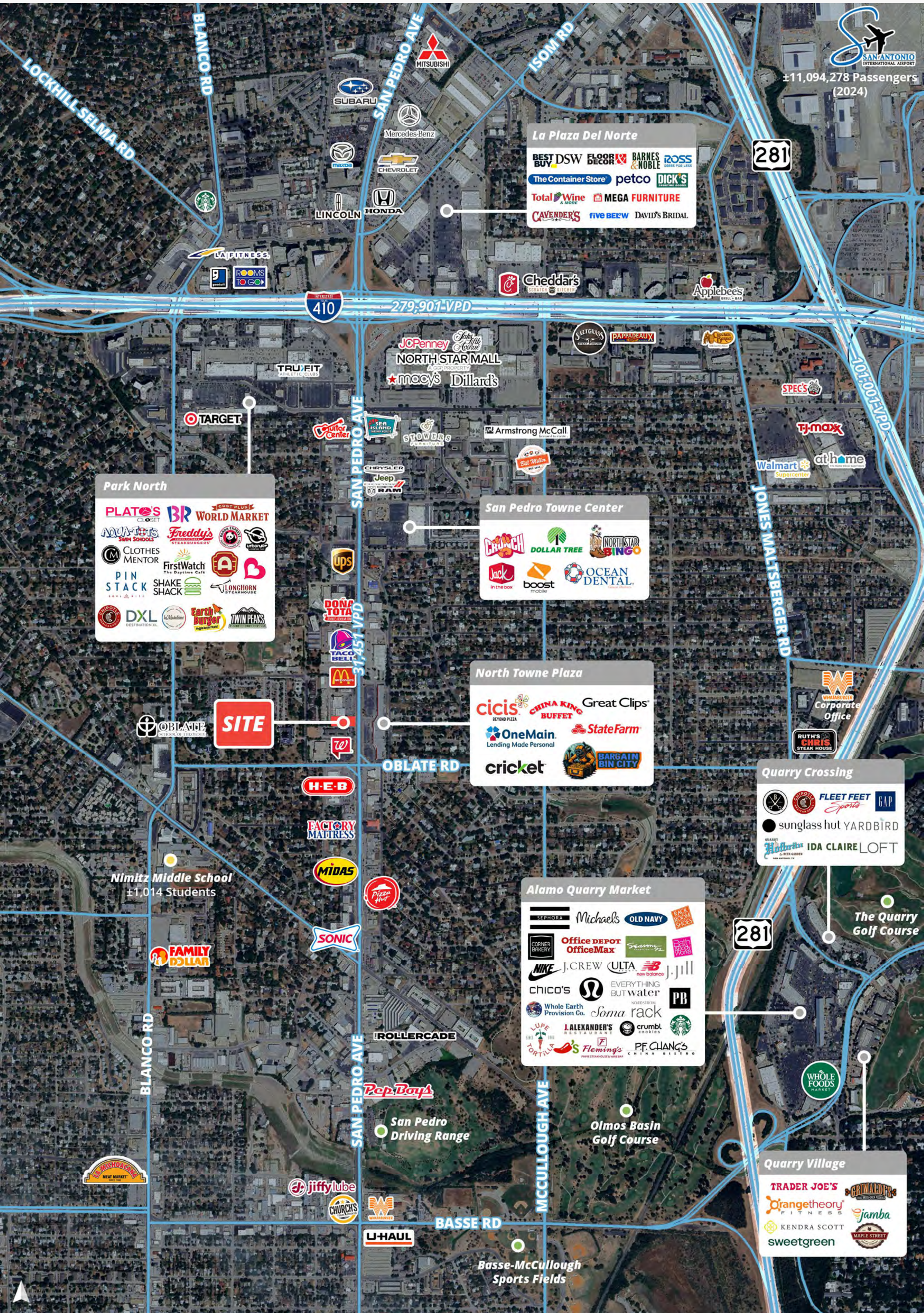
Interstate 410

279,901 VPD

San Pedro Ave

31,451 VPD

Year: 2024 | Source: TxDot



±11,094,278 Passengers (2024)

