



FOR LEASE

6900 San Pedro Ave
San Antonio, TX 78216

- Ideal Anchor Tenant Opportunity Within A Well Established Retail Corridor
- High Visibility And Strong Consumer Traffic
- Ample Parking

±86,057 SF RETAIL CENTER

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Scott Cummings

210.838.6545
Scummings@naixel.com

Doug Collins Jr., CCIM

210.317.1153
Dcollins@naixel.com

Elizabeth Araujo

210.909.5324
Earaujo@naixel.com

SUMMARY

Property Specs

LEASED PRICE

Call Broker for Pricing

TOTAL AVAILABLE

Suite 115 | ±5,375
Suite 117 | ±8,640
Suite 121 | ±3,000
Suite 154 | ±2,437

TOTAL BUILDING SF

86,057 SF

ZONING

C-2

TYPE

Multi- Use Opportunity

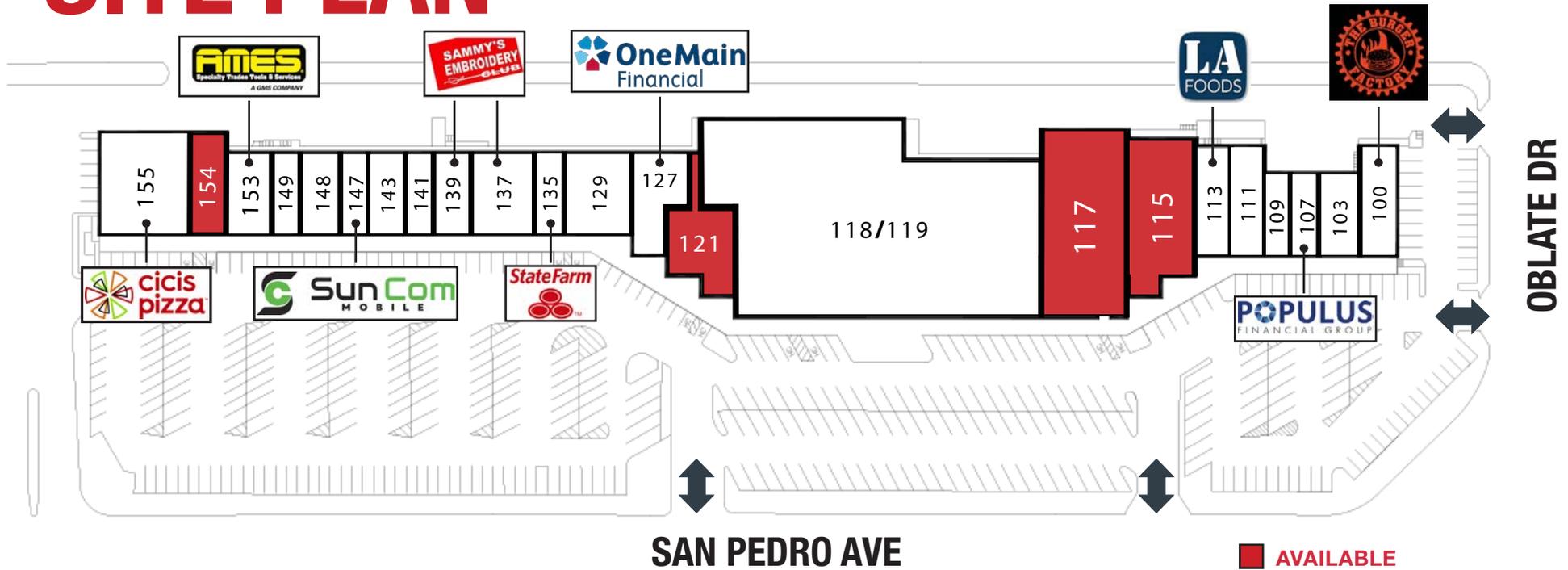
- Prime frontage on San Pedro Avenue with high visibility
- Nearby national tenants and high performing retailers increases traffic and consumer draw
- Ample parking with 403 parking spaces
- Prominent pylon sign
- Suite 117 Turn Key Restaurant



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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SITE PLAN



SPACE	TENANT	SF
100	Burger Factory	
103	AKA Wireless	
107	Populus Financial Group, Inc	
109	J&S Tax Solutions, LLC	
111	KT Nails	
113	L&A Food Division, LLC	
115	AVAILABLE	5,375
117	AVAILABLE	8,640

