



OFFERING MEMORANDUM

THE SHOPPES AT BABCOCK

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SAN ANTONIO, TEXAS

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THE
EMERY
GROUP
REAL ESTATE

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KELLERWILLIAMS REALTY

THE OFFERING

Traffic Count

- **BABCOCK RD @ PRUE RD:** ~26,900 VEHICLES PER DAY (2024 ESTIMATE)
- **LOOP 1604 NEARBY INTERCHANGE:** ~100,000+ VEHICLES PER DAY
- **DUAL ENTRY** - ENTRY FROM BABCOCK, AND PRUE RD.

Demographic Overview (2024 Estimates)

Radius	Population	Avg. HH Income	Median Age
1 Mile	15,245	\$78,835	38
3 Mile	130,272	\$63,826	36
5 Mile	308,613	\$64,889	37





PROPERTY SUMMARY - THE SHOPPES AT BABCOCK

The Shoppes at Babcock is a neighborhood shopping center offering 13,051 SF available for lease, located at the high-visibility, signalized intersection of Babcock Rd and Prue Rd. Just minutes from Loop 1604, UTSA, and the South Texas Medical Center, the center benefits from strong traffic counts, dense surrounding residential neighborhoods, and a growing mix of commercial development in the northwest San Antonio corridor.

HIGHLIGHTS

- 11,651 SF of contiguous space available
- 1,400 SF Stand alone drive through
- Coveted C3 Zoning
- Lease Rate & NNN: **Call broker for details**
- Secondary drive through available on main building
- Prime signalized corner at Babcock Rd & Prue Rd
- Excellent visibility with strong frontage
- Easy ingress/egress and ample surface parking
- 26,900+ vehicles per day on Babcock Rd (2024 estimate)
- Surrounded by established neighborhoods and schools
- Close proximity to UTSA, Loop 1604, and South Texas Medical Center



01 BUILDING A - FLOOR PLAN
 11,651 S.F.

02 BUILDING B - FLOOR PLAN
 1,400 S.F.

KEY PLAN

PRUE ROAD

BABCOCK ROAD

BUILDING A'
 11,651 S.F.

SUITE 101
 1,601 S.F.

SUITE 103
 1,625 S.F.

SUITE 105
 1,300 S.F.

SUITE 107
 1,300 S.F.

SUITE 109
 1,300 S.F.

SUITE 111
 1,300 S.F.

SUITE 113
 1,625 S.F.

SUITE 115
 1,601 S.F.

BLDG 'B'
 1,400 S.F.

05

PROPERTY PHOTOS



PROPERTY PHOTOS



NEARBY AMENITIES





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