

# Golden Girls Business Center

7205 BANDERA RD SAN ANTONIO, TX 78238



## O F F E R   M E M O R A N D U M

PREPARED BY:

**DANIEL PEDROZA, CCIM**

Director / Commercial Broker

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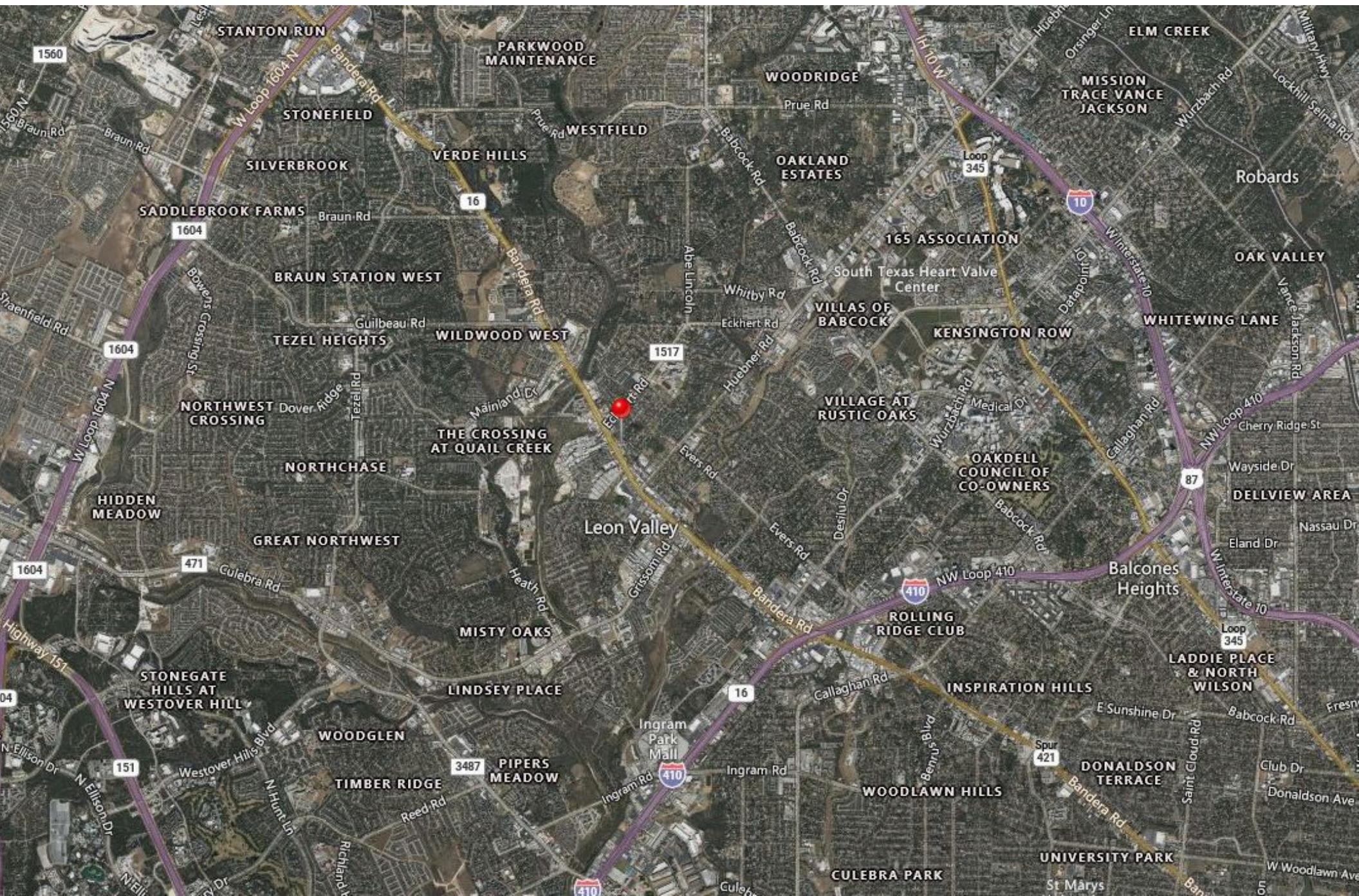
7205 BANDERA RD SAN ANTONIO, TX 78238

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# Location Map

7205 BANDERA RD SAN ANTONIO, TX 78238

**kw** HERITAGE  
KELLER WILLIAMS. REALTY



# Property Details

7205 BANDERA RD SAN ANTONIO, TX 78238

**Excellent opportunity for Office, Medical Professionals, and Retail Shop Owners.**

**Address:** 7205 Bandera Road

**Building Size:** +/- 3,600 SF

**Lease Price:** \$18.00 PSF

**NNN Price:** \$8.52 PSF

**Term:** 3-5 Year

**Legal Address:** CB 4446A BLK 1 OR B LOT 37  
(B-2, Retail District (Sec. 15.02.321))

**Zoning:** B-2 (Leon Valley, Texas)



# Property Description

7205 BANDERA RD SAN ANTONIO, TX 78238

Located in the thriving commercial corridor of Leon Valley, 7205 Bandera Road presents an exceptional commercial lease opportunity in one of San Antonio's most high-traffic areas. Situated along Bandera Road (TX-16), a major retail and business hub, this property offers prime visibility, excellent accessibility, and strong market potential for a variety of business types.

