

2nd Gen Restaurant Available

17415 San Pedro | San Antonio, TX



FOR LEASE

2.25 AC
Available

7,236 SF
Available

Contact Broker
Lease Rate

ABOUT THE PROPERTY

- 2nd generation restaurant with vast parking available For Lease
- Located along US-281 frontage road with large existing pylon
- Situated amongst many successful national restaurants
- Close proximity to office buildings, businesses, and hotels
- Densely populated area with strong demographics

NEARBY RETAILERS



TRAFFIC COUNTS

Hwy 281

N Loop 1604E

1604

158,128 VPD

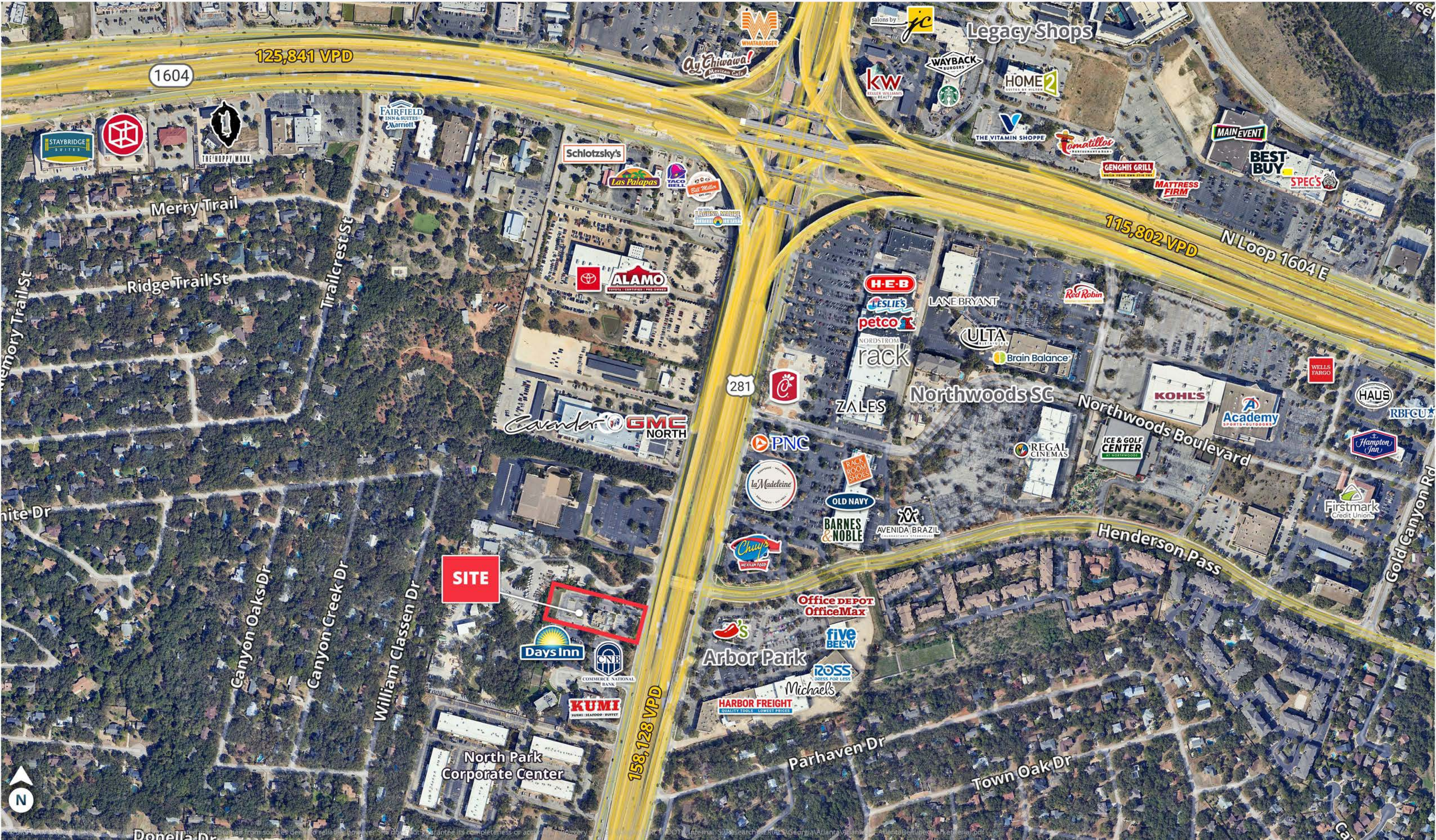
115,802 VPD

125,841 VPD

Year: 2022 | Source: ESRI

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LOOP 1604

LOOP 1604

281

San Pedro Ave

San Pedro Ave

COMMERCE BANK TEXAS

SITE

Days Inn

KUME SUSHI SEAFOOD BUFFET

H-E-B

RACK

KOHL'S

Academy SPORTS + OUTDOORS

OLD NAVY

BARNES & NOBLE

Office DEPOT

FIVE BELOW

ROSS DRESS FOR LESS

ALAMO

Cavender

GMC NORTH

Chuy's MEXICAN FOOD

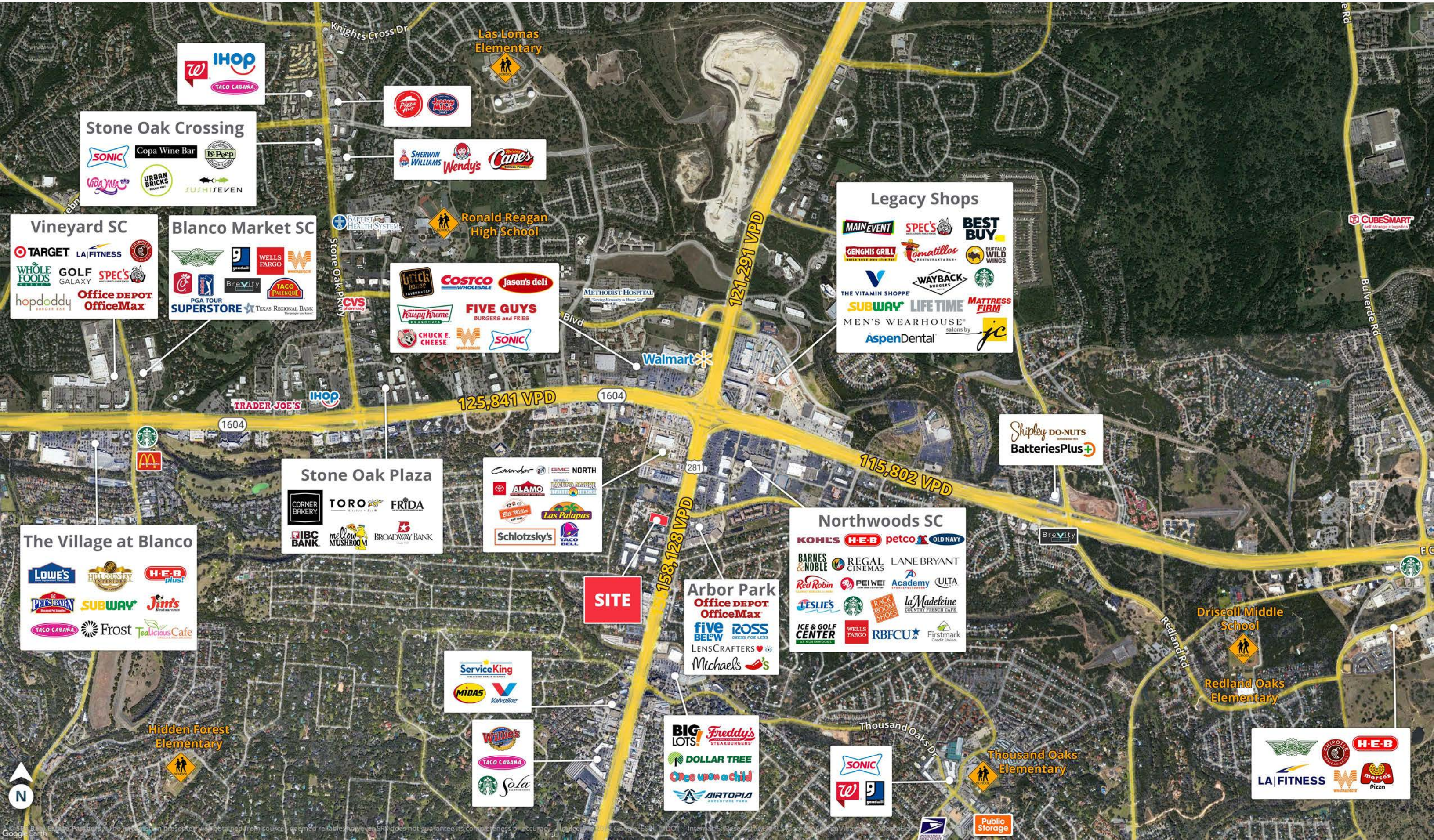
2's

COMMERCE BANK TEXAS



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IHOP
TACO CABANA

Stone Oak Crossing

- SONIC
- Copa Wine Bar
- IPrep
- URBAN BRICKS
- SUSHI EVEN

