

AVAILABLE FOR LEASE

6400 BANDERA RD

LEON VALLEY, TX

OFFERING MEMORANDUM



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URIAH
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PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



GYM INTERIOR PHOTOS | 6417B



SHELL SPACES AVAILABLE



SHELL SPACES AVAILABLE



PROPERTY OVERVIEW

PROPERTY SUMMARY

Located at 6408 Bandera Rd, this retail center sits at the heart of Leon Valley's busiest street, boasting an impressive 54,000 vehicles per day (VPD). With close proximity to Highway 410, this prime location offers exceptional visibility and the opportunity to harness significant vehicle traffic. The center features various units available, ranging from 1,050 to 17,640 square feet, making it an ideal spot for businesses looking to thrive in a high-traffic area.

PROPERTY SUMMARY

LEASE RATE:	CONTACT BROKER
ZONING:	B-2
BUILDING SIZE:	32,882 +/- SQFT

PROPERTY HIGHLIGHTS

- PRIME LOCATION: SITUATED ON BANDERA RD, LEON VALLEY'S BUSIEST STREET, WITH 54,000 VEHICLES PER DAY, ENSURING EXCEPTIONAL VISIBILITY AND EXPOSURE.
- HIGH TRAFFIC AREA: CLOSE PROXIMITY TO HIGHWAY 410, OFFERING EASY ACCESS AND CAPTURING A SIGNIFICANT AMOUNT OF DAILY VEHICLE TRAFFIC.
- FLEXIBLE UNIT SIZES: MULTIPLE UNITS AVAILABLE RANGING FROM 1,050 TO 17,640 SQUARE FEET, CATERING TO DIVERSE BUSINESS NEEDS.

