

RETAIL FOR SALE & LEASE

322 LUCAS ST.

322 LUCAS STREET, SAN ANTONIO, TX 78209



BROWNING COMMERCIAL
REAL ESTATE



FOR SALE & LEASE

BROWNING COMMERCIAL REAL ESTATE

6061 Broadway St
San Antonio, TX 78209



PRESENTED BY:

ERIK HERNANDEZ

Agent

cell: (210) 792-3992

ehernandez@phyllisbrowning.com

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PROPERTY SUMMARY

322 LUCAS STREET | SAN ANTONIO, TX 78209



Property Summary

Price:	Not Disclosed
Building SF:	3,200
Price / SF:	
NOI:	
CAP Rate:	
Lease Rate:	
Lease Term:	
Rentable SF:	3200 SF
Available SF:	3200 SF
Occupancy:	
Lot Size:	3200 SF
Frontage:	
Signage:	
Parking:	10
Parking Ratio:	
Year Built:	1946
Renovated:	2025
Zoning:	

Property Overview

Prime retail commercial property located in the heart of Alamo Heights, one of San Antonio's most desirable submarkets. 322 Lucas Street offers exceptional access to affluent neighborhoods and strong surrounding retail activity. The property also includes the rear lot at 200 Austin Street, providing additional access, flexibility, and potential for expanded use or future development.

Location Overview

Located in the heart of Alamo Heights and just minutes from the Witte Museum and Downtown San Antonio, this space offers unbeatable visibility and convenience for your business. With a spacious, open floor plan, you have the freedom to design and customize the space to perfectly fit your concept, whether it's retail, office, or creative studio.

