

**2616 SW LOOP 410,
SAN ANTONIO, TX 78227**

**FOR SALE:
3,295 SF FLEX SPACE**



LEROY SANCHEZ

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☎ (210) 201-0061 EXT. 6
📱 (210) 391-1099

ABOUT THIS PROPERTY:

FOR SALE:

3,295 SF FLEX SPACE



Excellent opportunity to acquire a versatile **3,295 SF standalone building** on **0.22 acres**, zoned **C-3NA**: ideal for retail, office, warehouse/industrial, or a wide range of commercial uses. The property has been **recently renovated** with new flooring, fresh paint, modern exposed ductwork, and updated windows. The front section features two private offices, a spacious open reception area, and a restroom. At the center of the building, a large conference room with a kitchen provides an ideal space for meetings or collaborative work. Toward the back, you'll find two flexible warehouse areas, two additional restrooms, and an exterior metal storage unit. A drive-through asphalt driveway offers convenient access from the front to the rear of the building. With **69 feet of prime frontage along SW Loop 410** and excellent **pylon signage** visibility, this property offers unmatched exposure for your business.

PROPERTY HIGHLIGHTS

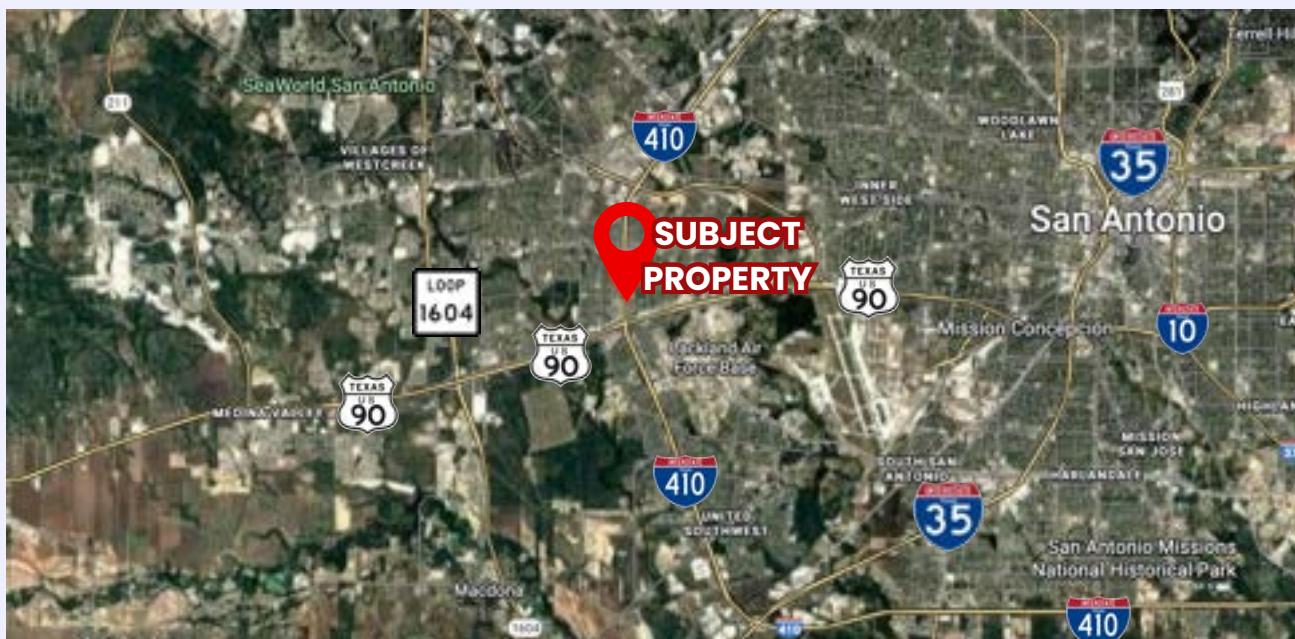
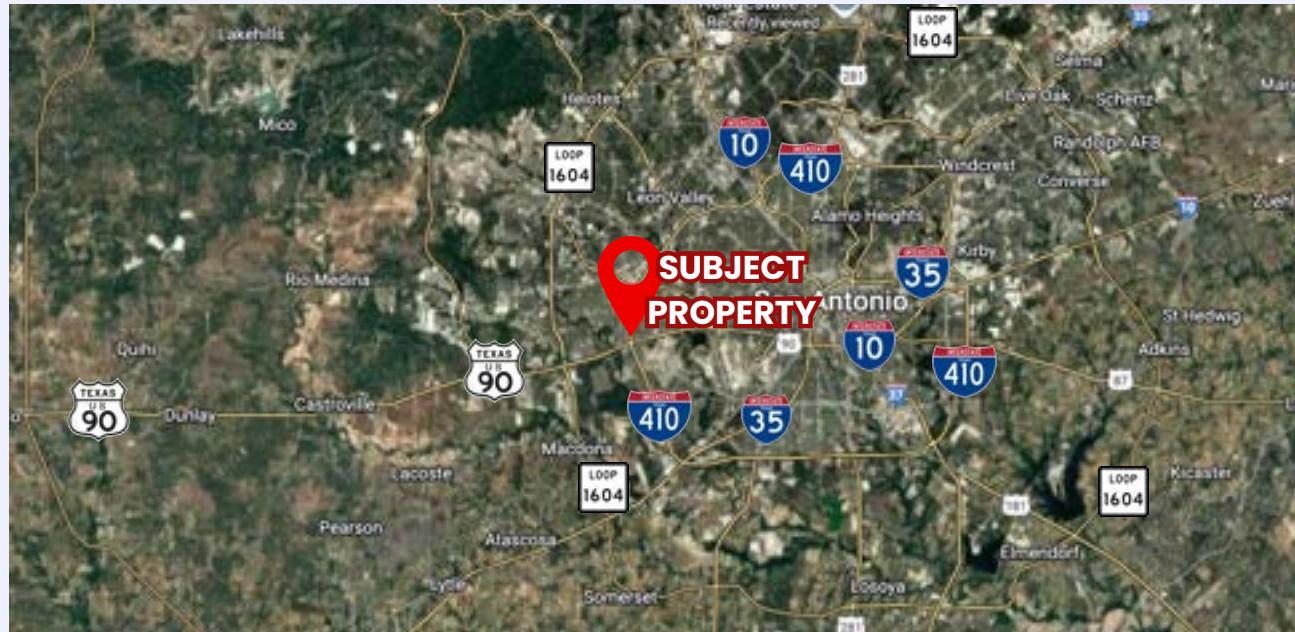
- BUILDING SIZE: 3,295 SF
- LOT SIZE: +/- 0.22 ACRES
- ZONING: C-3NA (NON-
COMMERCIAL
ALCOHOLIC SALES
COMMERCIAL)
- EASY ACCESS TO 410 AND
HIGHWAY 90
- NEAR LACKLAND AIR FORCE
BASE

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REGIONAL CONNECTIVITY OVERVIEW

