



±1,600 SF inline
retail for Lease

1626 PAT BOOKER ROAD
UNIVERSAL CITY, TX 78148



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PROPERTY SUMMARY

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Property Summary

Lease Rate:	\$14.00
Lease Term:	Negotiable
Available SF:	1,600
Year Built:	1968
Renovated:	2023
Parking Ratio:	2.5/1000
Zoning:	Commercial

Property Overview

Multi-tenant storefront retail center positioned directly on Pat Booker Road, the primary retail and commercial artery of Universal City and the front door to Joint Base San Antonio–Randolph. This ±16,800 SF center sits on a 0.88-acre lot in San Antonio's established Northeast submarket, surrounded by dense, stable rooftops and the steady daytime population generated by Randolph AFB. Pat Booker Road delivers consistent commuter and military traffic past the front door, making this a proven location for service retail, food, fitness, and neighborhood-serving uses. With flexible suite sizing and immediate availability, the center offers operators an affordable entry point into one of the Northeast Side's most durable retail corridors.

Location Overview

Northeast San Antonio submarket with a deep, stable residential and military population base

AVAILABLE SPACES

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Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
116	1,600		\$15.00 /sf/yr	Retail	Excellent	1 July 2026

Highlights

Multi-tenant storefront retail center positioned directly on Pat Booker Road, the primary retail and commercial artery of Universal City and the front door to Joint Base San Antonio–Randolph. This ±16,800 SF center sits on a 0.88-acre lot in San Antonio's established Northeast submarket, surrounded by dense, stable rooftops and the steady daytime population generated by Randolph AFB. Pat Booker Road delivers consistent commuter and military traffic past the front door, making this a proven location for service retail, food, fitness, and neighborhood-serving uses. With flexible suite sizing and immediate availability, the center offers operators an affordable entry point into one of the Northeast Side's most durable retail corridors.

Nearby Places

- ±1,600 SF inline retail
- Ideal for fitness/movement studio, tutoring/learning center, med spa/aesthetics, or similar destination service use
- Move-in ready inline configuration

