

AVAILABLE FOR LEASE

# 8025 BANDERA

## SAN ANTONIO, TX

OFFERING MEMORANDUM



AVAILABLE FOR LEASE  
1,071 SQFT  
1,350 SQFT

**URIAH**  
REAL ESTATE ORGANIZATION LLC

## EXCLUSIVELY MARKETED BY:

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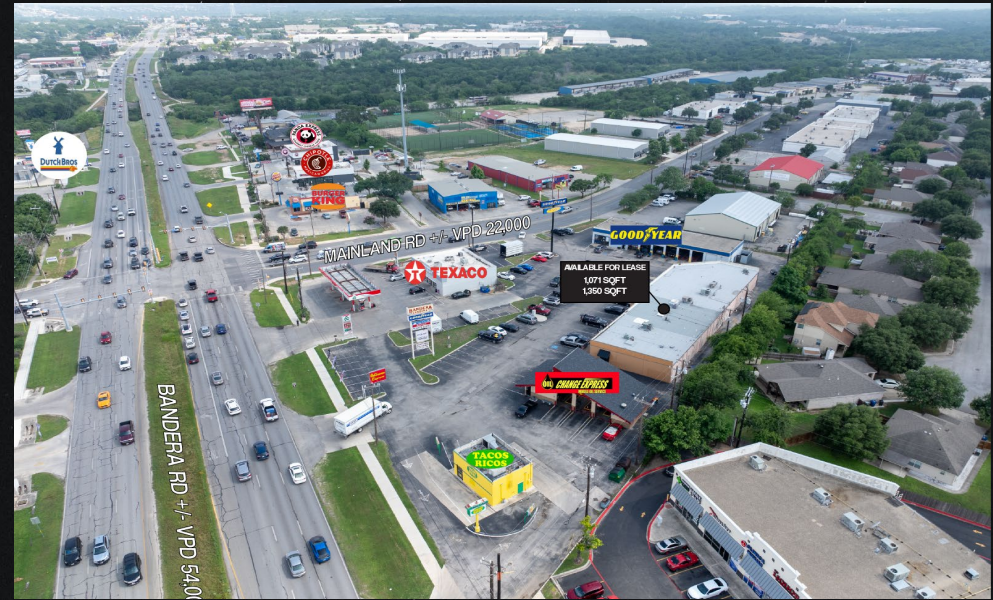
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**URIAH**  
REAL ESTATE ORGANIZATION LLC  
URIAHREALESTATE.COM



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



H-E-B

CRUNCH

McDonald's

Starbucks

TACO CABANA

Ball's Market

KFC

THE WASH TUB

Walmart

CA

AVAILABLE FOR LEASE  
1,071 SQFT  
1,350 SQFT

OIL CHANGE EXPRESS

TACOS RICOS

CHASE

GOODYEAR

TEXACO

BANDERA RD +/- VPD 54,000

MAINLAND RD +/- VPD 22,000



MAINLAND RD +/- VPD 22,000

BANDERA RD +/- VPD 54,000



AVAILABLE FOR LEASE  
1,071 SQFT  
1,350 SQFT



# PROPERTY OVERVIEW

## PROPERTY SUMMARY

This commercial listing features two available units for lease at the highly trafficked, signalized intersection of Mainland and Bandera Rd in San Antonio, TX. The available spaces include a 1,071 SQFT unit and a 1,350 SQFT unit. The site benefits from significant traffic volumes, with approximately 54,000 vehicles per day on Bandera Rd and 22,000 vehicles per day on Mainland Rd. This prime location is perfectly suited for businesses requiring high visibility. The San Antonio market is known for its robust growth, diverse population, and dynamic business environment, making it an excellent choice for expanding or establishing a new presence.

