



**FOR LEASE**

6390 DeZavala Rd Ste 102  
San Antonio, TX 78249

- Retail Space Available
- Neighboring National Tenants
- High Traffic Area

**±840 SF RETAIL SPACE**

## Property Specs

LEASE RATE	Contact Agent
NNN EXPENSES	\$17.10 PSF/Year
TOTAL GLA	±14,710 SF
YEAR BUILT	2018
ZONING	C3

- SMALL SPACE AVAILABLE
- 20,000 VEHICLES PER DAY
- 1 MILE AWAY FROM UTSA
- APPROXIMATELY 1.25 MILES FROM IH-10
- 25,000 DAYTIME EMPLOYEES WITHIN 2 MILES

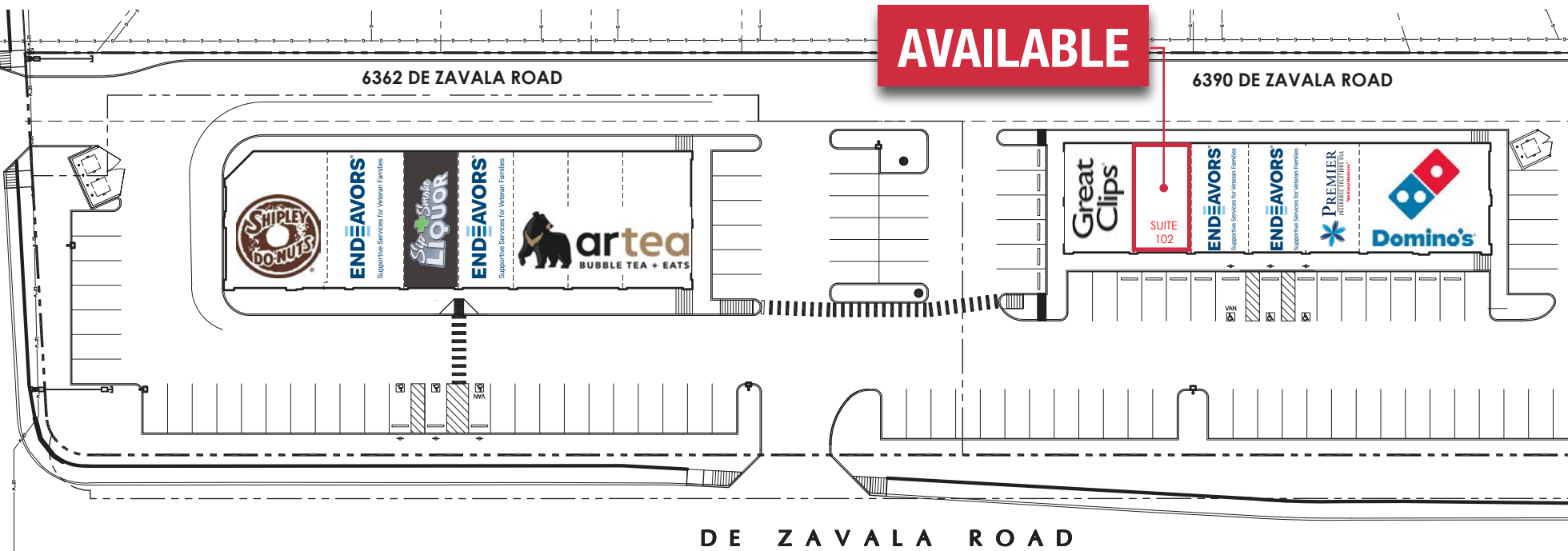


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# SUMMARY

# SITE PLAN



**AVAILABLE**

## Building 6362

SUITE	TENANT	SUITE SF
101	ShipleY Do-Nuts	1,800
102	Family Endeavors	1,400
103	Sip & Smoke Liquor	1,000
104	Family Endeavors	2,050
105-108	Artea	2,200

## Building 6390

SUITE	TENANT	SUITE SF
101	Great Clips	1,000
<b>102</b>	<b>AVAILABLE</b>	<b>840</b>
103-104	Family Endeavors	1,680
105	Premier Insurance Solutions USA	840
107	Domino's	1,900