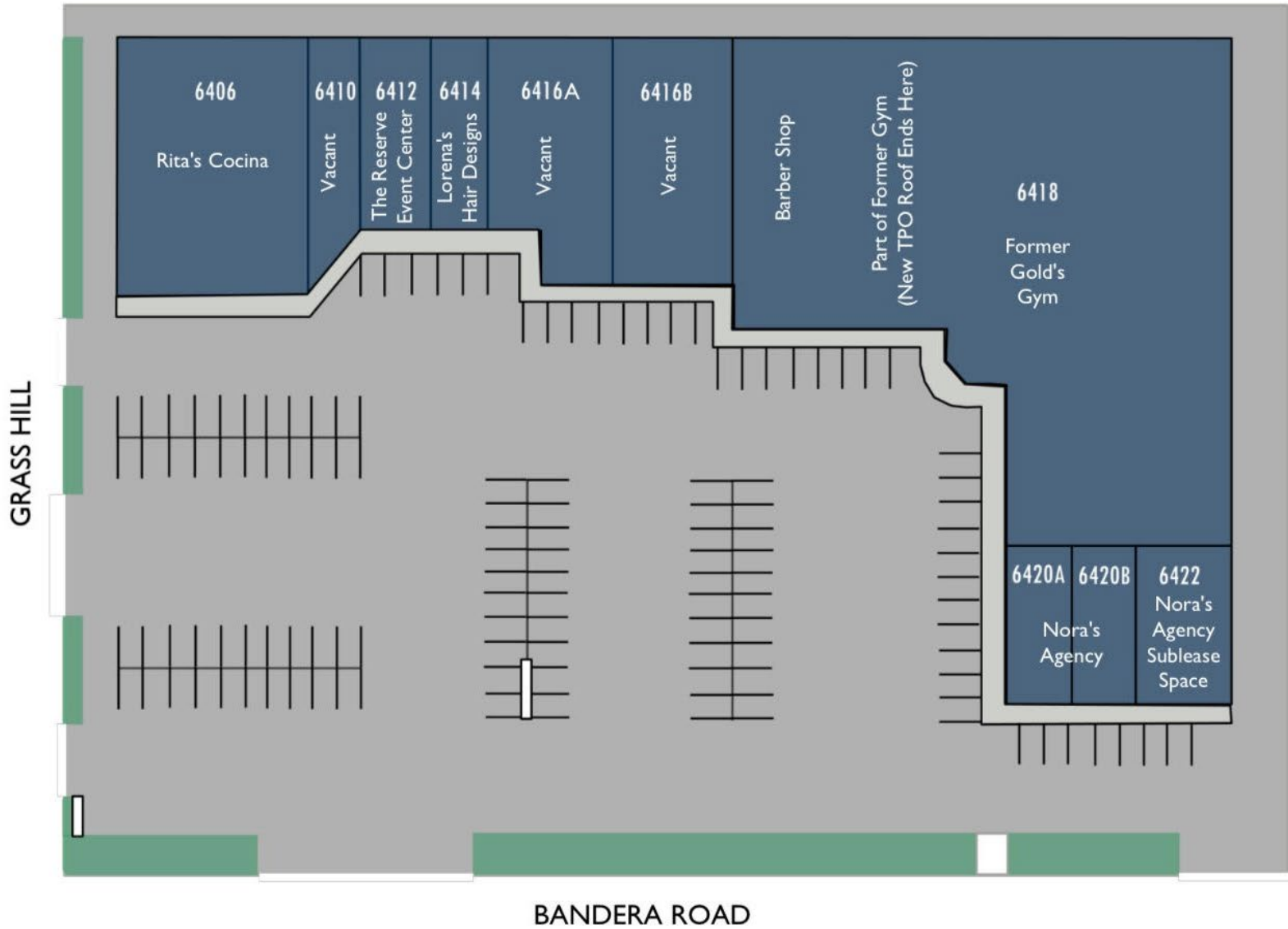
AVAILABLE UNITS

AVAILABLE UNITS	SQFT
UNIT 6410	1,340 SQFT
UNIT 6416A	845 SQFT
UNIT 6416B	1,710 SQFT
UNIT 6418	17,640 SQFT
UNIT 6422	1,050 SQFT
UNIT 6412	1,500 SQFT

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SITE PLAN

SITE PLAN



NEARBY AMENITIES



Cane's
CROISSANT SANDWICHES
WHAT A BURGER
Starbucks
HOBBY LOBBY
OMNILIFE
CICCI'S PIZZA

peter piper pizza
MOVIE EXCHANGE

LESLIE'S
Batteries Plus+
Power it. Light it. Fix it.
GA
TACO BELL

planet fitness
THE STRIKE ZONE
TWO SHOPS
DOLLAR GENERAL
SUPER THRIFT CITY
Taco TACO HUT
verizon