### PROPERTY SUMMARY

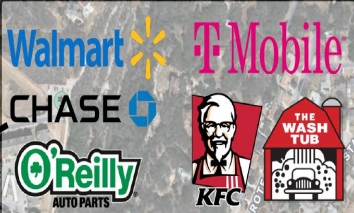
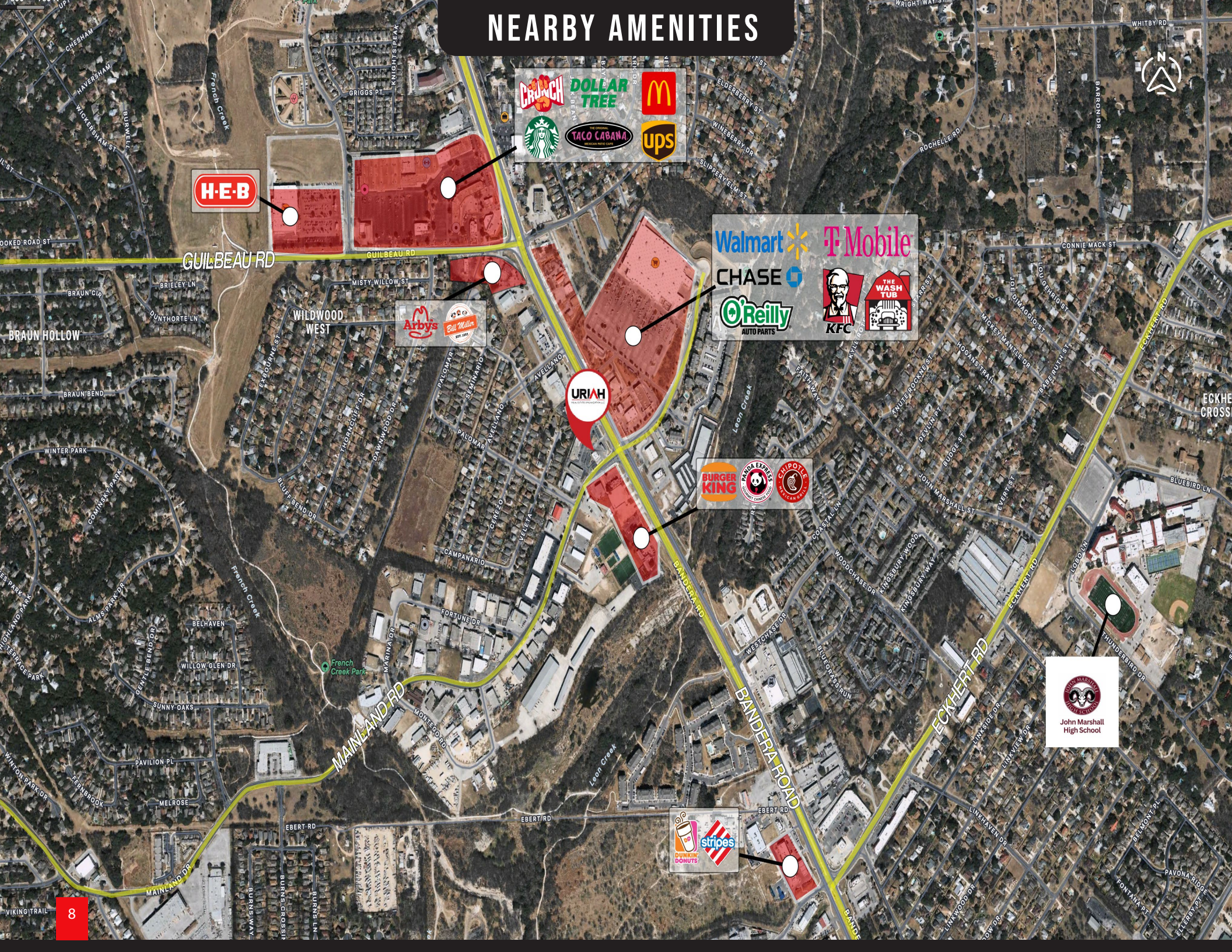
LEASE RATE:	<a href="#">CONTACT BROKER</a>
ZONING:	C-3
UNITS AVAILABLE:	1,071 SQFT 1,350 SQFT

