

OFFICE FOR LEASE

21202 MARKET RIDGE

21202 MARKET RIDGE, SAN ANTONIO, TX 78258



2,304 SF OF OFFICE FOR LEASE

KW COMMERCIAL | HERITAGE

1717 N Loop 1604 E
San Antonio, Texas 78232



INTERNATIONAL

Each Office Independently Owned and Operated

PRESENTED BY:

MARCELINO GARCIA, CRE

Broker Associate

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C: (210) 381-3722

marcelino.kwcommercial@gmail.com

59919, Texas

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EXECUTIVE SUMMARY

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OFFERING SUMMARY

LEASE RATE:	\$22.00 PSF + NNN
LEASE TERM:	3 to 5 years
AVAILABLE SF:	2,304 SF
T. I.	T. I. Available
USES:	Admin Office / Medical

PROPERTY OVERVIEW

Prime leasing opportunity at beautiful Market Ridge Commons.

2,304 SF of warm vanilla-shell office space available for lease. Located off 281 & Evans Rd, behind the HEB Plus shopping center. Surrounded by professional services & medical offices. Tenant Improvement allowance available.

- Located in Stone Oak, 2 minute drive to HWY 281
- Ideal for professional services & medical office
- Part of a Office Condo Association

CONCEPTUAL FLOOR PLAN

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SITE PLAN

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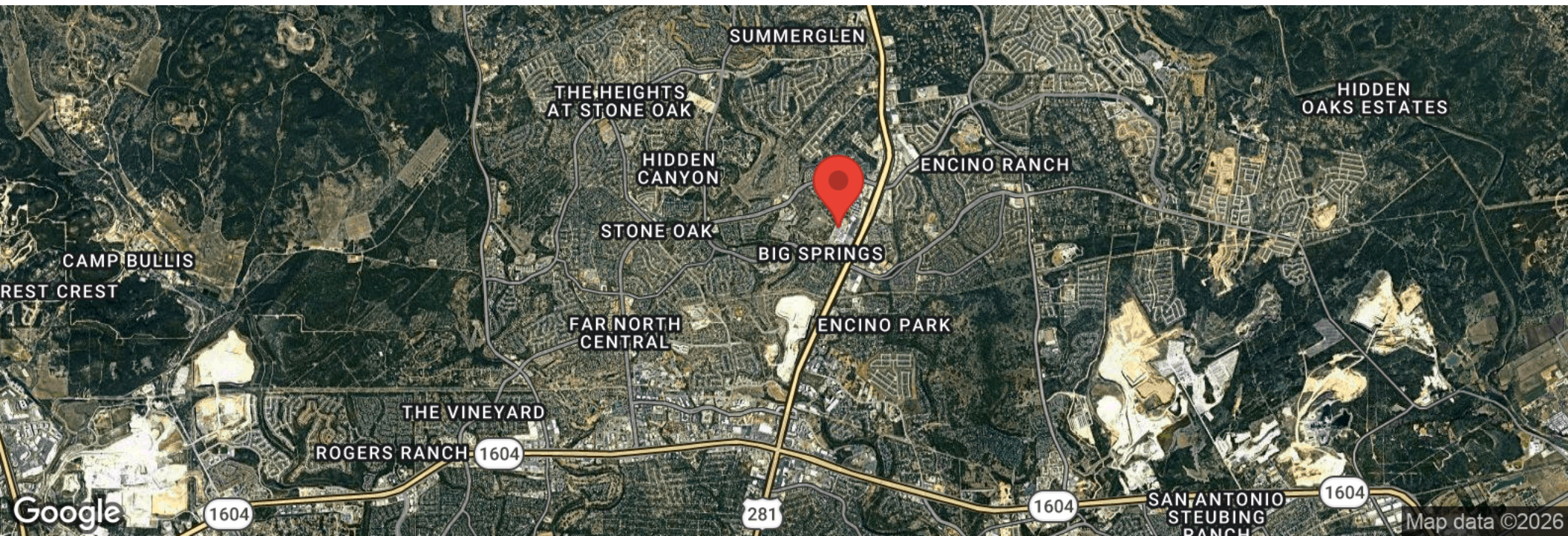


