



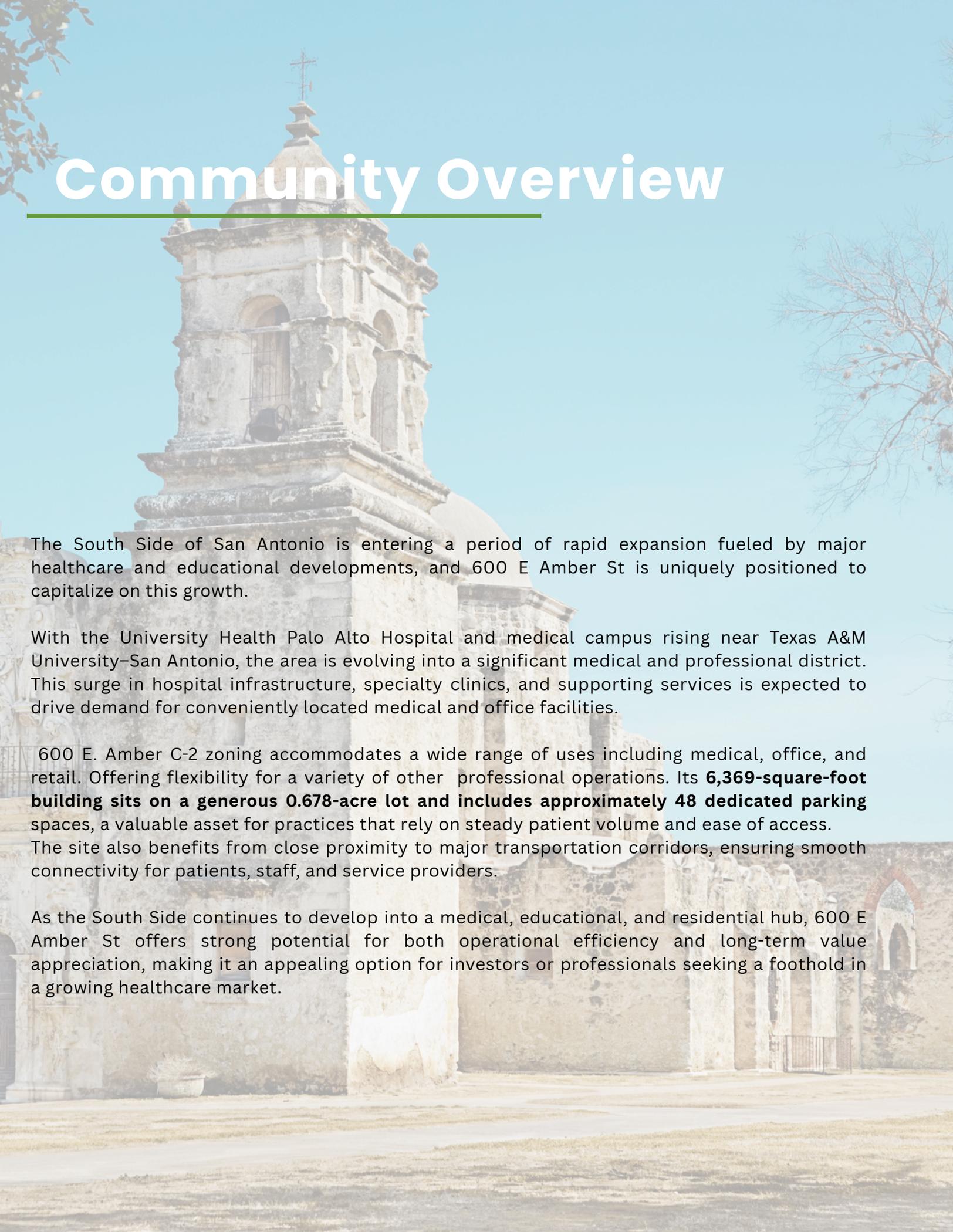
FOR SALE OR LEASE

**600 E. AMBER
SAN ANTONIO, TX 78221**



Angela Loera, TACS
210-848-9772
AloerA@VerdeCommercial.com

Rob R. Rodriguez
(210)264-8897
RRodriguez@VerdeCommercial.com



Community Overview

The South Side of San Antonio is entering a period of rapid expansion fueled by major healthcare and educational developments, and 600 E Amber St is uniquely positioned to capitalize on this growth.

