

2nd Gen Restaurant For Sublease

6626 W Loop 1604 N St | San Antonio, TX



WEBB SELLERS

210.504.2781 | webb.sellers@srsre.com

TX License No. 589055



2nd Gen Restaurant For Sublease

6626 W Loop 1604 N
Ste 222
San Antonio, TX 78254

Property Specifications

AVAILABLE

±4,500 SF

RATE & NNN

Contact Broker

Traffic Counts

Loop 1604 131,280 VPD

Culebra Rd 47,974 VPD

Year: 2025 | Source: TxDot

WEBB SELLERS
210.504.2781 | webb.sellers@srsre.com



About the Property

- Second Generation restaurant space available for sublease
- Located within Culebra Commons at the highly trafficked Loop 1604 & Culebra Road retail intersection in Northwest San Antonio
- Excellent visibility and convenient access from Loop 1604, positioned near the highway on/off ramps
- Situated in a high-growth, densely populated trade area
- Surrounded by major retail anchors including H-E-B, Target, Walmart, Lowe's and The Home Depot, creating a significant regional shopping draw

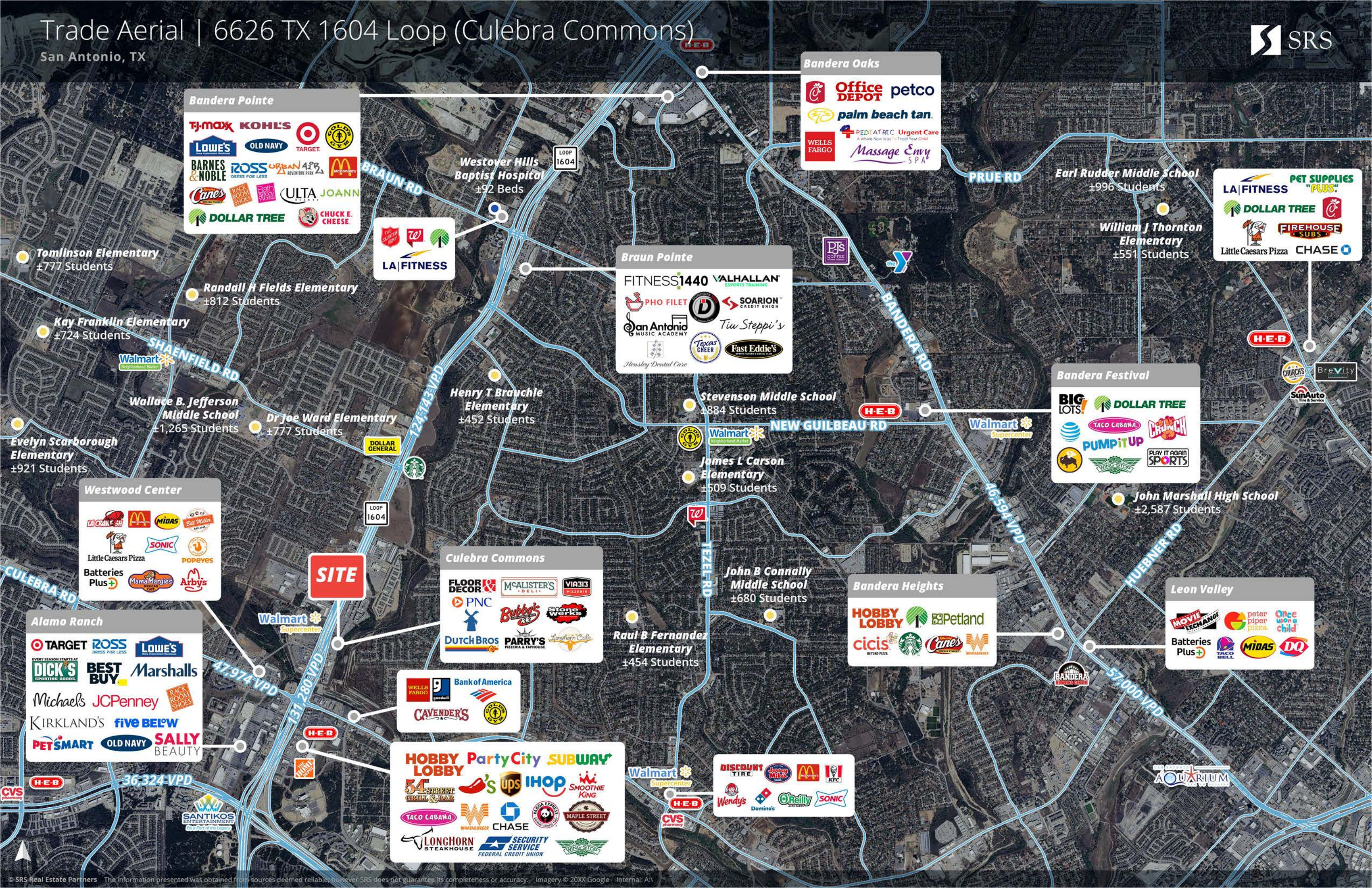
Join These Nearby Retailers



SRS REAL ESTATE PARTNERS

Trade Aerial | 6626 TX 1604 Loop (Culebra Commons)

San Antonio, TX



Bandera Pointe

- TJ-MAXX KOHL'S
- LOWE'S OLD NAVY TARGET
- BARNES & NOBLE ROSS URBAN 48°
- McDonald's Cane's RACK ROOM SHOES
- ULTA JOANN
- DOLLAR TREE CHUCK E. CHEESE

Bandera Oaks

- Office DEPOT petco
- palm beach tan.
- PEDIATREC Urgent Care
- WELLS FARGO
- Massage Envy SPA

PET SUPPLIES "PLUS"

- LA|FITNESS
