



Singhs Cantina

FREE-STANDING RESTAURANT FOR SALE

FOR SALE

7331 North Loop 1604 West, San Antonio, TX 78249

NOW AVAILABLE

For more information, please contact:

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PROPERTY OVERVIEW

Prime Highlights

- Positioned directly across from the new HEB and across from Hills & Dales, which regularly reaches capacity on weekends
- 5-minute drive from UTSA—36,000 pop. enrolled in 2025/2026 school year
- 8-minute drive from Valero—employs ~1,500 people
- High-visibility site benefiting from strong surrounding traffic and demand generators
- Full bar and full kitchen
- Large patio
- Two ADA-compliant restrooms

Leasing Flexibility

- Currently leased to a coffee concept and a juice concept, both on month-to-month terms
- Existing tenants open to staying long-term, continuing month-to-month, or vacating—offering flexibility for owner-user or investor buyers





PROPERTY OVERVIEW

- Singhs Cantina presents a unique opportunity in one of San Antonio's fastest-growing northwest trade areas. Located just minutes from Loop 1604 and the UTSA corridor, the property benefits from strong residential growth, excellent accessibility, and a steady customer base from nearby neighborhoods, universities, and employment centers
- Originally launched as a successful food truck concept, Singhs Cantina has expanded into its permanent location, bringing together Vietnamese, Mexican, and Texas-inspired cuisine in a vibrant dining atmosphere. The restaurant has quickly become a destination for locals seeking a unique culinary experience



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Interstate-10



Babcock Rd



SUBJECT PROPERTY



Babcock Rd





WHY THIS LOCATION?

- ✓ High-growth Northwest San Antonio market
- ✓ Excellent accessibility
- ✓ Strong residential density
- ✓ Established dining destination
- ✓ Surrounded by affluent neighborhoods
- ✓ Consistent daytime and evening traffic
- ✓ Excellent long-term growth potential
- ✓ Near major retail and entertainment corridors



NEARBY RETAIL & ENTERTAINMENT

Within minutes of the property:

- The Shops at La Cantera
- The Rim
- Six Flags Fiesta Texas

- Topgolf
- Andretti Indoor Karting & Games
- Numerous national restaurants
- Hotels serving business and leisure travelers



PROPERTY HIGHLIGHTS

- Prime Northwest San Antonio location
- Excellent visibility along White Fawn Drive
- Minutes from Loop 1604
- Established restaurant and bar venue
- High-growth trade area
- Strong daytime and evening population
- Surrounded by established residential communities
- Convenient access to major employers
- Near the University of Texas at San Antonio (UTSA)
- Ideal destination for dining, entertainment, and social gatherings
- Ample parking
- Daily operating business with extended evening hours





