



1905 NOGALITOS ST.

SAN ANTONIO, TX 78225

COMMERCIAL LEASING OPPORTUNITY

CALL FOR PRICE

Presented by Antoinette Lutz | Commercial Director
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A Flexible Commercial Opportunity on Nogalitos

1905 Nogalitos Street offers a versatile commercial leasing opportunity along the established Nogalitos corridor in San Antonio. The property combines approximately 3,619 square feet of building space with strong street visibility, convenient access to I-10, I-35 and Downtown, and a layout that can support a variety of commercial users.

PROPERTY AT A GLANCE

- ±3,619 SF building
- C-3R zoning
- Commercial property offered for lease
- Call for price
- High-visibility Nogalitos corridor location
- Convenient access to I-10, I-35 and Downtown San Antonio
- Flexible space suitable for a variety of commercial uses

1905 Nogalitos Street

San Antonio, Texas 78225

±3,619 SF

BUILDING SIZE

C-3R

ZONING

FOR LEASE

AVAILABILITY

CALL FOR PRICE

PRICING

POSITIONING

- High visibility along the Nogalitos commercial corridor.
- Convenient connectivity to major highways and central San Antonio.
- Combination of finished commercial space and functional back-of-house/warehouse areas.
- Potential fit for retail, office, showroom, medical, professional services and other uses permitted by applicable zoning and regulations.

Prospective tenants should independently verify zoning, permitted uses, measurements and property condition.



FRONT / CUSTOMER-FACING INTERIOR



FLEXIBLE FINISHED SPACE



WAREHOUSE / OPEN WORK AREA





CENTRAL SAN ANTONIO CONNECTIVITY

The property is positioned on the Nogalitos corridor with convenient access to I-10, I-35 and Downtown San Antonio. The location provides visibility for customer-facing businesses while maintaining practical access for employees, vendors and service traffic.

- Nogalitos Street frontage and visibility
- Easy access to I-10 and I-35
- Minutes from Downtown San Antonio
- Established surrounding commercial and neighborhood base

A Space That Can Adapt to the User

The property offers a mix of finished commercial space and functional service/warehouse areas, giving a future tenant flexibility in how the building is used. The C-3R zoning and central location make the property worth consideration for a broad range of business concepts, subject to independent verification and required approvals.

POTENTIAL USER PROFILES

- Retail or showroom users
- Professional or service-oriented office
- Medical or related commercial services
- Owner-operated businesses needing customer-facing and back-of-house space
- Other commercial users compatible with applicable C-3R requirements

PRICING: CALL FOR PRICE

Contact Antoinette Lutz for leasing information, property questions and showing availability.

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This Offering Memorandum is provided for informational purposes only. Information has been obtained from sources believed reliable but has not been independently verified. Prospective tenants should conduct their own due diligence regarding dimensions, zoning, permitted uses, condition, utilities and all other matters.