



Now Leasing!

2020 Babcock, San Antonio, Texas

PROPERTY HIGHLIGHTS

2020 BABCOCK RD | 78229

Situated in the core of the San Antonio Medical Center, 2020 Babcock has served healthcare providers and their patients since 1985. This professionally maintained medical office building features a central location, generous parking availability, and updated shared spaces. It’s well-suited for owner-users or collaborations with hospital systems, offering convenient access to Loop 410, I-10, Wurzbach Parkway, and numerous nearby services and amenities.

- ❖ **Excellent Location:** Positioned in the heart of the San Antonio Medical Center, offering strong visibility and accessibility.
- ❖ **Upgraded Interior:** Recently improved with modern HVAC systems, secure key fob access, and refreshed common areas.
- ❖ **Ideal for Medical & Dental Use:** Perfect for a range of healthcare providers, including general practitioners and dental specialists.
- ❖ **Turnkey Suites Available:** Second-generation medical spaces ready for immediate tenant buildout or use.
- ❖ **Convenient Surroundings:** Walking distance to popular eateries and coffee shops such as Dunkin’, Dutch Bros, and Jimmy John’s.
- ❖ **Well-Maintained Property:** Owner-occupied and attentively cared for, ensuring long-term value and upkeep.
- ❖ **High-Exposure Signage:** Digital monument sign on Babcock Rd available for tenant branding and visibility.

RENTAL RATES:

- ❖ \$10/SF/YR Base
- ❖ \$11.75/YR CAM Actual



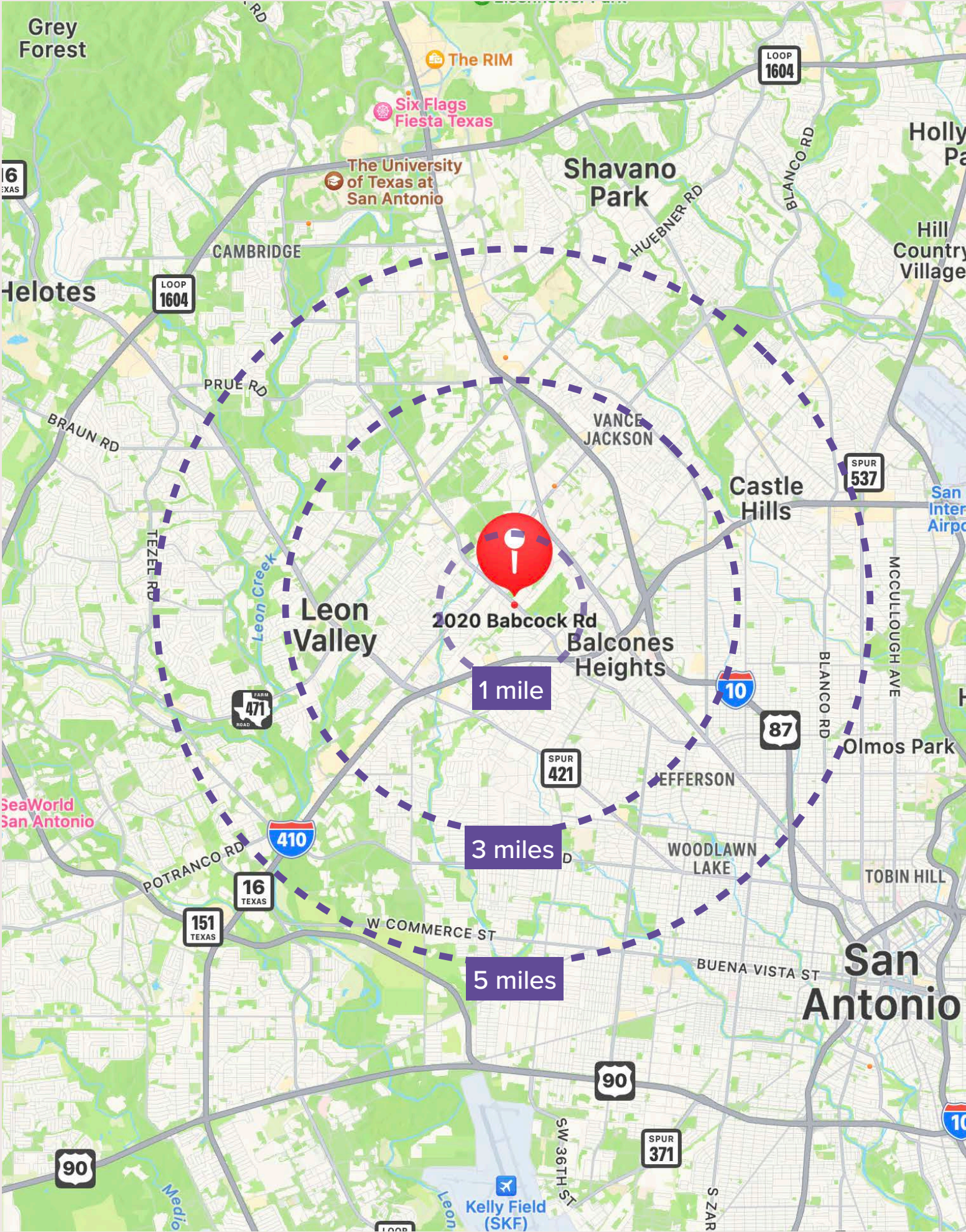
Address	2020 Babcock Rd San Antonio, TX 78229
Land Area	1.83 AC
Building Size	34,426 SF
Year Built	1985
Parking Ratio	5.00/100
Occupancy	32%

