



# FOR LEASE

7723 Guilbeau Road  
& 8425 Bandera Road  
San Antonio, TX 78250

- 2nd Generation Retail Space Available
- A Diverse Blend Of Retail, Medical, & Government Tenants
- High-Traffic Corridor

## BANDERA FESTIVAL SHOPPING CENTER



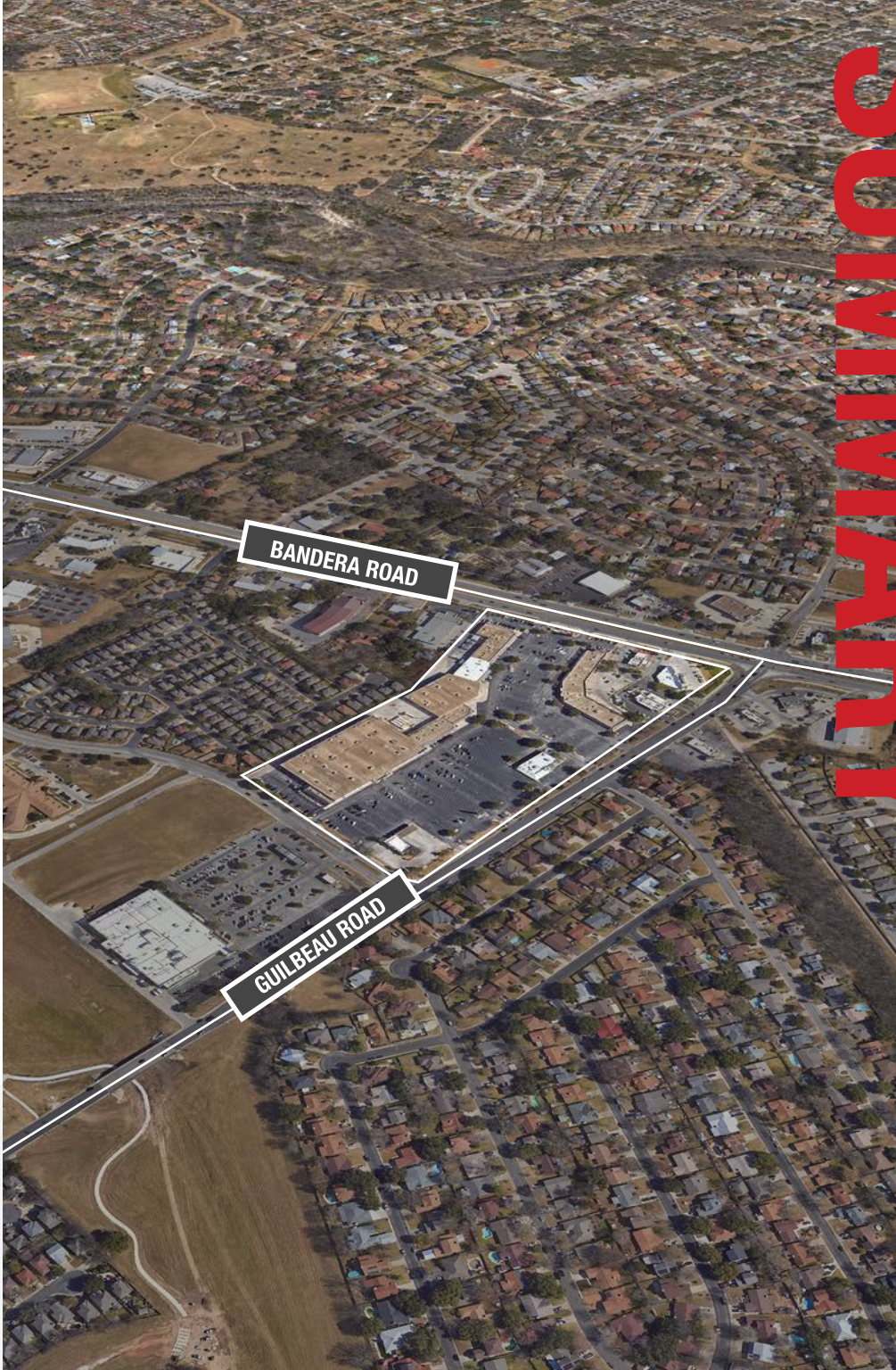
# Property Specs

LEASE RATE	Please Contact Agent
NNN EXPENSES	Approximately \$5.99 PSF/Year
TOTAL AVAILABLE	7723 #110   ± 29,875 SF 8425 #104   ± 2,135 SF 8425 #170   ± 2,135 SF
TYPE	Retail   Neighborhood Center
ZONING	C-3

- Tenant Improvement Allowance Available for the ±29,875 SF Space



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SUMMARY

# SITE PLAN



Space	Tenant	SF
Parking Lot	Bank of America	500
Parking Lot	Watermill Express	500
7711-100	Moonlight Ballroom	6,000
7723-101	Bella's XV & Bridal	2,971
7723-102	Pump It Up	11,006
7723-105	Bexar County   JOP Constable Office	16,828
<b>7723-110</b>	<b>AVAILABLE</b>	<b>29,875</b>
7723-115	Dollar Tree	23,460
8407-101	LEASED	1,620
8407-103	The UPS Store	1,800
8407-105	CK Nails	1,020
8407-125	Bexar County   Adult Probation Office	9,100
8407-129	House of Joy	4,000
8407-131	Cursed Mark Tattoos	1,190
8407-133	Salon San Miguel	1,435
8407-137	Dziga Insurance Agency	1,952
8407-141	Bexar County   Juvenile Probation Office	2,715
8407-153	Bexar County Tax Office	6,000

Space	Tenant	SF
<b>8425-104</b>	<b>AVAILABLE</b>	<b>2,135</b>
8425-106	Mexican Restaurant	1,465
8425-108	Lone Star Barber Shop	1,200
8425-112	Cato Fashions	4,999
8425-120	OrthoRehab   Physical Therapy	1,408
8425-124	Brice Dental	1,900
8425-132	Crunch Fitness	31,000
8425-136	Play It Again Sports	4,200
8425-140	London Pub	4,200
8425-148	Smoke Street	1,552
8425-152	Efren Valle Salon	975
8425-154	Smartphones Lab	975
8425-156	Wing Stop	1,926
8425-156B	Massage Inn	1,574
8425-158	N Style Salon	975
8425-160	Threading Brows & Beauty	975
<b>8425-170</b>	<b>AVAILABLE</b>	<b>2,135</b>
8425-172	Brident Dental	3,885
8425-180	Enterprise Rent-A-Car	2,380



# AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





# TERMS & CONDITIONS

## Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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## Summary Documents

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