

# 410 Valley Hi Dr

San Antonio TX 78227

NE corner



- Visible from Interstate 410 with over 60,000 traffic count, located between JBSA-Lackland Air Force Base Main Gate and Medina Training Annex on Hwy 410 and Valley Hi Dr (18,000 AADT), just one exit south of I-410 & Hwy 90.
- Lackland houses 24,000 Active Duty members, 10,000 Department of Defense Civilians, 11,000 Contractors, and trains 35,000 recruits and over 4,000 foreign military students annually.
- Mixed Office/Retail Strip Center at a Prominent Retail Corridor with Large National Credit/Tenant Presence anchored by a 97,000 sqft HEB Plus. Strip center has 18 tenants (Cash America Pawn, T-Mobile, Wells Fargo ATM, three restaurants, and other retail).
- Leases ranging \$13.80 – \$24.60 /SF/Year, which includes \$4.80NNN

SW corner



**Listing Agent:** Trish Guerra (210) 901-2475  
Copernicus Realty, LLC  
**Landlord:** Guerra & Stubbs Properties, LLC  
[team@a1psa.com](mailto:team@a1psa.com)

- as of 30 Sep 2023

**JBSA Lackland  
Main Gate**



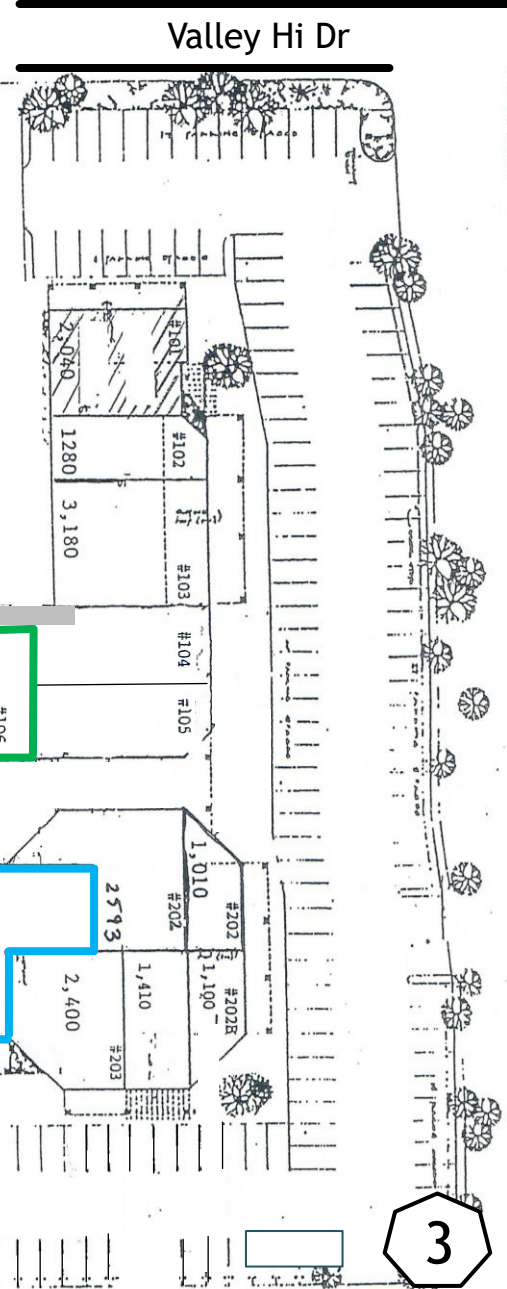
Prominent Retail Corridor with Large National Credit/Tenant Presence anchored by a 97,000 sqft HEB Plus outside of JBSA Lackland.

# 410 Valley Hi Dr

Available Spaces (monthly rent rate per sqft including NNN)

