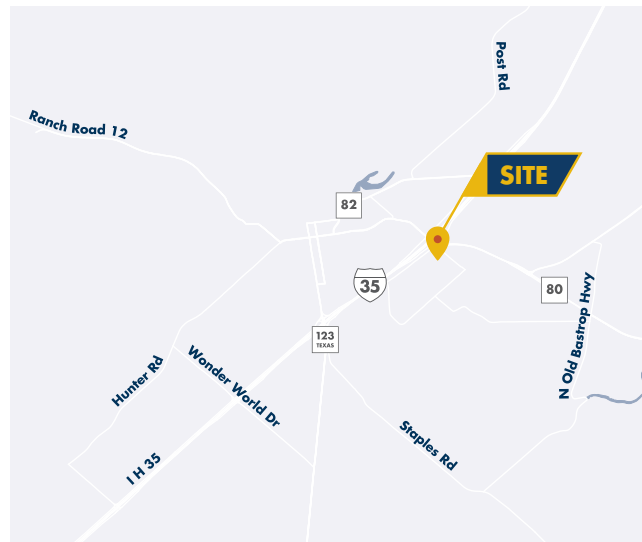




900 Bugg Lane offers **13,239 square feet of flexible retail space** in the thriving San Marcos Place shopping center, anchored by the newly opened Poco Loco Supermercado. The property features **ample parking** in the rear, **prominent signage** opportunities, and **convenient access** for customers and deliveries. This site is ideal for retail, service, or flex users looking to tap into the area's dense traffic and growing population.



Availability

Suite 110B: 7,964 SF
Suite 110C: 3,010 SF - 5,275 SF
Suite 110B + 110C: 13,239 SF
Anchored by Poco Loco

Excellent Location

Located just off the intersection of IH-35 and Hwy 80, the property boasts visibility to over 133,000 vehicles per day and benefits from a strong retail corridor and proximity to Texas State University.

Pricing

Call for pricing (estimated \$7.00 NNN)

2024 Demographics

	1-MILE	3-MILE	5-MILE
Population	10,612	59,573	88,621
Average HH Income	\$39,220	\$47,007	\$57,357
Households	4,640	23,980	45,170



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San Marcos Place

RETAIL FOR LEASE

900 Bugg Lane
San Marcos, Texas 78666



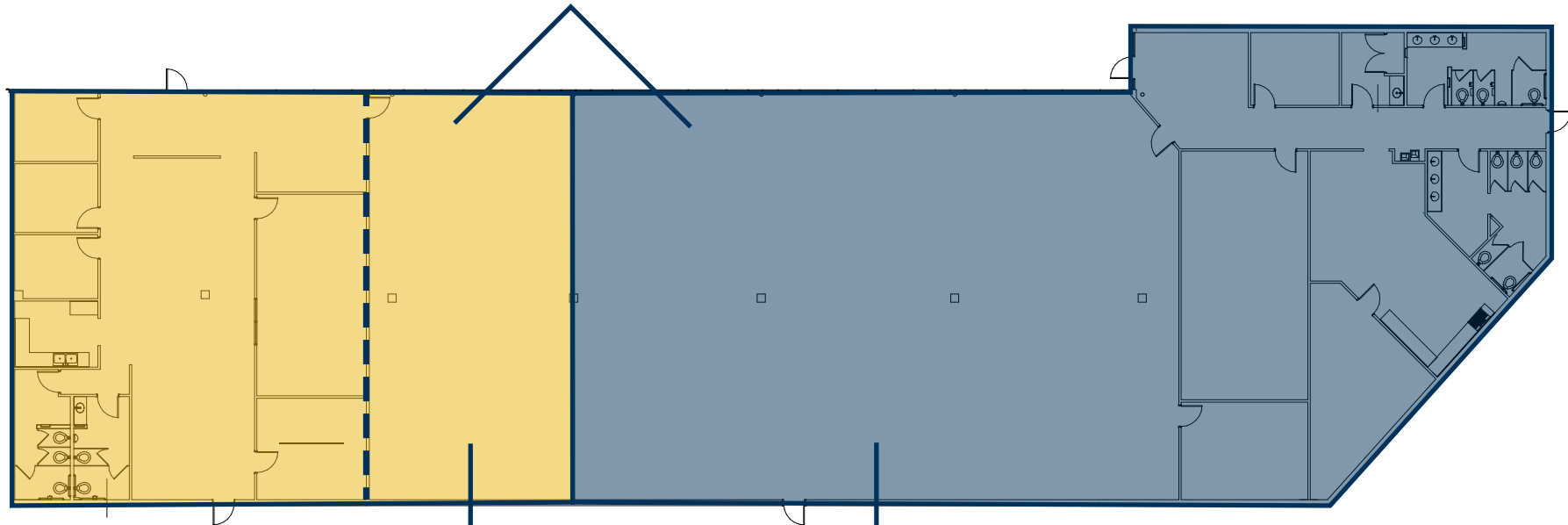
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aquilacommercial.com/san-marcos-place