**La Plaza Del Norte**

- BEST BUY
- DSW
- FLOOR DECOR
- BARNES & NOBLE
- ROSS DRESS FOR LESS
- The Container Store
- petco
- DICK'S SPORTS & OUTDOORS
- Total Wine
- MEGA FURNITURE
- CAVENDER'S
- FIVE BELOW
- DAVID'S BRIDAL

**Park North**

- PLATOS CLOSET
- BR WORLD MARKET
- AQUA-TOTS SWIM SCHOOLS
- Freddy's STEAKBURGERS
- CLOTHES MENTOR
- FirstWatch The Daytime Cafe
- PIN STACK
- SHAKE SHACK
- LONGHORN STEAKHOUSE
- DXL DESTINATION XL
- Earth Burger
- TWIN PEAKS

**San Pedro Towne Center**

- CROUCH
- DOLLAR TREE
- NORTHSTAR SINGO
- Jack in the box
- boost mobile
- OCEAN DENTAL

**North Towne Plaza**

- cicis BEYOND PIZZA
- CHINA KING BUFFET
- Great Clips
- OneMain Lending Made Personal
- State Farm
- cricket
- BARGAIN BIN CITY

**Quarry Crossing**

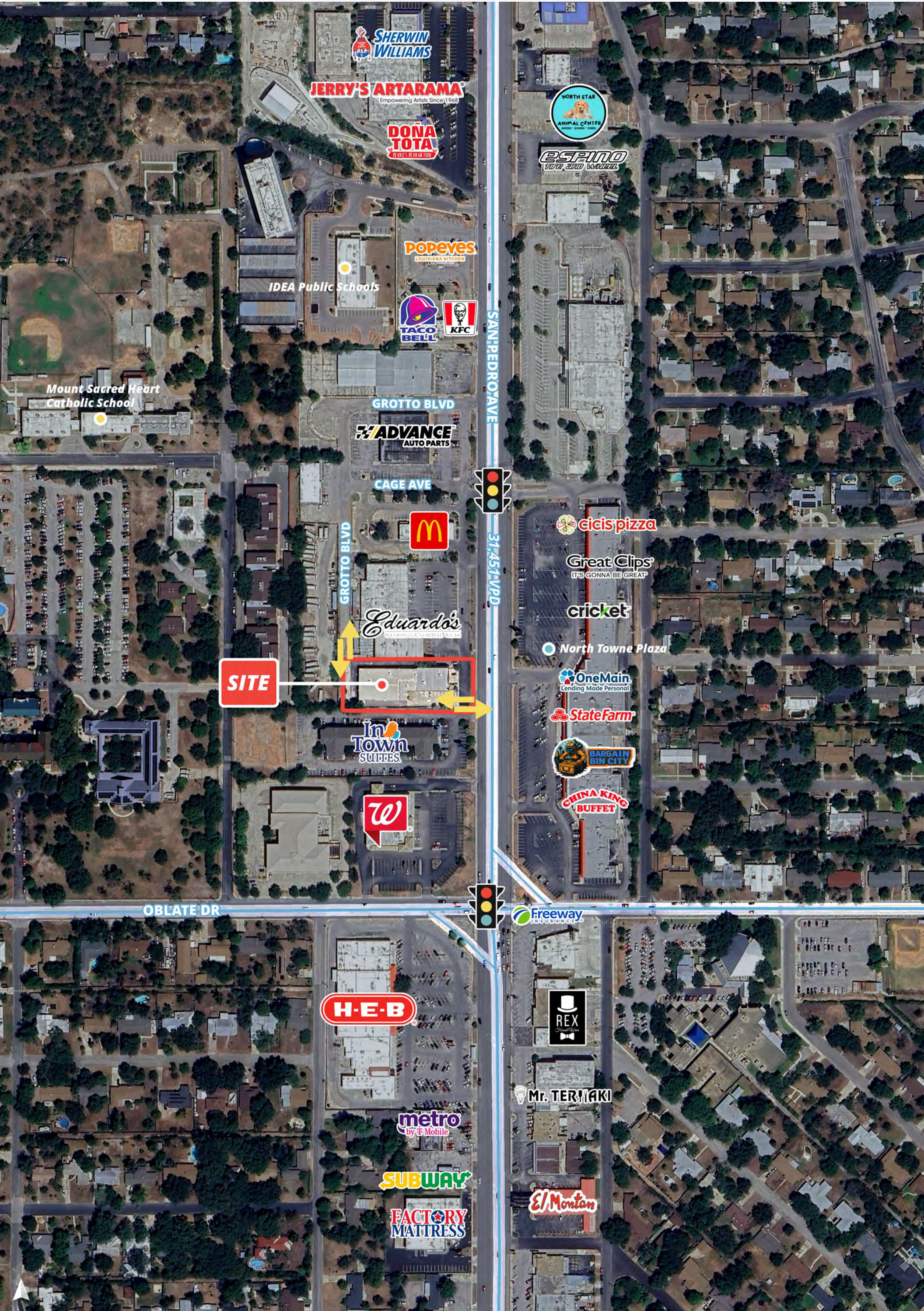
- FLEET FEET Sports
- GAP
- sunglass hut
- YARDBIRD
- IDA CLAIRE LOFT