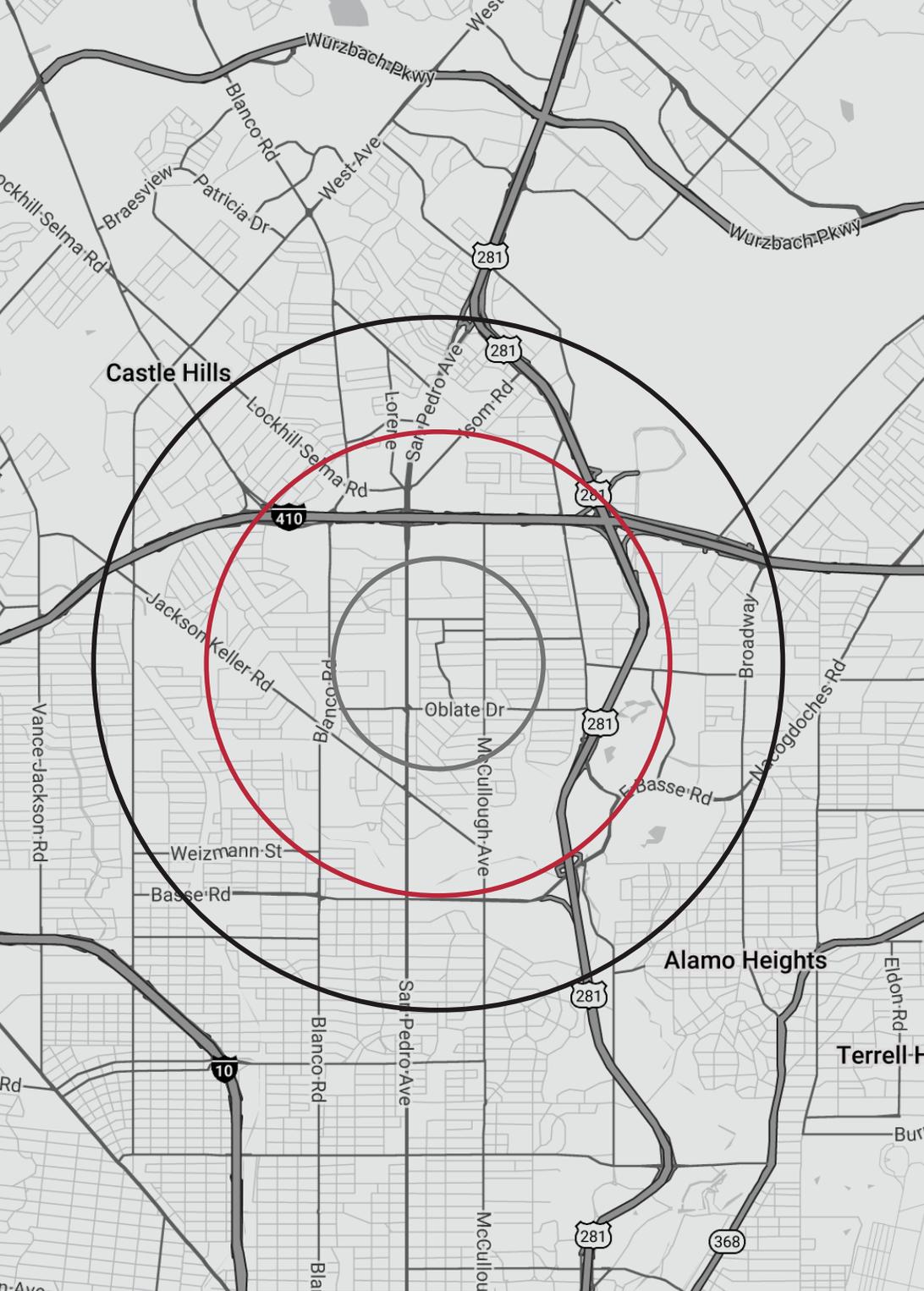
SPACE	TENANT	SF
118/119	Doorbuster Deals	
121	AVAILABLE	3,000
127	OneMain Financial Group, LLC	
129	Sequential Artworks, Inc	
135	State Farm	
137	Sammy's Embroidery	
139	Sammy's Embroidery	
141	Syed Salahuddin	

SPACE	TENANT	SF
143	Foot Spa	
147	Sun Com Mobile	
148	Lunas Room	
149	K&G Clippers, LLC	
153	Ames Taping Tools	
154	AVAILABLE	2,437
155	CiCi's Pizza	

AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	11,643	119,938	314,971
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	4,634	50,001	134,293
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$76,269	\$106,819	\$91,423

Traffic Counts

STREET	AADT
San Pedro Ave	29,698
I-410	267,348

Cities Nearby

Austin, Texas	80 miles
Corpus Christi, Texas	143 miles
Laredo, Texas	157 miles
Houston, Texas	197 miles

TERMS & CONDITIONS

Terms and Conditions

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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NAI Excel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

1390 E Bitters Rd
San Antonio, TX 78216
210.366.1400 | naexcel.com

Scott Cummings
210.838.6545
Scummings@naexcel.com

Doug Collins Jr., CCIM
210.317.1153
Dcollins@naexcel.com

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210.909.5324
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