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PROPERTY PHOTOS

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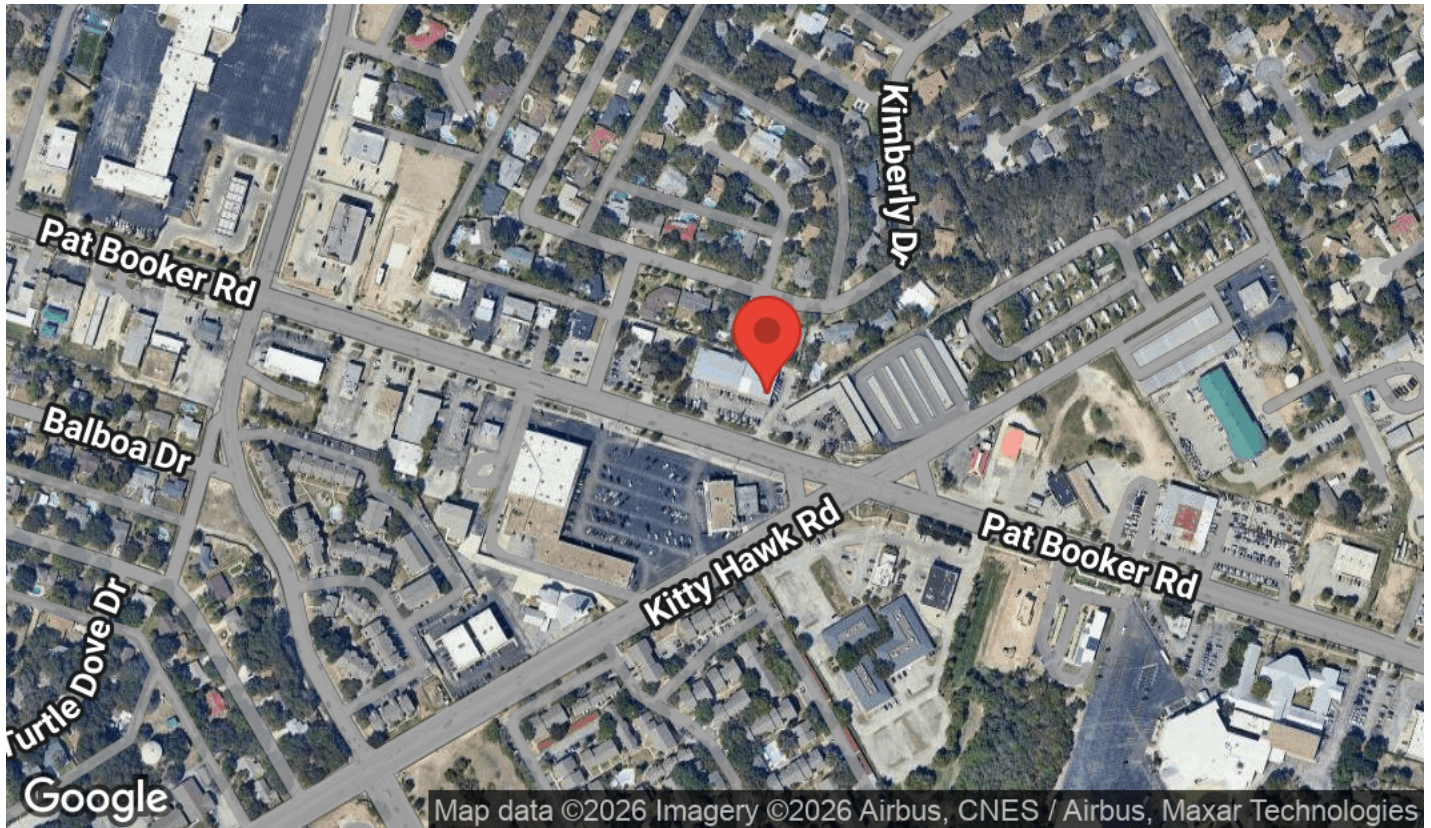
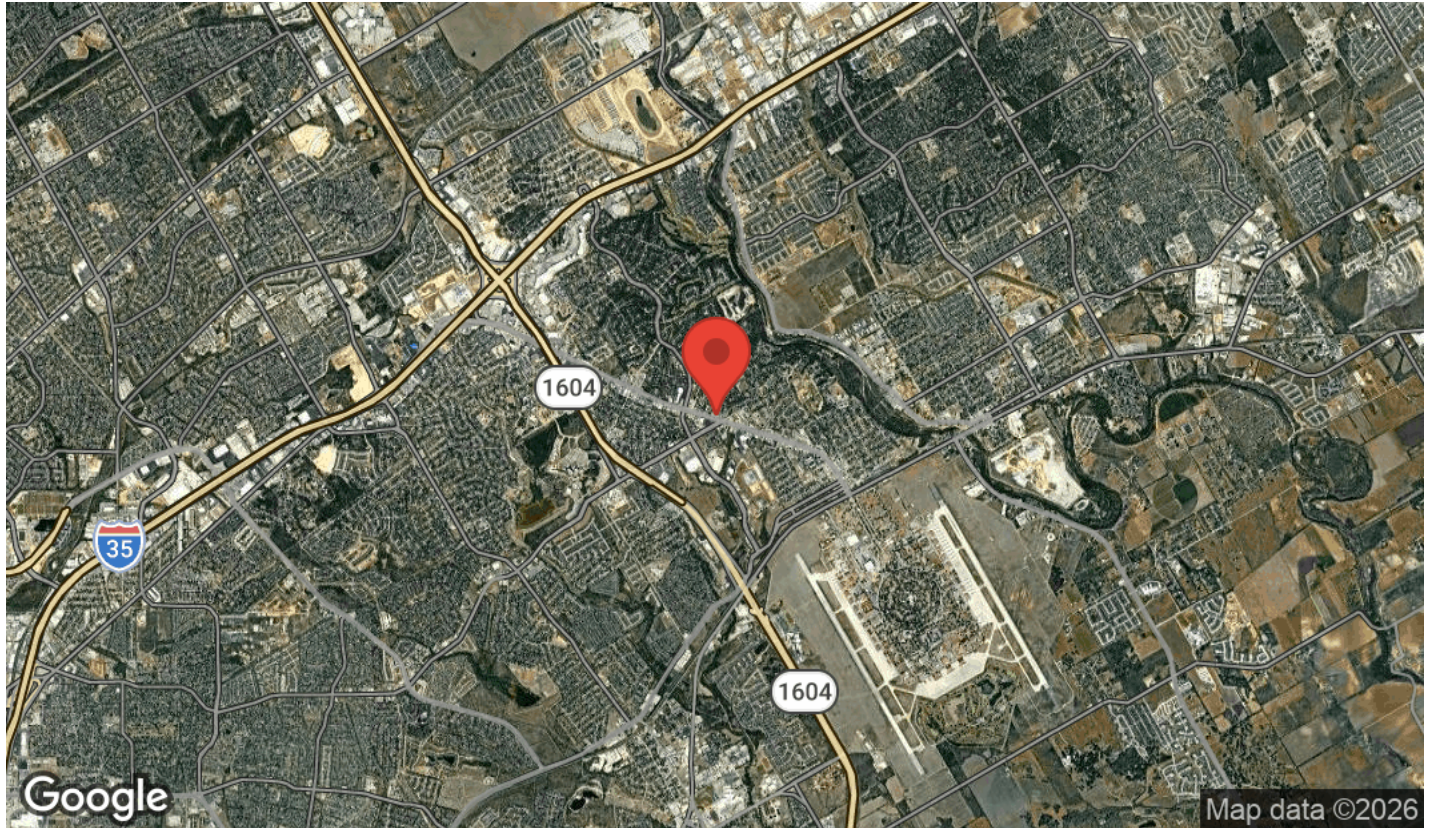
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LOCATION MAPS