- DOLLAR TREE
- FIREHOUSE SUBS
- Little Caesars Pizza CHASE

Braun Pointe

- FITNESS1440 VALHALLAN
- PHO FILET SOARION
- San Antonio MUSIC ACADEMY
- Tiu Steppi's
- TEXAS CHEER
- Fast Eddie's
- Hensley Dental Care

Bandera Festival

- BIG LOTS! DOLLAR TREE
- TACO CABANA CRUNCH
- PUMPI UP
- PLAY IT AGAIN SPORTS

Westwood Center

- LA CIMA SHI
- McDonald's MIDAS
- SONIC
- Little Caesars Pizza
- Batteries Plus+
- Mama Margies
- Arbys

Culebra Commons

- FLOOR DECOR
- McALISTER'S DELI
- VIA312 PIZZERIA
- PNC
- Bubba's
- Stone Werks
- DUTCH BROS
- PARRY'S PIZZERIA & TAVERN
- Longhorn Cafe

Bandera Heights

- HOBBY LOBBY
- Petland
- cicis
- Starbucks
- Cane's

Leon Valley

- MOVIE EXCHANGE
- peter piper pizza
- Once upon a child
- Batteries Plus+
- TACO BELL
- MIDAS
- DQ

Alamo Ranch

- TARGET
- ROSS
- LOWE'S
- DICK'S SPORTING GOODS
- BEST BUY
- Marshall's
- Michael's
- JCPenney
- RACK ROOM SHOES
- KIRKLAND'S
- FIVE BELOW
- PETSMART
- OLD NAVY
- SALLY BEAUTY

Bank of America

- WELLS FARGO
- CAVENDER'S

HOBBY LOBBY PartyCity SUBWAY

- 54 STREET GRILL & BAR
- Chili's
- ups
- ihop
- SMOOTHIE KING
- TACO CABANA
- WHATABurger
- CHASE
- PANDA EXPRESS
- MAPLE STREET
- LONGHORN STEAKHOUSE
- SECURITY SERVICE
- FEDERAL CREDIT UNION
- WING STOP

DISCOUNT TIRE

- Wendy's
- Domino's
- O'Reilly
- SONIC
- McDonald's
- KFC

Walmart Supercenter

- CVS pharmacy

SANTIKOS ENTERTAINMENT

AQUARIUM

Site Aerial | 6626 TX 1604 Loop (Culebra Commons)

