

**6457 CAMP BULLIS RD,
SAN ANTONIO, TEXAS
78257 STE 2102**

**500 SQUARE FOOT
SPACE FOR LEASE**



JUST RENT
**ALL UTILITIES, TAXES,
INSURANCE ARE
COVERED BY LANDLORD**

- 📞 **210-426-2593**
- 📍 **San Antonio, Texas, USA**
- ✉️ **AlmondPManagement@gmail.com**

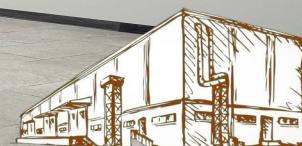
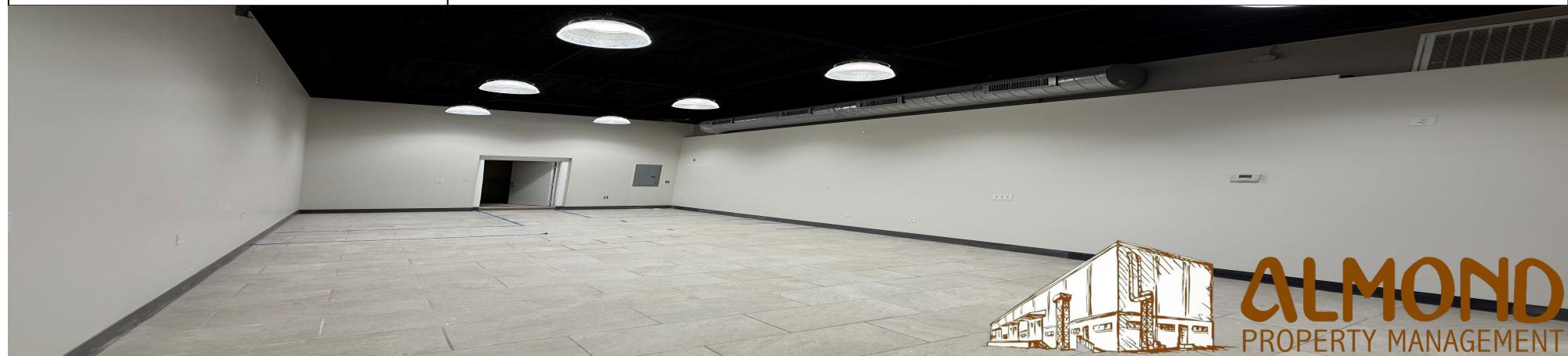
**CONTACT FOR
PRICING
210-426-2593**

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OVERVIEW

Feature	Details
Total Area	500 sqft (15x28 open space and a 9x8 bathroom)
Parking	8 shared parking spaces + neighboring gas station parking is permitted
Ideal For	<p>This standalone space is ideal for low-buildout, service-based users seeking affordable visibility in a high-traffic corridor. With open space and minimal layout complexity, it's well-suited for barbershops, dog-grooming parlors or coffee/smoothie takeaway retail.</p> <p><u>Restricted: Mexican restaurant, women's beauty salon, hemp/smoke shop, liquor store.</u></p>
Zoning Information	<p>This property offers a prime location directly behind The Rim Shopping Center, a major retail and entertainment hub with 15.9 million annual visitors. With easy access to I-10, the site is surrounded by strong demographics and key destinations such as La Cantera Resort, The Shops at La Cantera, and UTSA. Currently zoned C-20, the most intensive standard commercial zoning designation in San Antonio. Neighboring tenants are a luxury women's salon, a high-end liquor store, a roofing company office and a Mexican restaurant.</p>



