

OFFICE BUILDING FOR SALE

420 BALTIMORE AVE &
425 CAMDEN ST

420 BALTIMORE AVE, SAN ANTONIO, TX 78215

Presented By

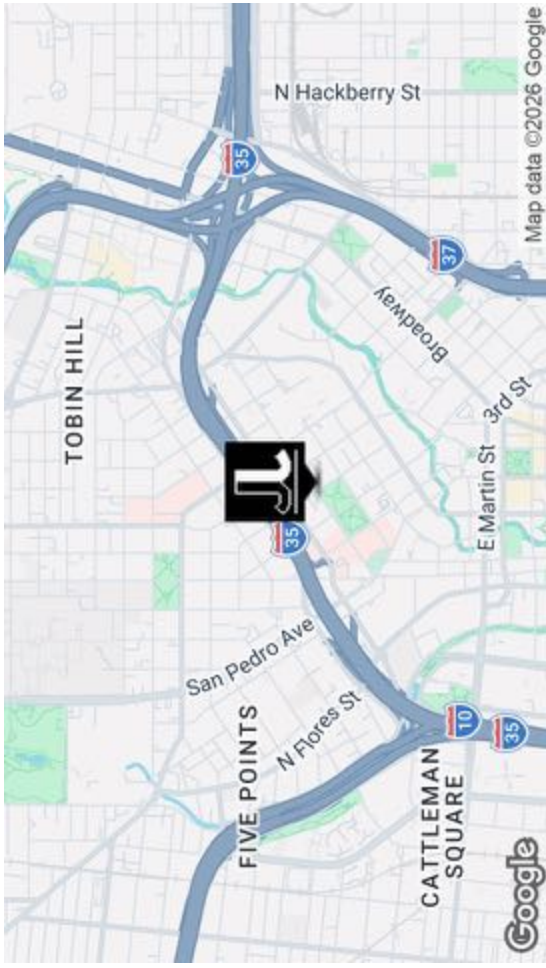
JEREMY JESSOP

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824 Broadway St. Suite 110, San Antonio, TX 78215

Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,295,000
Building Size:	4,990 SF
420 Baltimore Lot:	0.23 AC
425 Camden Lot:	0.14 AC
Price / SF:	\$259.52
Zoning:	FBZ T5 1

PROPERTY OVERVIEW

Professional office building across from Madison Park. Excellent location near many medical offices and Baptist Medical Center as well as within walking distance to San Antonio Central Library, UTSA Southwest Campus, CPS, Tobin Center for the Performing Arts and The River Walk and a short mile drive to the Bexar County Court House. Ample parking with 9 parking spaces on site and additional 18-20 at 425 Camden St steps from the building. Flexible floor plan allows for single or multiple tenants. Professional office finish out, the layout includes large central conference room, multiple private offices, additional conference rooms, storage, built in shelves and cabinetry.

