

# FOR LEASE

6900 San Pedro Ave  
San Antonio, TX 78216

SAN PEDRO AVE - 29,698 VPD

- Ideal Anchor Tenant Opportunity Within A Well Established Retail Corridor
- High Visibility And Strong Consumer Traffic
- Ample Parking

**±86,057 SF RETAIL CENTER**



# SUMMARY

## Property Specs

|                   |   |
|-------------------|---|
| LEASED PRICE      | <b>Call Broker for Pricing</b>  |
| TOTAL AVAILABLE   | Suite 115   ±5,375<br>Suite 117   ±8,640<br>Suite 118/119   ±31,254<br>Suite 121   ±3,000<br>Suite 154   ±2,437 |
| TOTAL BUILDING SF | <b>86,057 SF</b>  |
| ZONING            | <b>C-2</b>  |
| TYPE              | <b>Multi- Use Opportunity</b>   |

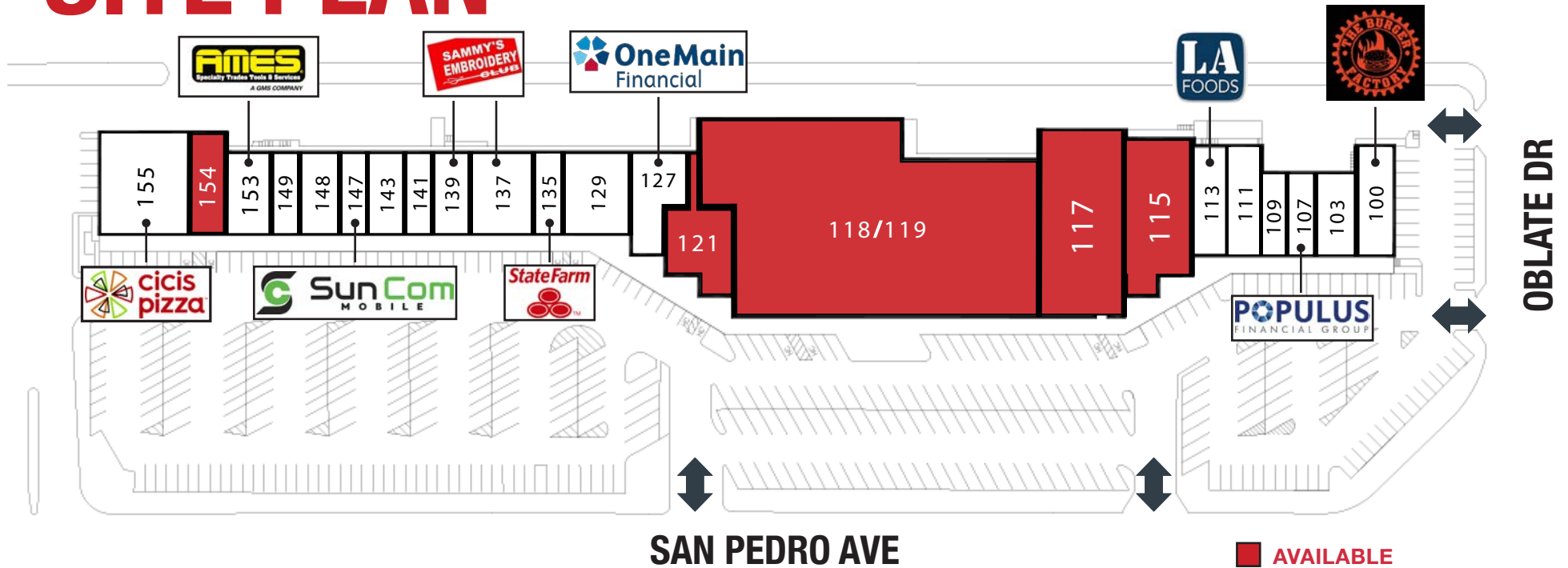
- Prime frontage on San Pedro Avenue with high visibility
- Nearby national tenants and high performing retailers increases traffic and consumer draw
- Ample parking with 403 parking spaces
- Prominent pylon sign
- Suite 118-119 includes a loading dock
- Suite 117 Turn Key Restaurant



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# SITE PLAN



| SPACE      | TENANT                       | SF           |
|------------|------------------------------|--------------|
| 100        | Burger Factory               |              |
| 103        | AKA Wireless                 |              |
| 107        | Populus Financial Group, Inc |              |
| 109        | J&S Tax Solutions, LLC       |              |
| 111        | KT Nails                     |              |
| 113        | L&A Food Division, LLC       |              |
| <b>115</b> | <b>AVAILABLE</b>             | <b>5,375</b> |
| <b>117</b> | <b>AVAILABLE</b>             | <b>8,640</b> |

| SPACE          | TENANT                       | SF            |
|----------------|------------------------------|---------------|
| <b>118/119</b> | <b>AVAILABLE</b>             | <b>31,254</b> |
| <b>121</b>     | <b>AVAILABLE</b>             | <b>3,000</b>  |
| 127            | OneMain Financial Group, LLC |               |
| 129            | Sequential Artworks, Inc     |               |
| 135            | State Farm                   |               |
| 137            | Sammy's Embroidery           |               |
| 139            | Sammy's Embroidery           |               |
| 141            | Syed Salahuddin              |               |

| SPACE      | TENANT            | SF           |
|------------|-------------------|--------------|
| 143        | Foot Spa          |              |
| 147        | Sun Com Mobile    |              |
| 148        | Lunas Room        |              |
| 149        | K&G Clippers, LLC |              |
| 153        | Ames Taping Tools |              |
| <b>154</b> | <b>AVAILABLE</b>  | <b>2,437</b> |
| 155        | CiCi's Pizza      |              |