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PROPERTY PHOTOS

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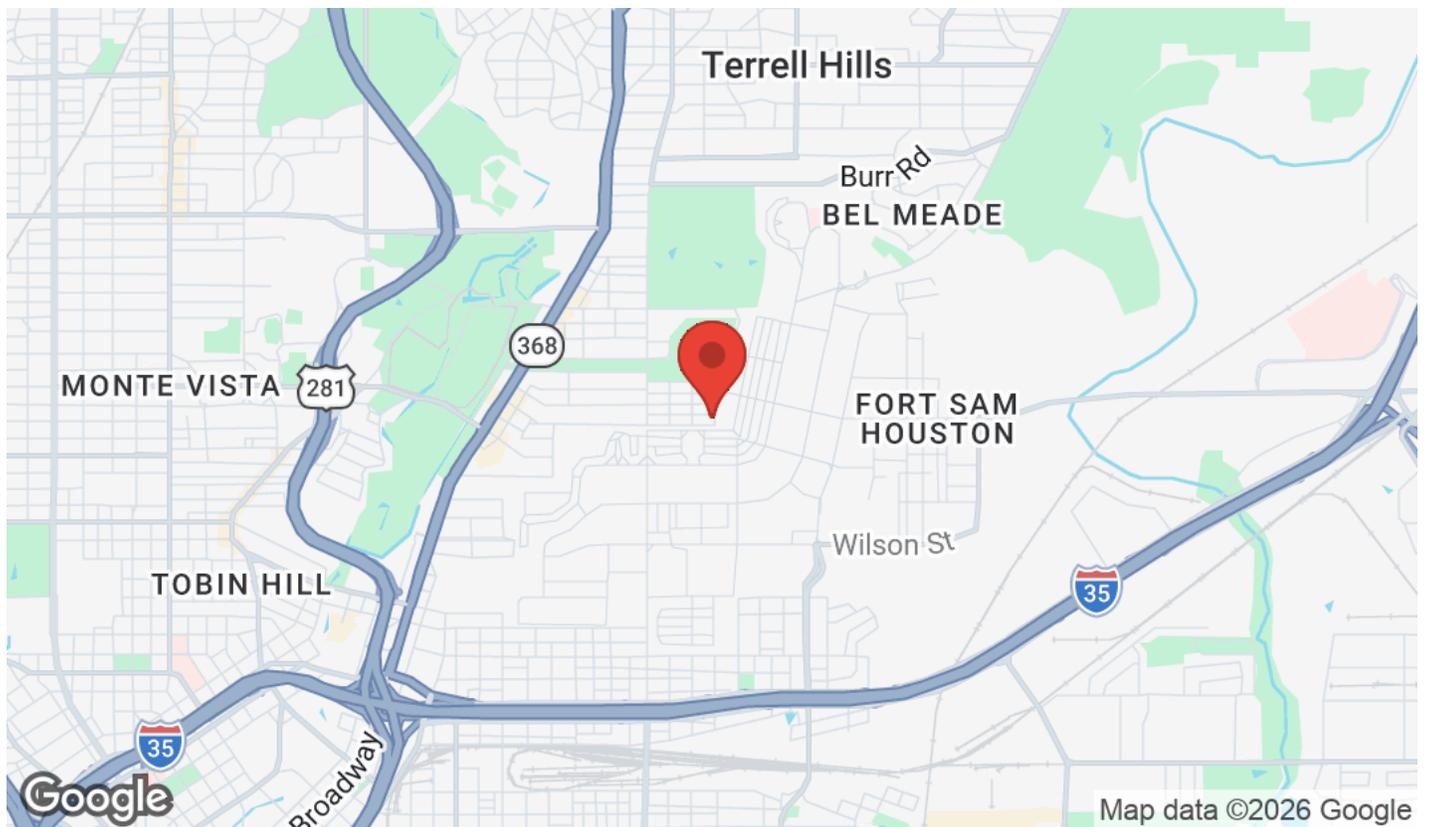
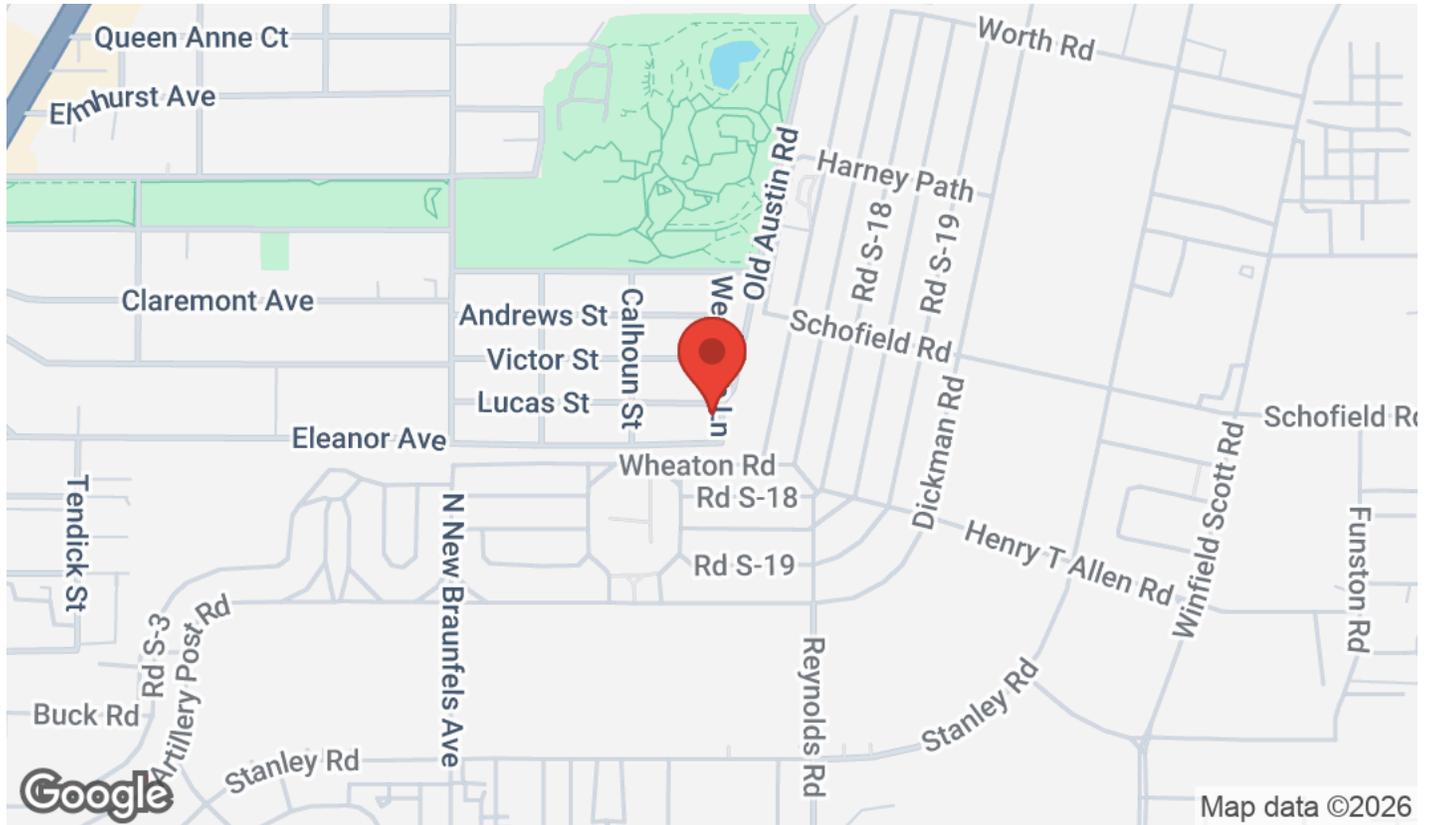
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LOCATION MAPS