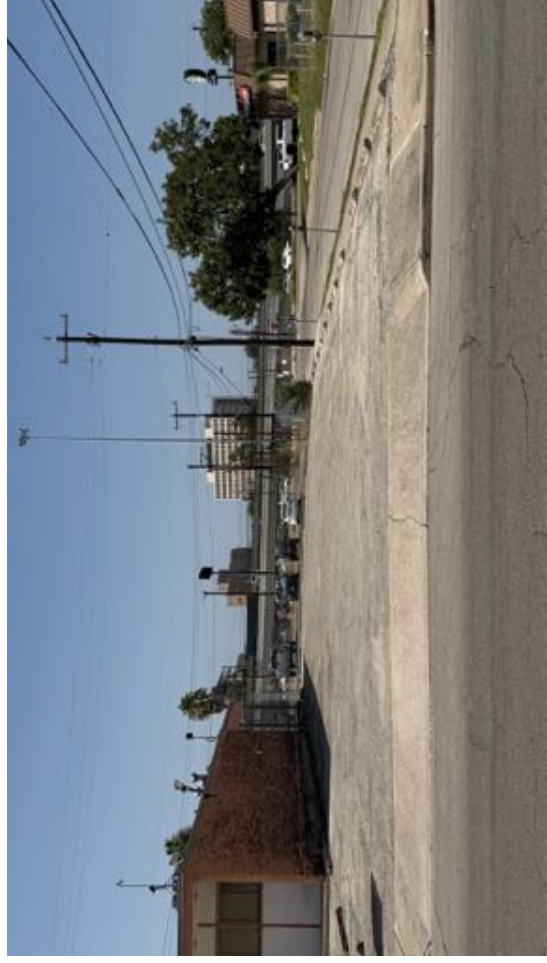
PROPERTY HIGHLIGHTS

- Convenient location in the CBD in Downtown with easy access to/from I-35.
- Brick building with many tall windows providing abundant natural light.
- Lots of mature palms and trees around the property.
- Horseshoe driveway for convenient pick up and drop off.
- 4 covered parking spaces.

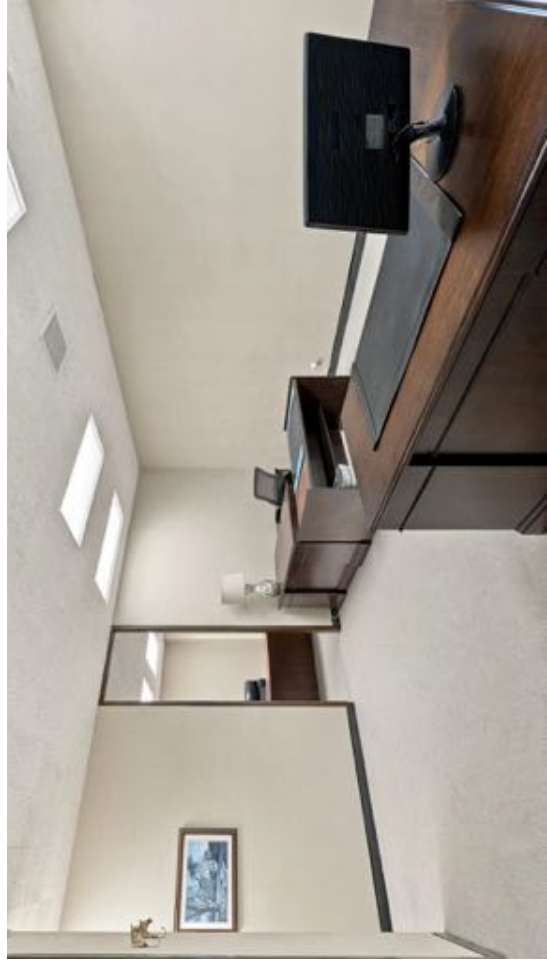


FLOOR PLAN CREATED BY SQUARESPACE APP. MEASUREMENTS ARE APPROXIMATE. DIMENSIONS ARE IN FEET. SCALE: 1/8" = 1'-0"