### PROPERTY HIGHLIGHTS

- **HIGH TRAFFIC LOCATION:** SITUATED AT THE SIGNALIZED INTERSECTION OF MAINLAND AND BANDERA RD, THIS SITE BENEFITS FROM SUBSTANTIAL EXPOSURE WITH APPROXIMATELY 54,000 VEHICLES PER DAY ON BANDERA RD AND 22,000 VEHICLES PER DAY ON MAINLAND RD.
- **IDEAL FOR HIGH VISIBILITY BUSINESSES:** THE STRATEGIC PLACEMENT OF THIS PROPERTY MAKES IT AN OPTIMAL CHOICE FOR BUSINESSES THAT RELY ON HIGH VISIBILITY, SUCH AS QUICK SERVICE RESTAURANTS, COFFEE SHOPS, AND OTHER FAST SERVICE ENTITIES.
- **ROBUST MARKET:** LOCATED IN SAN ANTONIO, TX, KNOWN FOR ITS STRONG ECONOMIC GROWTH, DIVERSE POPULATION, AND DYNAMIC BUSINESS ENVIRONMENT—IDEAL CONDITIONS FOR BUSINESSES LOOKING TO EXPAND OR ESTABLISH A NEW OPERATION.

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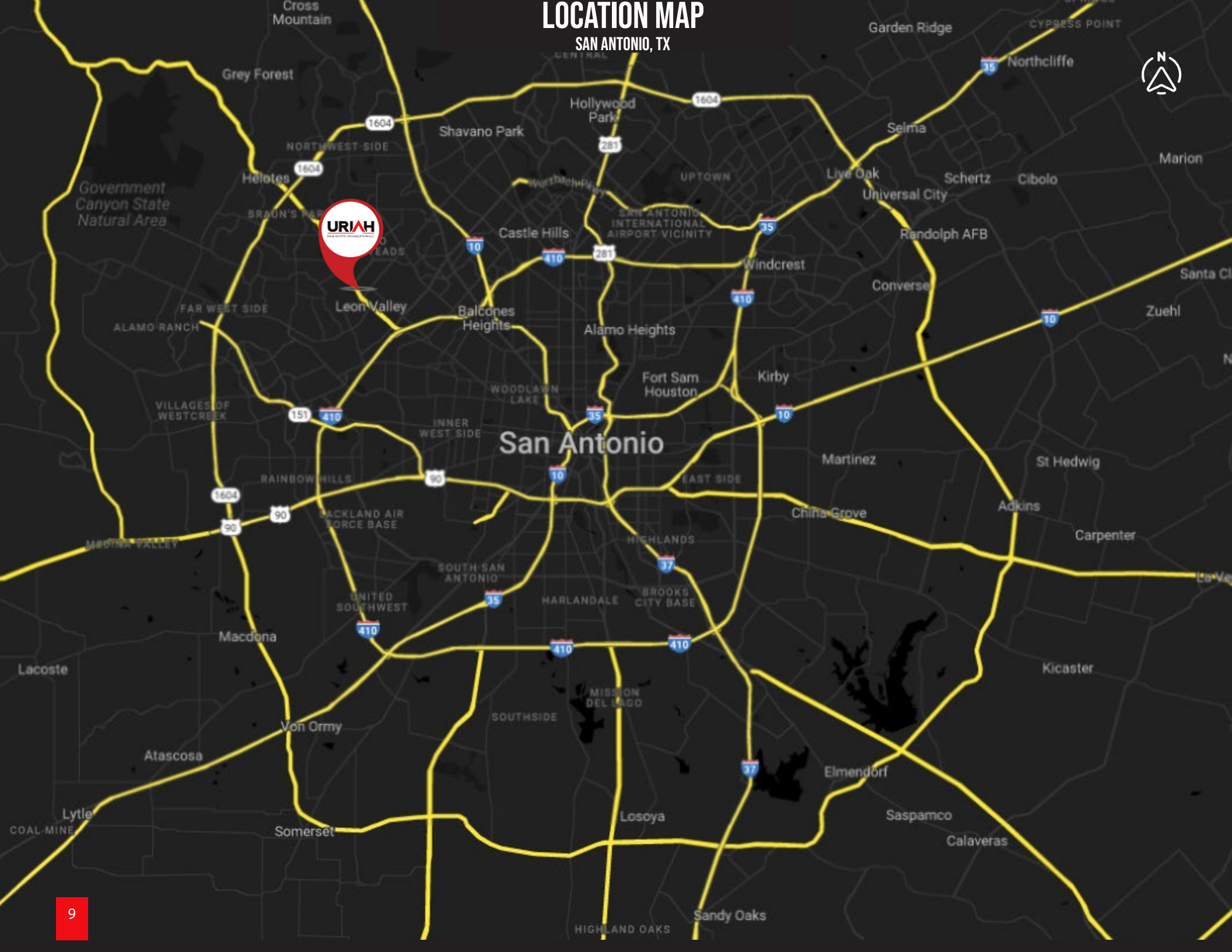
# NEARBY AMENITIES





