



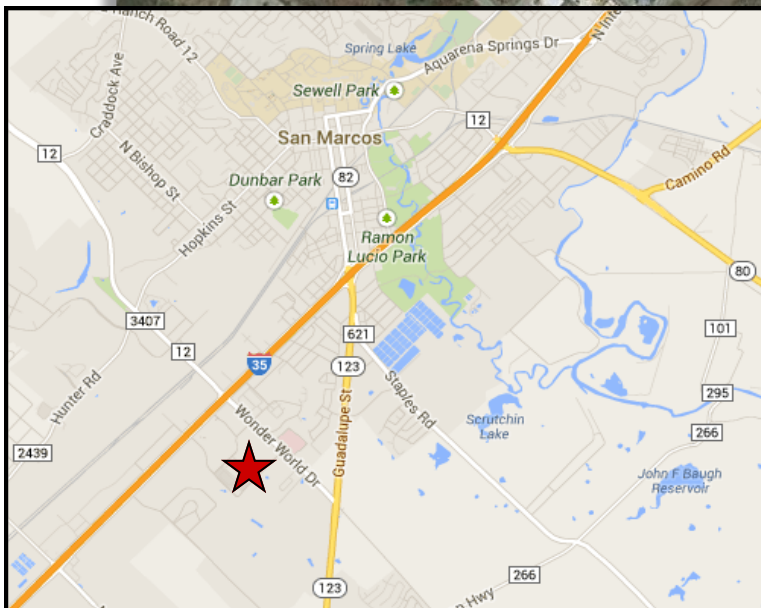
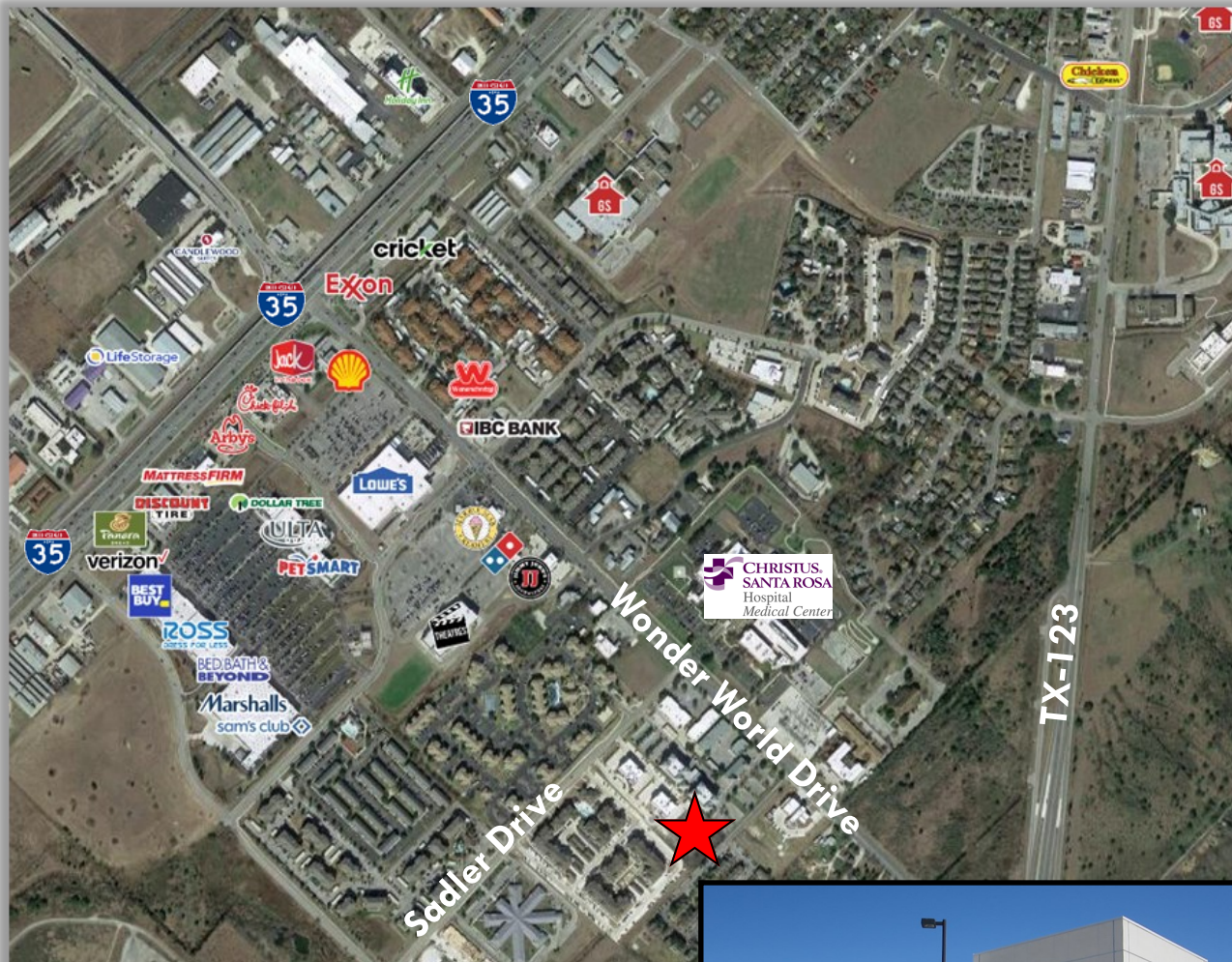
SADLER EAST BUILDING 3