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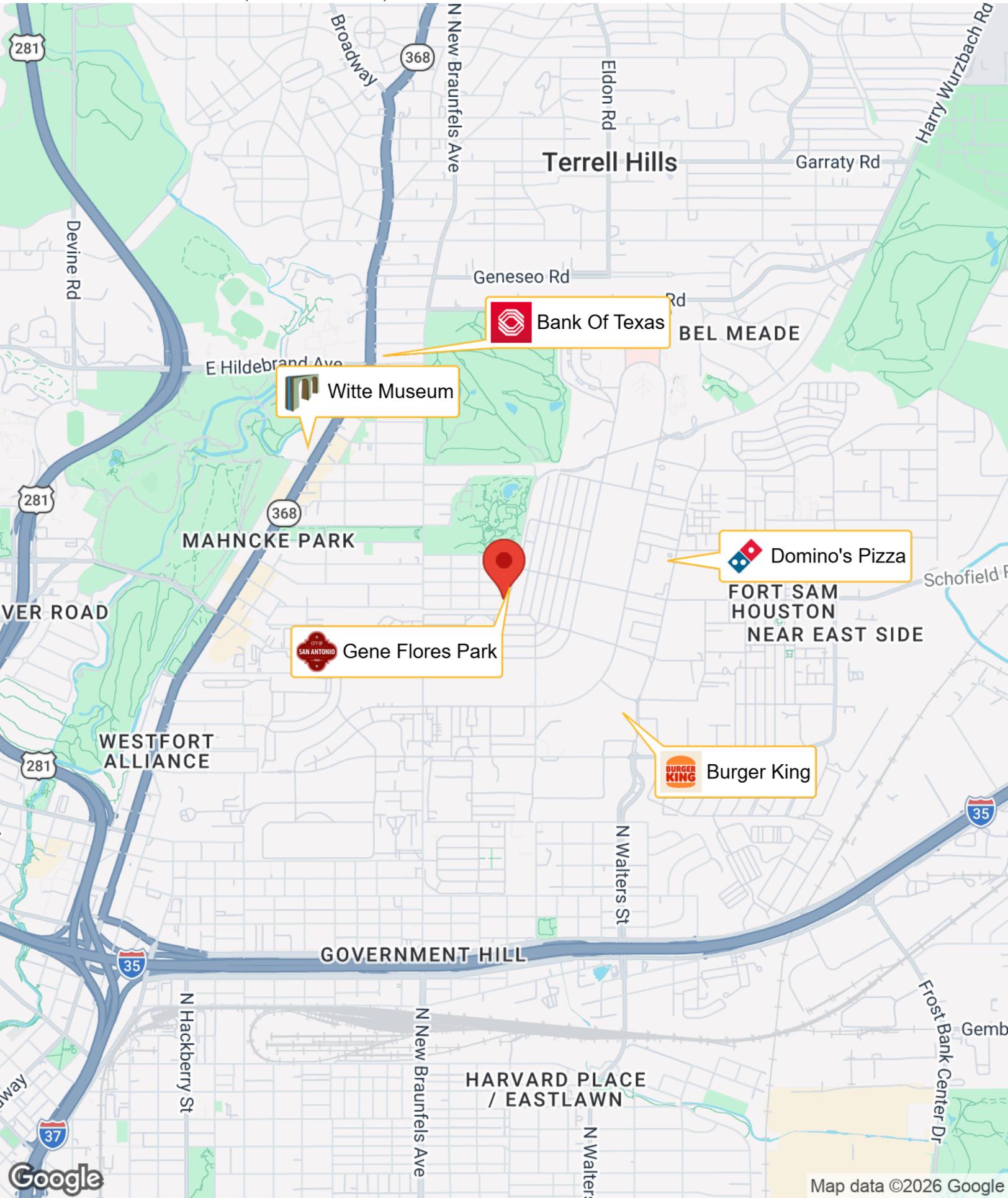
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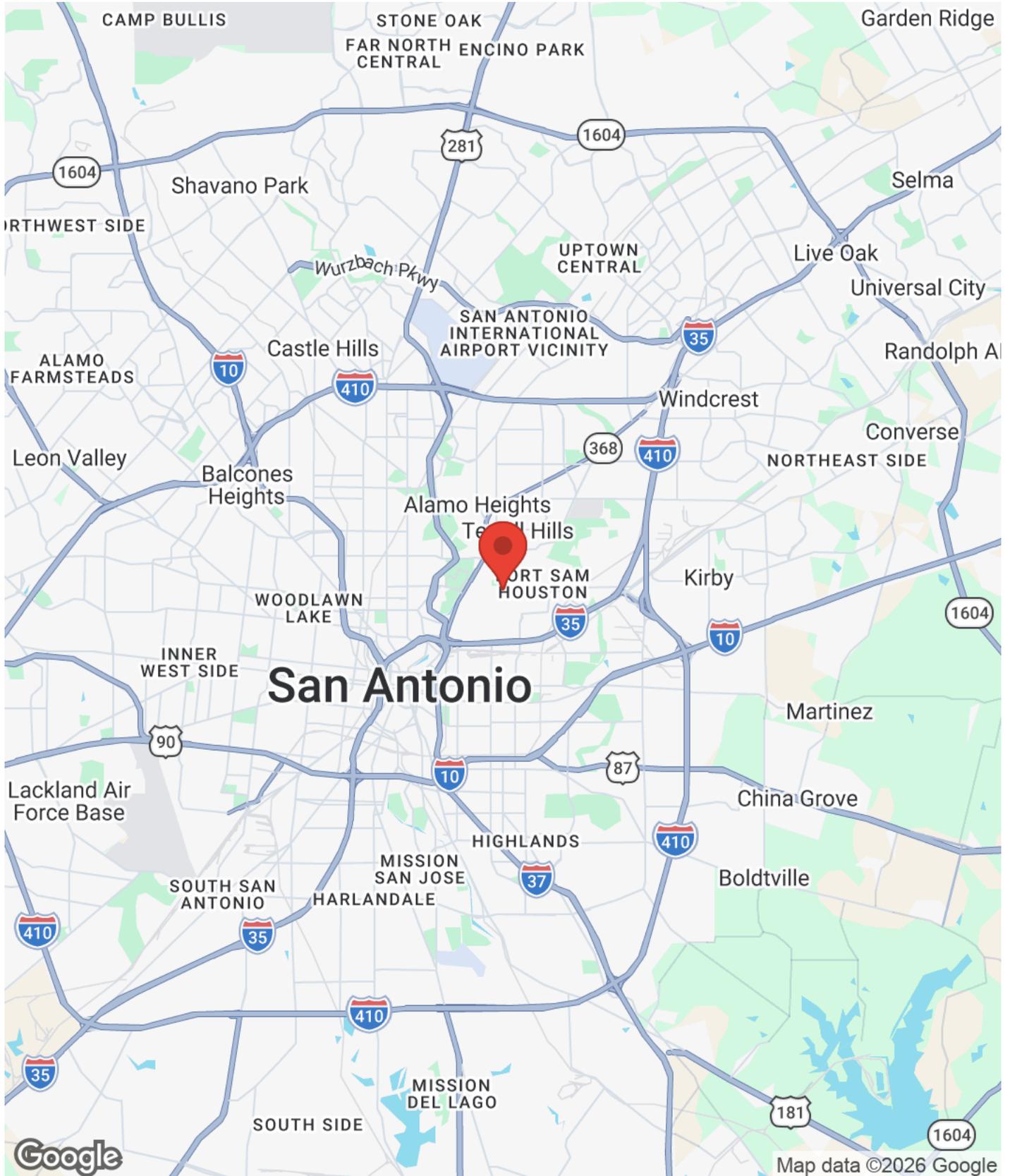
BUSINESS MAP