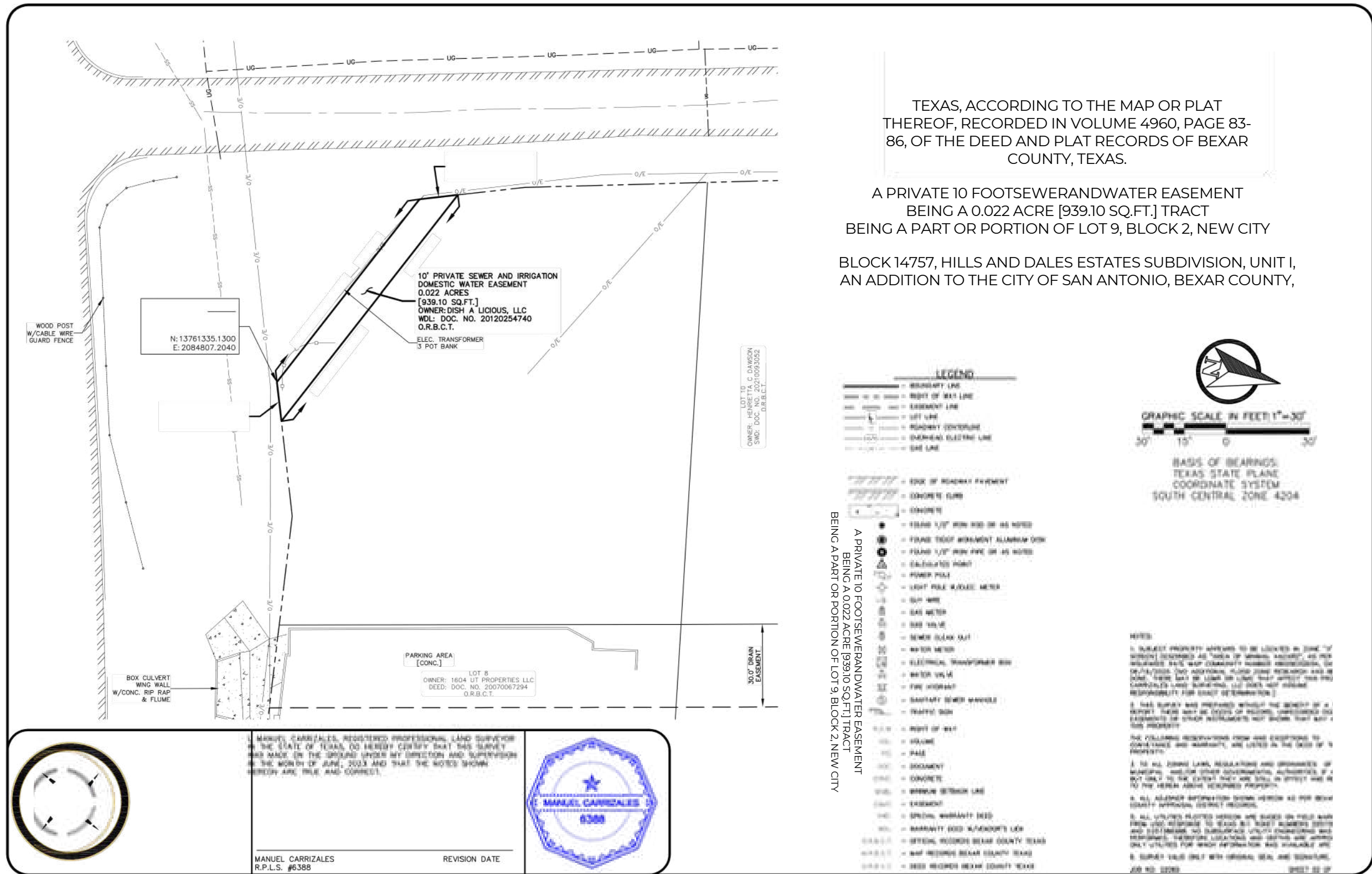
PROPERTY HIGHLIGHTS

- Building Size: 1,036 sq ft
- Land Area: 0.49 AC
- Year Built: 2024
- Zoning Description: C-2
- Highest and Best Use: Retail Use, Continued Retail Use





SURVEY



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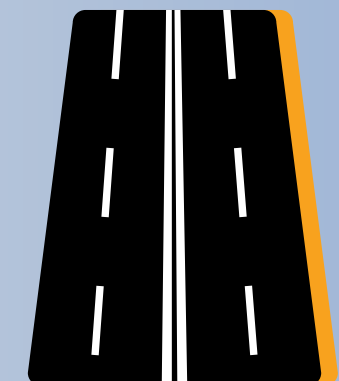


ACCESSIBILITY



- Immediate access to Loop 1604
- Quick connection to IH-10
- Approximately 15–20 minutes to San Antonio International Airport
- Excellent regional connectivity throughout Northwest San Antonio

HIGHWAY PROXIMITY





Distance to Major Highways

- Loop 1604 – Frontage / 0.0 miles
- Interstate 10 – 0.8 miles
- Highway 151 – 6.5 miles
- Interstate 410 – 8 miles

