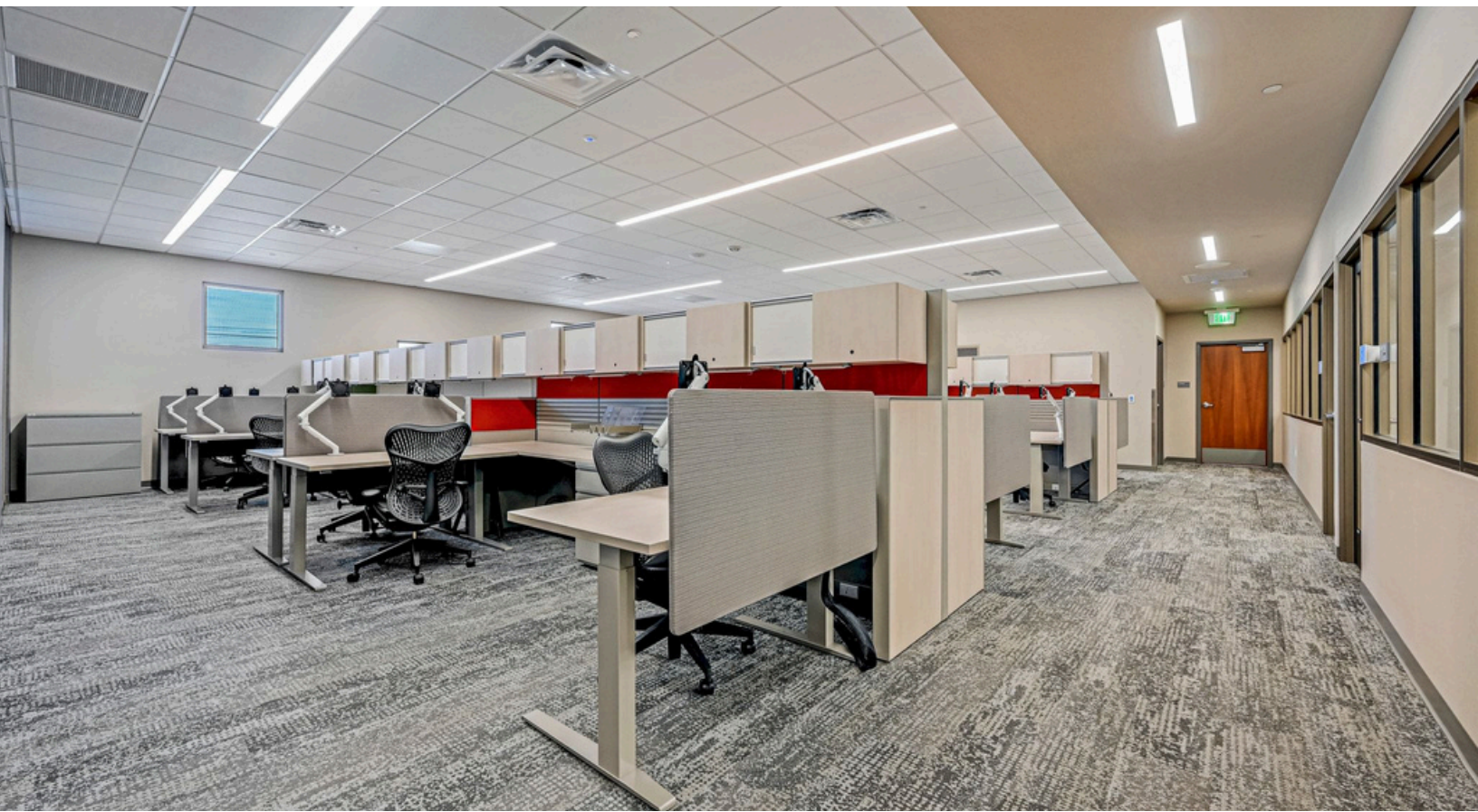


RARE OPPORTUNITY MULTI-PURPOSE FACILITY

3610-3626 West Ave, San Antonio, TX 78213



This exceptional mixed-use commercial opportunity offers a versatile office building paired with an on-site residential duplex in a prime San Antonio location. Situated on approximately 5.24 acres, the properties feature an expansive 29,469-square-foot single-story layout designed to accommodate a wide variety of business, administrative, institutional, or professional uses. Fronting West Avenue with excellent visibility and convenient access to Loop 410 and I-10, the site offers ideal connectivity for corporate offices, medical and wellness practices, education or training facilities, or other commercial operations permitted under C-2 zoning. The main building comes completely finished out, allowing for immediate occupancy with reduced startup or build-out costs. Generous floor areas and flexible interior spaces create opportunities for efficient office planning, collaborative work environments, or specialty business needs. An adjacent 2,027-square-foot duplex on the property provides valuable flexibility for on-site staff or leadership housing, corporate lodging, or supplemental rental income. With modern infrastructure, strategic location, and over five acres offering future growth or redevelopment potential, this property presents a rare investment or owner-user opportunity in one of San Antonio's most accessible commercial corridors.