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HIGHWAY PROXIMITY

- EASY ON/OFF ACCESS TO
- TO : ~1-2 MILES
- TO : ~3-4 MILES
- TO : ~3.5-4 MILES
- TO : ~5-6 MILES

MAP OF TRADE AREA

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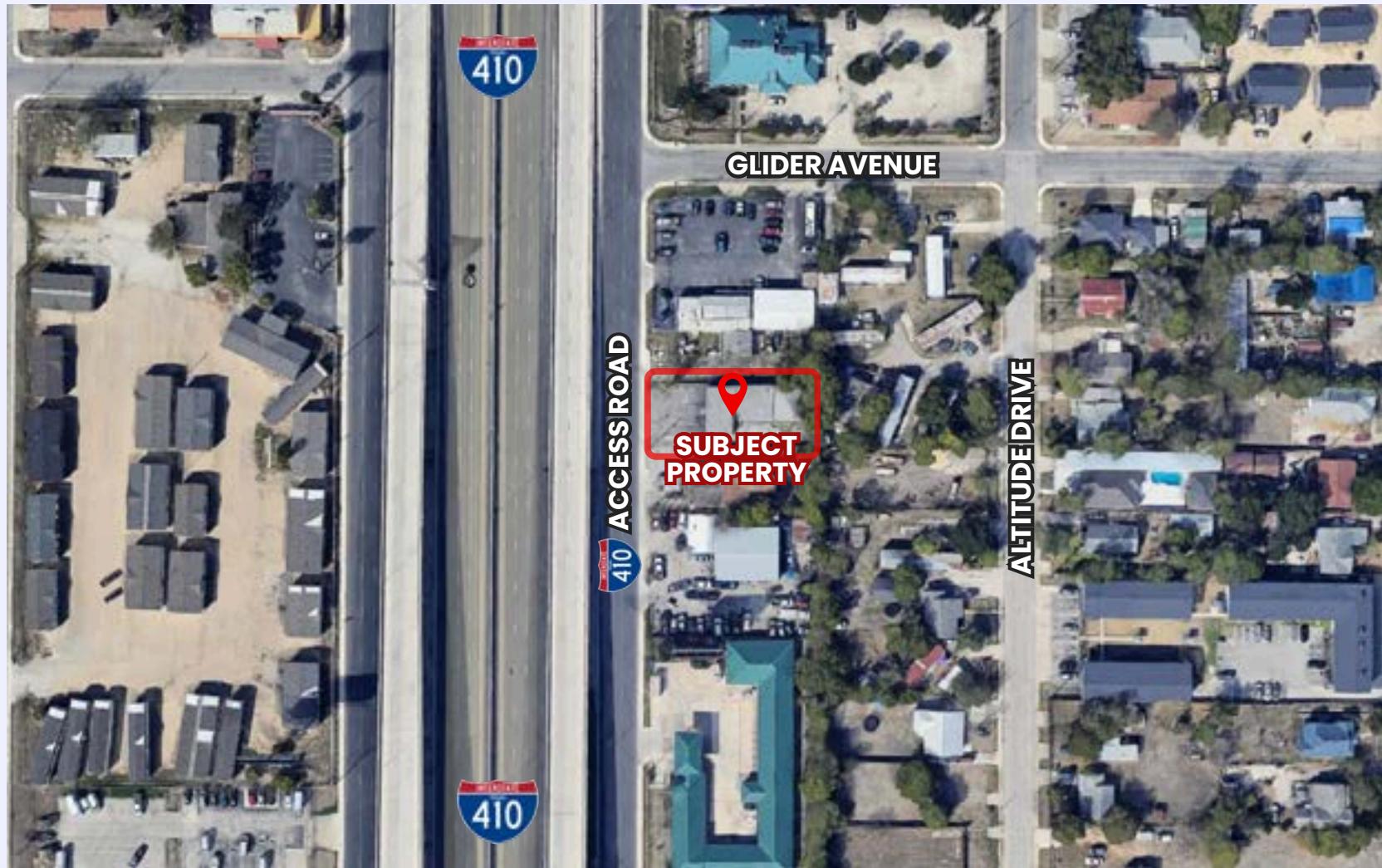


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AERIAL VIEW

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TRAFFIC COUNTS

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TRAFFIC COUNTS

- MARBACH ROAD: 33,598 VEHICLES PER DAY
- LOOP 410: 110,200 VEHICLES PER DAY
- LOOP 410 ACCESS ROAD: 19,672 VEHICLES PER DAY
- HIGHWAY 90: 68,328 VEHICLES PER DAY
- HIGHWAY 90 ACCESS ROAD: 13,677 VEHICLES PER DAY

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INTERIOR VIEW

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RECENTLY UPDATED WITH:

- NEW FLOORING
- FRESH INTERIOR PAINT
- MODERN EXPOSED DUCTWORK
- UPDATED WINDOWS

FRONT AREA INCLUDES:

- TWO PRIVATE OFFICES
- LARGE OPEN RECEPTION AREA
- ONE RESTROOM



CENTER OF BUILDING INCLUDES:

- LARGE CONFERENCE ROOM
- KITCHEN AREA (IDEAL FOR BREAKROOM OR COLLABORATIVE WORKSPACE)

INTERIOR VIEW

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REAR SECTION INCLUDES:

- TWO WAREHOUSE AREAS
- TWO ADDITIONAL RESTROOMS
- EXTERIOR METAL STORAGE UNIT
- DRIVE-THROUGH ASPHALT DRIVEWAY

FOR FRONT-TO-BACK ACCESS



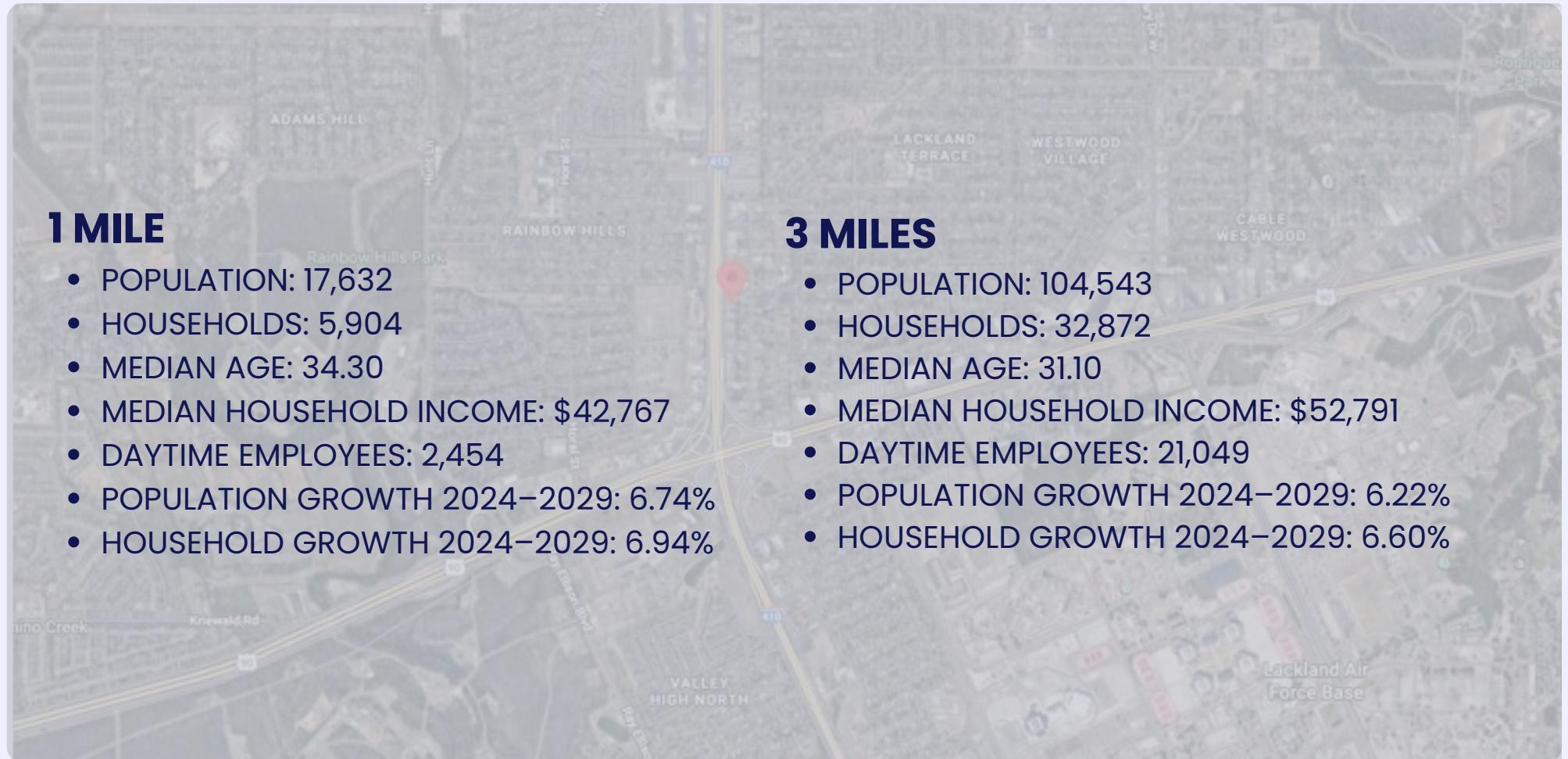
EXTERIOR VIEW

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AREA DEMOGRAPHICS

2616 SW LOOP 410,
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1 MILE

- POPULATION: 17,632
- HOUSEHOLDS: 5,904
- MEDIAN AGE: 34.30
- MEDIAN HOUSEHOLD INCOME: \$42,767
- DAYTIME EMPLOYEES: 2,454
- POPULATION GROWTH 2024–2029: 6.74%
- HOUSEHOLD GROWTH 2024–2029: 6.94%

3 MILES

- POPULATION: 104,543
- HOUSEHOLDS: 32,872
- MEDIAN AGE: 31.10
- MEDIAN HOUSEHOLD INCOME: \$52,791
- DAYTIME EMPLOYEES: 21,049
- POPULATION GROWTH 2024–2029: 6.22%
- HOUSEHOLD GROWTH 2024–2029: 6.60%

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ABOUT SAN ANTONIO

POPULATION

San Antonio is the 7th most populous city in the United States, and the 3rd largest city in Texas, with about 1.4 million residents. San Antonio ranks among the Top 5 in fastest growing cities and is expected to continue to grow.

INDUSTRY

San Antonio has many successful industries such as, manufacturing, healthcare, and hospitality. Among these is tourism. San Antonio employs over 112,000 people in this industry and accounts for more than \$12 billion in revenue for the city

CITY ATTRACTIONS

The home of the 5 time champion NBA team, San Antonio Spurs. The Spurs bring an average of \$1.1 billion to the city yearly by way of games, merchandise, and tourism. San Antonio is also one of the most historic cities in Texas. The Alamo attracts over 1 million visitors every year and brings in hundreds of thousands of visitors to other attractions such as Six Flags Fiesta Texas and Sea World.