**Alamo Quarry Market**

- SEPHORA
- Michaels
- OLD NAVY
- BACK ROOM SHOES
- CORNER BAKERY
- Office DEPOT
- OfficeMax
- J.CREW
- ULTA
- NIKE
- chico's
- EVERYTHING BUT WATER
- Whole Earth Provision Co.
- Soma rack
- LIFE TORTILLA
- J. ALEXANDER'S RESTAURANT
- crumbl COOKIES
- Fleming's
- P.F. CHANG'S

**Quarry Village**

- TRADER JOE'S
- Orangetheory FITNESS
- KENDRA SCOTT
- sweetgreen
- GRANDMA'S
- Jamba
- MAPLE STREET



**SITE**

**H-E-B**

**metro**  
by T-Mobile

**SUBWAY**

**FACTORY MATTRESS**

**JERRY'S ARTARAMA**  
Empowering Artists Since 1968

**DOÑA TOTA**  
CASA DE PASTELERIA

**POPEYES**  
LOUISIANA KITCHEN

**TACO BELL**

**KFC**

**ADVANCE**  
AUTO PARTS

**McDonald's**

**Eduardo's**  
RESTAURANTE MEXICANO

**InTown SUITES**

**Walgreens**

**cicis pizza**

**Great Clips**  
IT'S GONNA BE GREAT

**cricket**

North Towne Plaza

**OneMain**  
Lending Made Personal

**State Farm**

**BARGAIN BIN CITY**

**CHINA KING BUFFET**

**Freeway**  
INSURANCE