Vineyard SC

- TARGET
- LA FITNESS
- WHOLE FOODS
- GOLF GALAXY
- SPEC'S
- hopdoddy
- Office DEPOT
- OfficeMax

Blanco Market SC

- WINGSTOCK
- WELLS FARGO
- Bravity
- PGA TOUR SUPERSTORE
- TACO PALLENQUE
- TEXAS REGIONAL BANK

Costco

- Jason's deli
- FIVE GUYS
- CHUCK E. CHEESE
- SONIC

Legacy Shops

- MAIN EVENT
- SPEC'S
- BEST BUY
- GENGHI GRILL
- Tomatillos
- BUFFALO WILD WINGS
- WAYBACK BURGERS
- STARBUCKS
- THE VITAMIN SHOPPE
- SUBWAY
- LIFE TIME
- MATTRESS FIRM
- MEN'S WEARHOUSE
- AspenDental
- salons by jc

Stone Oak Plaza

- CORNER BAKERY
- TORO
- FRIDA
- IBC BANK
- mellow MUSHROOM
- BROADWAY BANK

Alamo

- ALAMO
- LAGUNA MARIE
- Las Palapas
- Schlotzsky's
- TACO BELL

Northwoods SC

- KOHL'S
- H-E-B
- petco
- OLD NAVY
- BARNES & NOBLE
- REGAL CINEMAS
- LANE BRYANT
- Red Robin
- PEI WEI
- Academy
- ULTA
- LESLIE'S
- STARBUCKS
- RACK ROOM SHOES
- la Madeleine
- COUNTRY FRENCH CAFE
- ICE & GOLF CENTER
- WELLS FARGO
- RBFCU
- Firstmark

The Village at Blanco

- LOWE'S
- HILL COUNTRY RESTAURANT
- H-E-B
- PET'S BARN
- SUBWAY
- Jim's
- TACO CABANA
- Frost
- Tealicious Cafe

Arbor Park

- Office DEPOT
- OfficeMax
- five BELOW
- ROSS
- LENSCRAFTERS
- Michaels

ServiceKing