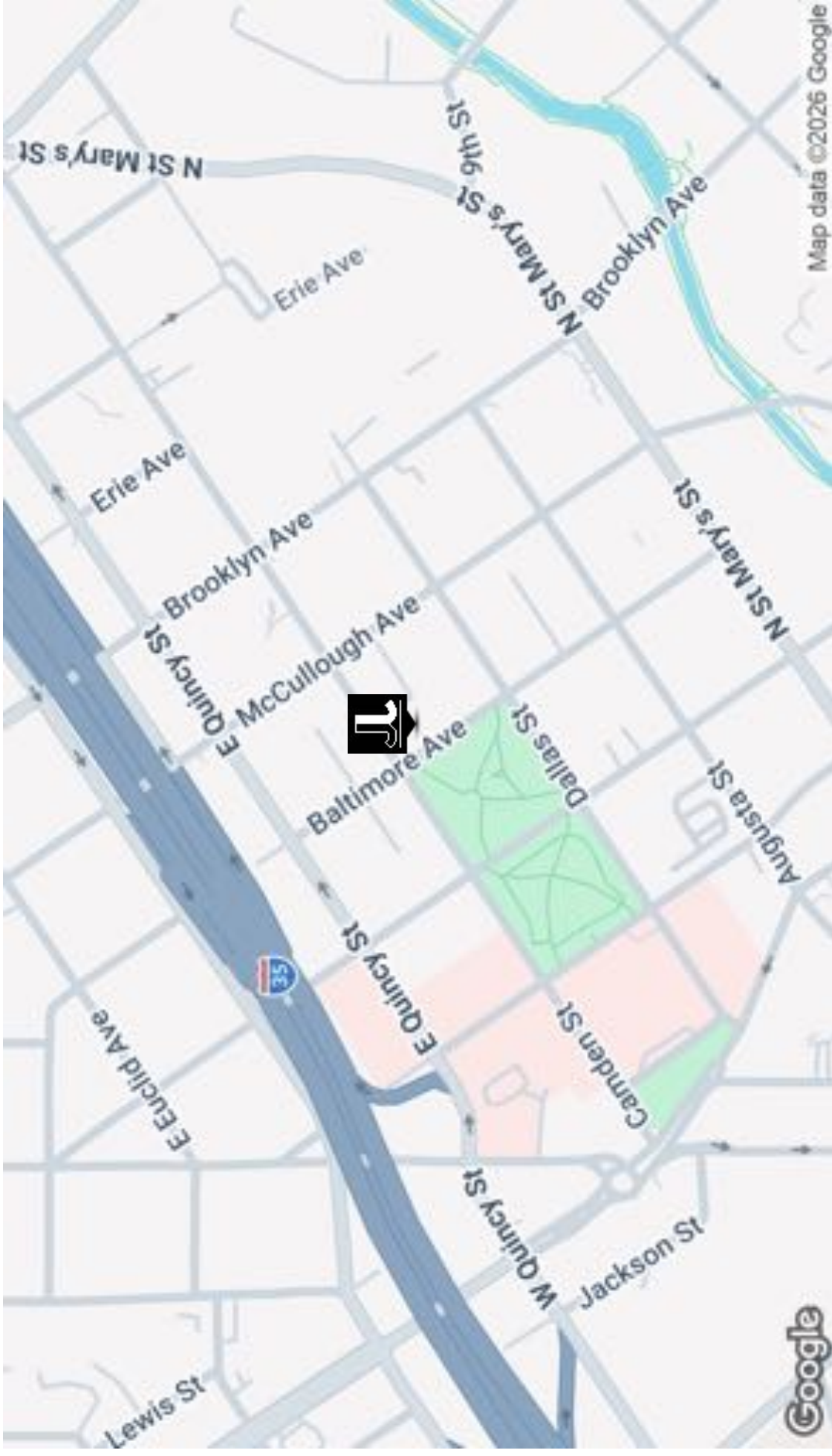
Exterior Photos



Interior Photos



Location Map



Aerial

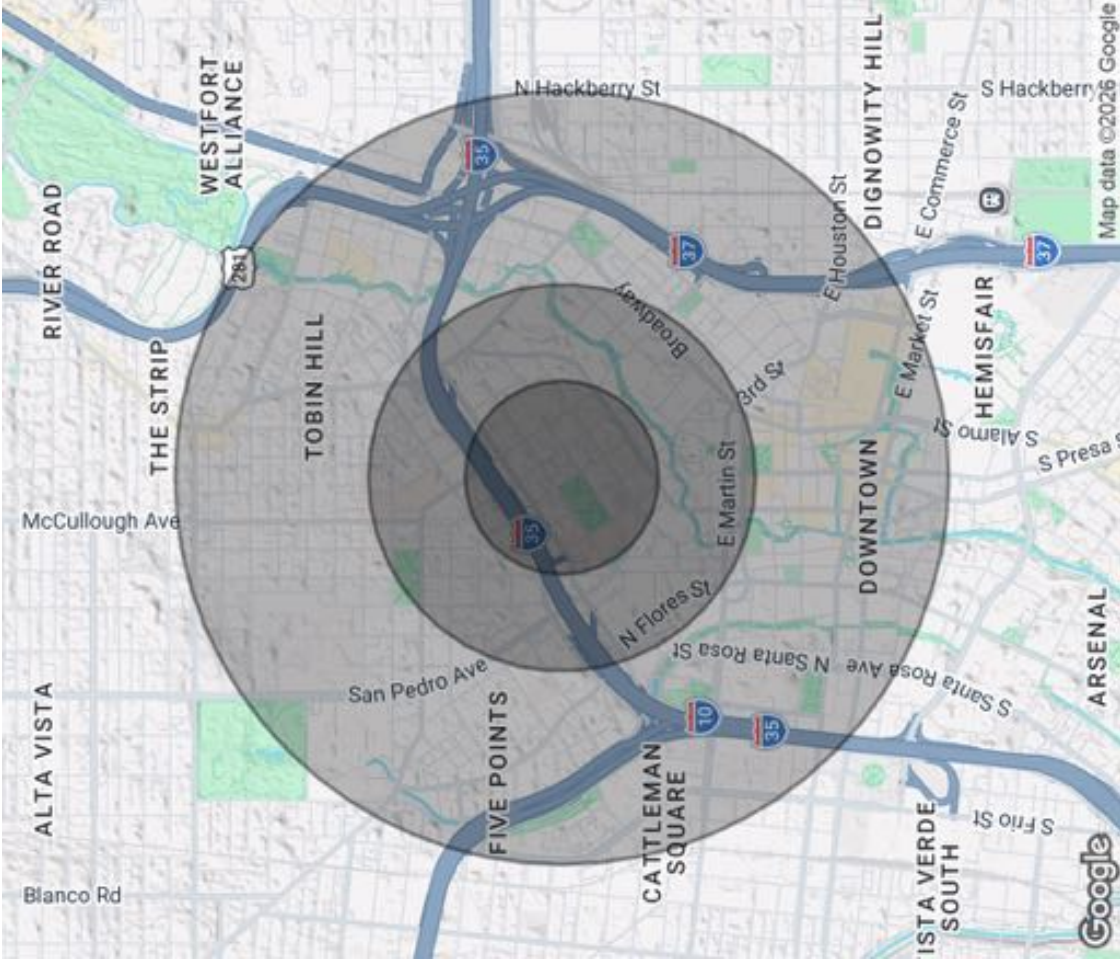


Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	416	2,096	11,708
Average Age	43.4	42.3	41.0
Average Age (Male)	45.2	43.8	41.5
Average Age (Female)	41.4	36.5	40.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	302	1,400	6,222
# of Persons per HH	1.4	1.5	1.9
Average HH Income	\$87,055	\$85,027	\$83,271
Average House Value	\$440,653	\$308,377	\$366,937

2023 American Community Survey (ACS)



Broker



JEREMY JESSOP

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Direct: 210.386.3970

PROFESSIONAL BACKGROUND

JJ Real Co is a boutique real estate firm and brokerage based in San Antonio, Texas, with a rich history spanning over 20 years. Founded by Jeremy Jessop, the firm has built a reputation for prioritizing client relationships above all else, valuing quality over quantity when it comes to transactions.

Specializing in the neighborhoods surrounding San Antonio's central business district, including Pearl, Southtown, King William, Alamo Heights, Tobin Hill, and Dignowity Hill, Jessop has established he and his firm as a trusted partner in the local real estate market.

One of their key areas of expertise lies in adaptive reuse development, focusing on transforming industrial, retail, and mixed-use projects into vibrant spaces that contribute to the community's growth and revitalization. They have a strong emphasis on historic tax credit projects, leveraging public-private incentives to bring new life to historic buildings and neighborhoods.

Throughout their two-decade journey, Jessop has demonstrated a commitment to excellence, innovation, and sustainable growth in the real estate sector, making them a sought-after partner for clients looking for personalized, high-quality real estate services in the San Antonio and Downtown area.

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