San Antonio, TX



Westwood Center

- Little Caesars Pizza
- planet fitness
- BatteriesPlus
- Great Clips

Westwood Center

- ROCK'S
- marco's Pizza
- LA CRACK SH
- LESLIE'S
- SMALLCAKES
- CUPCAKES & ICE CREAM

Culebra Commons

- Stone Works
- Premier SALON
- EMLER swim school
- epic
- spavia
- INBALANCE
- sunloan
- Longhorn Cafe

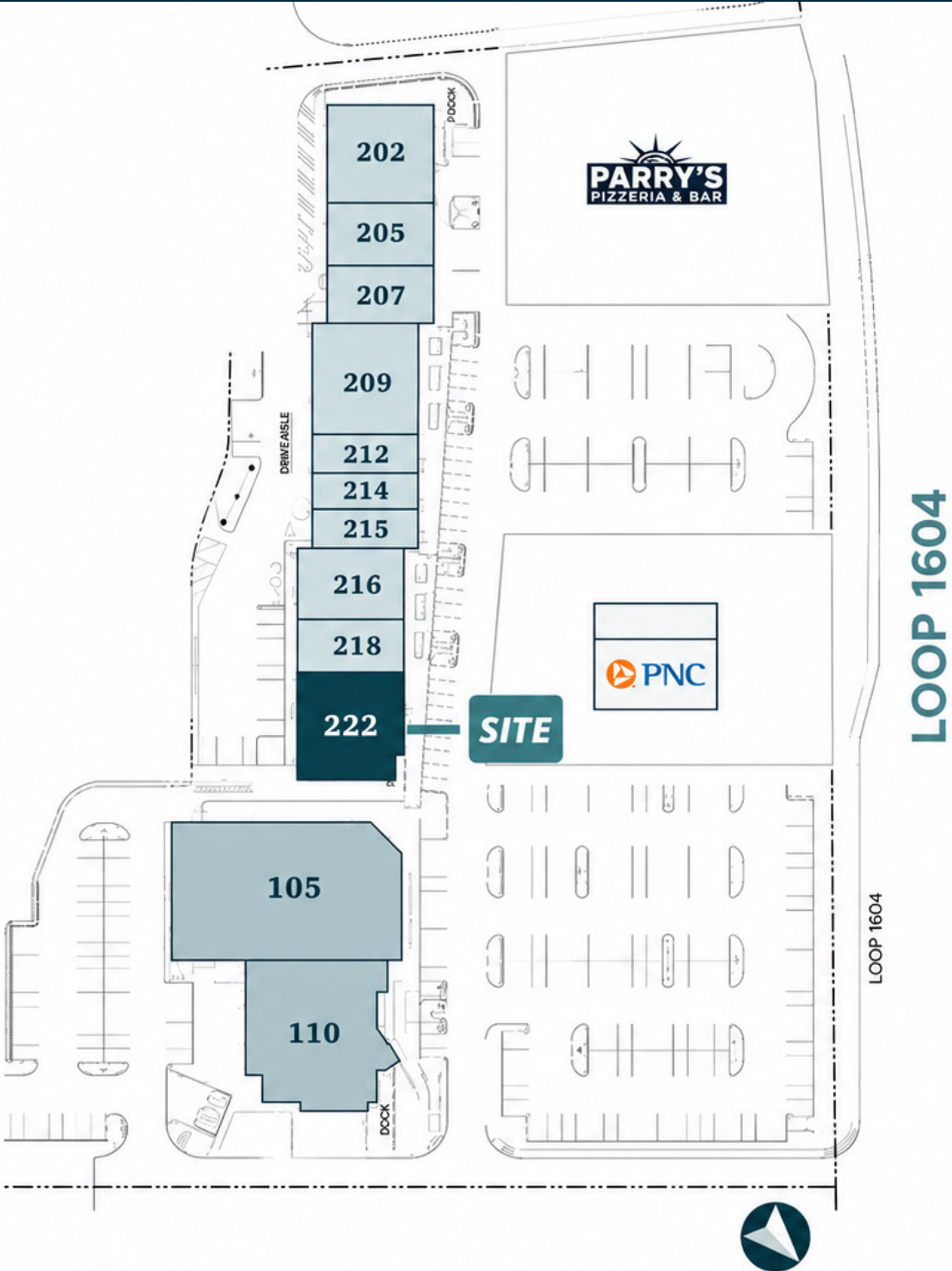
SITE
Ste 222

LOOP
1604

131,280 VPD

47,974 VPD

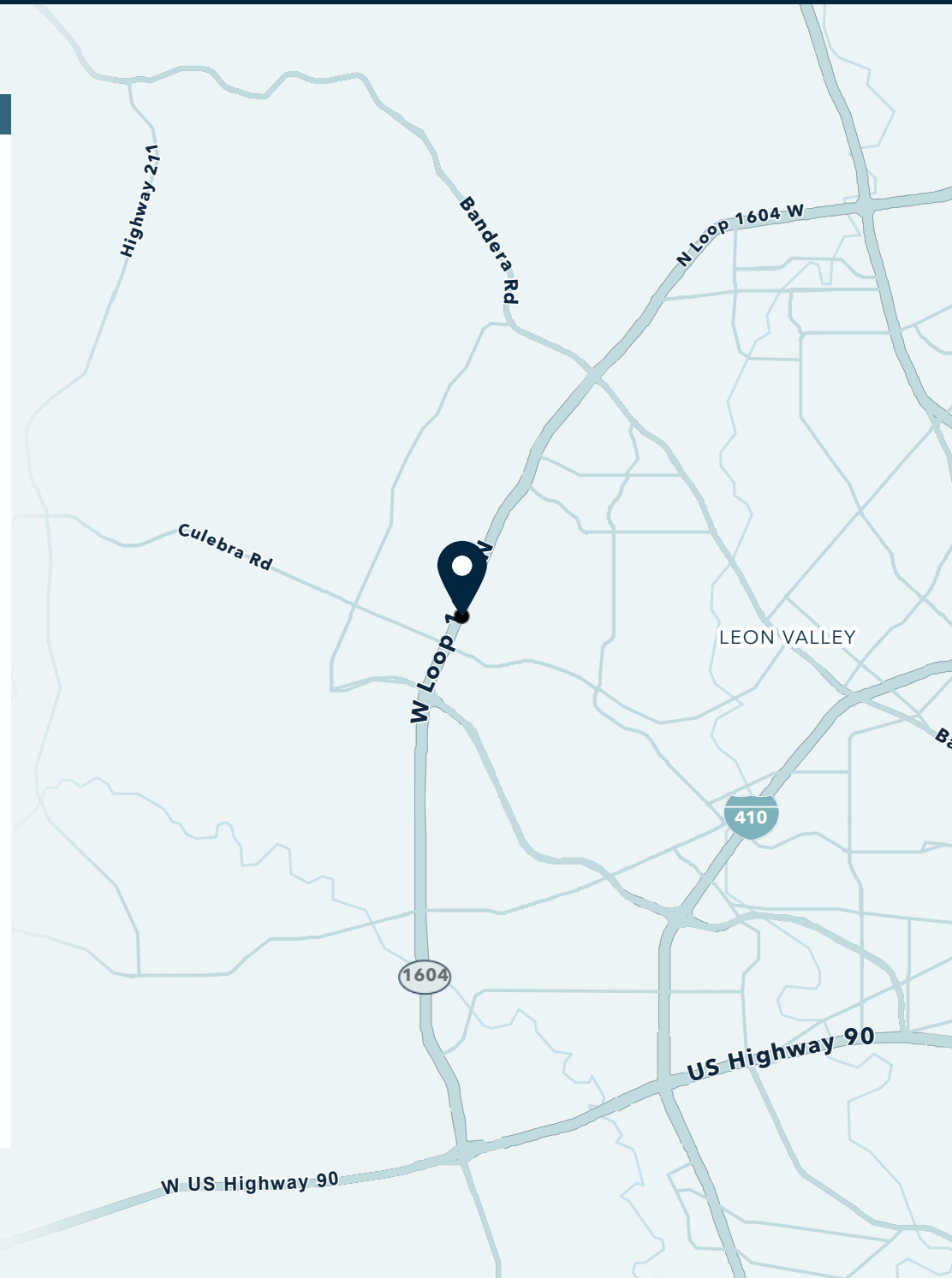
CULEBRA RD





Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2026 Estimated Population	15,744	124,427	290,852
2031 Projected Population	16,252	127,292	302,162
Proj. Annual Growth 2026 to 2031	0.64%	0.46%	0.77%
Daytime Population			
2026 Daytime Population	16,462	95,914	232,985
Workers	9,477	37,160	92,537
Residents	6,985	58,754	140,448
Income			
2026 Est. Average Household Income	\$99,146	\$126,172	\$125,120
2026 Est. Median Household Income	\$78,629	\$103,278	\$102,660