- MIDAS
- Valvoline

BIG LOTS!

- Freddy's
- DOLLAR TREE
- Once upon a child
- AIRTOPIA

Wilkie's

- TACO CABANA
- Starbucks
- Sola

SONIC

- Wendy's

LA FITNESS

- CHIPOTLE
- H-E-B
- WINGSTOCK
- MARCO'S
- Pizza

Hidden Forest Elementary

Ronald Reagan High School

Las Lomas Elementary

Driscoll Middle School

Redland Oaks Elementary

Thousand Oaks Elementary

Walmart

SITE

121,291 VPD

125,841 VPD

115,802 VPD

158,128 VPD



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KENNEDY'S PUBLIC HOUSE
DUNKIN'
SAKE CAFÉ
Cafe Vida
TACO
HEAVENLY PHO LLC
Vietnamese & Chinese Cuisine

Vineyard SC
Wendy's
Starbucks
sushishima
J-PRIME
SEASONS YOGURT
ALDINO
CHIPOTLE
MOD

Blanco Market SC
Wendy's
Starbucks
TACO PALLENQUE
Wah Kee
CHINESE CUISINE
TACO BLVD

CHAMA GAUCHA
TACO
TARKA
INDIAN KITCHEN
FullBELLY
CAVA

CleanEatz
FAMILY RESTAURANT
PO PO
TRATORIA PIZZERIA
Delicious
TORO'K SUSHI

QULTURE KUMORI
sushi & teppanyaki
FIRST WATCH
SMASHIN CRAB
salata
BISTRO
nothing bunell
GAMES

EMBER
wood fired grill
DOÑA TOTA
MAÍZ

LAQUINTA
INNS & SUITES
Jason's deli
Krispy Kreme
FIVE GUYS
BURGERS and FRIES
SONIC
Ay Chihuahua!
Chuck E. Cheese
HYATT PLACE
Best Western
Residence Inn
PEACH COBBLER
FACTORY