BROOKS CITY BASE



SAN ANTONIO RIVERWALK



SAN ANTONIO SPURS



SIX FLAGS OVER TEXAS FIESTA TEXAS

Information About Brokerage Services

Texas Real Estate Commission (02/10/2025)



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

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.

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 or subagent 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

| Licensed Broker Broker Firm Name or Primary Assumed Name | License No. | Email Address | Phone No. |
|--|-------------|-------------------------------|--------------|
| Core Commercial Brokerage SA, LLC | 578245 | info@corecommercialsa.com | 210-201-0061 |
| Amanda Concha Designated Broker of Firm | 578245 | Amanda@corecommercialsa.com | 210-201-0061 |
| Moises Hernandez Senior Associate | 783405 | Moises@corecommercialsa.com | 210-324-2684 |
| Guadalupe "Gabby" Tintori Associate | 805001 | Gabby@corecommercialsa.com | 210-396-0587 |
| Buddy Fisher Associate | 824535 | Buddy@corecommercialsa.com | 210-454-7424 |
| An Tran Associate | 817323 | Antran@corecommercialsa.com | 210-975-2566 |
| Fernando Agurcia Associate | 719215 | Fernando@corecommercialsa.com | 305-799-4592 |
| Leroy Sanchez Associate | 804346 | Leroy@corecommercialsa.com | 210-391-1099 |
| Ginger Toy Director of Administration/Associate | 735223 | Ginger@corecommercialsa.com | 210-201-0061 |

| Buyer Initials | Tenant Initials | Renter Initials | Landlord Initials | Date |
|---|-----------------|-----------------|-------------------|------|
| Regulated by the Texas Real Estate Commission | | | | |
| Information available at www.trec.texas.gov | | | | |