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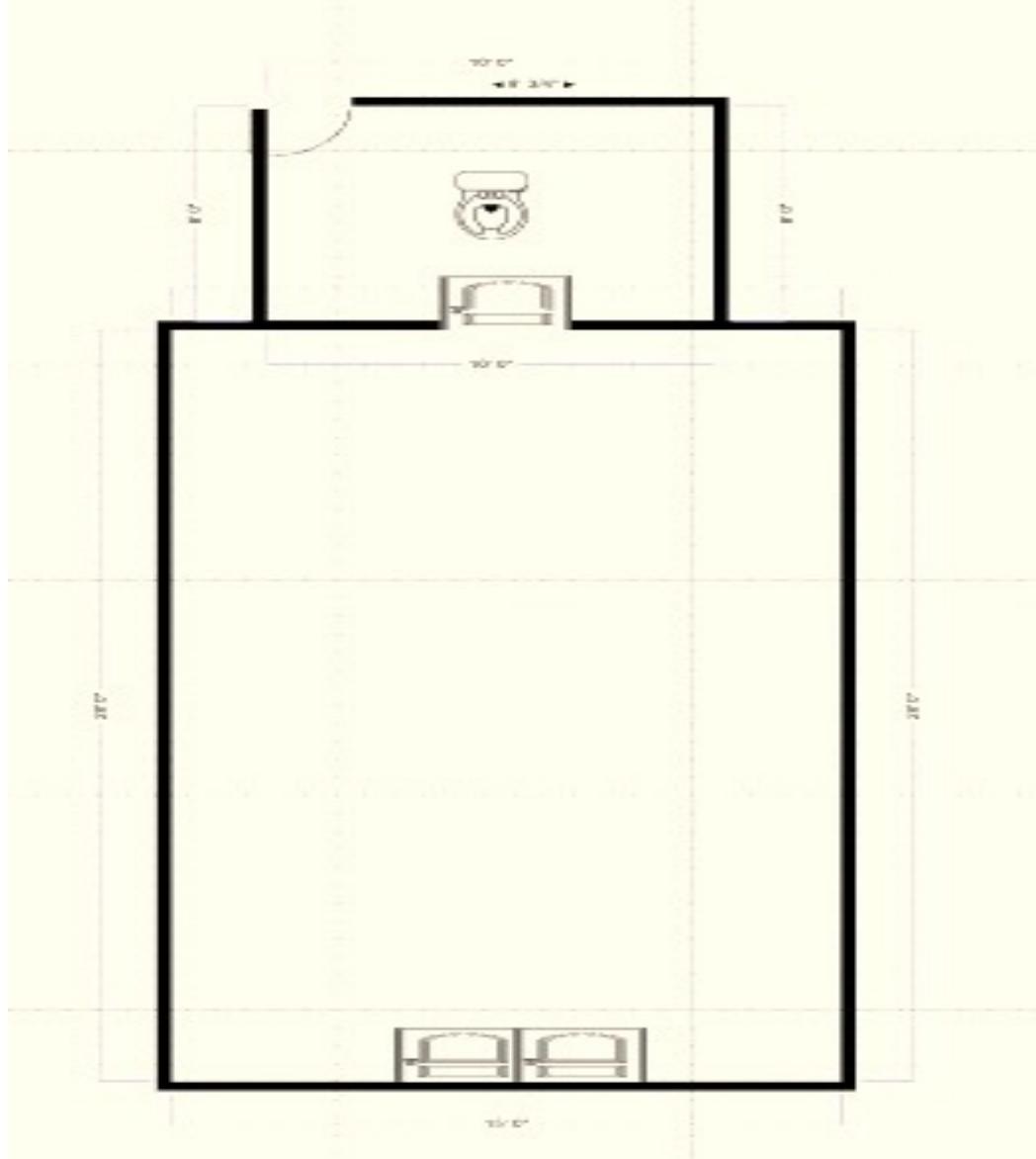
ADDITIONAL INFORMATION

Feature	Details			
Location	Located @ The Rim: The Most Visited Shopping Center in Texas Excellent Visibility from Interstate-10 Densely Populated and Affluent Area Epicenter of Activity Walking Distance from Six Flags and Minutes away from The University of Texas at San Antonio.			
Traffic	Positioned Along Area's Major Retail & Traffic Corridor: Features Direct Access and Excellent Visibility from Interstate 10 with Daily Traffic Counts of more than 122k Vehicles. Situated just North of Loop 1604 (124k+ VPD).			
Demographics	Population	1-mile	3-miles	5-miles
	2024	6,787	45,015	136,629
	2029	7,390	48,884	146,063
Income	Income	1-mile	3-miles	5-miles
	2024 average	\$99,254	\$101,038	\$114,345



