

RARE OPPORTUNITY MULTI-PURPOSE FACILITY

3610-3626 West Ave, San Antonio, TX 78213



- Exceptional mixed-use commercial opportunity offering a versatile office building paired with an adjacent residential duplex in a prime San Antonio location.
- Situated on approximately 5.24 acres, the properties feature a primary, expansive 29,469-square-foot single-story layout designed to accommodate a wide variety of business, administrative, institutional, or professional uses. A secondary, adjoining duplex offers flexibility for guest quarters or repurposing.
- Fronting West Avenue with excellent visibility and convenient access to Loop 410 and I-10, the site offers ideal connectivity for corporate offices, medical and wellness practices, education or training facilities, or other commercial operations permitted under C-2 zoning. The main building is finished out, allowing for immediate occupancy, with reduced Cap-Ex.
- Generous floor areas and flexible interior spaces create opportunities for efficient office planning, collaborative work environments, or specialty business needs. An adjacent 2,027-square-foot duplex on the property provides valuable flexibility for on-site staff or leadership housing, corporate lodging, or supplemental rental income.
- With modernized infrastructure, strategic location, and over five acres offering future growth or redevelopment potential, this property presents a rare investment or owner-user opportunity in one of San Antonio's most accessible commercial corridors.



VIDEO LINK 3610 WEST AVE.



- 3610 West Ave.
 - 29,469 sq. ft. single-level structure. Highly flexible, intuitive design fit for healthcare, educational, institutional, research, or corporate offices.
 - Note: This property has never been occupied. Like new!
 - 4.921 acres or 214,359 sq. ft. land parcel
- 3626 West Ave.
 - 2,874 sq. ft. (duplex-adjacent to 3610 West Ave.)
 - 0.319 acres or 13,895.64 sq. ft. land parcel adjacent to 3610 West Ave.
- Zoning
 - 3610 West Ave. – C-2 Commercial (business, professional, medical)
 - 3626 West Ave. – R-4 Residential
- Frontage
 - 443' on West Ave.
- Land : Building
 - 7.27 : 1 ratio (3610 West Ave. only)
- Built
 - 2022 (unoccupied since completion, but well-maintained)
- Parking Spaces
 - 160 spaces, plus 11 covered
- Ceiling Height
 - 20'
- Building Status
 - Move-in ready
- Upside
 - Low startup costs provide an excellent exit strategy and ROI
- Price (both)
 - \$10,975,000.00 (2025 appraised value and construction cost were significantly higher)



LOCATION I DEMOGRAPHICS

DISTANCES	To / from Interstate Hwy-10 & Loop 410 - 1 mile, 6 miles, respectively			
DEMOGRAPHICS	(2024)	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
	Population	20,444	134,127	369,237
				393,043 (2029)
	Median Age (yrs)	36.3	37.7	
	Median HH Inc.	\$47,431	\$47,339	
	Children			83,743
TRAFFIC COUNTS	Vehicles/day	12,173		



FEATURES | SPECIFICATIONS

- | | |
|---------------------|---|
| • ADA Accessibility | Meets current code |
| • Security Systems | Smoke, Fire & Intrusion Alarms, Gated Entry, Secure Perimeter Fence |
| • Architectural | Stucco exterior, design appointments, functionality |

BUILDING SYSTEMS

- | | |
|---------------------|---|
| • Lighting | LED lighting -interior/exterior, SMART lighting controls in selective areas (controllable via Bluetooth), Light Control system (interior, exterior, perimeter, parking lot lighting) |
| • HVAC | Aaon specialty design rooftop units. 1 ea. 15-ton digital heating & cooling, fault detection economizer. 2 ea. 40-ton units, 460v with economizer. 2 ea. 1-ton makeup air units (kitchen). All units are digitally monitored. |
| • Hot Water Systems | 3 each, 100-gallon AO Smith gas-fired water heating units |
| • Water Treatment | Culligan Dual Tank Water Softener System |
| • Information Tech | 1.5 to 2-hour system power backup |
| • Sustainability | Low-E double-pane windows throughout |
| • Solar Panels | Power generated +/-80,000 kWh of energy. E-Guage Inverter Monitoring |
| • Electrical | 480v, 3-phase electric power |
| • Roof | Single-ply membrane system |

3626 WEST AVE.

Views of 3610 West Ave., 3626 West Ave.





(Adjoining duplex is offered and conveyed with 3610 West Ave.)

- **Structure** 2,874 sq. ft.
- **Date Built** 1980
- **Land** 0.3190 acres (13,895.64 sq. ft.)
- **Zoning** R-4 Residential (Duplex, single-family approved)
- **Frontage** 75' on West Ave.
- **Finish** Partially finished interior
- **Potential Uses** Corporate guest area/offices, or expansion for 3610 West Ave.