VIDEO LINK 3610 WEST AVE.



- 3610 West Ave.
 - 29,469 sq. ft. single-level structure. Highly flexible, intuitive design fit for healthcare, educational, institutional, research, or corporate offices.
 - Note: This property has never been occupied. Like new!
 - 4.921 acres or 214,359 sq. ft. land parcel
- 3626 West Ave.
 - 2,874 sq. ft. (duplex-adjacent to 3610 West Ave.)
 - 0.319 acres or 13,895.64 sq. ft. land parcel adjacent to 3610 West Ave.
- Zoning
 - 3610 West Ave. – C-2 Commercial (business, professional, medical)
 - 3626 West Ave. – R-4 Residential
- Frontage
 - 443' on West Ave.
- Land : Building
 - 7.27 : 1 ratio (3610 West Ave. only)
- Built
 - 2022
- Parking Spaces
 - 160 spaces, plus 11 covered
- Ceiling Height
 - 20'
- Building Status
 - Move-in ready
- 2025 Tax
 - \$29,934.00
- Upside
 - Low startup costs provide an excellent exit strategy and return on investment
- Price (both)
 - \$10,975,000.00 (2025 appraised value is significantly higher)



NOTE: No furniture, fixtures or equipment is included in this offering. Most items may be purchased separately and apart from the real property.

LOCATION I DEMOGRAPHICS

DISTANCES	To / from Interstate Hwy-10 & Loop 410 - 1 mile, 6 miles, respectively			
DEMOGRAPHICS	(2024)	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
	Population	20,444	134,127	369,237
				393,043 (2029)
	Median Age (yrs)	36.3	37.7	
	Median HH Inc.	\$47,431	\$47,339	
	Children			83,743
TRAFFIC COUNTS	Vehicles/day	12,173		