1251 Sadler East Dr., San Marcos, TX 78666

CLASS A OFFICE/MEDICAL SPACE
1,500 - 9,197 SF FOR LEASE



- Up to 9,197 SF available
- Directly adjacent to Christus Santa Rosa Hospital
- Easy access to I-35
- Full-service property with professional management on-site
- **Call today to schedule a tour!**

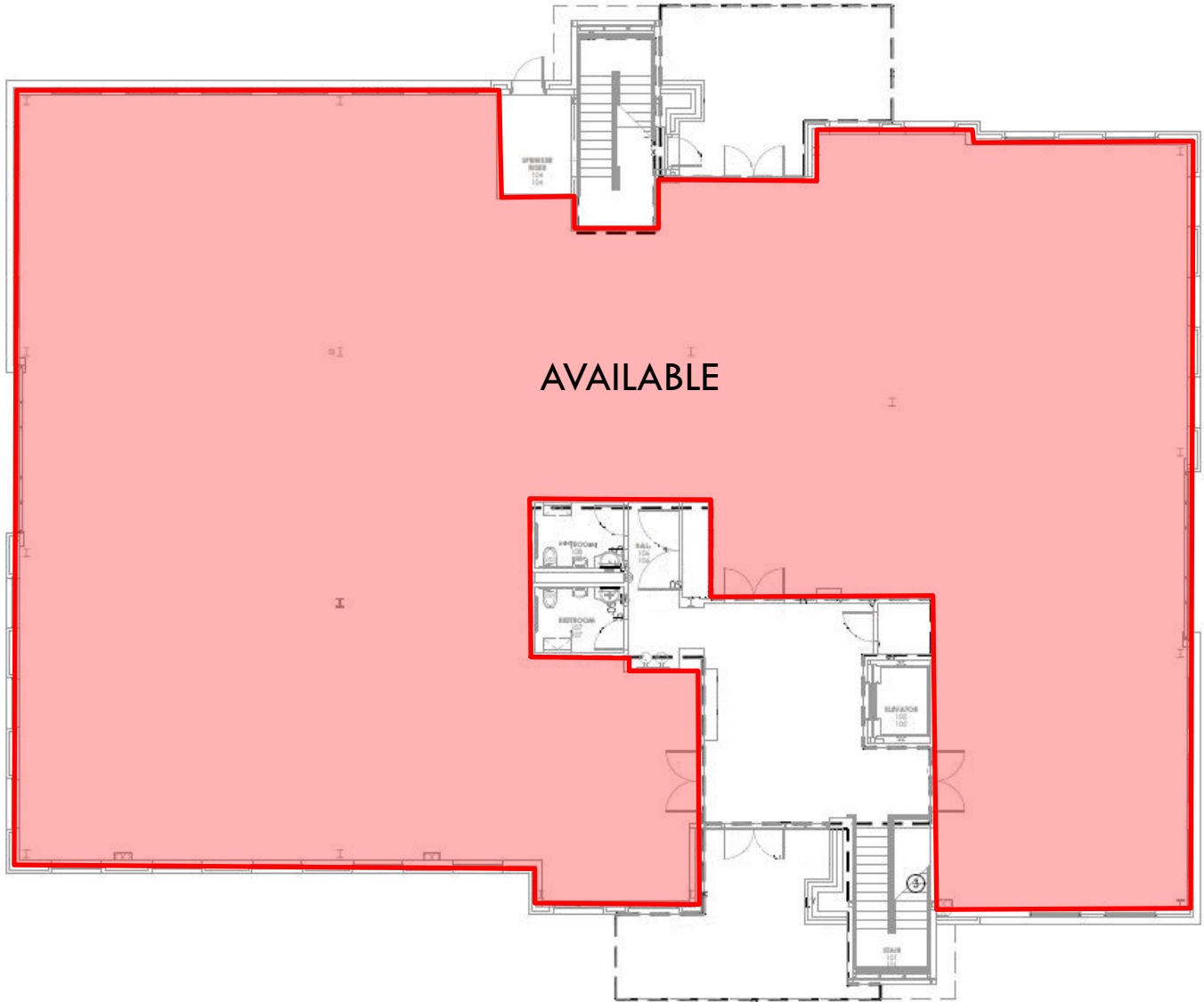


DEMOGRAPHICS (2024)

