



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**

NAI Excel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Carla Villarreal
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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



FOR MORE INFO
Message frequency will vary. Message and data rates
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Site Plan

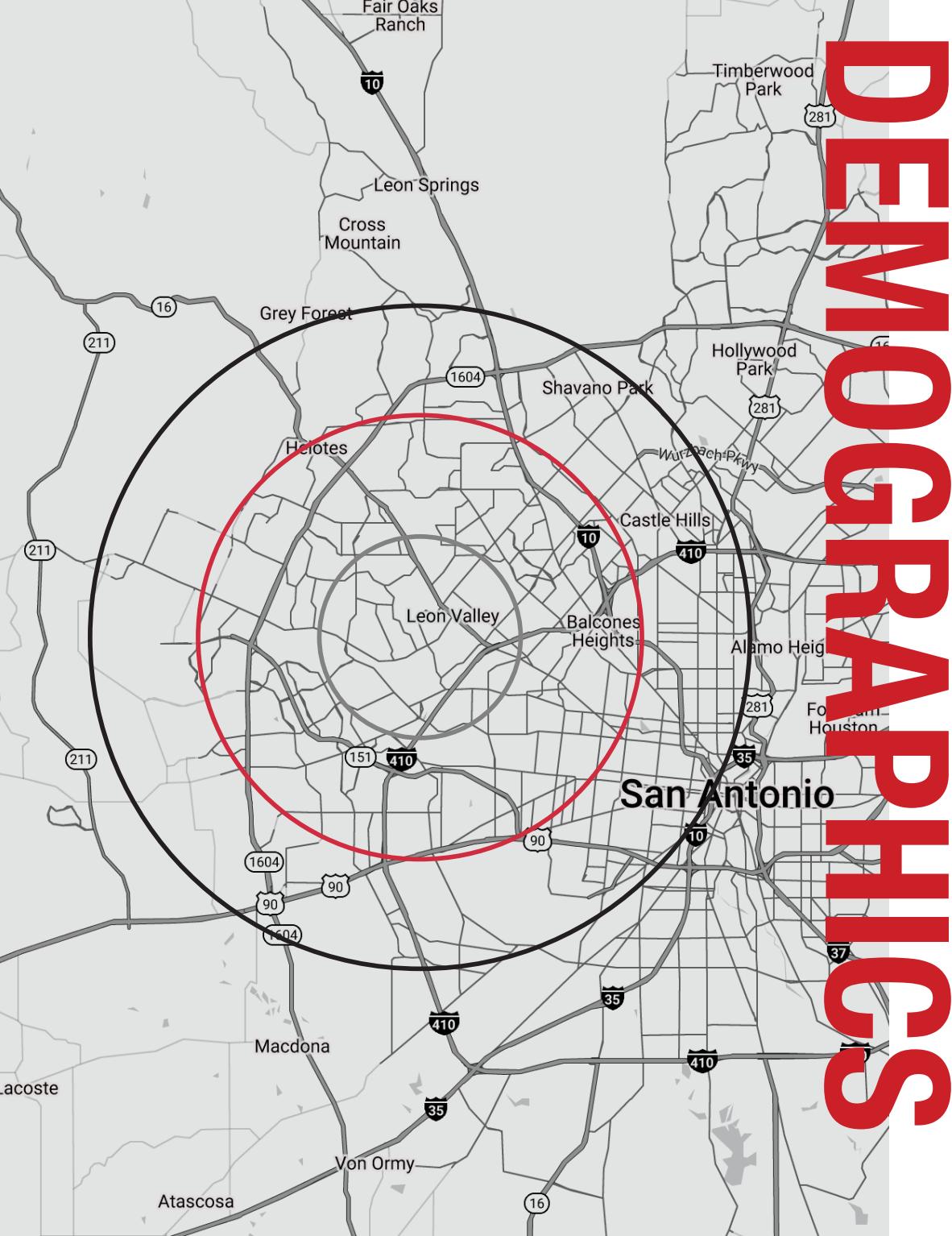


Space	Tenant	SF
Parking Lot	Bank of America	500
Parking Lot	Watermill Express	500
7711-100	Moonlight Ballroom	6,000
7723-101	Bella's XV & Bridal	2,971
7723-102	Pump It Up	11,006
7723-105	Bexar County JOP Constable Office	16,828
7723-110	AVAILABLE	29,875
7723-115	Dollar Tree	23,460
8407-101	LEASED	1,620
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
8425-104	AVAILABLE	2,135
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	Efrén 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
8425-170	AVAILABLE	2,135
8425-172	Brident Dental	3,885
8425-180	Enterprise Rent-A-Car	2,380

AREA MAP





POPULATION	1-mile	3-mile	5-mile
2024 Population	11,487	135,397	342,619
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	4,490	52,761	135,581
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$94,523	\$94,127	\$88,246

Traffic Counts

STREET

AADT

Bandera Road

53,340

Guilbeau Road

27,397

Cities Nearby

Waco, Texas	186 miles
Austin, Texas	85.4 miles
Houston, Texas	209 miles
Dallas, Texas	279 miles
Fort Worth, Texas	274 miles
Reno, Nevada	1,715 miles

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

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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