



FOR LEASE

6900 San Pedro Ave
San Antonio, TX 78216

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

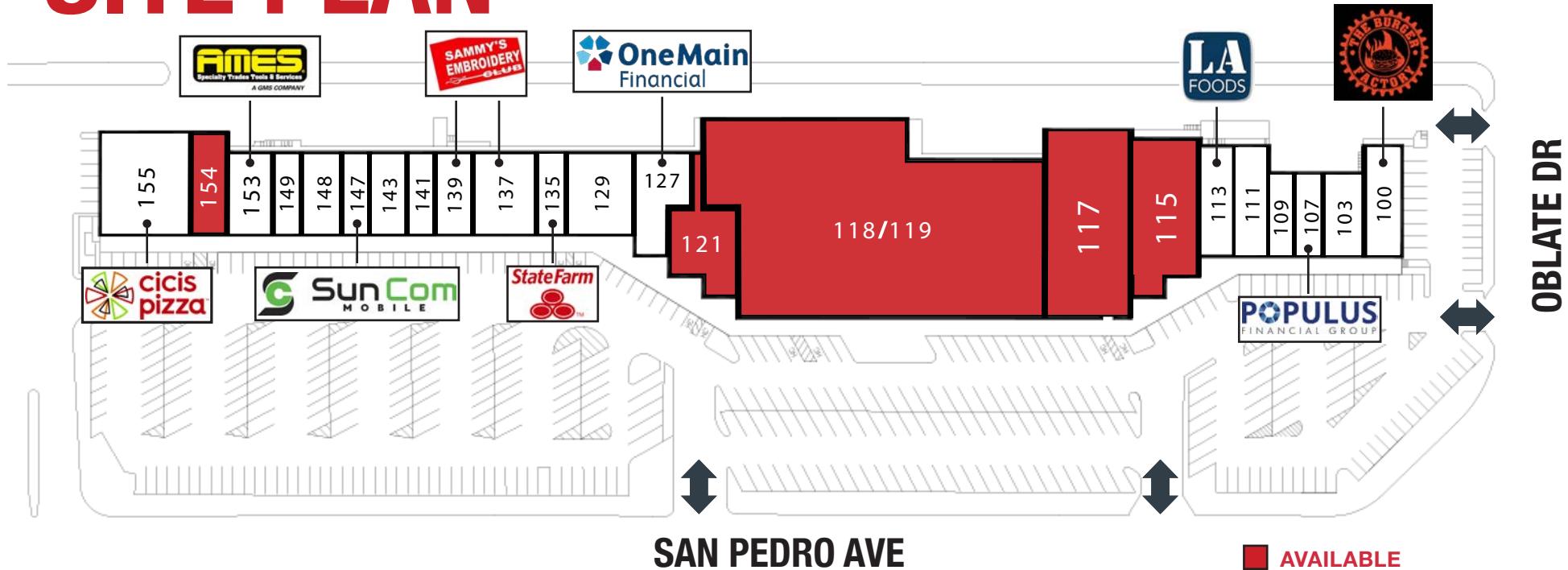
- Prime frontage on San Pedro Avenue with high visibility
- Nearby national tenants and high performing retailers increases traffic and consumer draw
- Ample parking with 403 parking spaces
- Prominent pylon sign
- Suite 118-119 includes a loading dock
- Suite 117 Turn Key Restaurant



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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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	
115	AVAILABLE	5,375
117	AVAILABLE	8,640