WING DADDY'S SAUCE HOUSE
WELLMED
Doctors helping patients for more than 25 years

KIA
VW
Chevrolet

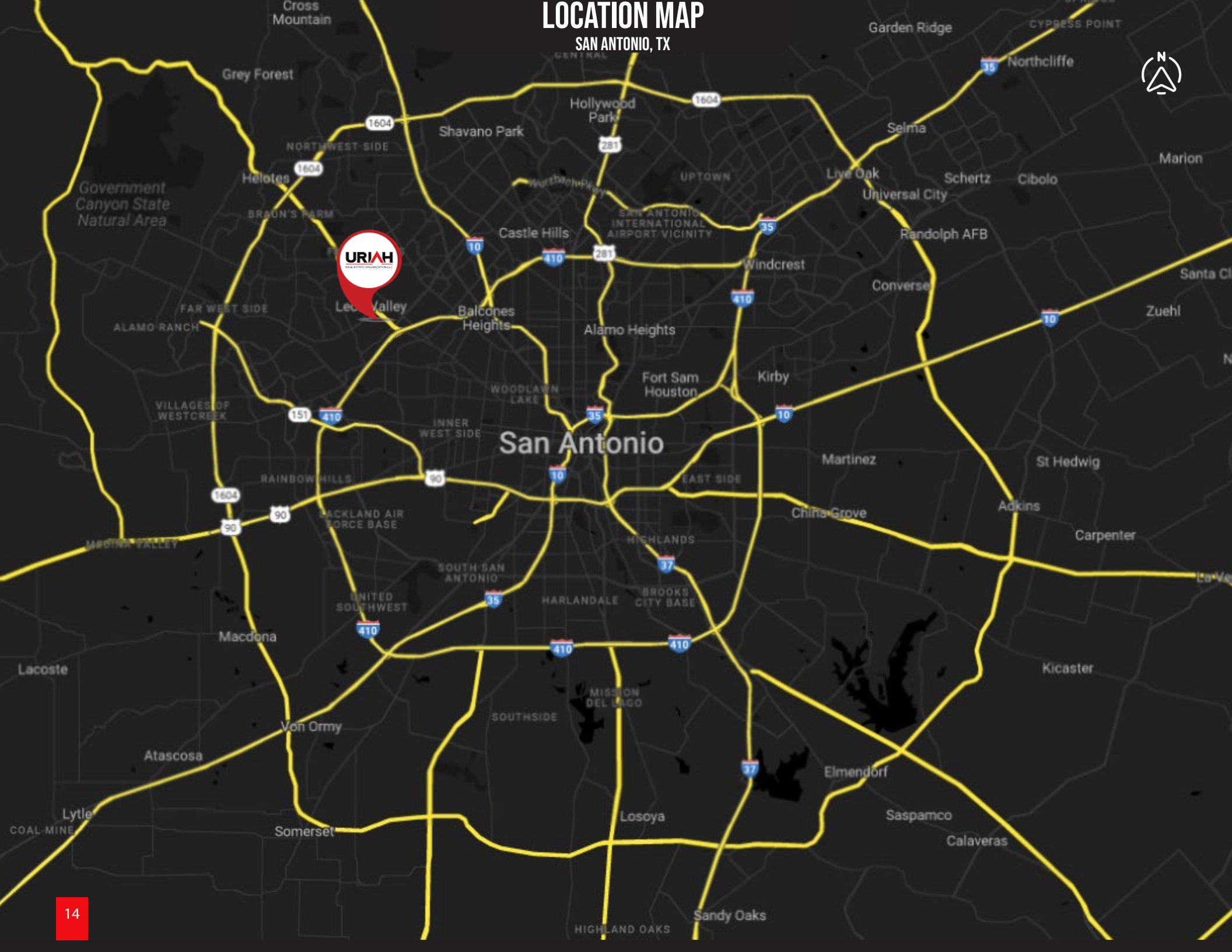
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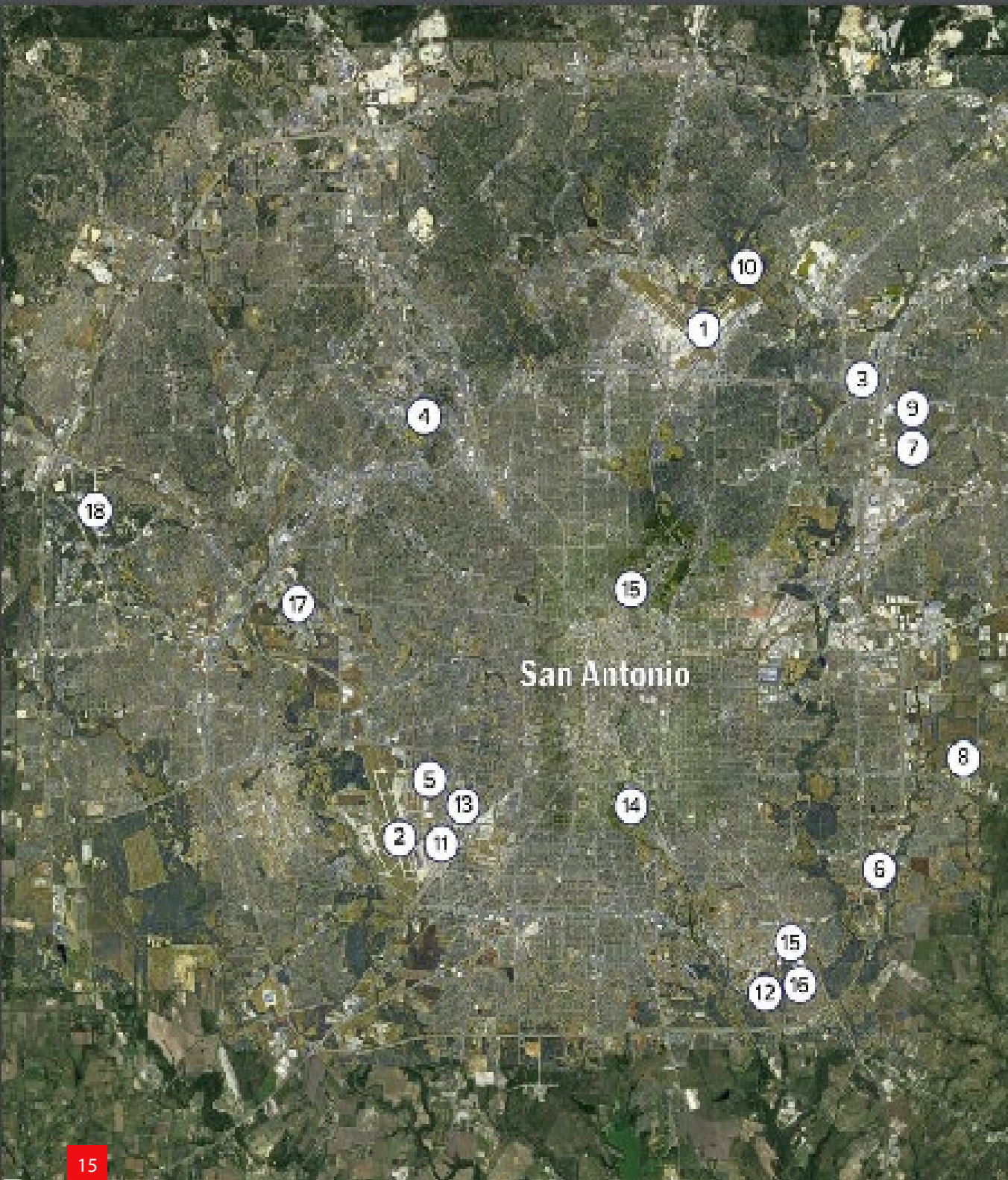
IHOP
Valero