**REX**  
Dry Cleaning

**Mr. Teriyaki**

**El Montan**

SAN PEDRO AVE

31,451-VPD

OBLATE DR

GROTTO BLVD

CAGE AVE

Mount Sacred Heart Catholic School

IDEA Public Schools

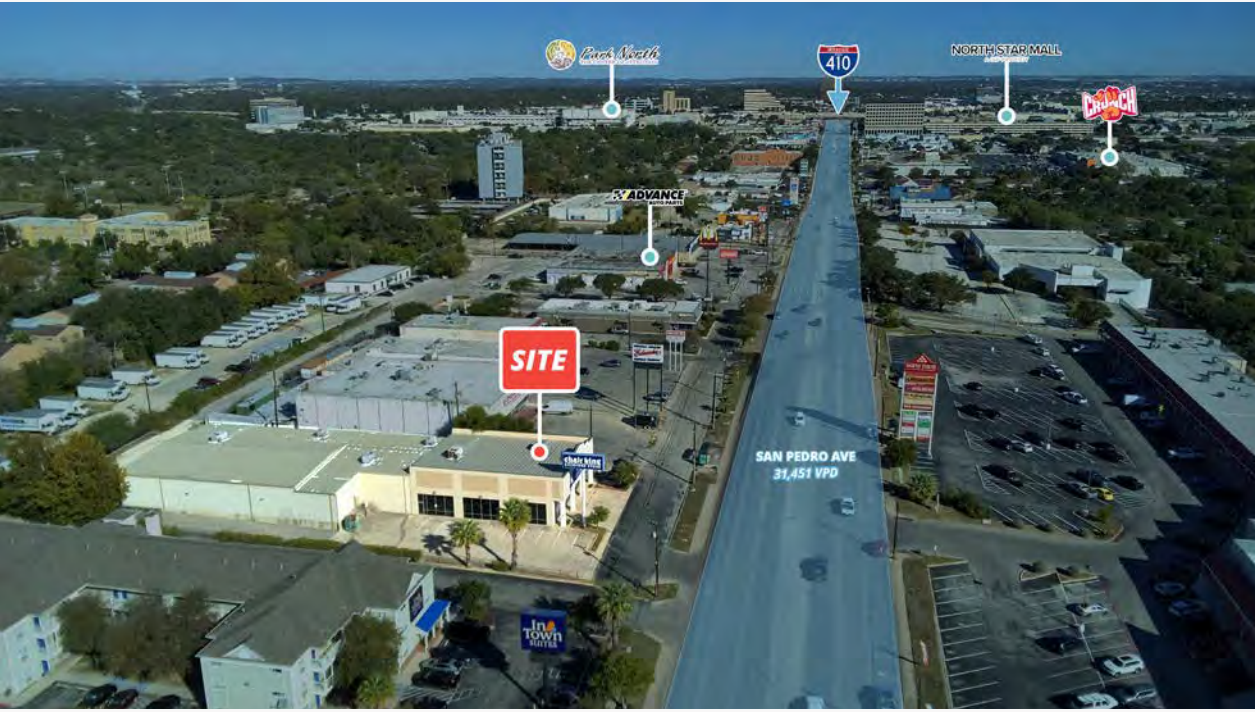
**Sherwin Williams**

**NORTH STAR ANIMAL CENTER**  
ADOPT - DONATE - FOSTER

**ESPINO**  
TIRE AND WHEEL

# Photos

6931 San Pedro Ave | San Antonio, TX



# Interior Photos

6931 San Pedro Ave | San Antonio, TX



## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 mile	3 miles	5 miles
2025 Estimated Population	12,090	106,460	306,044
2030 Projected Population	11,692	103,817	300,468
Proj. Annual Growth 2025 to 2030	-0.67%	-0.50%	-0.37%

### Daytime Population

	1 mile	3 miles	5 miles
2025 Daytime Population	22,775	166,791	469,731
Workers	16,171	115,677	326,410
Residents	6,604	51,114	143,321

### Income

	1 mile	3 miles	5 miles
2025 Est. Average Household Income	\$80,872	\$102,323	\$95,876
2025 Est. Median Household Income	\$60,776	\$63,794	\$61,619