Households & Growth			
2026 Estimated Households	5,660	43,726	105,302
2031 Estimated Households	5,994	45,764	111,802
Proj. Annual Growth 2026 to 2031	1.15%	0.92%	1.21%
Race & Ethnicity			
2026 Est. White	41%	43%	43%
2026 Est. Black or African American	7%	8%	8%
2026 Est. Asian or Pacific Islander	3%	5%	5%
2026 Est. American Indian or Native Alaskan	1%	1%	1%
2026 Est. Other Races	48%	44%	43%
2026 Est. Hispanic (Any Race)	69%	59%	58%



Want more? Contact us for a complete demographic,





Ring of 5 Miles

Key Facts

290,852

Total
Population

233K

Total Daytime
Population

0.77%

Population
Annual Growth
Rate

36.0

Median Age

\$102,660

Median
Household
Income

\$98.5K

Average
Disposable
Income

49.1K

Population 12
Years & Younger

148K

Female
Population

Annual Household Spending

ANNUAL HOUSEHOLD SPENDING



\$2,630

Apparel &
Services



\$7,827

Groceries



\$222

Computers &
Hardware



\$8,088

Health Care



\$4,641

Eating Out

Restaurants & Housing Growth



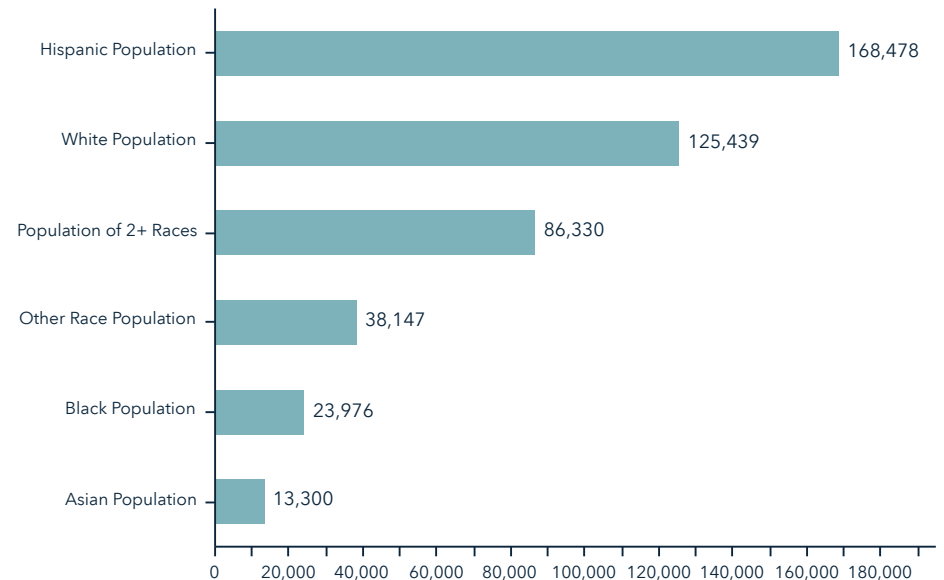
Total Businesses



2026 Total Employees
(NAICS)



HHUs/Year Built:
2020/Later





Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



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 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.

SRS Real Estate Partners	9005621	ryan.johnson@srsre.com	214.540.3285
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.540.3285
Designated Broker of Firm	License No.	Email	Phone

Webb Sellers	589055	webb.sellers@srsre.com	210.504.2781	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



SRS REAL ESTATE PARTNERS

2101 McCullough Ave
San Antonio, TX 78212
210.504.1242

SRSRE.COM

©2026 SRS. All Rights Reserved.

The information presented was obtained from sources deemed reliable;
however SRS does not guarantee its completeness or accuracy.