ANGRY ELEPHANT
HOLIDAY INN
AN IMP HOTEL

Legacy Shops
GENGHIS GRILL
Tomatillos
BUFFALO WILD WINGS
WAYBACK BURGERS
SUBWAY
PH NGUYEN
MATTENGAS
HOME2 SUITES BY HILTON
COURTYARD BY HARRIOTT

Eddie V's
PRIME SEAFOOD
BLU STEAKHOUSE
COVER 3

The Village at Blanco
SUBWAY
Jim's
TACO CABANA
Tealicious Cafe
Thai Suri

McDonald's
Starbucks
Panda Express

EL MIRASOL
LA COCINA MEXICANA
RITZ'S
BURGER STAND
S.L.O.
classical cuisine & bar
eggsspection
restaurant - cafe - bar

CORNER BAKERY
TORO
FRIDA
STOUT HOUSE
CUISHE
mellow MUSHROOM
RISE UP
TCAI BOWLE
Kirby's
SUSHI ZUSHI

WOODROW'S

Schlotsky's
Las Palapas
TACO BELL
WILD

SITE

KUMI
SUSHI - SEAFOOD - BURRIT

Pepperoni's

Northwoods SC
Red Robin
PEI WEI
la Madeleine
COUNTRY FRENCH CAFE
FISH CITY GRILL
Chuy's
HAUS
Hampton Inn
AVENIDA BRAZIL
STOUT'S PIZZA CO.