p4: Ste 106: 1100 sqft, \$1.30/sqft, \$1,430

p5: Ste 205: 2271 sqft, \$1.66/sqft, \$3,770



East side



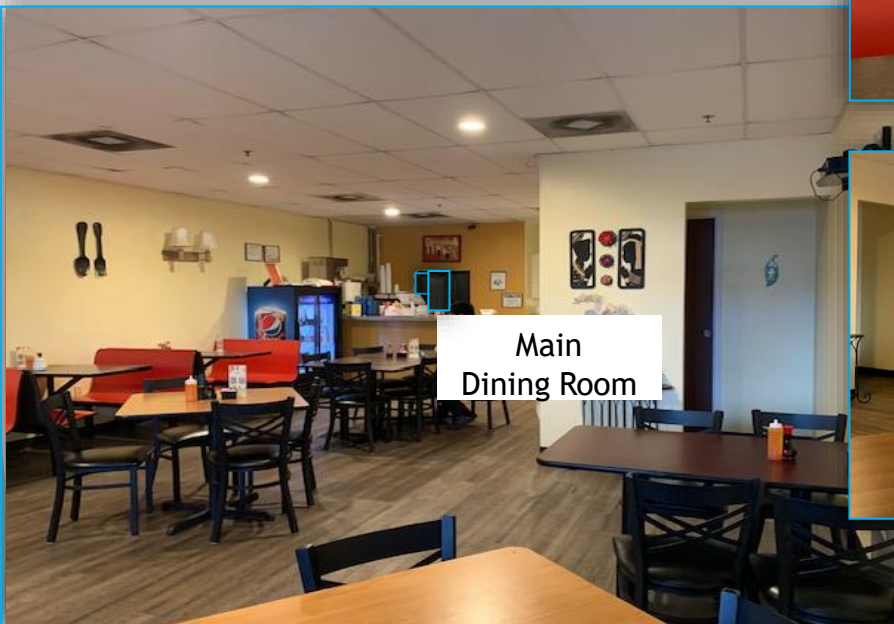
Ste 106



South side



Ste 205



Main Dining Room



South side

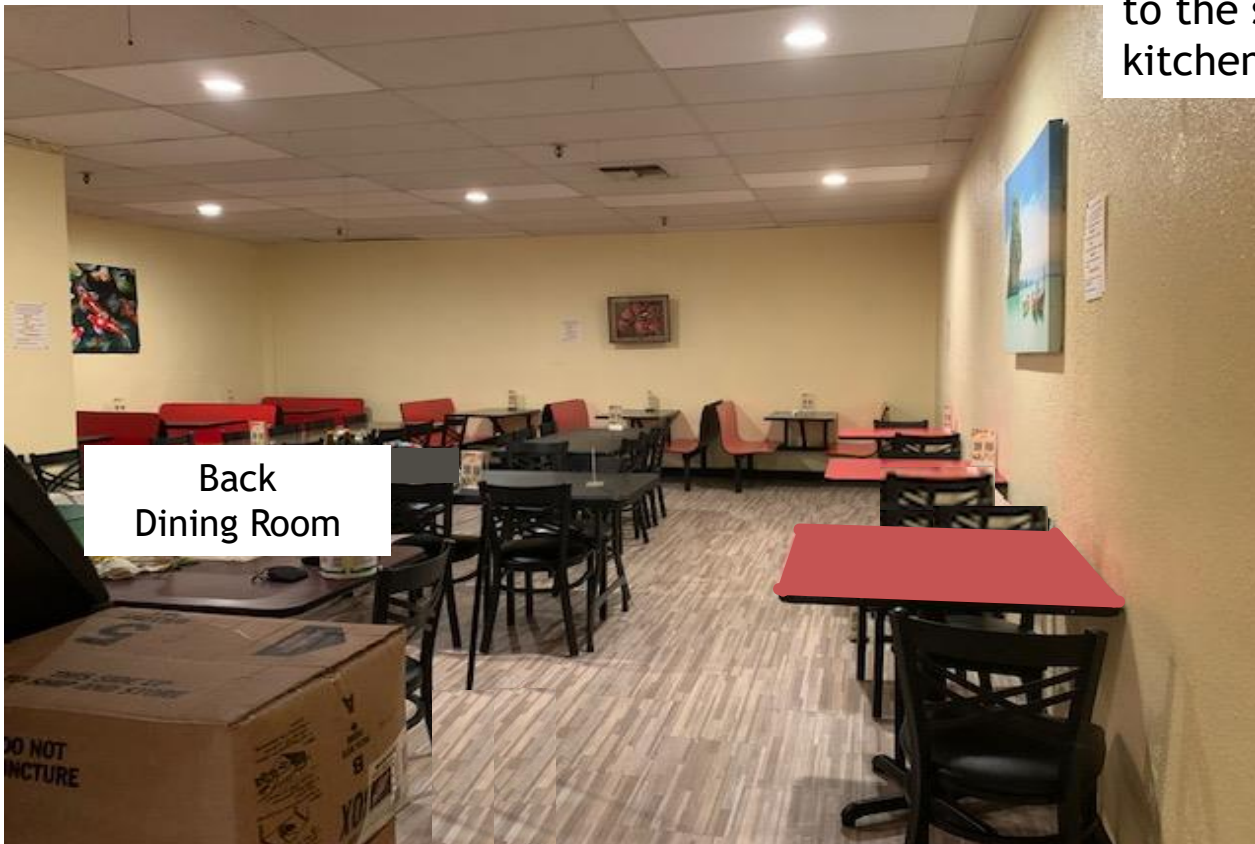


Ste 205



Front Dining Room

Additional seating found past the counter in the front dining room, to the side of the kitchen area.



Back Dining Room

South side



Ste 205