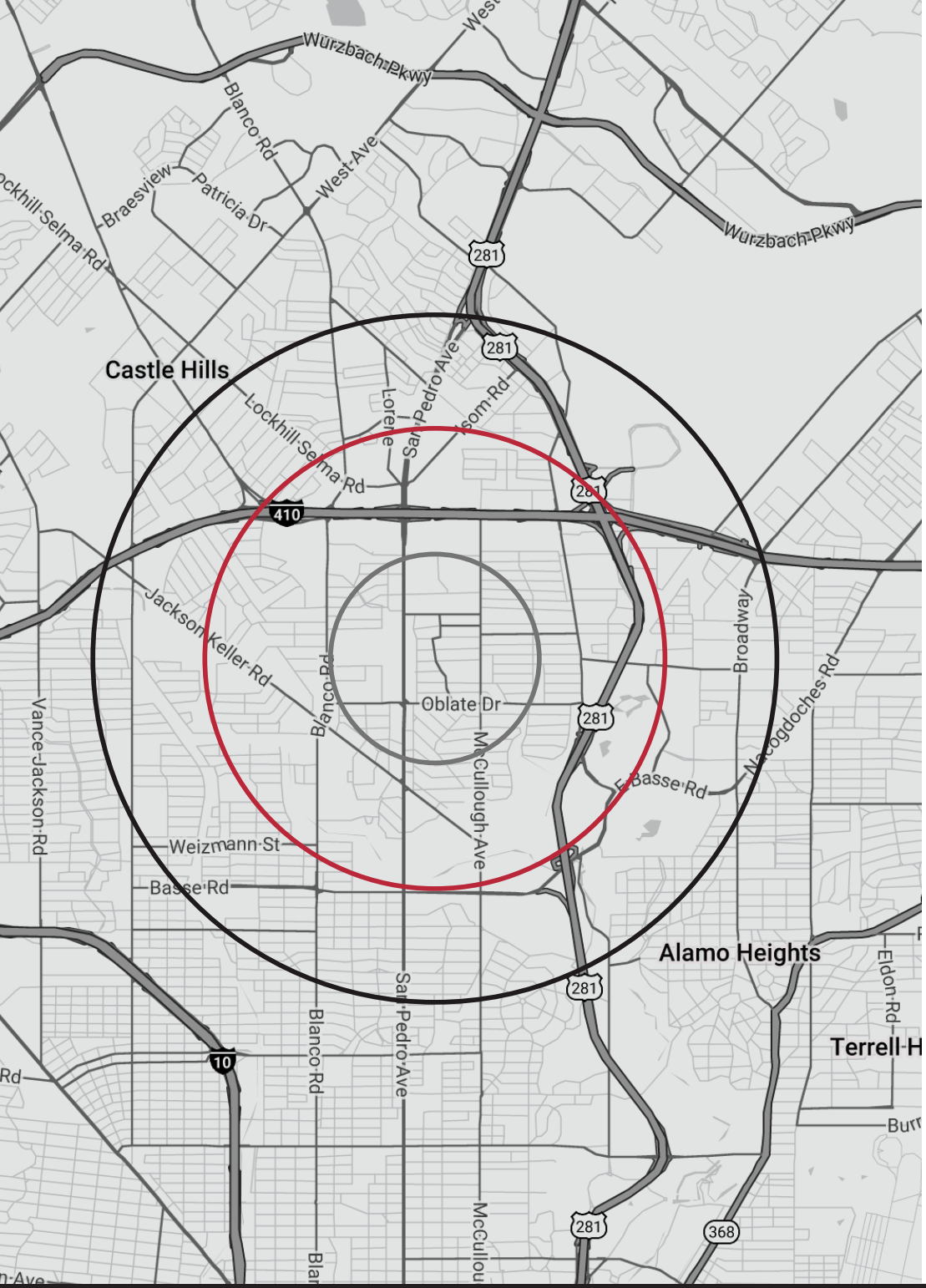


# AREA MAP

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







# DEMOGRAPHICS

| POPULATION             | 1-mile   | 3-mile    | 5-mile   |
|------------------------|----------|-----------|----------|
| 2025 Population        | 11,643   | 119,938   | 314,971  |
| HOUSEHOLDS             | 1-mile   | 3-mile    | 5-mile   |
| 2025 Households        | 4,634    | 50,001    | 134,293  |
| INCOME                 | 1-mile   | 3-mile    | 5-mile   |
| 2025 Average HH Income | \$76,269 | \$106,819 | \$91,423 |

## Traffic Counts

| STREET        | AADT    |
|---------------|---------|
| San Pedro Ave | 29,698  |
| I-410         | 267,348 |

## Cities Nearby

|                       |           |
|-----------------------|-----------|
| Austin, Texas         | 80 miles  |
| Corpus Christi, Texas | 143 miles |
| Laredo, Texas         | 157 miles |
| Houston, Texas        | 197 miles |

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