

Cuatro's Corner



Presented by
People First Real Estate, LLC

7211 Green Glen Dr, San Antonio, TX 78255



Price: \$15.00 - \$28.00 /SF/YR

Cuatro's Corner Shopping Center is just outside of the Hills & Dales residential neighborhood just off Loop 1604. Ideally located directly across Babcock Rd from UTSA apartment housing and across 1604 from UTSA main campus. Zoned C-2NA, no alcohol sales, tattoo or pawn shops. Head shops and restaurants that cook raw meat are prohibited by deed restrictions. Total of 5 lease spaces.

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Monument on corner of Green Glen and Babcock for increased visibility to traffic at 1604 and Babcock intersection. Current tenants are: Hair Club Barber Shop, Jun Lin Spa, and Kung Fu Tea.

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Building Photo



Building Photo

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Hair Club Haircuts & Shaves	1,000	
Jun Lin Spa	800	
Kung Fu Tea	1,400	

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Unit 102 Coming Available Dec 1, 2024



Unit 106 Available Now

Listing spaces

1st Floor Ste 102

Space Available	1,263 SF
Rental Rate	\$28.00 /SF/YR
Date Available	December 01, 2024
Service Type	Triple Net (NNN)
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	3 - 10 Years

2nd gen cafe/restaurant lease space available beginning December 1. Zoning is C-2NA. Deed restrictions prohibit alcohol sales and cooking of raw meat. Great location for a grab-n-go sandwich or pizza shop. TI negotiable. Triple Net for 2024 is \$12.56

1st Floor Ste 106

Space Available	740 - 1,538 SF
Rental Rate	\$15.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Raw space, never built out. Ideal for office space, retail shop, hair or beauty salon, pick-up and go food service, ice cream or yogurt shop, etc. Able to divide into 2 smaller units of approx 760 sq ft each. No alcohol sales, tattoo or pawn shops due to C-2NA zoning restrictions. Head shops and restaurants that cook raw meat or serve alcohol are prohibited by deed restrictions. CBD shops may be allowed depending on in-store merchandise and messaging/promotions. TI is \$30PSF but there is room for negotiations. Triple net for 2024 is \$12.56

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Property Photos



Unit 102



Available Space

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Location