# LOCATION MAP

SAN ANTONIO, TX





## SAN ANTONIO INDUSTRY

1. SAN ANTONIO INTL. AIRPORT
2. JB SA KELLY FIELD ANNEX
3. BROOKS ARMY MEDICAL CENTER
4. METHODIST HOSPITAL
5. TEXAS DEPT. OF PUBLIC SAFETY
6. HOLT CAT EQUIPMENT SUPPLIER
7. AMAZON WAREHOUSE
8. HEB DISTRIBUTION CENTER
9. DOLLAR GENERAL DISTRIBUTION CENTER
10. SOUTHWESTERN MOTOR TRANSPORT
11. BOEING CENTER AT TECH PORT
12. STINSON - MISSION MUN. AIRPORT
13. TINDALL CORP. SAN ANTONIO
14. CPS ENERGY
15. MISSION TRAIL BAPTIST HOSPITAL
16. MISSION SOLAR ENERGY
17. SOUTHWEST RESEARCH INSTITUTE
18. MICROSOFT

# OVERVIEW

## SAN ANTONIO, TX

San Antonio, a vibrant city rich in history and culture, is an economic powerhouse in the heart of Texas. Home to four Fortune 500 companies, it boasts a diverse and robust economy with strengths in healthcare, bioscience, and technology. Renowned for its iconic Alamo and scenic River Walk, the city melds historical charm with modern innovation. San Antonio's commitment to business growth, combined with its cultural attractions and educational institutions, makes it a dynamic and thriving place to live and work.

# ECONOMY



**2ND LARGEST**  
IN TEXAS



**34.8 MILLION**  
TOURISTS EACH YEAR



**\$168 BILLION**  
GROSS DOMESTIC PRODUCT



**2ND BEST**  
PLACE TO LIVE IN TEXAS



**4 FORTUNE 500**  
CORPORATE COMPANY



**1.5 MILLION**  
PEOPLE LIVING IN SA





## ATTRACTIONS:

San Antonio, a city rich in history and bursting with cultural vibrancy, offers an array of unforgettable attractions. Home to the iconic Alamo and the enchanting River Walk, the city melds historical significance with modern charm. Visitors and residents alike enjoy SeaWorld and Six Flags Fiesta Texas, alongside the San Antonio Zoo, creating a diverse array of entertainment options. The city's cultural tapestry is further adorned by a myriad of museums, art galleries, and the annual Fiesta San Antonio, a celebration of heritage and community.