SUITE 110B + 110C

13,289 SF



SUITE 110C

3,010 SF - 5,275 SF
(DEMISABLE)

SUITE 110B

7,964 SF



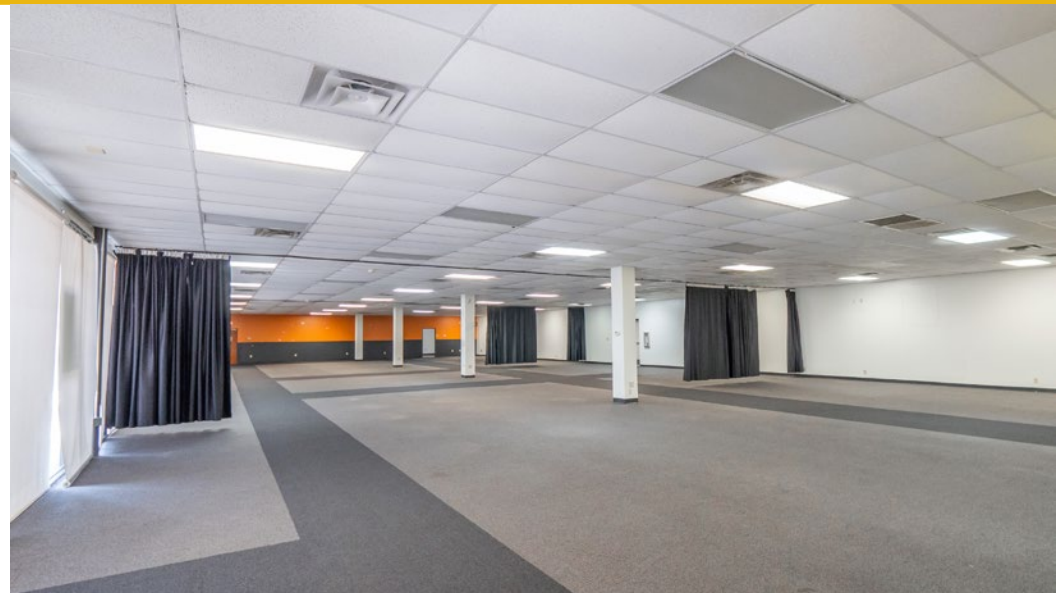
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Surrounding Amenities

Restaurants

1. Chuy's
2. Kerby Lane Cafe
3. Chili's
4. Red Lobster
5. Thundercloud Subs
6. McDonalds
7. Pluckers Wing Bar
8. Burger King
9. Whataburger
10. Starbucks
11. 54th Street
12. Olive Garden Italian Restaurant
13. Texas Roadhouse
14. Chick-Fil-A
15. Cheddars Scratch Kitchen

Shopping

1. Moore Supply
2. Lowe's Home Improvement
3. Besy Buy
4. McCoy Building Supply
5. Academy Sports & Outdoors
6. Target
7. San Marcos Premium Outlets
8. Tanger Outlets San Marcos

Groceries/Convenience

1. Walmart Supercenter
2. Dollar General
3. Polo Loco
4. Target Grocery
5. H-E-B
6. Sam's Club

Banking

1. RBFCU - San Marcos
2. Wells Fargo
3. PNC Bank
4. Frost Bank

Education / Other

1. Texas State University
2. San Marcos High School
3. Amazon Fulfillment Center