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

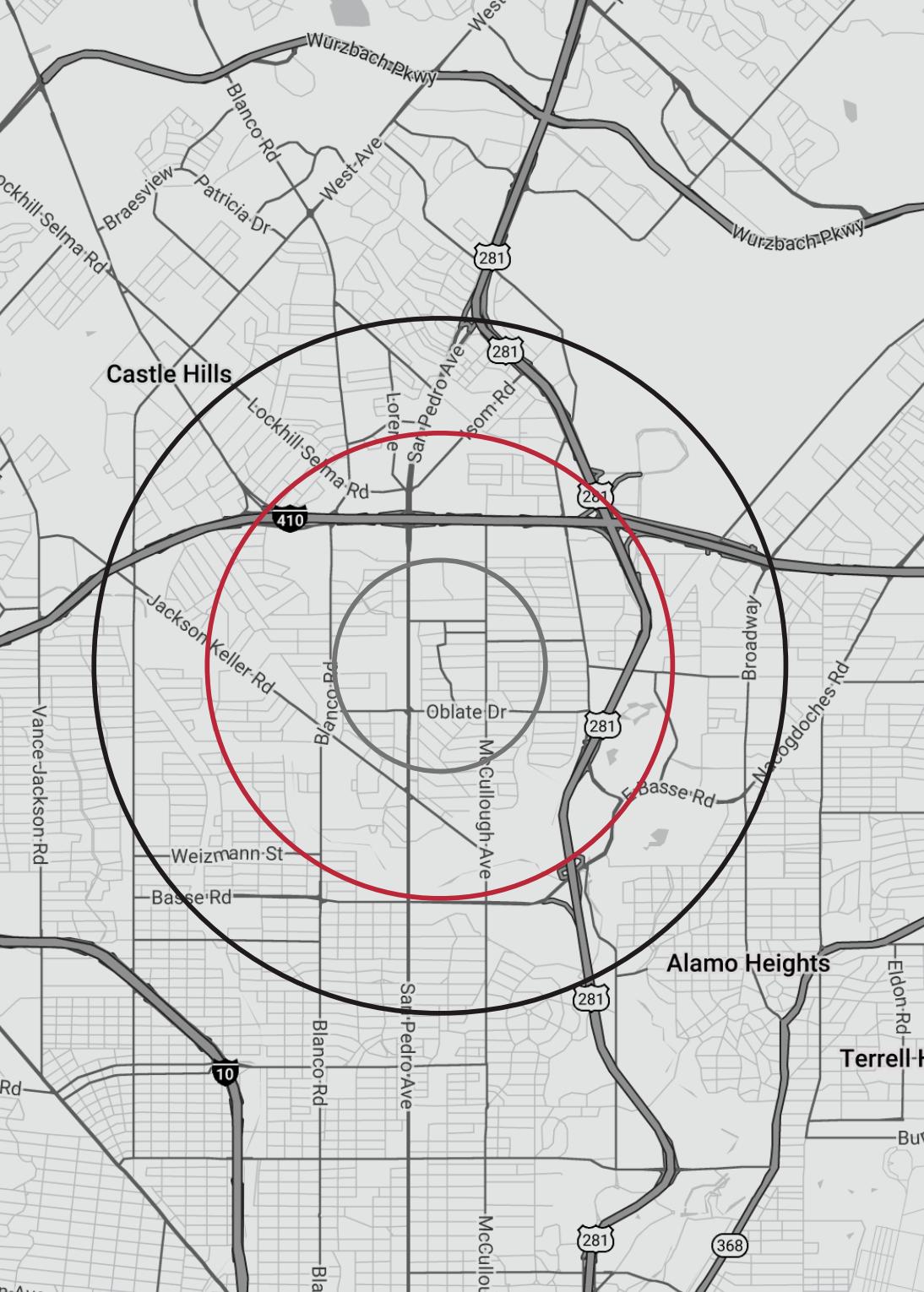
SPACE	TENANT	SF
143	Foot Spa	
147	Sun Com Mobile	
148	Lunas Room	
149	K&G Clippers, LLC	
153	Ames Taping Tools	
154	AVAILABLE	2,437
155	CiCi's Pizza	

AREA MAP

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



DEMOGRAPHICS



	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
29,698
267,348

San Pedro Ave

I-410

Cities Nearby

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

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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 Excel. 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.