## ECONOMY

San Antonio's economy is a robust and diverse engine, driving the city towards a prosperous future. As one of the fastest-growing cities in the nation, it boasts a strong military presence, being home to several major bases. The city's economic landscape is also heavily influenced by its booming healthcare, bioscience, and financial services sectors. Additionally, San Antonio is a hub for tourism, with millions visiting annually, contributing significantly to the local economy. This blend of industries ensures a stable and dynamic economic environment, offering vast opportunities for businesses and individuals alike.



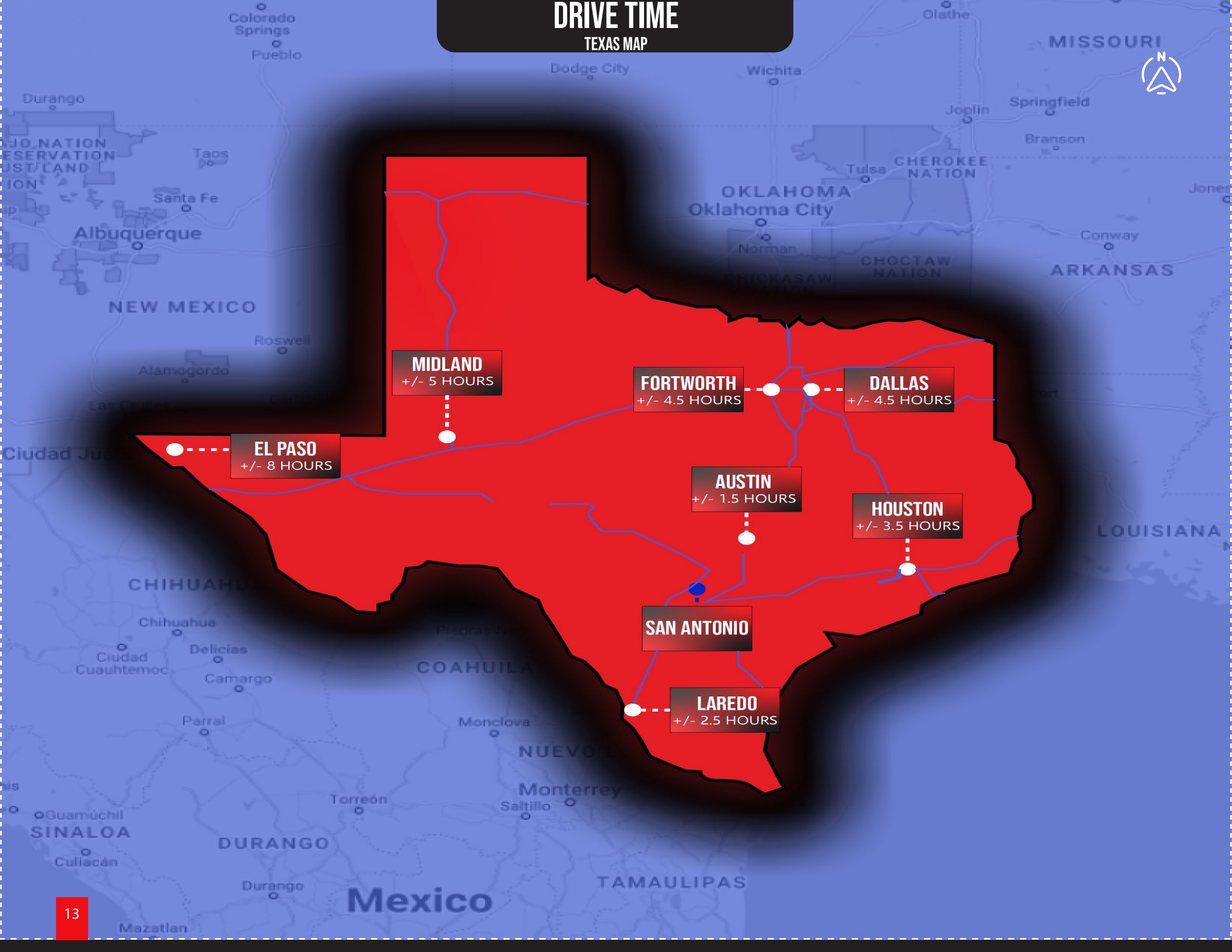
## INDUSTRY AND BUSINESS ENVIRONMENT:

San Antonio stands tall as a powerhouse in the business world, underscored by the presence of four Fortune 500 companies. This impressive concentration of large corporations speaks to the city's strength and stability in the corporate sector. These industry giants, along with a plethora of other businesses, contribute significantly to the city's economic diversity and resilience. San Antonio's business-friendly climate, bolstered by supportive local policies and a skilled workforce, attracts a wide range of industries from healthcare and finance to technology and manufacturing. The city's commitment to fostering a robust business environment makes it an ideal destination for companies seeking growth and innovation.



# DRIVE TIME

TEXAS MAP

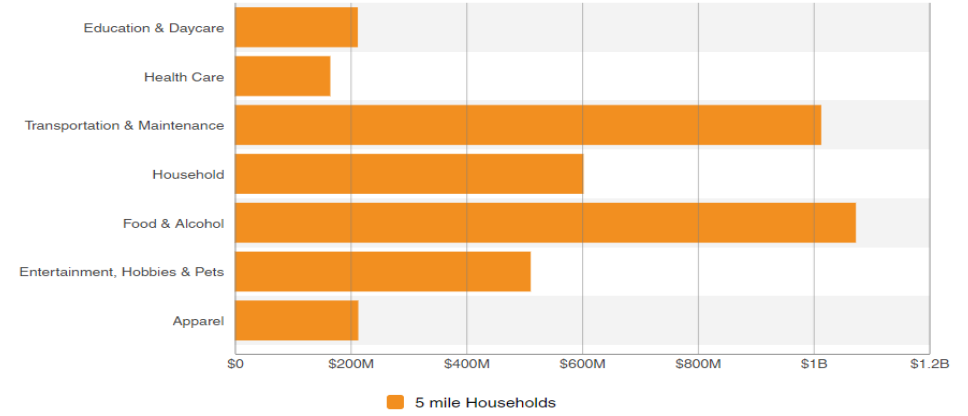


# LOCAL DEMOGRAPHICS

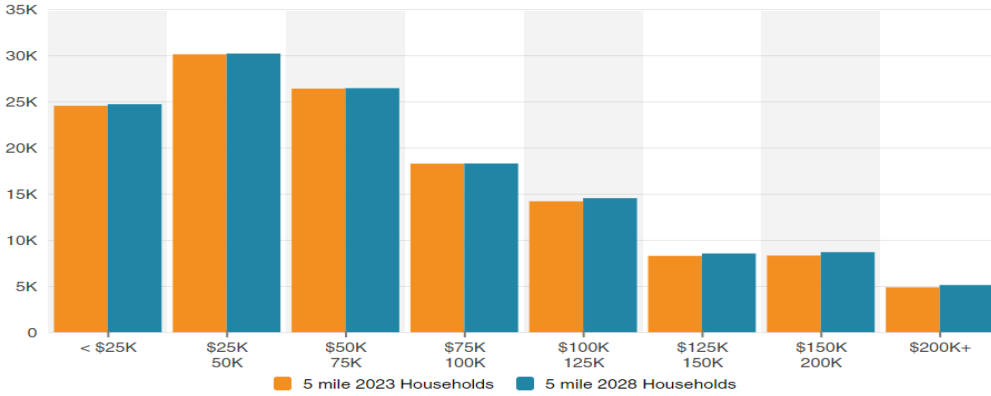
## Population

	2 mile	5 mile	10 mile
2010 Population	48,053	318,398	850,102
2023 Population	49,131	348,934	985,994
2028 Population Projection	49,112	352,555	1,004,503
Annual Growth 2010-2023	0.2%	0.7%	1.2%
Annual Growth 2023-2028	0%	0.2%	0.4%
Median Age	37.5	34.6	34.8
Bachelor's Degree or Higher	33%	31%	29%
U.S. Armed Forces	229	1,877	12,921