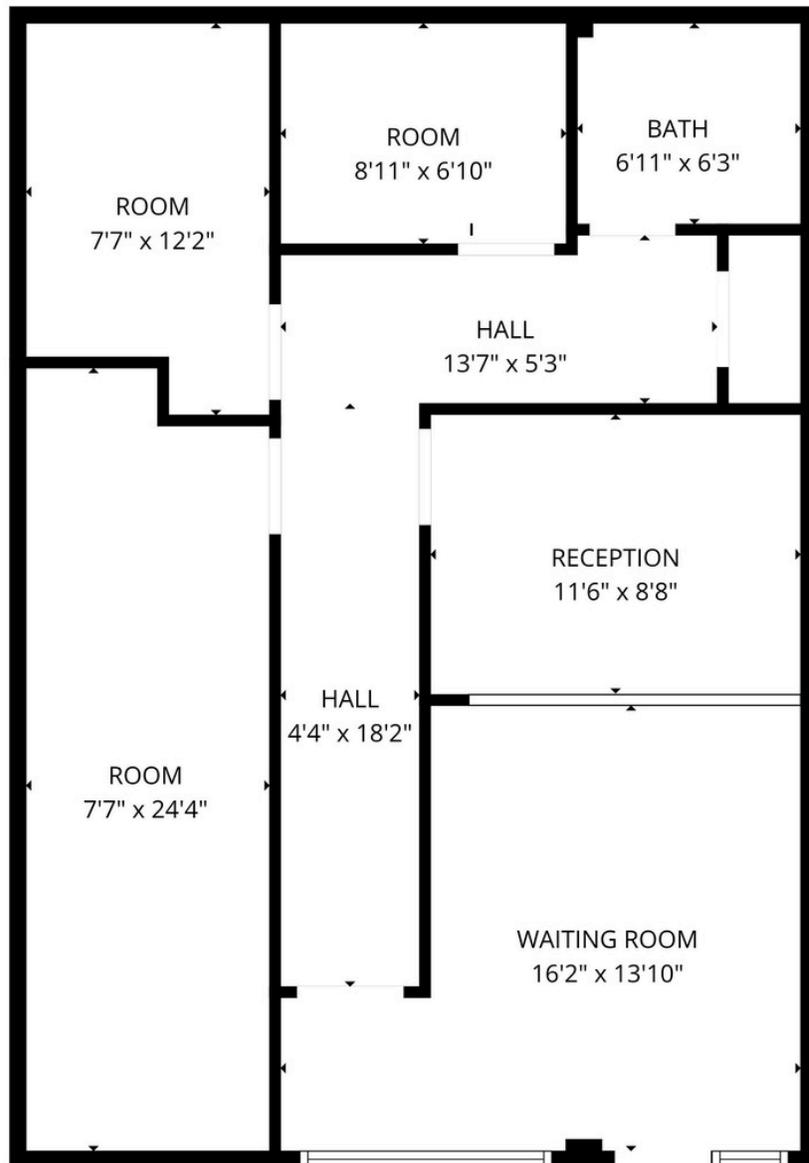
With the University Health Palo Alto Hospital and medical campus rising near Texas A&M University–San Antonio, the area is evolving into a significant medical and professional district. This surge in hospital infrastructure, specialty clinics, and supporting services is expected to drive demand for conveniently located medical and office facilities.

600 E. Amber C-2 zoning accommodates a wide range of uses including medical, office, and retail. Offering flexibility for a variety of other professional operations. Its **6,369-square-foot building sits on a generous 0.678-acre lot and includes approximately 48 dedicated parking spaces**, a valuable asset for practices that rely on steady patient volume and ease of access. The site also benefits from close proximity to major transportation corridors, ensuring smooth connectivity for patients, staff, and service providers.

As the South Side continues to develop into a medical, educational, and residential hub, 600 E Amber St offers strong potential for both operational efficiency and long-term value appreciation, making it an appealing option for investors or professionals seeking a foothold in a growing healthcare market.