- US Highway 281 – 9 miles
- Interstate 35 – 14 miles
- US Highway 90 – 14 miles
- Interstate 37 – 18 miles

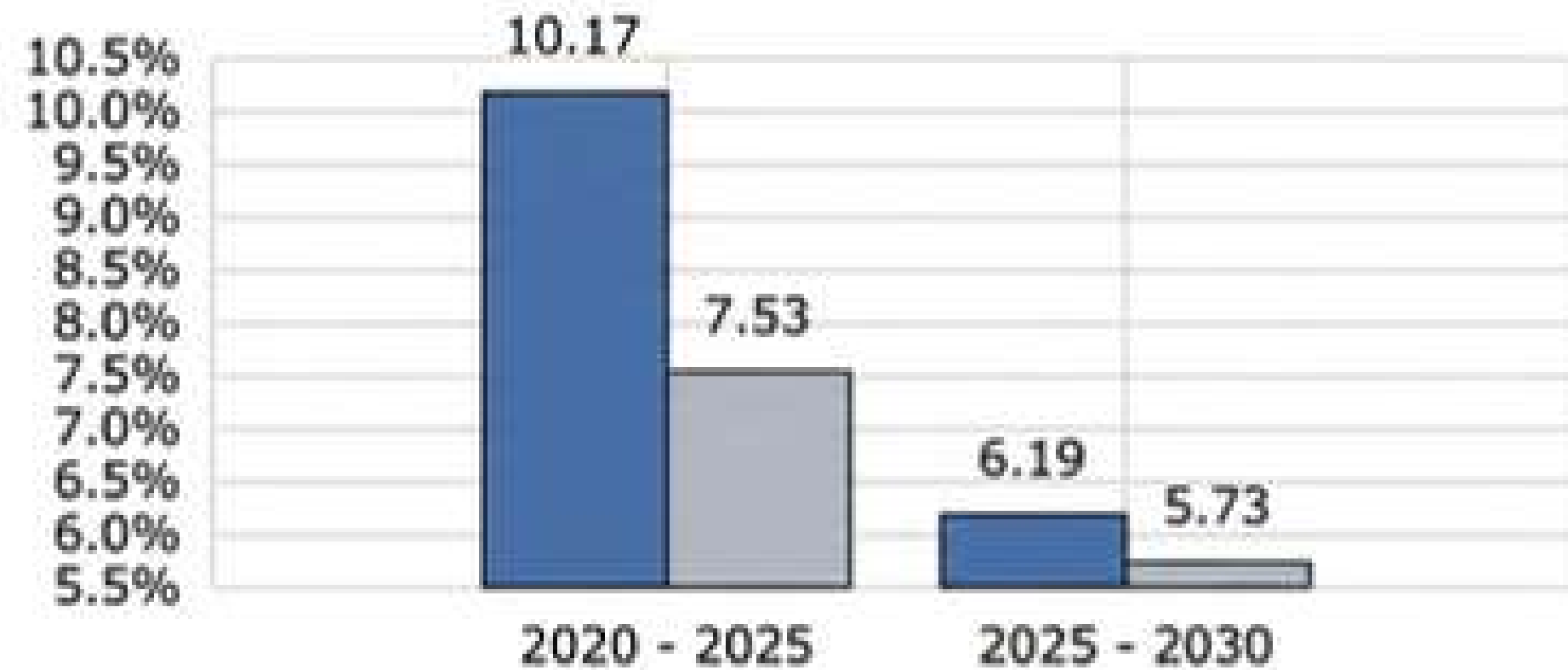
Demographics

POPULATION	1 MILE	3 MILES	5 MILES
2030 projection	11, 607	88, 454	190, 666
2025	10, 930	83, 721	181, 024