LAIFITNESS
SALLY.
H-E-B
Office DEPOT

LOCATION MAP

SAN ANTONIO, TX





SAN ANTONIO INDUSTRY

1. SAN ANTONIO INTL. AIRPORT
2. JB SA KELLY FIELD ANNEX
3. BROOKS ARMY MEDICAL CENTER
4. METHODIST HOSPITAL
5. TEXAS DEPT. OF PUBLIC SAFETY
6. HOLT CAT EQUIPMENT SUPPLIER
7. AMAZON WAREHOUSE
8. HEB DISTRIBUTION CENTER
9. DOLLAR GENERAL DISTRIBUTION CENTER
10. SOUTHWESTERN MOTOR TRANSPORT
11. BOEING CENTER AT TECH PORT
12. STINSON - MISSION MUN. AIRPORT
13. TINDALL CORP. SAN ANTONIO
14. CPS ENERGY
15. MISSION TRAIL BAPTIST HOSPITAL
16. MISSION SOLAR ENERGY
17. SOUTHWEST RESEARCH INSTITUTE
18. MICROSOFT

OVERVIEW

SAN ANTONIO, TX

San Antonio, a vibrant city rich in history and culture, is an economic powerhouse in the heart of Texas. Home to four Fortune 500 companies, it boasts a diverse and robust economy with strengths in healthcare, bioscience, and technology. Renowned for its iconic Alamo and scenic River Walk, the city melds historical charm with modern innovation. San Antonio's commitment to business growth, combined with its cultural attractions and educational institutions, makes it a dynamic and thriving place to live and work.

ECONOMY



2ND LARGEST
IN TEXAS



34.8 MILLION
TOURISTS EACH YEAR



\$168 BILLION
GROSS DOMESTIC PRODUCT



2ND BEST
PLACE TO LIVE IN TEXAS



4 FORTUNE 500
CORPORATE COMPANY



1.5 MILLION
PEOPLE LIVING IN SA





ATTRACTIONS:

San Antonio, a city rich in history and bursting with cultural vibrancy, offers an array of unforgettable attractions. Home to the iconic Alamo and the enchanting River Walk, the city melds historical significance with modern charm. Visitors and residents alike enjoy SeaWorld and Six Flags Fiesta Texas, alongside the San Antonio Zoo, creating a diverse array of entertainment options. The city's cultural tapestry is further adorned by a myriad of museums, art galleries, and the annual Fiesta San Antonio, a celebration of heritage and community.