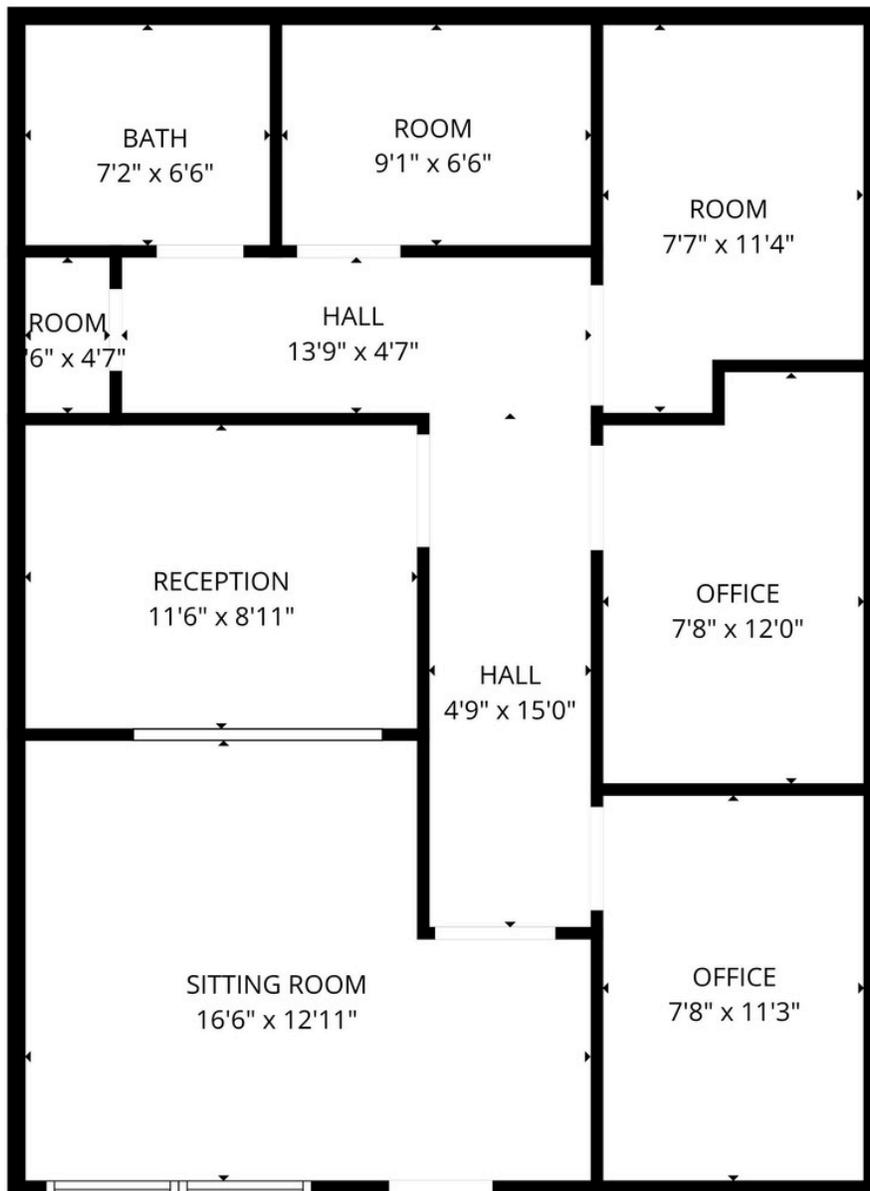
Floor plan

109

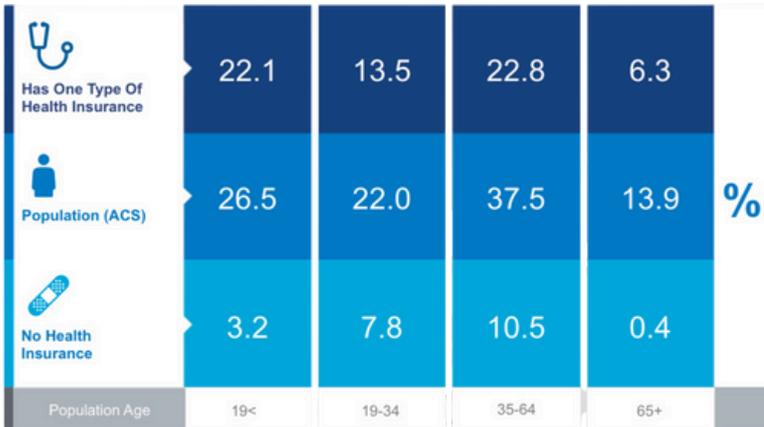


Floor plan

107



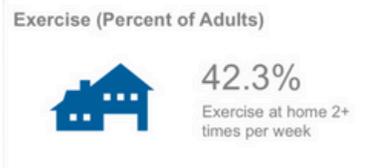
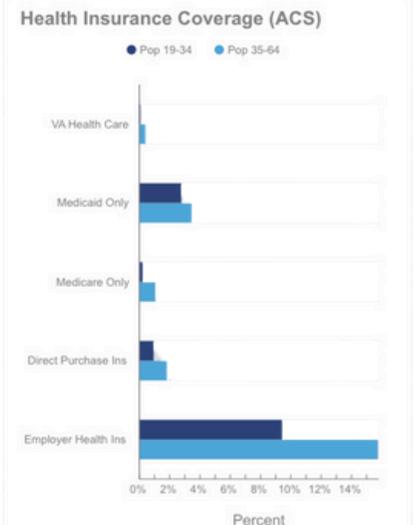
5 mile radius



Health Care Expenditure



Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$808.9
Medicare Payments	\$702.5
Physician Services	\$169.7
Dental Services	\$263.8
Eyecare Services	\$52.5
Lab Tests/X-rays	\$48.3
Hospital Room & Hospital Service	\$170.0
Convalescent/Nursing Home Care	\$16.3