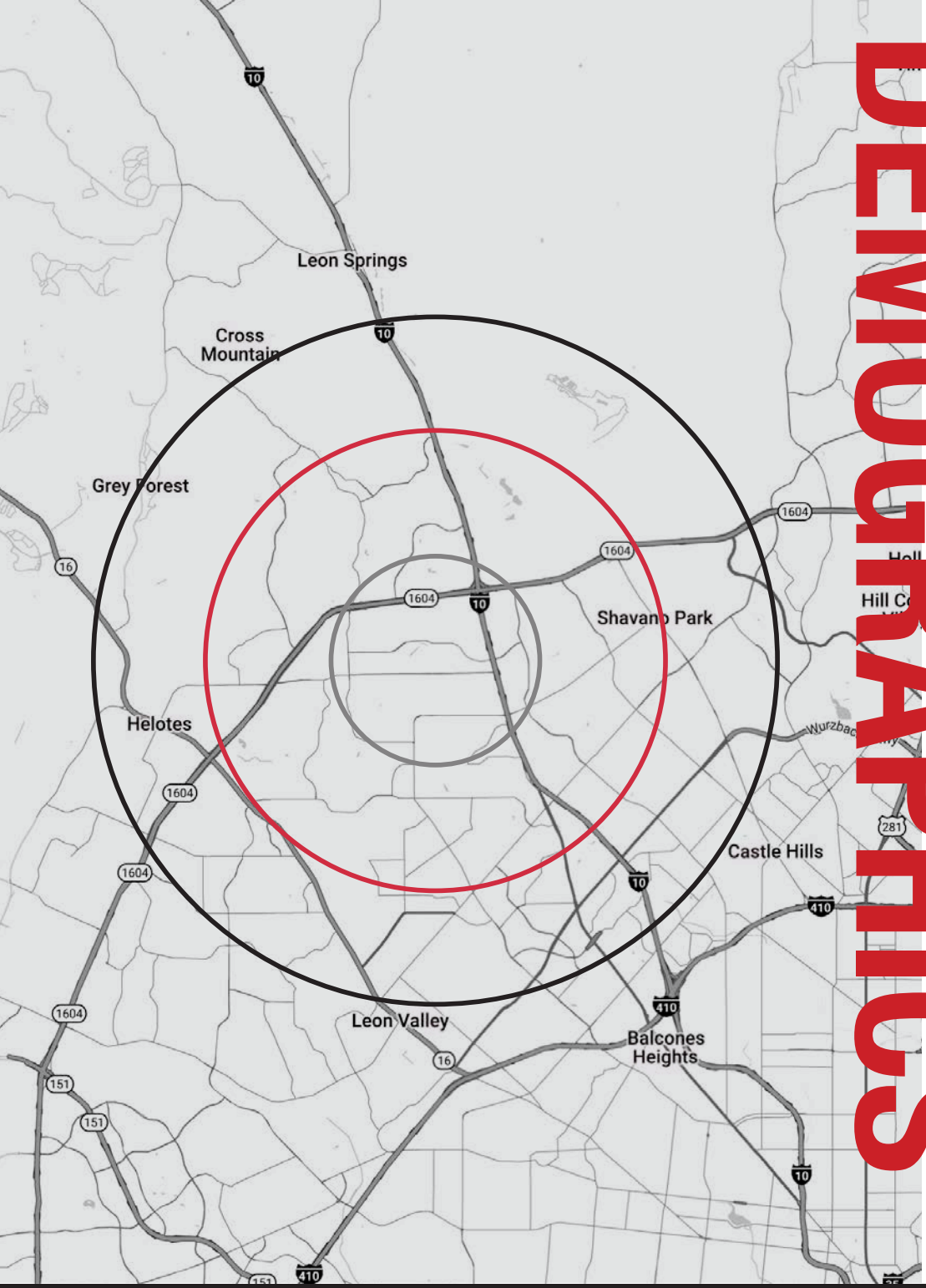


# AREA MAP



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





# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	16,279	106,996	258,689
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	6,637	44,914	110,150
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$94,785	\$98,576	\$101,824

## Traffic Counts

STREET	AADT
De Zavala Rd	19,999
Babcock Rd	22,526

## Cities Nearby

San Antonio, Texas	62 miles
Denver, Colorado	930 miles
Phoenix, Arizona	987 miles
Salt Lake City, Utah	1,319 miles
Los Angeles, California	1,359 miles
Reno, Nevada	1,715 miles

# TERMS & CONDITIONS

## Terms and Conditions

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## Summary Documents

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