ECONOMY

San Antonio's economy is a robust and diverse engine, driving the city towards a prosperous future. As one of the fastest-growing cities in the nation, it boasts a strong military presence, being home to several major bases. The city's economic landscape is also heavily influenced by its booming healthcare, bioscience, and financial services sectors. Additionally, San Antonio is a hub for tourism, with millions visiting annually, contributing significantly to the local economy. This blend of industries ensures a stable and dynamic economic environment, offering vast opportunities for businesses and individuals alike.



INDUSTRY AND BUSINESS ENVIRONMENT:

San Antonio stands tall as a powerhouse in the business world, underscored by the presence of four Fortune 500 companies. This impressive concentration of large corporations speaks to the city's strength and stability in the corporate sector. These industry giants, along with a plethora of other businesses, contribute significantly to the city's economic diversity and resilience. San Antonio's business-friendly climate, bolstered by supportive local policies and a skilled workforce, attracts a wide range of industries from healthcare and finance to technology and manufacturing. The city's commitment to fostering a robust business environment makes it an ideal destination for companies seeking growth and innovation.

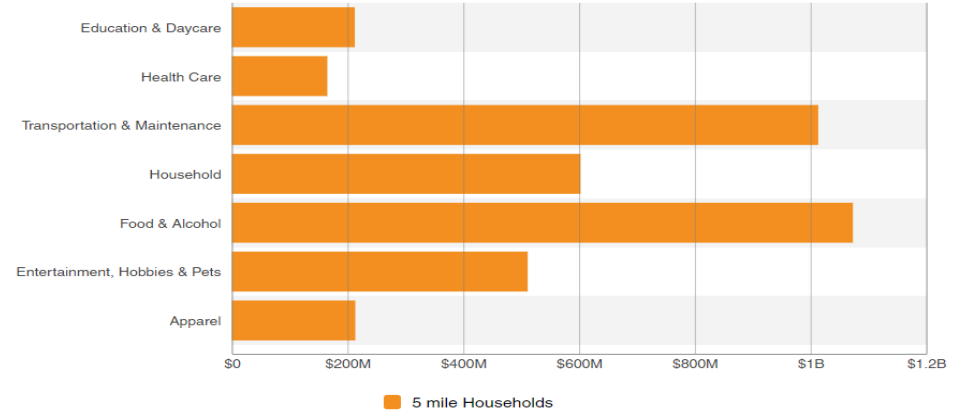


LOCAL DEMOGRAPHICS

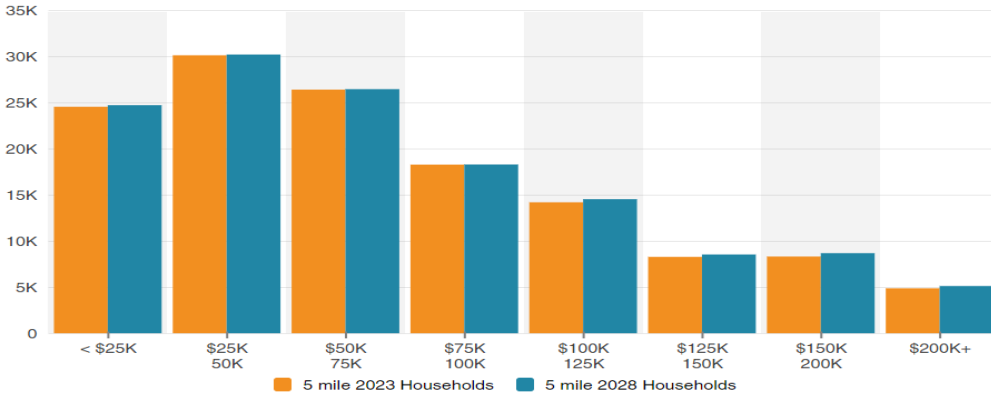
Population

	2 mile	5 mile	10 mile
2010 Population	48,053	318,398	850,102
2023 Population	49,131	348,934	985,994
2028 Population Projection	49,112	352,555	1,004,503
Annual Growth 2010-2023	0.2%	0.7%	1.2%
Annual Growth 2023-2028	0%	0.2%	0.4%
Median Age	37.5	34.6	34.8
Bachelor's Degree or Higher	33%	31%	29%
U.S. Armed Forces	229	1,877	12,921