AREA OVERVIEW

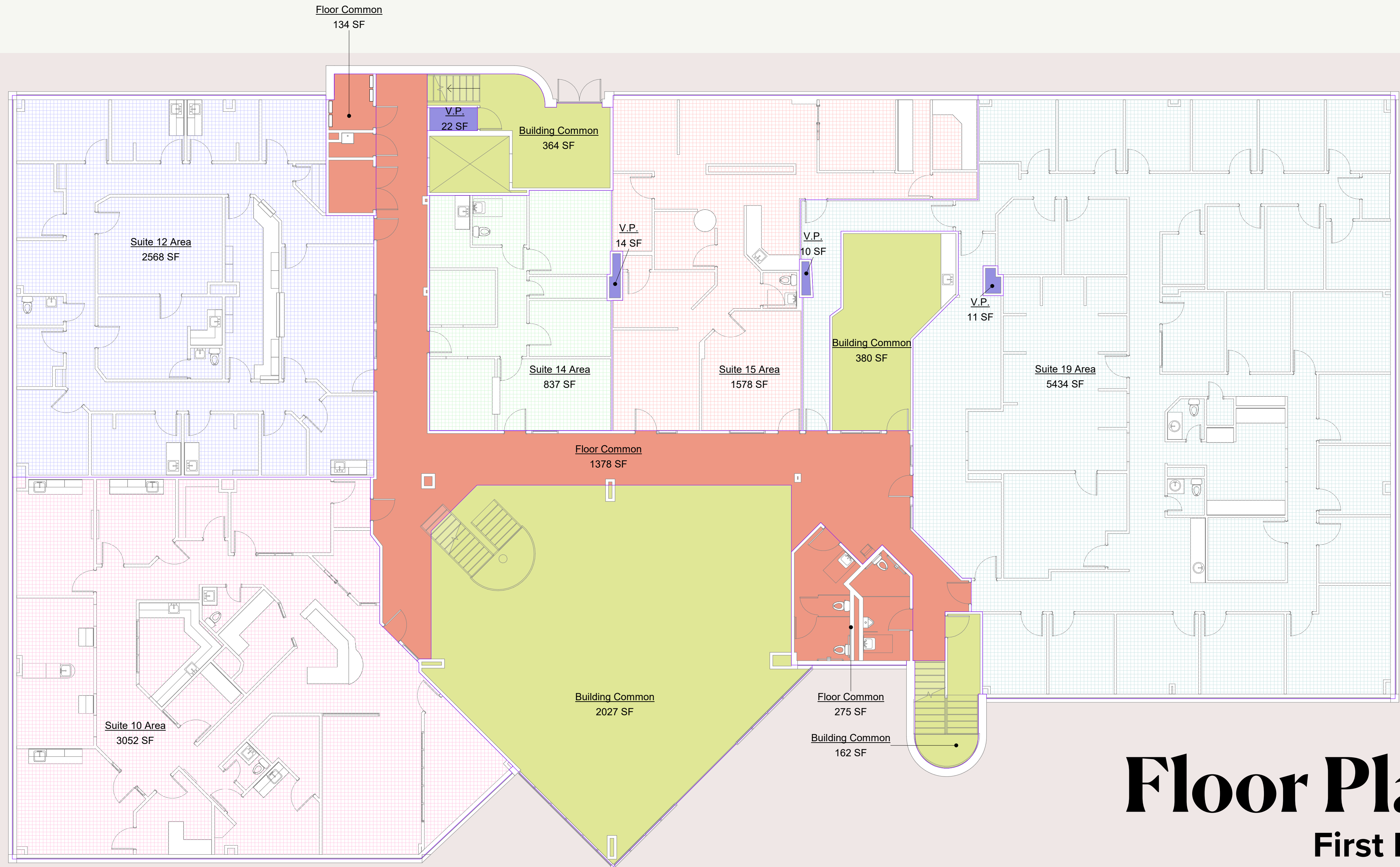
2020 Babcock Road | 78229



Demographics

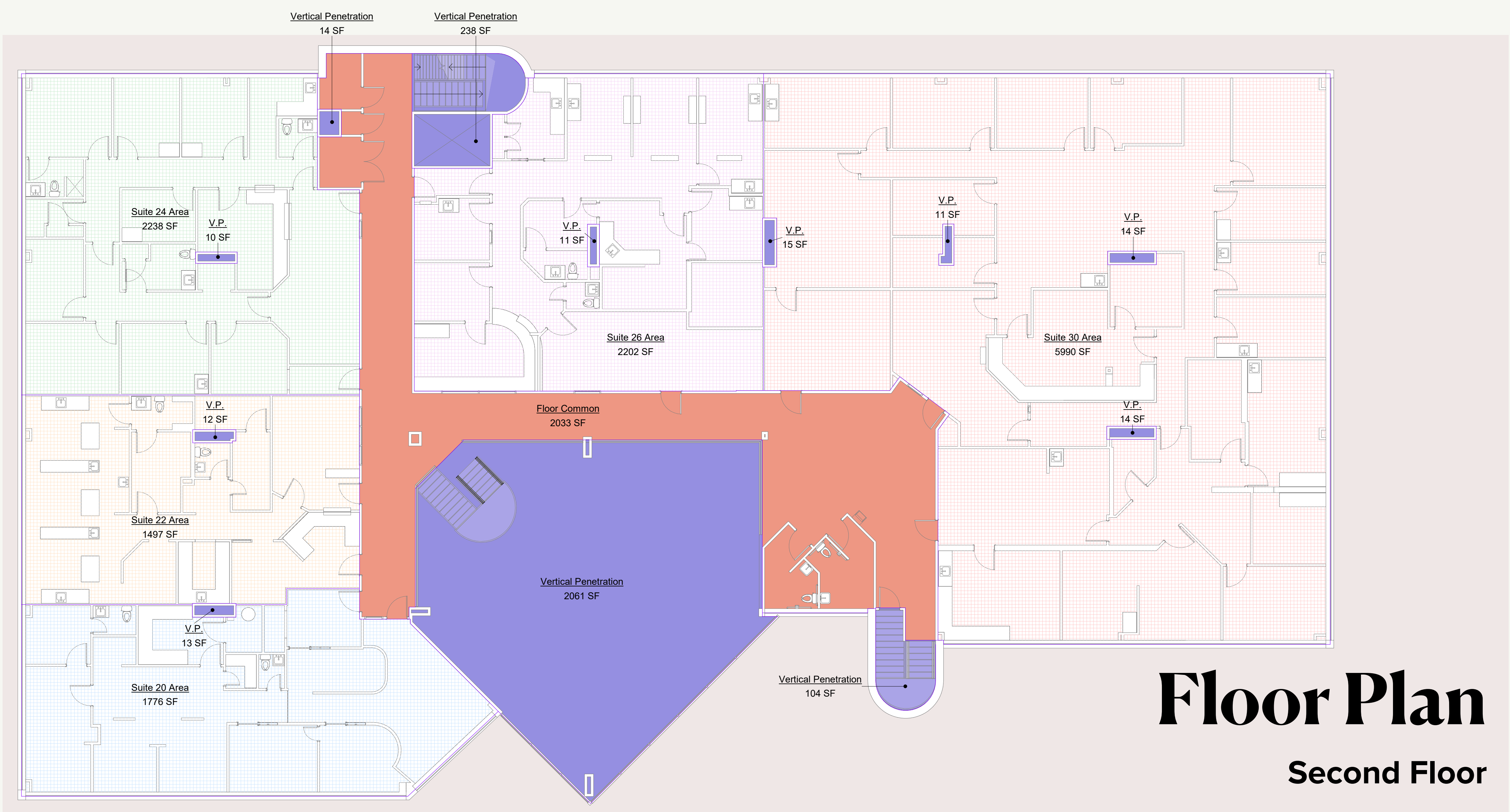


2024	1 mi.	3 mi.	5 mi.
2024 Avg. Household income	\$64,646	68,841	\$77,229
2029 Avg. Household income	\$71,587	\$78,075	\$87,807
2024 Median Household income	\$44,303	\$51,868	\$55,912
2029 Median Household Income	\$48,937	\$56,717	\$62,118
HOUSEHOLDS	1 mi.	3 mi.	5 mi.
2010 Households - Census	6,799	58,779	142,041
2020 Households - Census	7,668	63,911	151,579
2029 Households - Projection	7,971	64,448	151,047
POPULATION	1 mi.	3 mi.	5 mi.
2010 Population - Census	13,542	135,828	361,000
2020 Population - Census	15,234	146,646	375,305
2029 Population - Projection	15,257	143,054	362,596
PLACE OF WORK	1 mi.	3 mi.	5 mi.
2024 Businesses	1,346	7,474	15,137
2024 Employees	45,226	116,979	203,506
Healthcare Industry	1,579	12,281	28,069



Floor Plan

First Floor



Floor Plan
Second Floor



Lobby, Unit 10



Main Commons



Operating Room, Unit 10



Waiting Room

Property Photos

Contact:

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Leasing Manager

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More info at 2020babcock.info