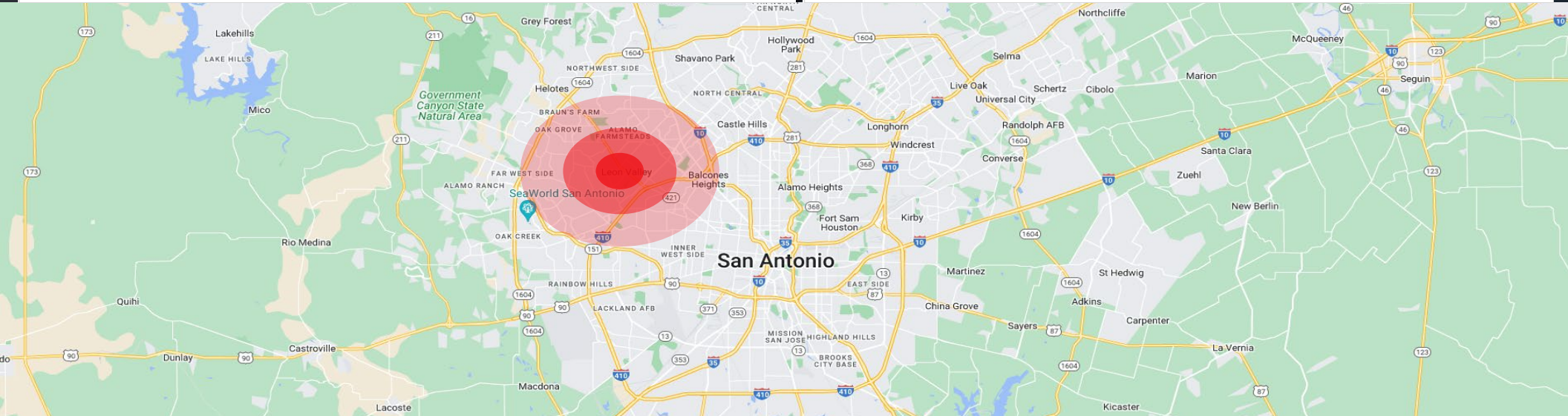
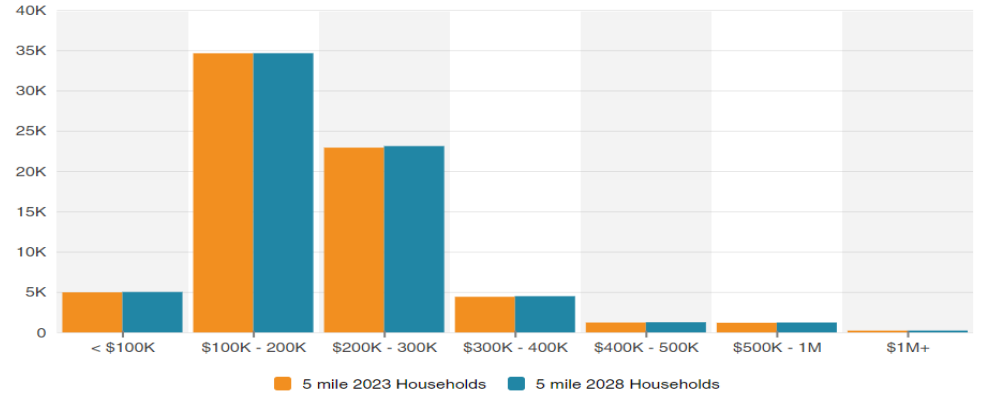
## Consumer Spending



## Household Income



## Home Values



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