LOCATION MAPS

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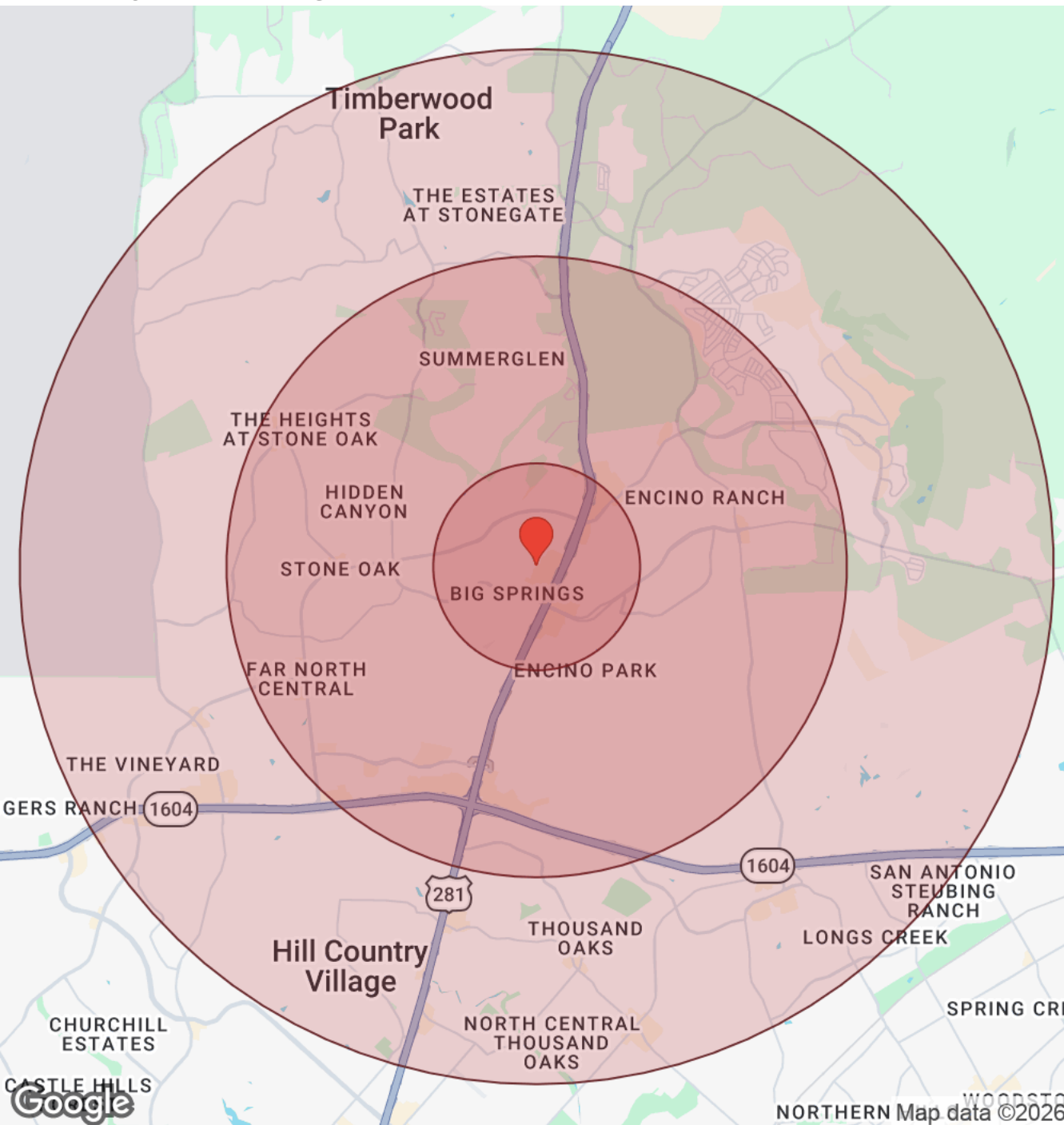
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Map data ©2026

DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	6,043	41,670	91,418
Female	6,438	43,125	95,461
Total Population	12,481	84,795	186,879

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,149	31,993	74,378
Black	1,184	6,665	13,717
Am In/AK Nat	9	119	280
Hawaiian	14	102	224
Hispanic	5,284	36,199	80,788
Asian	1,585	7,682	13,044
Multiracial	216	1,874	4,186
Other	41	153	280

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,502	34,317	76,343
Occupied	5,072	31,858	70,936
Owner Occupied	1,993	18,278	45,435
Renter Occupied	3,079	13,580	25,501
Vacant	430	2,459	5,407

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,523	17,371	37,929
Ages 15 - 24	1,651	11,630	23,531
Ages 25 - 54	5,684	35,939	77,542
Ages 55 - 64	1,203	8,679	20,268
Ages 65+	1,419	11,176	27,607

Income	1 Mile	3 Miles	5 Miles
Median	\$97,424	\$115,113	\$112,804
Under \$15k	288	1,240	2,695
\$15k - \$25k	90	603	1,849
\$25k - \$35k	225	1,179	3,248
\$35k - \$50k	624	2,833	5,152
\$50k - \$75k	668	3,915	9,233
\$75k - \$100k	715	4,177	9,452
\$100k - \$150k	934	5,947	13,591
\$150k - \$200k	558	4,408	9,623
Over \$200k	970	7,554	16,092

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

NORTHERN Map data ©2026

DISCLAIMER

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