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FLOOR PLAN



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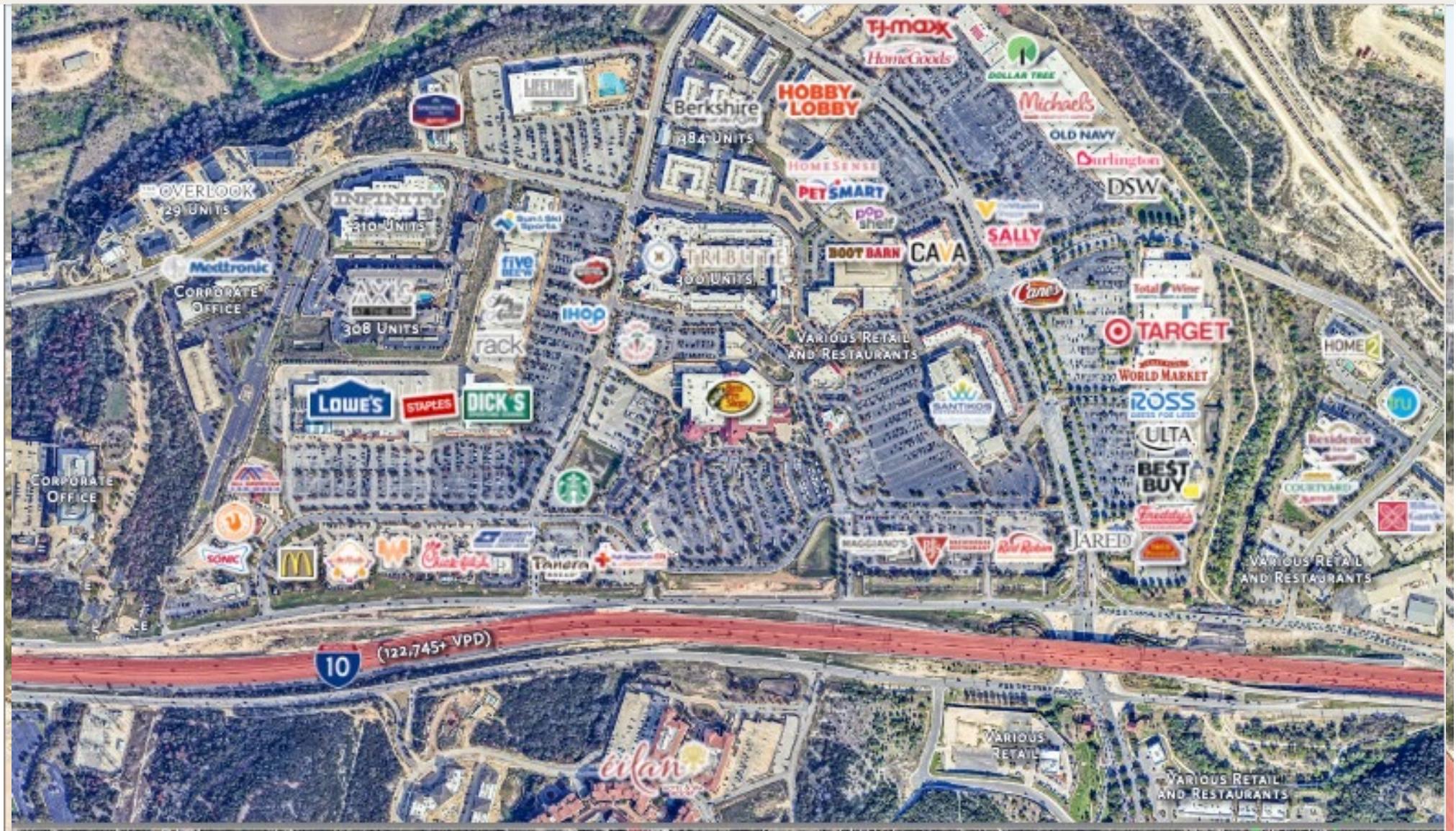