MILE(S)	1	3	5
Daytime Population	5,463	29,117	37,923
Total Population	7,155	43,739	85,256
Average HH Income	\$53,153	\$64,646	\$59,348

Nick Tarantino, CCIM
 (512) 302 - 4500
 nick@tarantino.com

Peggy Rougeou
 (713) 501 - 5647
 peggy@tarantino.com



AVAILABILITY	
FIRST FLOOR	1,500 - 9,000 SF

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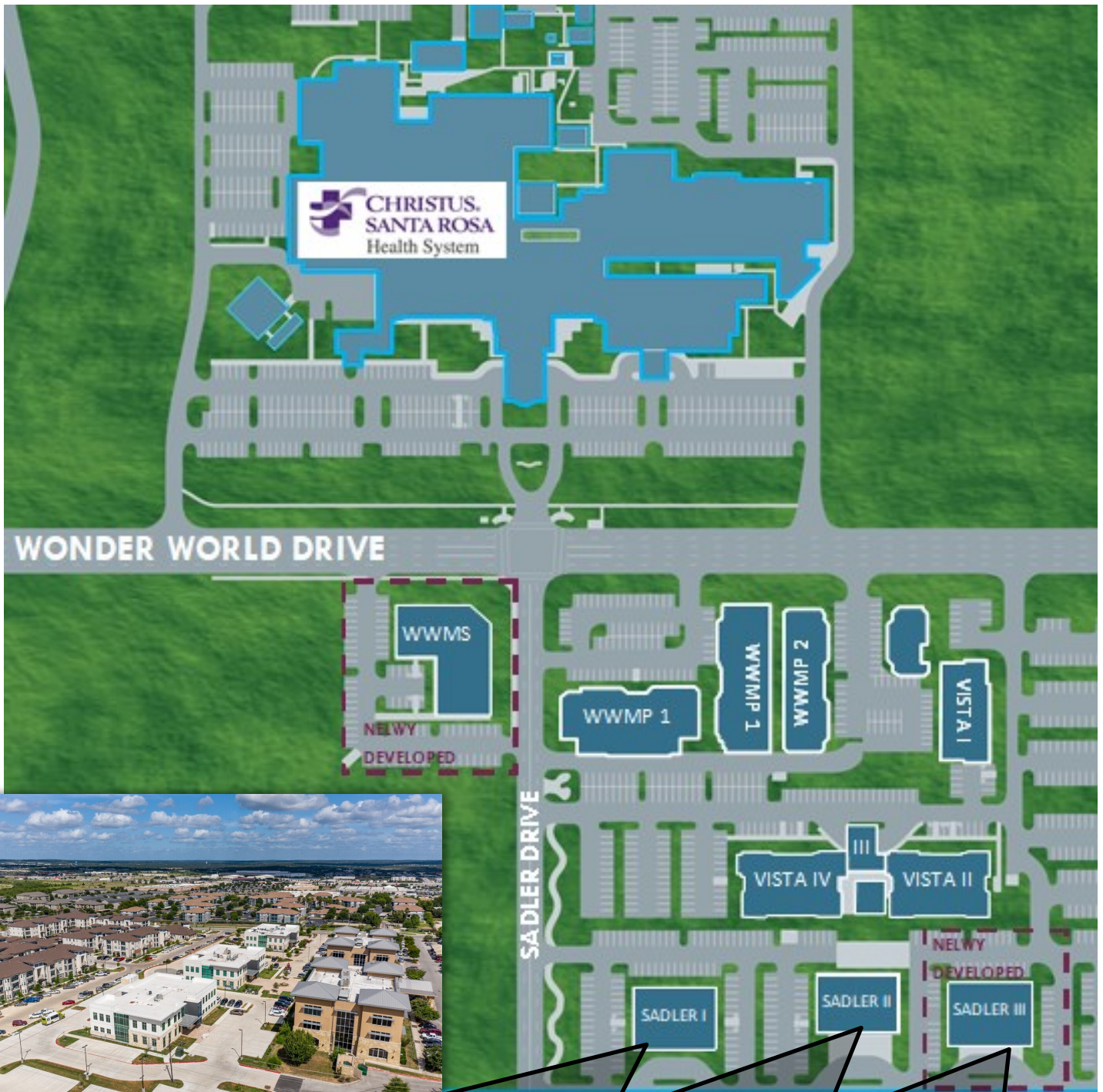
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AVAILABILITY	
SECOND FLOOR	1,457 SF

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Building 1
FULLY
OCCUPIED

Building 2
3,641 SF
FOR LEASE

Building 3
13,811 SF
FOR LEASE

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