NOTE: All dimensions are approximate. This property is subject to price change, prior sale, or withdrawal from the market at any time. The information has been gathered from sources deemed reliable, but it is not guaranteed and may not be complete. Interested party should rely on its own due diligence and not on representations made by Consultants of Real Estate, Realty Austin, Compass Commercial, their representatives, or any other selling broker. 01/22/2026



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David L. Pappas
Professional Engineer
No. 0050120200
State of Texas
Exp. 12/31/2024
This seal shall be used by the engineer only for the project and shall not be used for any other project. The engineer shall be responsible for the design and construction of the project. The engineer shall not be responsible for the design and construction of the project if the project is not designed and constructed in accordance with the engineer's design and construction. The engineer shall not be responsible for the design and construction of the project if the project is not designed and constructed in accordance with the engineer's design and construction.

BLENVIR SENIOR CARE SERVICES
Developed for
3610 WEST AVENUE
SAN ANTONIO, TX 78213
CENTER - SAN ANTONIO

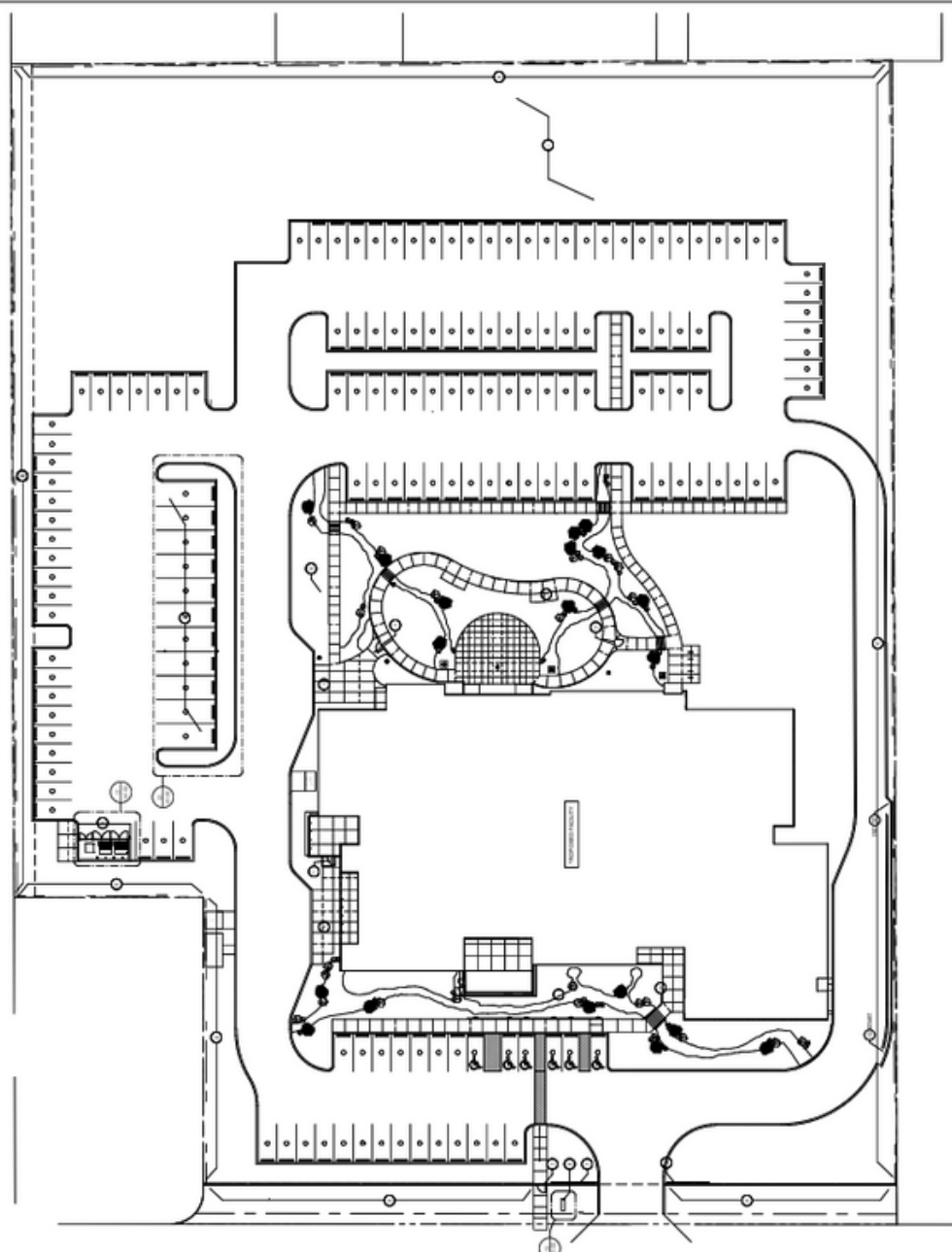
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SITE PLAN
A1.01