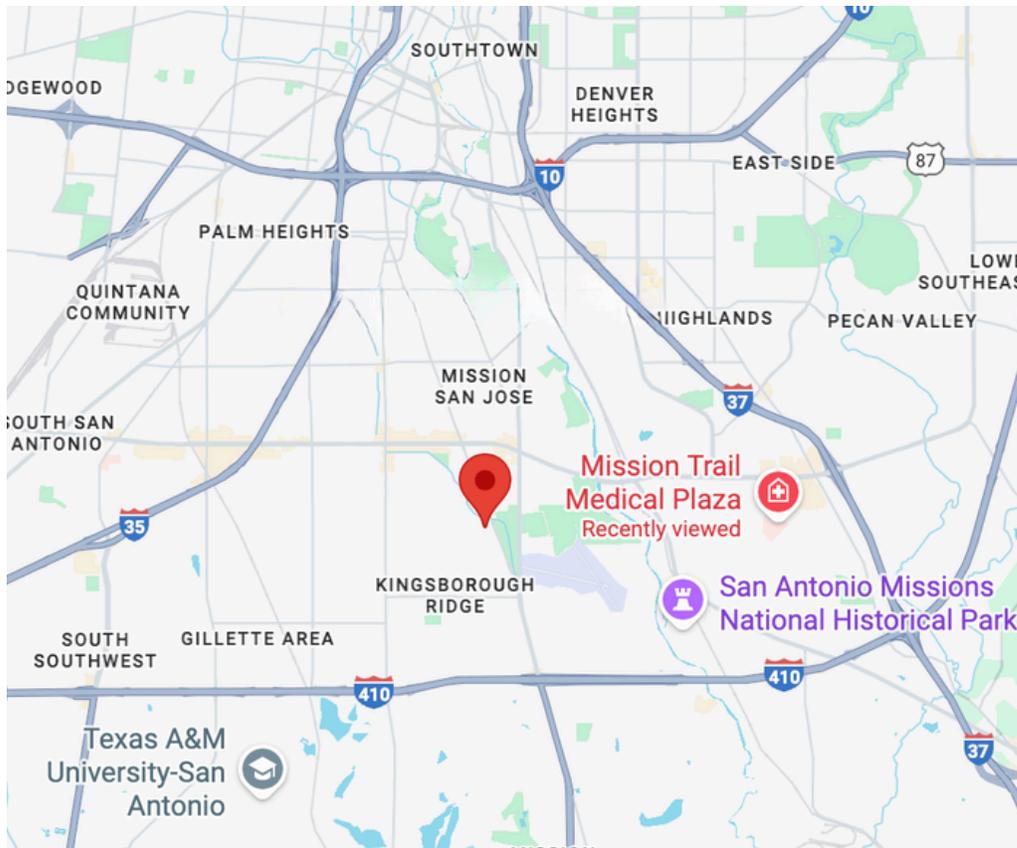
This infographic contains data provided by American Community Survey (ACS), Esri and Bureau of Labor Statistics, Esri and GIK MRI. The vintage of the data is 2017-2021, 2023. © 2025 Esri

Property Overview

- 6,370 SF
- Zoning C-2
- Medical/office
- 48 parking spaces
- 2,762 SF shell space

Location Highlights

- 5 miles to University Health Palo Alto Hospital
- 4 miles to Mission Trail Baptist Hospital
- Bus stop is the corner on S. Flores & E. Amber



Local Business Highlights



Aerial





Rent Rolls

Tenant	Unit	usable SF	PSF	Lease type	Annual Rev +NNN	Commence date	Term	Options to extend
Hanger Clinic	109	800SF	\$20	\$8.00 NNN	\$22,400	5/11/2023	7 years	two, 3YR renewal options
SAVE	107	800SF	\$22	\$8.00 NNN	\$24,000	5/15/2023	5 year	two, 3YR renewal options
Available	105	1,381 SF						
Available	103	1,381 SF						
Available TBD	101	1,532SF						
SAVE	Parking lot	13 parking spaces		Gross	\$16,500	5/15/2023		MTM
Actual			approx.25.12 % Occupied		\$62,900			
Pro forma		usable SF 5,894	approx 100% Occupied	\$20PSF	\$160,820			



Angela Loera, TACS
210-848-9772

AloerA@VerdeCommercial.com



COMMERCIAL REAL ESTATE

Rob R. Rodriguez
(210)264-8897

RRodriguez@VerdeCommercial.com

The information provided herein was obtained from sources believed reliable; however, Verde Commercial Real Estate Group, LLC makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2025 Verde Commercial