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REGIONAL MAP

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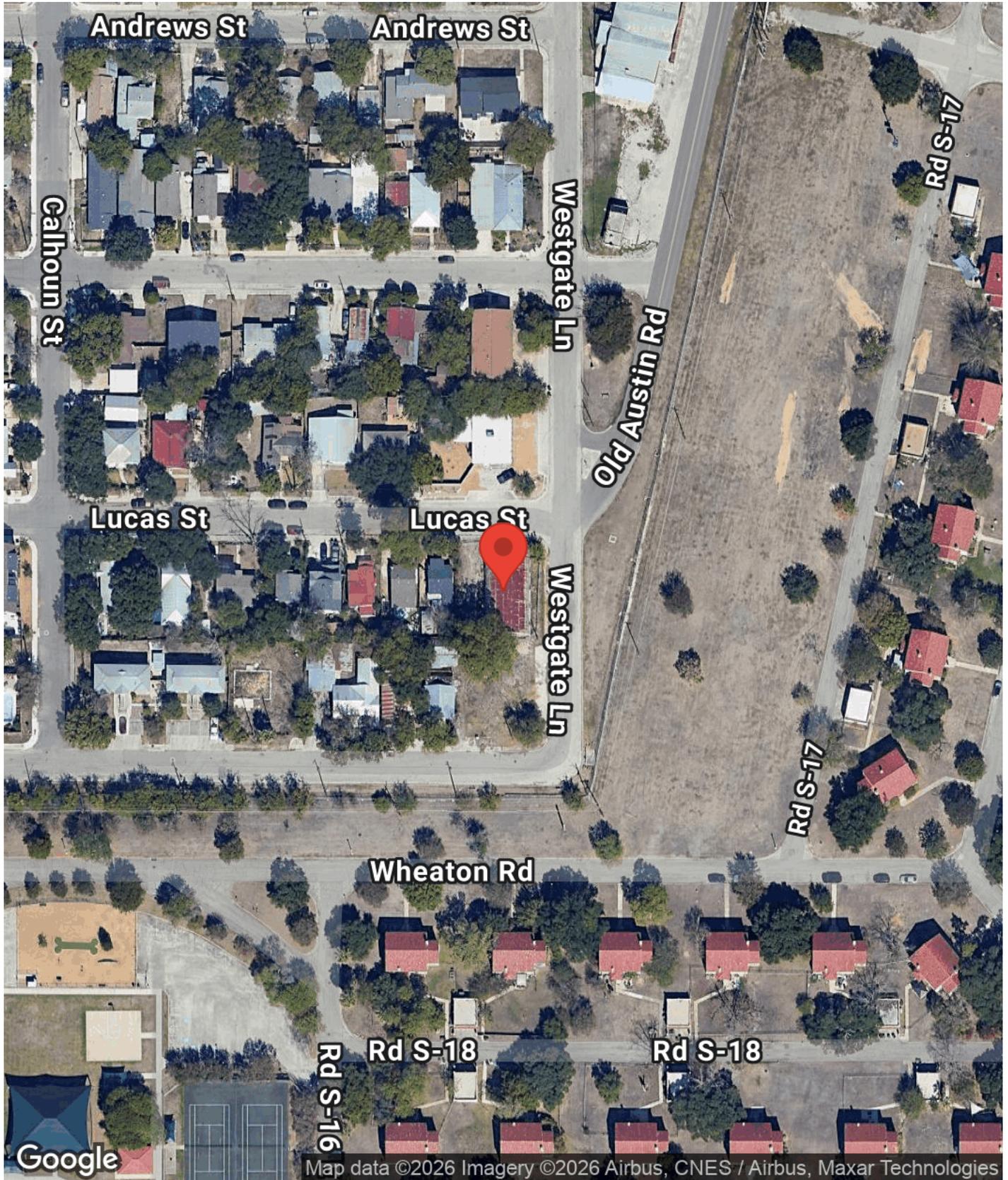
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AERIAL MAP