**Prime Location:** Strategically positioned in Leon Valley, just minutes from Loop 410, Loop 1604, and downtown San Antonio, ensuring easy access for both local and regional customers.

**High-Traffic Corridor:** Bandera Road is one of San Antonio's busiest commercial routes, with high daily traffic counts, maximizing business exposure.

**Versatile Space:** Ideal for retail, office, medical, or professional services, offering a flexible layout to accommodate various business needs.



# Exterior Photos

7205 BANDERA RD SAN ANTONIO, TX 78238



# Floor Plan

7205 BANDERA RD SAN ANTONIO, TX 78238

## **Suite 101 - LEASED**

### **Versatile Space:**

1,200 SF of customizable space, ideal for office, medical, or retail use, allowing tenants to design the layout to suit their business needs.

### **First Floor**

+/ - 1,200 SF

### **Price Per SF:**

\$28.80 PSF

\$7.80 NNN

### **Term:**

3 Year



# Floor Plan

7205 BANDERA RD SAN ANTONIO, TX 78238

## **Suite 103 - LEASED**

### **Versatile Space:**

600 SF of customizable space, ideal for office, medical, or retail use, allowing tenants to design the layout to suit their business needs.

### **First Floor**

+/- 600 SF

### **Price Per SF:**

\$28.80 PSF

\$7.80 NNN

### **Term:**

3 Year



# Floor Plan

7205 BANDERA RD SAN ANTONIO, TX 78238

## **Suite 201 - Available**

### **Versatile Space:**

900 SF of customizable space, ideal for office, medical, or retail use, allowing tenants to design the layout to suit their business needs.

### **First Floor**

+/- 900 SF

### **Price Per SF:**

\$28.80 PSF

\$7.80 NNN

### **Term:**

3 Year



# Floor Plan

7205 BANDERA RD SAN ANTONIO, TX 78238

## **Suite 203 - Available**

### **Versatile Space:**

900 SF of customizable space, ideal for office, medical, or retail use, allowing tenants to design the layout to suit their business needs.

### **First Floor**

+/- 900 SF

### **Price Per SF:**

\$28.80 PSF

\$7.80 NNN

### **Term:**

3 Year



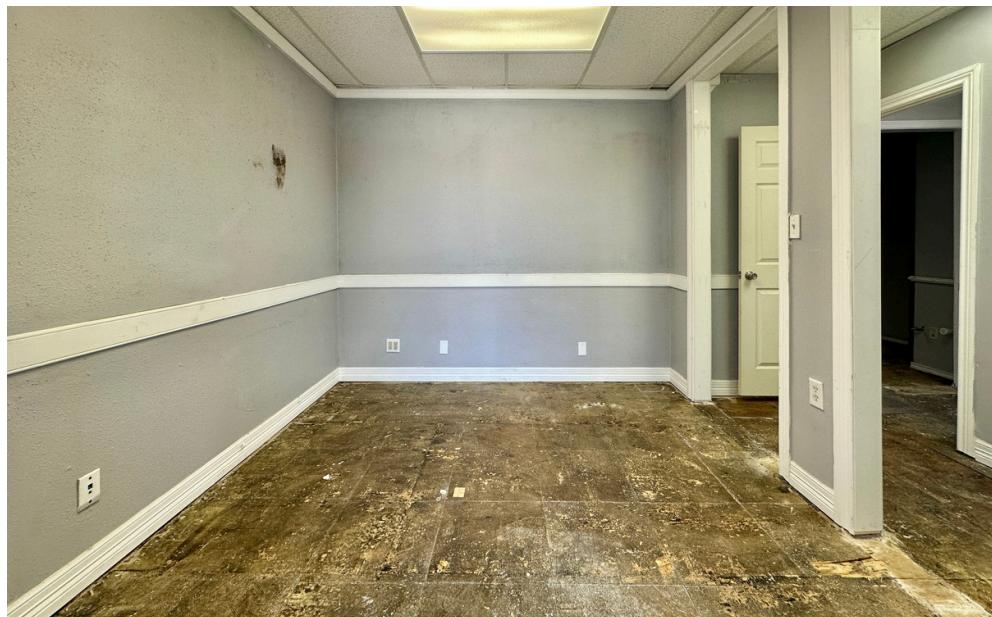
# Interior Photos

7205 BANDERA RD SUITE 201 SAN ANTONIO, TX 78238



# Interior Photos

7205 BANDERA RD SUITE 203 SAN ANTONIO, TX 78238



# Commercial Broker Information



## **DANIEL PEDROZA, CCIM**

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