FEATURES | SPECIFICATIONS

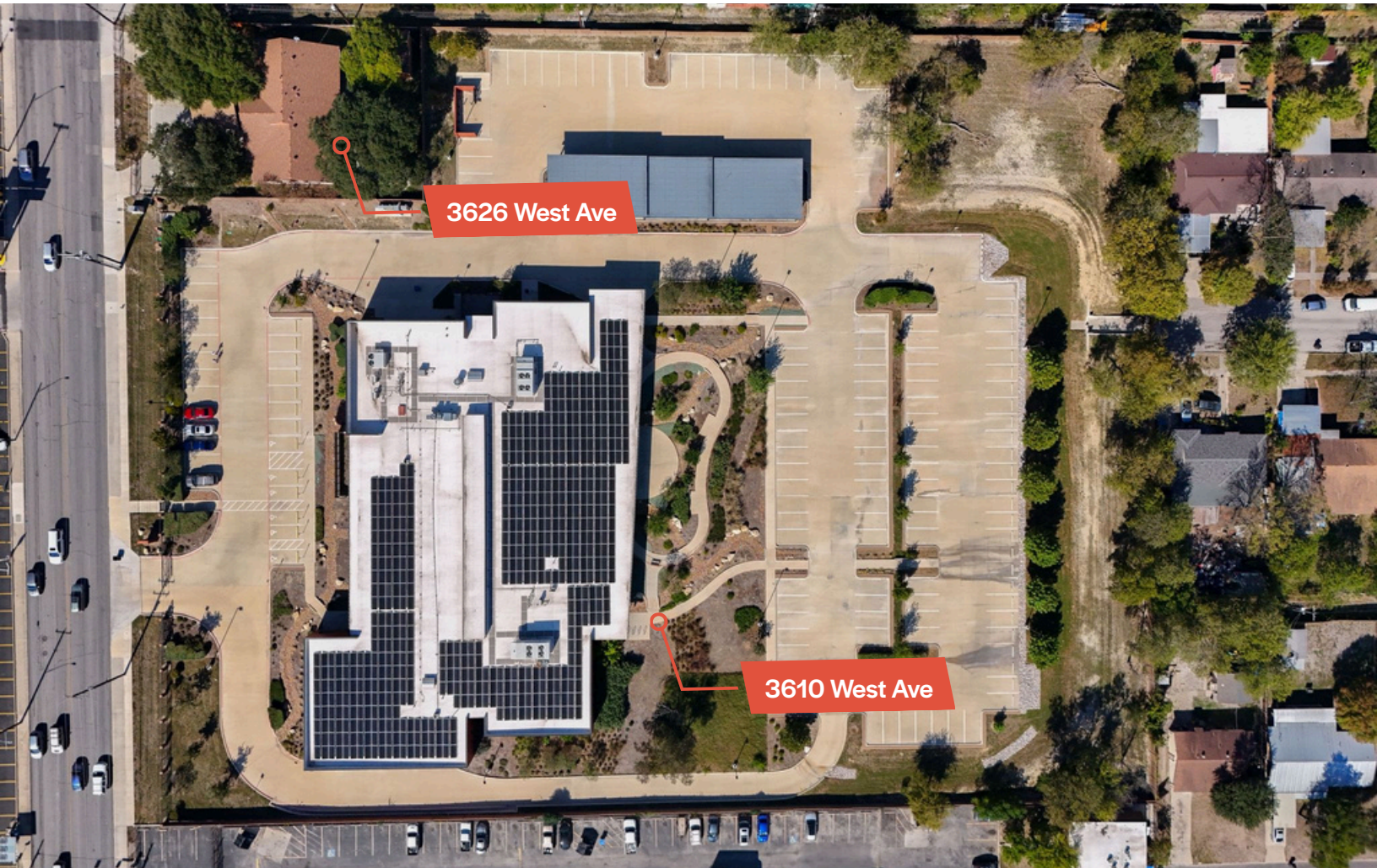
- | | |
|--|---|
| <ul style="list-style-type: none"> • ADA Accessibility • Security Systems • Architectural | <p>Meets current code</p> <p>Smoke, Fire & Intrusion Alarms, Gated Entry, Secure Perimeter Fence</p> <p>Stucco exterior, flat bronze metal panels, design appointments, functionality</p> |
|--|---|

BUILDING SYSTEMS

- | | |
|---|--|
| <ul style="list-style-type: none"> • Lighting | <p>LED lighting -interior/exterior, SMART lighting controls in selective areas (controllable via Bluetooth), TOUCHE' Light Control system (interior, exterior, perimeter, parking lot lighting)</p> |
| <ul style="list-style-type: none"> • HVAC | <p>Aaon specialty design rooftop units. 1 ea. 15-ton digital heating & cooling, fault detection economizer. 2 ea. 40-ton units, 460v with economizer. 2 ea. 1-ton makeup air units (kitchen). All units digitally monitored.</p> |
| <ul style="list-style-type: none"> • Hot Water Systems | <p>3 each, 100-gallon AO Smith gas-fired water heating units</p> |
| <ul style="list-style-type: none"> • Water Treatment | <p>Culligan Dual Tank Water Softener System</p> |
| <ul style="list-style-type: none"> • Information Tech | <p>1.5 to 2-hour system power backup</p> |
| <ul style="list-style-type: none"> • Sustainability | <p>Low-E double pane windows throughout</p> |
| <ul style="list-style-type: none"> • Solar Panels | <p>Power generated +/-80,000 kWh of energy. E-Guage Inverter Monitoring</p> |
| <ul style="list-style-type: none"> • Electrical | <p>480v, 3-phase electric power</p> |
| <ul style="list-style-type: none"> • Roof | <p>Single-ply membrane system</p> |

3626 WEST AVE.

Views of 3610 West Ave., 3626 West Ave.





(Adjoining duplex is offered and conveyed with 3610 West Ave.)

- **Structure** 2,874 sq. ft.
- **Date Built** 1980
- **Land** 0.3190 acres (13,895.64 sq. ft.)
- **Zoning** R-4 Residential (Duplex, single-family approved)
- **Frontage** 75' on West Ave.
- **Finish** Unfinished interior
- **Potential Uses** Corporate guest area/offices, or additional parking for 3610 West Ave.