Freddy's
STEAKBURGERS
SALT GRASS
StrawGrape
TACOS EL REGIO
FIRST WATCH

Holiday Inn Express

CHESTER'S
HAMBURGERS

WALK-ONS
TEXAS

Days Inn

STAYBRIDGE SUITES

FAIRFIELD INN & SUITES
Marriott

DRURY HOTELS

HOMESWOOD SUITES
BY HILTON

SPRING HILL
RESTAURANT

Taipei

Starbucks

Swire

1604

1604

1604

125,841 VPD

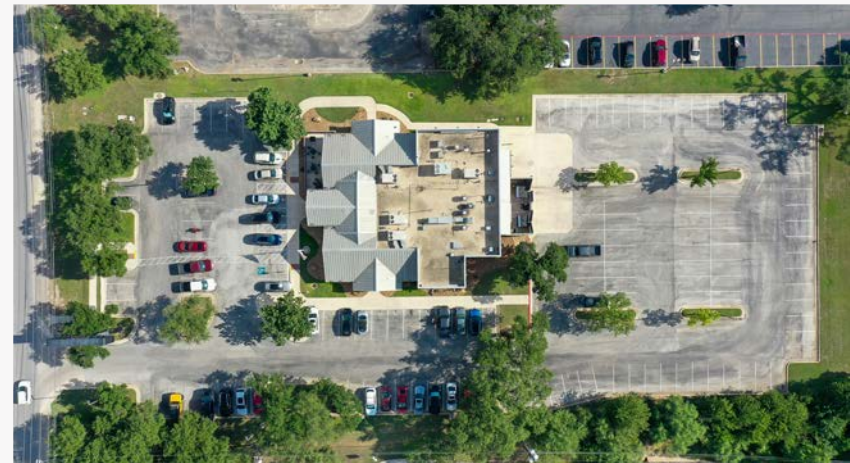
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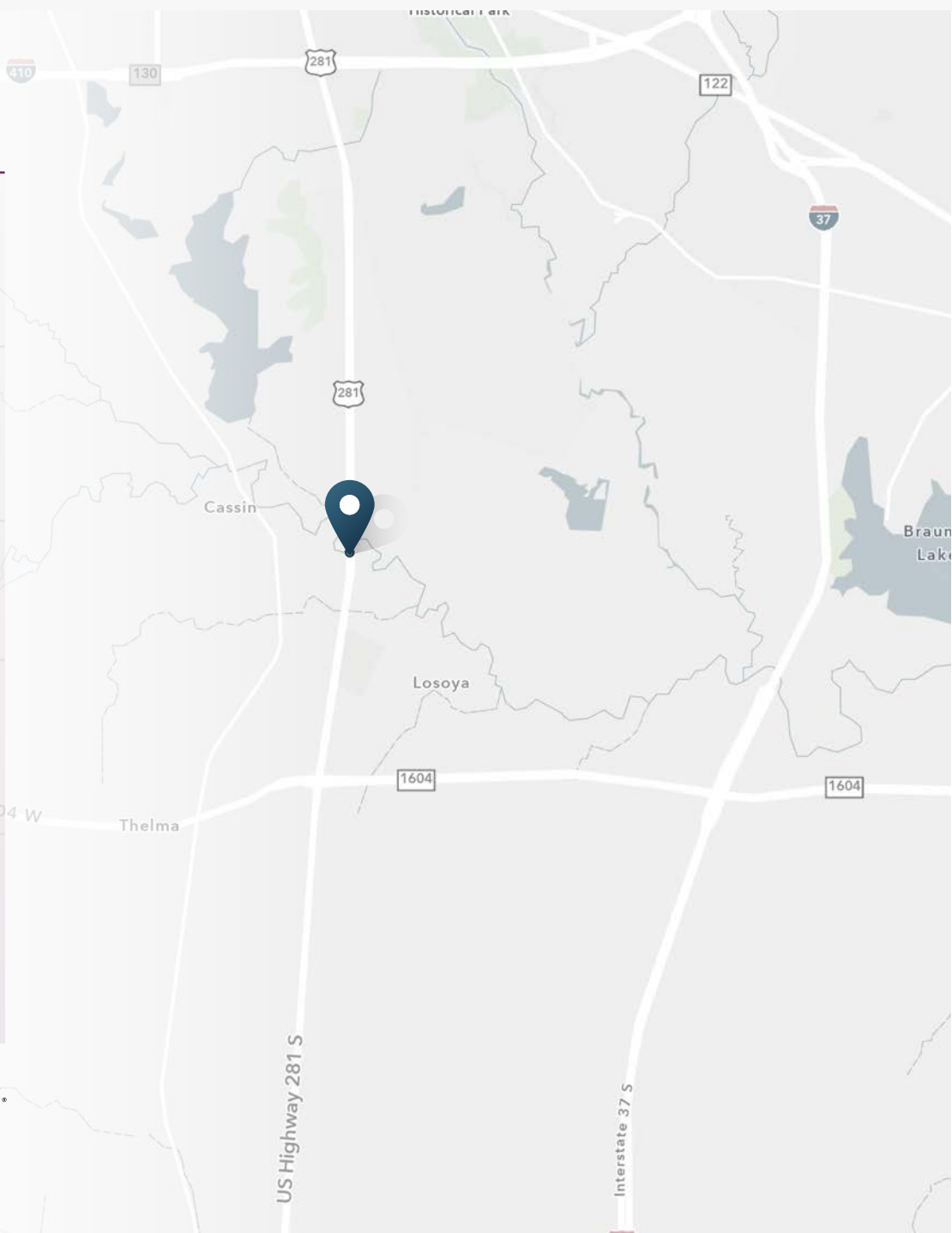
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DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2023 Estimated Population	7,247	86,587	231,316
2028 Projected Population	7,208	87,038	236,179
Projected Annual Growth Rate 2023 to 2028	-0.11%	0.10%	0.42%
Daytime Population			
2023 Daytime Population	18,508	119,649	257,058
Workers	15,052	78,623	148,734
Residents	3,456	41,026	108,324
Income			
2023 Est. Average Household Income	\$117,200	\$122,139	\$122,754
2023 Est. Median Household Income	\$79,838	\$88,866	\$86,519
Households & Growth			
2023 Estimated Households	3,073	36,507	92,453
2028 Estimated Households	3,106	37,359	95,592
Projected Annual Growth Rate 2023 to 2028	0.21%	0.46%	0.67%
Race & Ethnicity			
2023 Est. White	61%	58%	55%
2023 Est. Black or African American	4%	5%	6%
2023 Est. Asian or Pacific Islander	3%	6%	6%
2023 Est. American Indian or Native Alaskan	1%	1%	1%
2023 Est. Other Races	8%	7%	8%
2023 Est. Hispanic	38%	38%	40%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A license holder can represent a party in a real estate transaction.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

SRS Real Estate Partners	9005621	wes.babb@srsre.com	512.236.4600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Wes Babb	349786	wes.babb@srsre.com	512.236.4600
Designated Broker of Firm	License No.	Email	Phone

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner or buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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