Non-Warranty

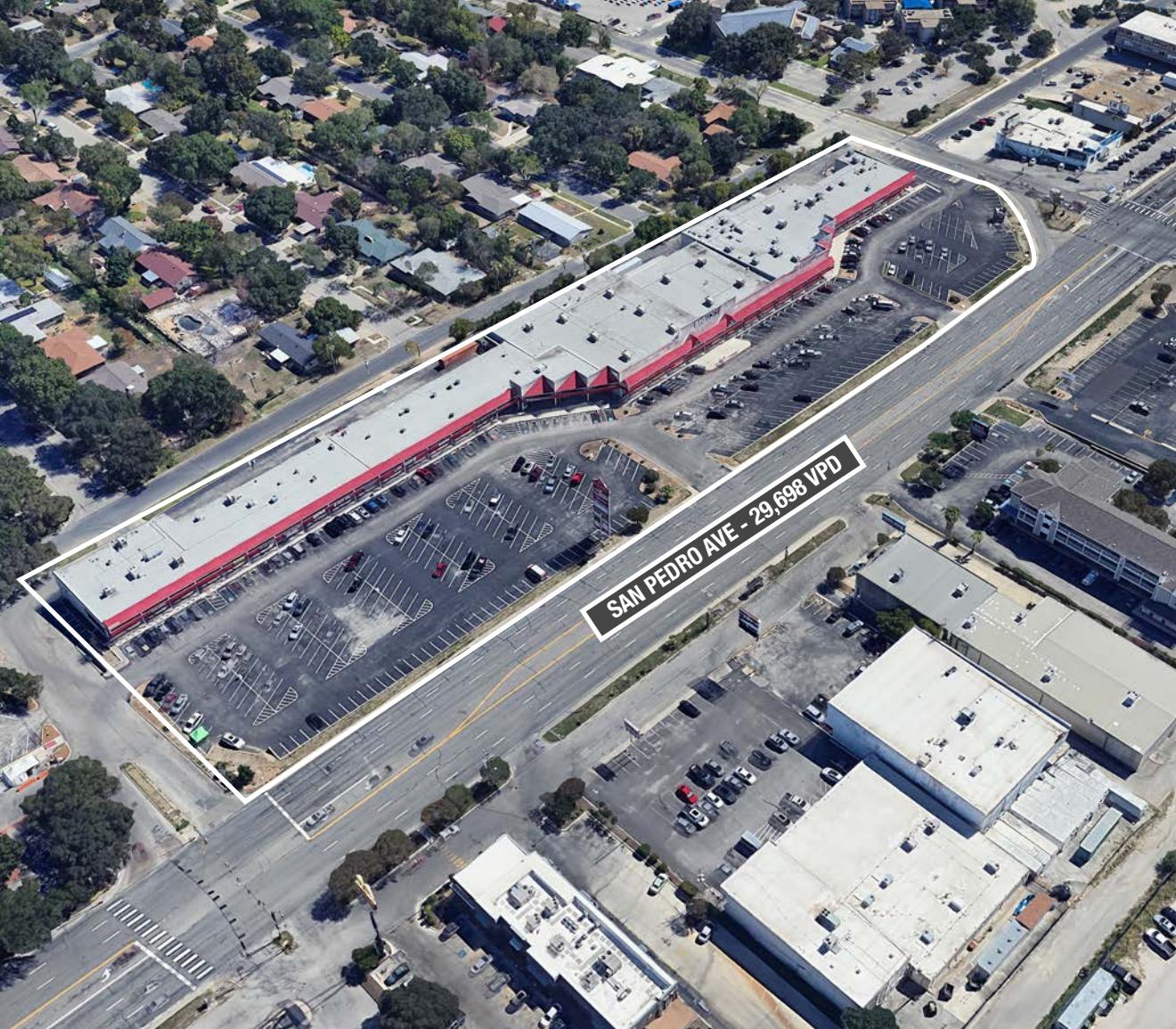
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Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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