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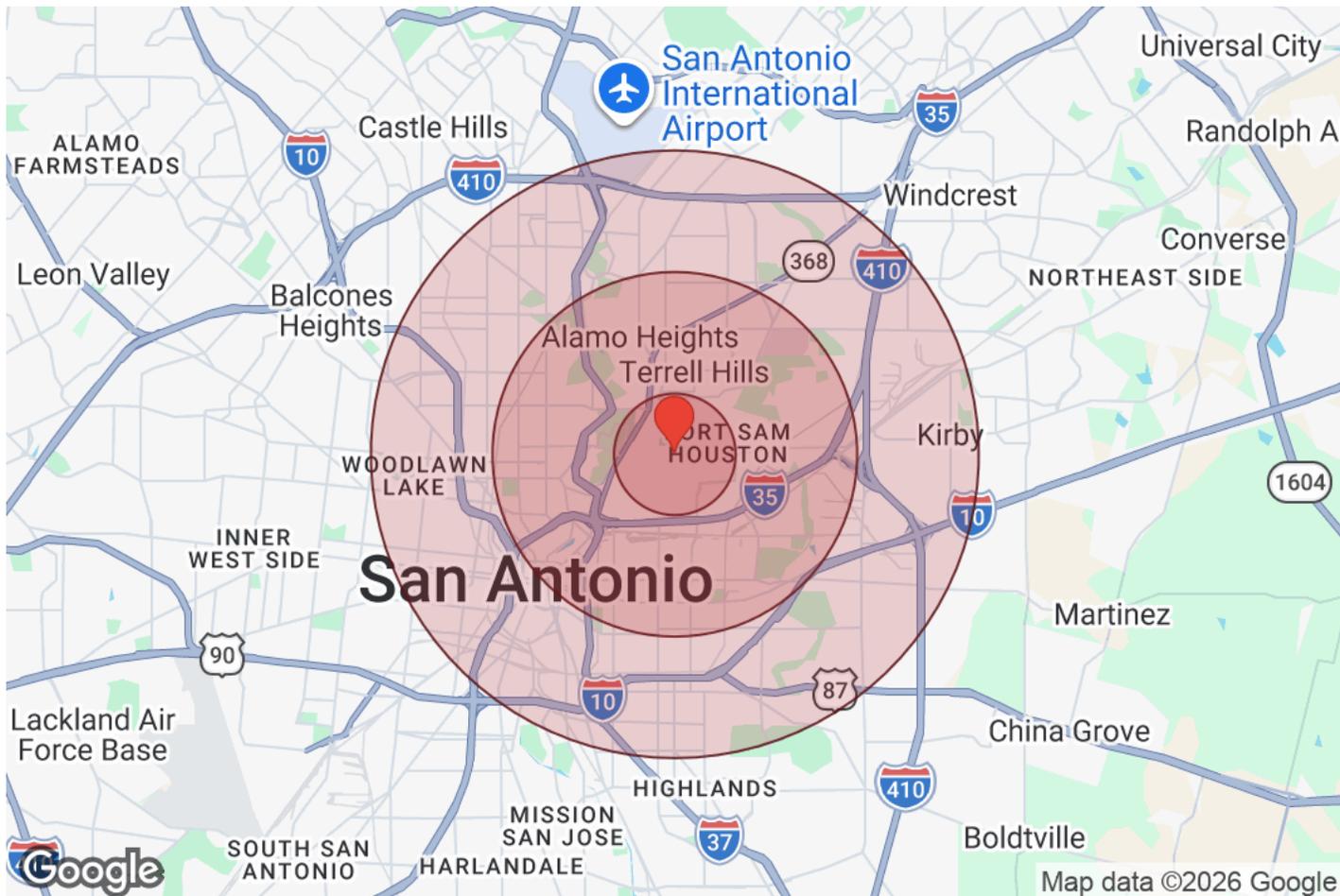
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DEMOGRAPHICS

322 LUCAS STREET | SAN ANTONIO, TX 78209



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	6,948	51,004	155,788
Female	3,690	42,382	144,023
Total Population	10,638	93,386	299,811

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,367	31,686	72,824
Black	1,121	10,833	29,022
Am In/AK Nat	34	205	570
Hawaiian	30	93	180
Hispanic	4,382	45,909	186,452
Asian	353	2,344	5,427
Multiracial	301	1,989	4,497
Other	49	327	839

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,735	43,296	132,034
Occupied	3,306	38,286	117,878
Owner Occupied	1,040	15,449	54,329
Renter Occupied	2,266	22,837	63,549
Vacant	428	5,010	14,156

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,499	15,032	52,264
Ages 15 - 24	3,367	16,440	43,968
Ages 25 - 54	4,023	38,388	123,676
Ages 55 - 64	616	9,542	33,225
Ages 65+	1,133	13,986	46,679

Income	1 Mile	3 Miles	5 Miles
Median	\$58,682	\$72,485	\$59,413
Under \$15k	406	4,266	13,888
\$15k - \$25k	103	2,978	10,202
\$25k - \$35k	682	3,659	12,553
\$35k - \$50k	367	3,488	13,484
\$50k - \$75k	324	5,240	20,191
\$75k - \$100k	265	4,149	13,791
\$100k - \$150k	517	5,370	15,771
\$150k - \$200k	152	2,259	6,166
Over \$200k	491	6,879	11,832

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PROFESSIONAL BIO

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