



**FOR LEASE**

5726 Babcock Road  
San Antonio, TX 78240

**±670 SF RETAIL SPACE**

**NAIExcel**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

**Bryan Ottmers**

210.844.0020

bottmers@naiexcel.com

**Embry Flory**

210.668.7259

eflory@naiexcel.com

## Property Specs

This premier retail opportunity is strategically positioned along one of the area's most active corridors at the intersection of Babcock and Huebner Rd, offering exceptional visibility and access within a high-demand trade area.

The property features dual drive-thru lanes with prominent frontage along Babcock Road (25K VPD), capturing strong inbound traffic flow toward Medical Center and benefiting from consistent morning commuter patterns. A dedicated center turn lane further enhances accessibility, allowing for efficient ingress and egress from both directions.

Located at the same signalized intersection as H-E-B, the site benefits from substantial cross-traffic and sustained consumer draw, providing excellent visibility to shoppers traveling to and from the surrounding retail corridor.

BASE RENT	<b>3,200/month</b>
PROPERTY TAXES	<b>\$500.00/month</b>
INSURANCE	<b>\$200.00/month</b>
PROPERTY EXPENSES	<b>Tenant will maintain all common areas of the building and property; and pay all utilities</b>
BUILDING SF	<b>670 SF</b>
ZONING	<b>C-3</b>
TYPE	<b>Retail   Free Standing</b>



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**H-E-B**

**Advance  
Auto Parts**  
**VALVOLINE**  
ExtraSpace  
Storage

*Chick-fil-A*

**DOLLAR TREE**

**LA FITNESS**

*Bill Miller  
Bar-B-Q*

HUEBNER RD

**CHURCHS**  
TEXAS CHICKEN

BreVity  
Coffee Co.

**SUBWAY**

**cricket**  
wireless

*Pizza Hut*

**SITE**

BABCOCK RD

# AREA MAP



**UTSA**

1604

UTSA BLVD

BABCOCK RD

DEZAVALA RD

10

CHASE H-E-B F/S T-Mobile MOCHINUT

Bill Miller EST. 1955 COSTCO WHOLESALE

GO DISCOUNT TIRE CareNow TOYOTA sam's club Walmart 3M BANK OF AMERICA

BEST BUY F/S CHASE Marshalls MOCHINUT dd's DISCOUNTS L A B O Y H-E-B five BELOW

UNIVERSITY PARK BUSINESS CENTER

CIRCLE K Shell BIG O TIRES

CVS CIRCLE K 7-ELEVEN THE HOME DEPOT GO CARWASH FAMILY DOLLAR SUBWAY SONIC McDonald's Cici's Pizza Church's WHATABURGER Pizza Hut

morningstar STORAGE Valero U-HAUL

Walmart Great Clips HBA mobility works DISCOUNT TIRE

BABCOCK RD

HUEBNER RD

10

cricket wireless ANYTIME FITNESS Davita Kidney Care LAIFITNESS ExtraSpaceStorage H-E-B metro QuikTrip by T-Mobile DOLLAR TREE

Bill Miller EST. 1955 CHURCH'S TEXAS CHICKEN

**SITE**

USAA HEADQUARTERS

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



# DEMOGRAPHICS

## POPULATION

2025 Population

## HOUSEHOLDS

2025 Households

## INCOME

2025 Average HH Income

1-mile

17,138

1-mile

8,468

1-mile

\$77,194

3-mile

137,089

3-mile

63,410

3-mile

\$81,059

5-mile

349,055

5-mile

148,521

5-mile

\$88,959

## Traffic Counts

### STREET

Babcock Road

Huebner Road

### AADT

29,667

29,528

# TERMS & CONDITIONS

## Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

## Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## 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 | [naixel.com](https://naixel.com)

**Bryan Ottmers**  
210.844.0020  
[bottmers@naixel.com](mailto:bottmers@naixel.com)

**Embry Flory**  
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[eflory@naixel.com](mailto:eflory@naixel.com)

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