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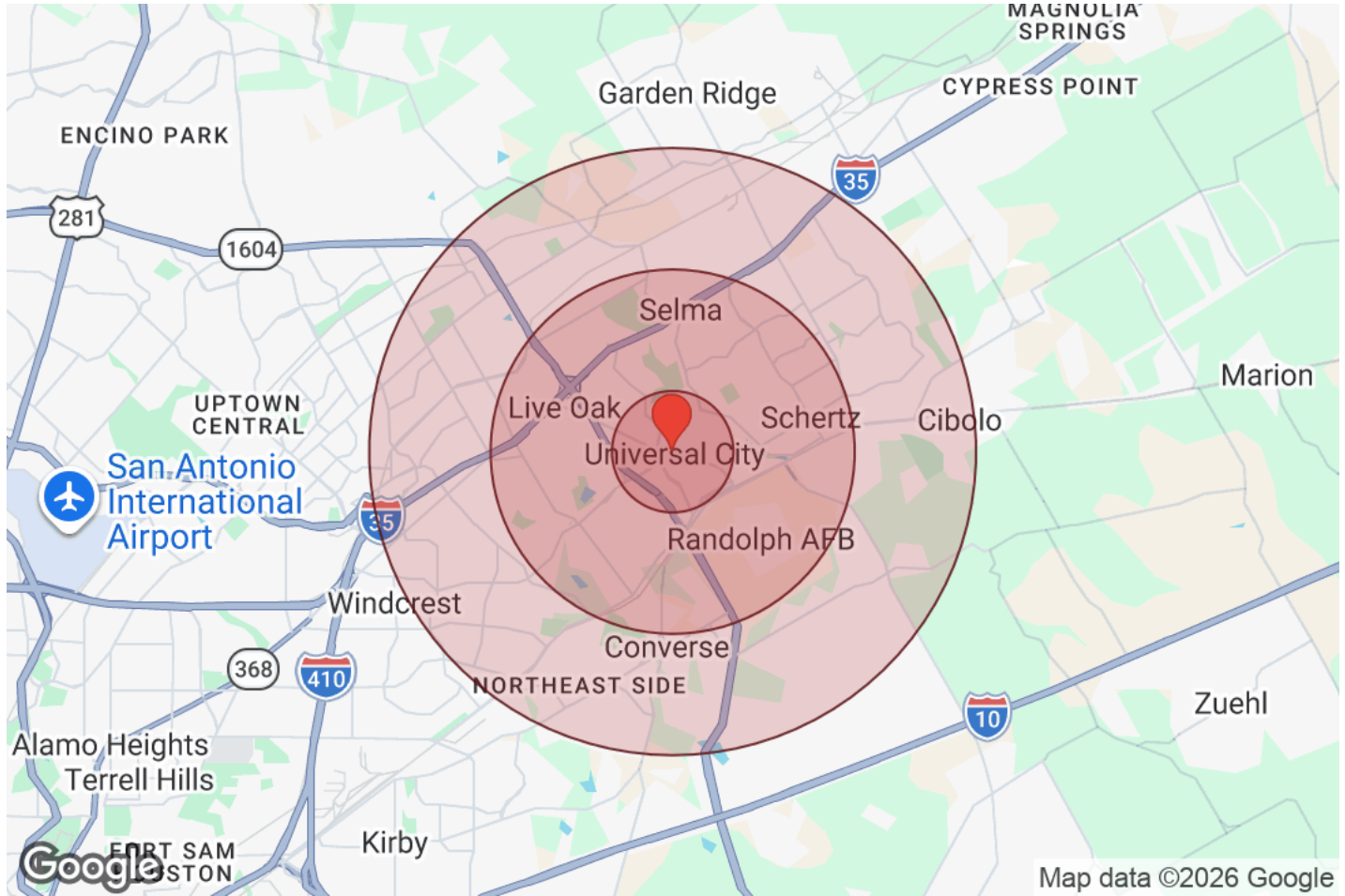
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,555	40,362	103,608
Female	5,884	42,471	109,480
Total Population	11,439	82,833	213,088

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,174	29,803	69,360
Black	1,171	11,274	33,625
Am In/AK Nat	26	157	362
Hawaiian	31	207	362
Hispanic	5,291	35,776	95,719
Asian	434	3,404	8,140
Multiracial	295	2,046	4,922
Other	17	166	575

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,259	35,105	85,041
Occupied	4,881	32,521	78,935
Owner Occupied	2,559	19,169	51,136
Renter Occupied	2,322	13,352	27,799
Vacant	378	2,584	6,106

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,135	16,077	42,526
Ages 15 - 24	1,466	10,486	27,389
Ages 25 - 54	4,416	34,588	88,633
Ages 55 - 64	1,351	9,359	24,073
Ages 65+	2,072	12,322	30,468

Income	1 Mile	3 Miles	5 Miles
Median	\$72,687	\$85,371	\$87,151
Under \$15k	315	1,426	4,443
\$15k - \$25k	151	1,389	3,665
\$25k - \$35k	235	2,100	4,545
\$35k - \$50k	789	3,233	7,321
\$50k - \$75k	1,063	5,956	13,855
\$75k - \$100k	720	5,195	11,601
\$100k - \$150k	740	6,886	17,043
\$150k - \$200k	293	3,029	8,235
Over \$200k	575	3,306	8,227

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DISCLAIMER

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