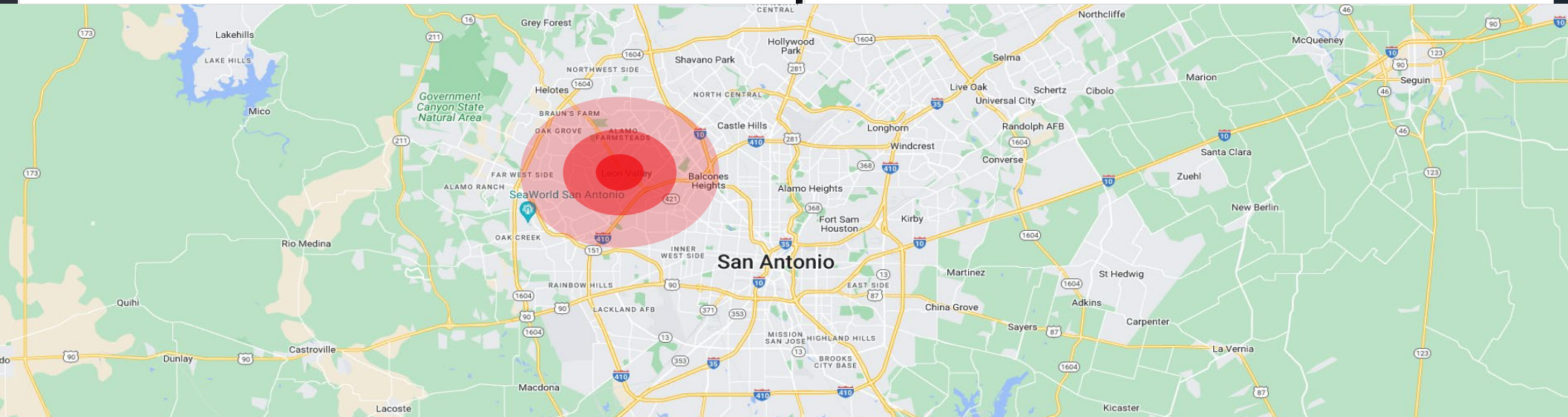
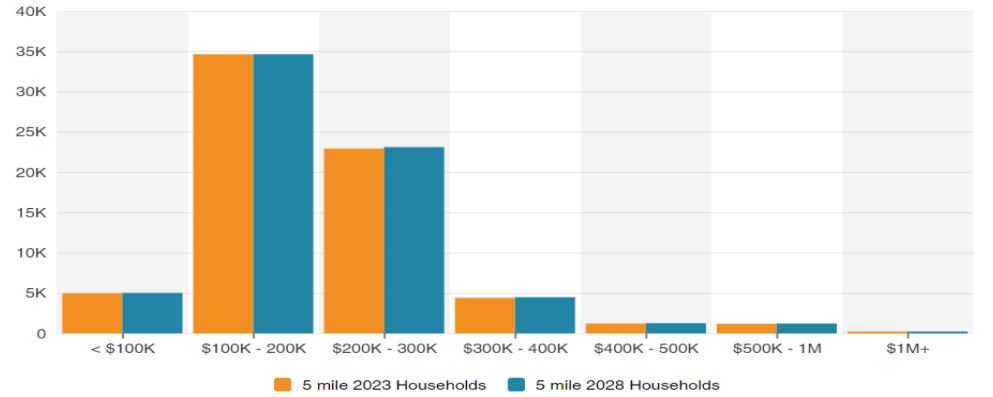
Consumer Spending



Household Income



Home Values



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