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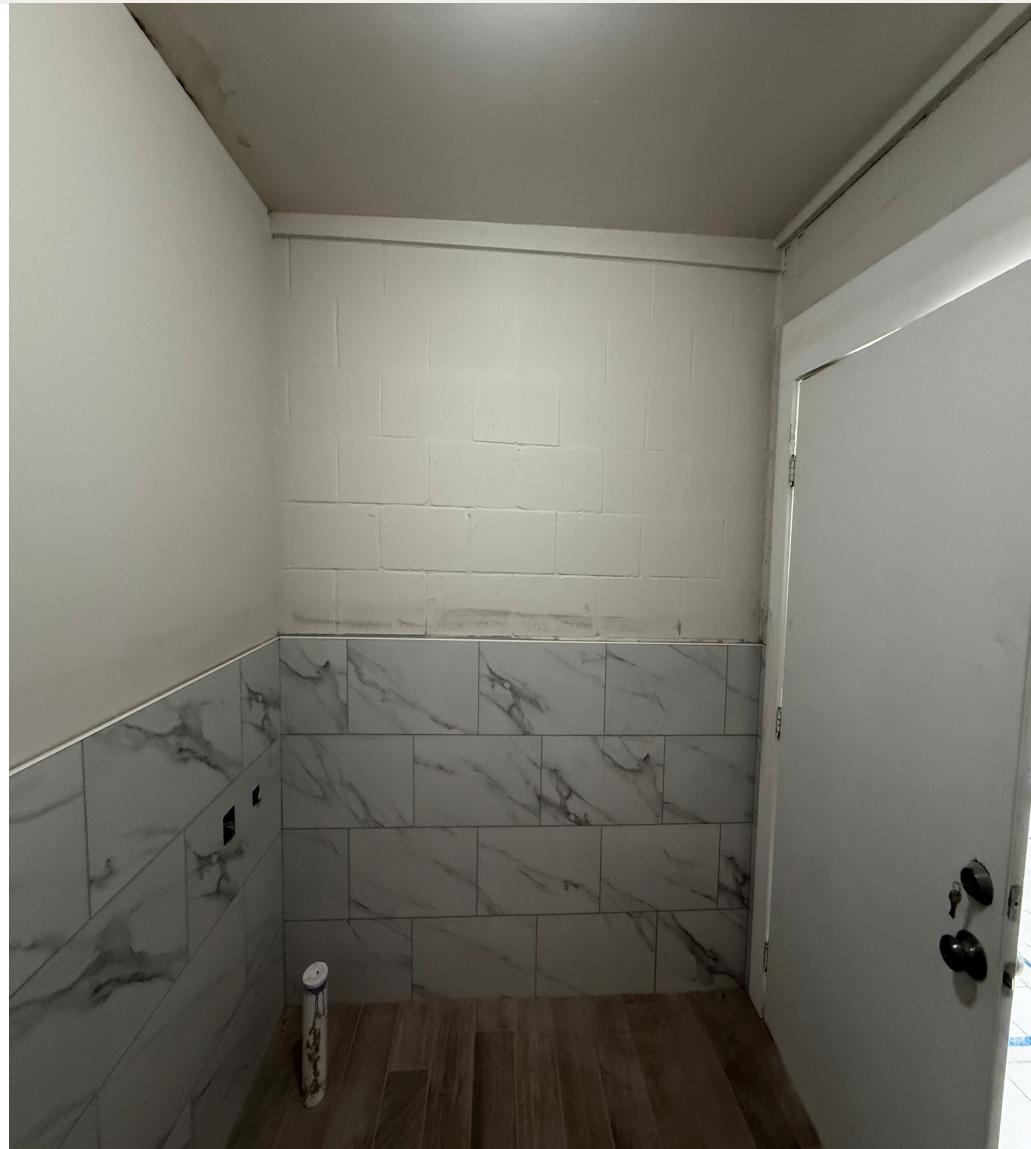
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