NOTE: All dimensions are approximate. This property is subject to price change, prior sale, or withdrawal from the market at any time. The information has been gathered from sources deemed reliable, but it is not guaranteed and may not be complete. Purchaser should rely on its own due diligence and not on representations made by Consultants of Real Estate, LLC, its representatives, or any other selling broker. 12/02/2025

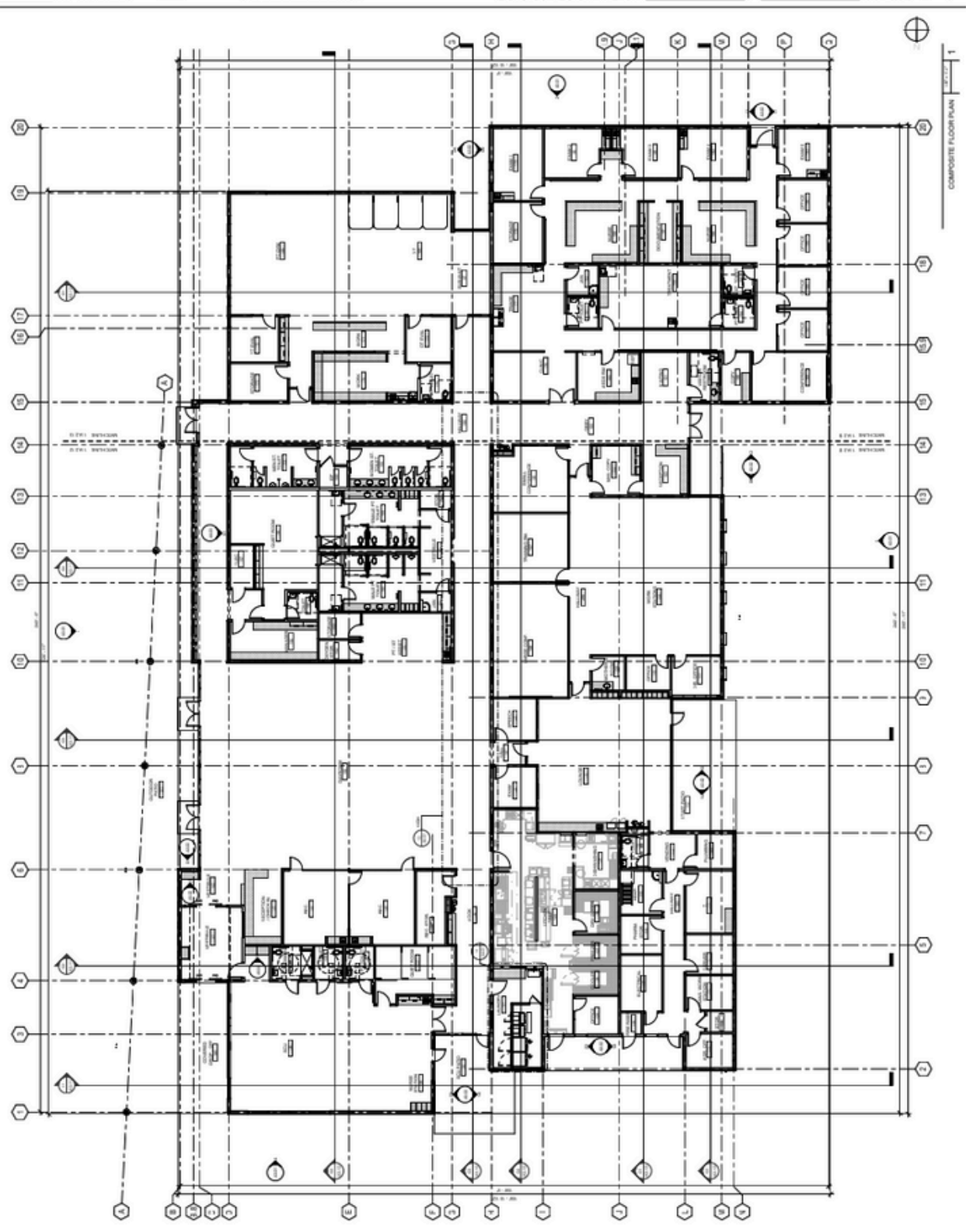


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Information About Brokerage Services

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.

Consultants of Real Estate, LLC

Licensed Broker / Broker Firm Name or
Primary Assumed Business Name

Dan W. Foster

Designated Broker of Firm

Douglas Borrett

Licensed Supervisor of Sales Agent/

Associate

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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2-10-2025



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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date