### Households & Growth

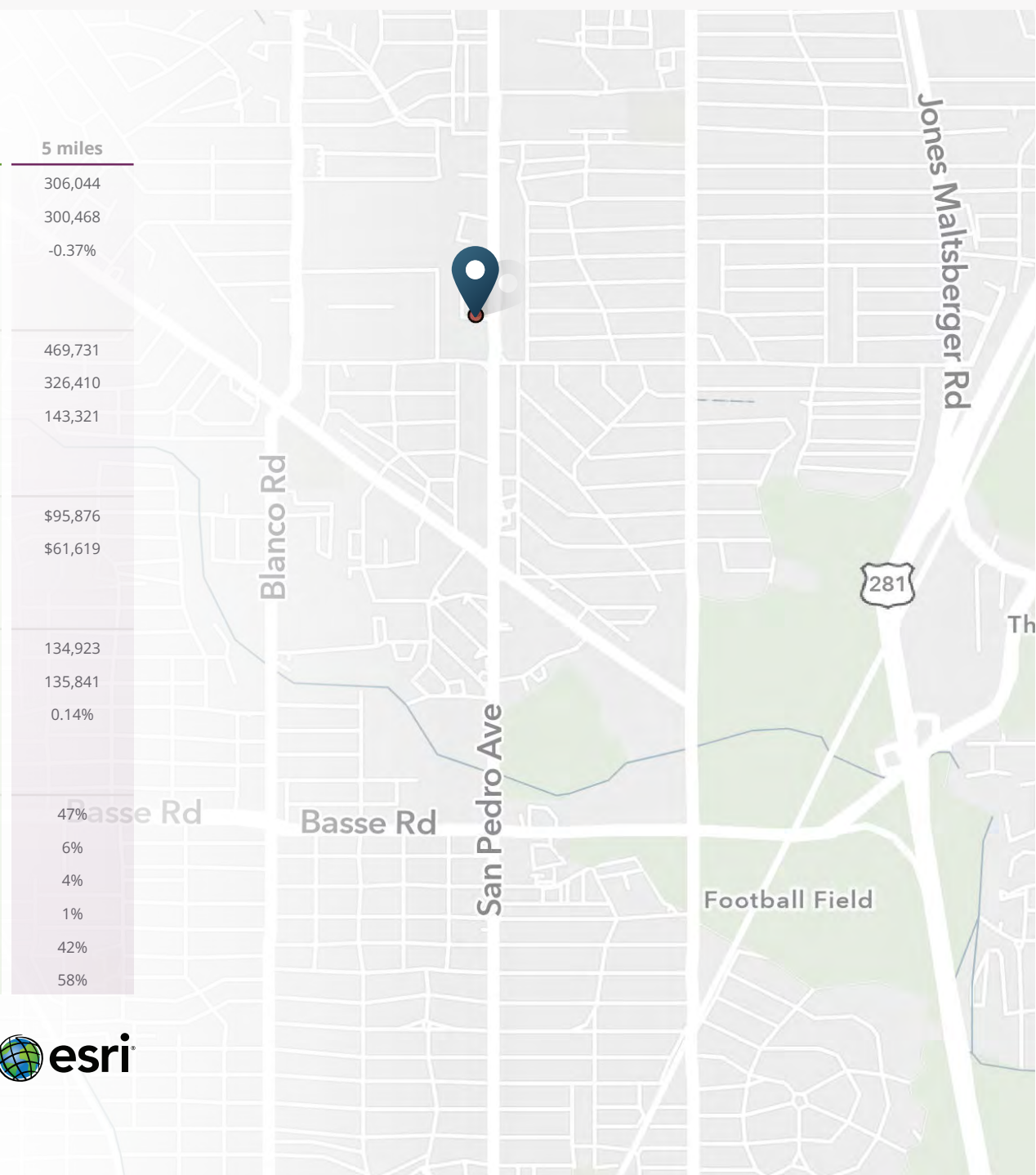
	1 mile	3 miles	5 miles
2025 Estimated Households	4,952	43,961	134,923
2030 Estimated Households	4,888	43,894	135,841
Proj. Annual Growth 2025 to 2030	-0.26%	-0.03%	0.14%

### Race & Ethnicity

	1 mile	3 miles	5 miles
2025 Est. White	42%	46%	47%
2025 Est. Black or African American	5%	3%	6%
2025 Est. Asian or Pacific Islander	1%	2%	4%
2025 Est. American Indian or Native Alaskan	2%	1%	1%
2025 Est. Other Races	49%	48%	42%
2025 Est. Hispanic (Any Race)	69%	66%	58%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE esri



# Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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

## **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.

**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.

SRS Real Estate Partners	9005621	ryan.johnson@srsre.com	512.236.4600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.540.3285

**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 or 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.

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