KEYNOTES

- 1. SEE ALL LANDSCAPE FOR DETAILS AND MATERIALS
- 2. LANDSCAPE INCLUDES:
- 3. CURBS AND PARADES
- 4. GRASS AREAS
- 5. RETENTION BASIN
- 6. TRANSITION FROM ASPHALT TO LANDSCAPE
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1"=20'-0"

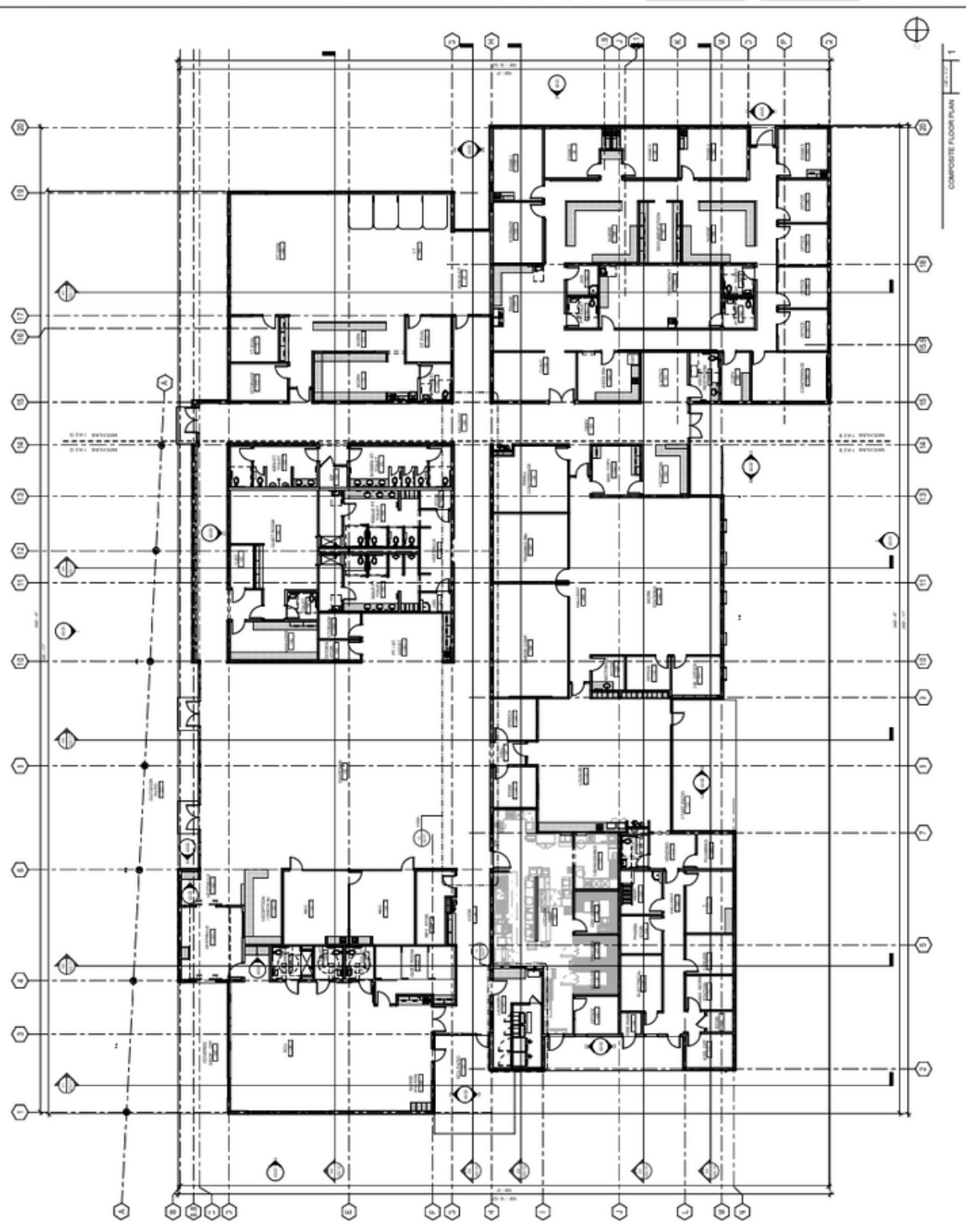


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Information About Brokerage Services

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

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 and 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Dan W. Foster	279591	dan.foster@corerealestate.us	(915) 241-2093
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Douglas Borrett	0380804	doug.borrett@corerealestate.us	(915) 630-5254
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Michael S. Okies	0380570	stan.okies@corerealestate.us	(915) 630-9710
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Jennifer Korba	433427	jennifer.korba@compass.com	512.784.7343
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Eddie Karam	200015	eddie.karam@compass.com	512.969.8527
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2