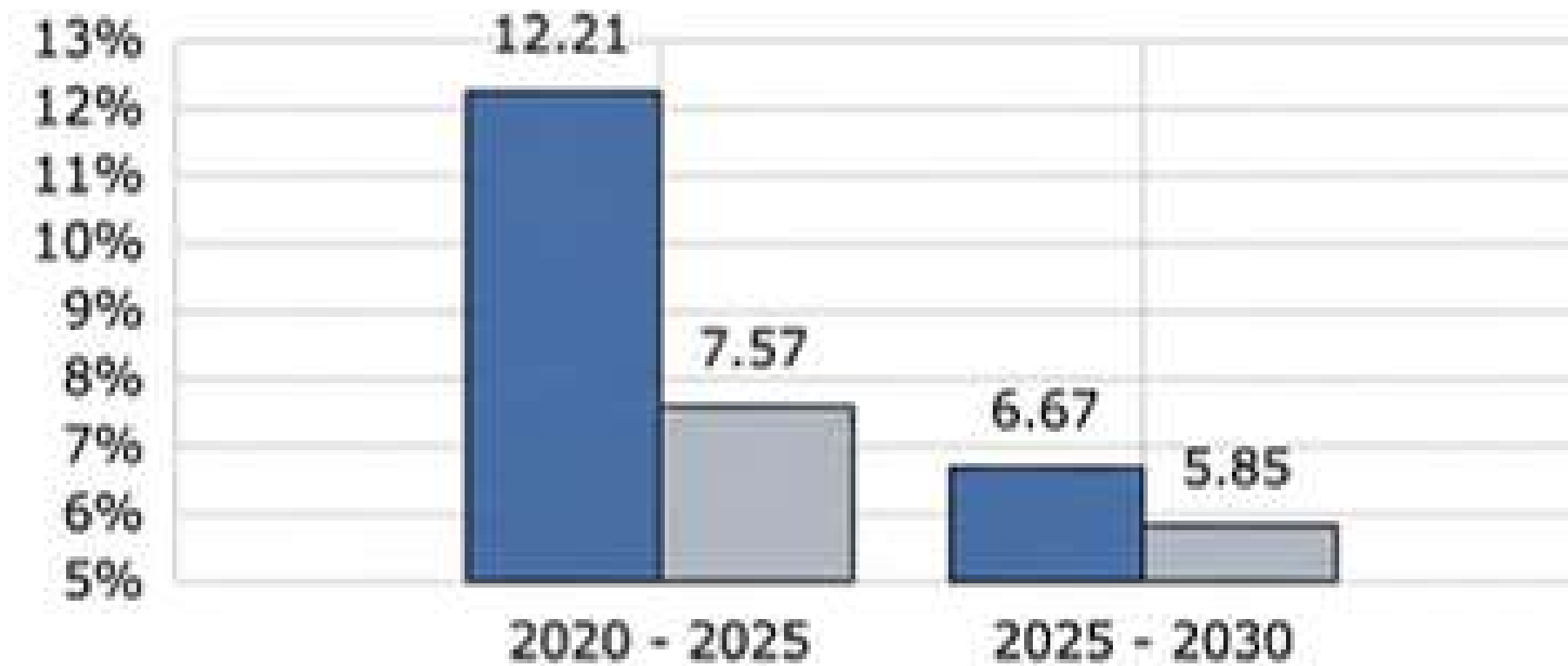
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2030 projection	4, 176	35, 193	77, 612
2025	3, 915	33, 173	73, 460
Average Household Income	\$86, 128	\$107, 221	\$109, 477

Demographics

Population Growth



Household Growth



SAN ANTONIO OVERVIEW

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.



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
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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
Elaina Brown Property Manager	619252	Elaina@corecommercialsa.com	210-201-0061
Fernando Agurcia Associate	719215	Fernando@corecommercialsa.com	305-799-4592
Leroy Sanchez Associate	804346	Leroy@corecommercialsa.com	210-391-1099
Nicol Shahwan Associate	850934	nicol@corecommercialsa.com	818-431-3242

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