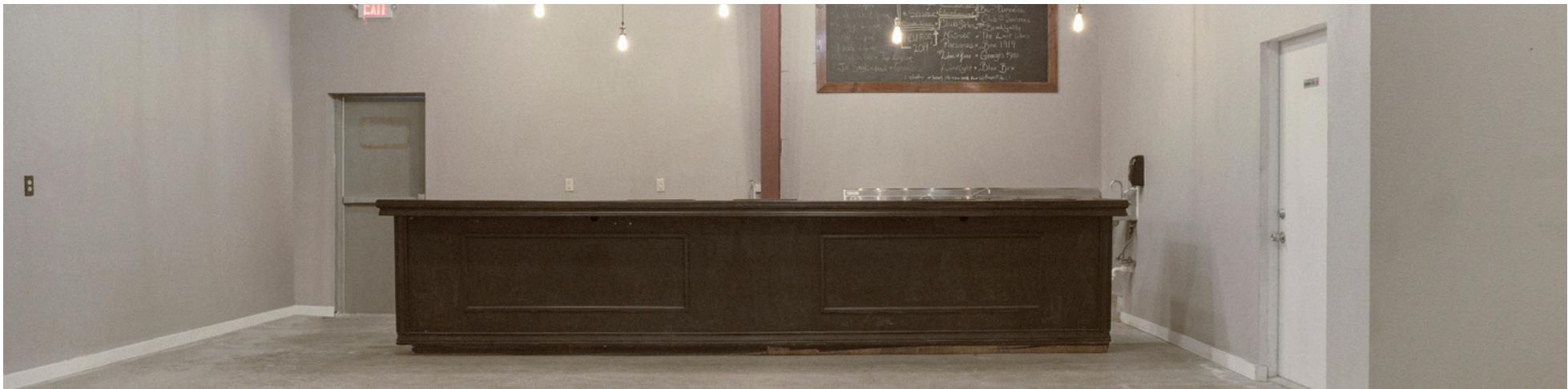


# FOR LEASE





## FOR LEASE

**\$11.25/SF/YR - NNN**

A 3,000-square-foot warehouse-style tasting room is now available for lease at 16104 University Oak, San Antonio, TX 78249, located in highly desirable North Central San Antonio near Loop 1604 and Lockhill Selma. This prime, high-demand location offers excellent accessibility and visibility for a variety of commercial uses. The property previously operated as a TABC and federally licensed distillation facility and includes the appropriate variances from the City and the Edwards Aquifer Authority, creating a rare opportunity for a streamlined start-up or expansion. The space features Edison lighting, an existing bar build-out, and an open, flexible layout, making it well-suited for a distillery, brewery, wine tasting room, or event venue. Additionally, distillery equipment is available for purchase at \$75,000, with owner financing available, offering further flexibility for operators looking to reduce upfront capital costs. This property presents a strategic opportunity for business growth in one of San Antonio's most sought-after commercial corridors.

## HIGHLIGHTS

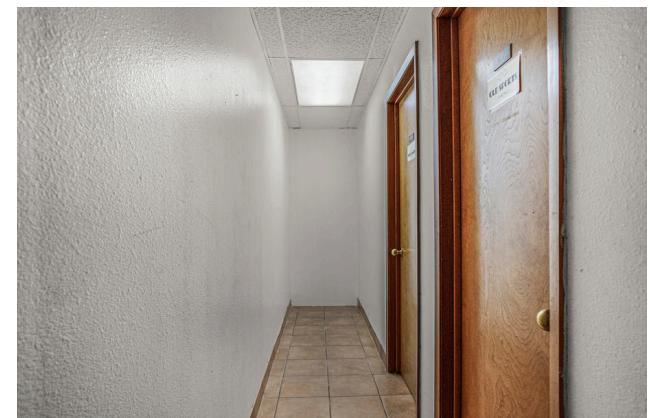
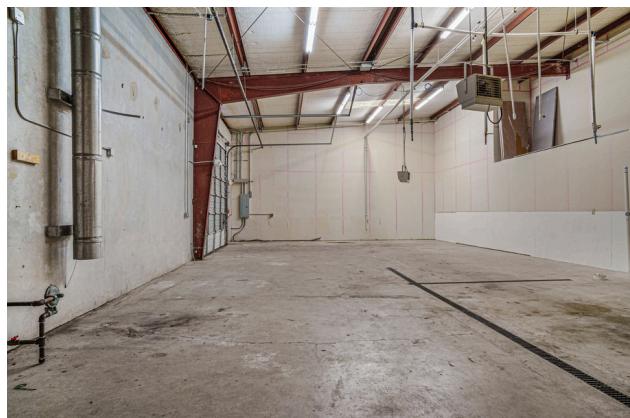
- 3,000 SF warehouse-style tasting room available for lease
- Prime North Central San Antonio location near Loop 1604 & Lockhill Selma
- Previously TABC and federally licensed distillation facility
- Appropriate city and Edwards Aquifer Authority variances in place
- Existing bar build-out with Edison lighting
- Open, flexible layout ideal for distillery, brewery, wine tasting room, or event venue
- Distillery equipment available for purchase – \$75,000
- Owner financing available for equipment
- Strong opportunity for business expansion in a high-demand commercial corridor



# Photos



# Photos



# Location Maps



# San Antonio Metropolitan Area



## SAN ANTONIO RANKINGS

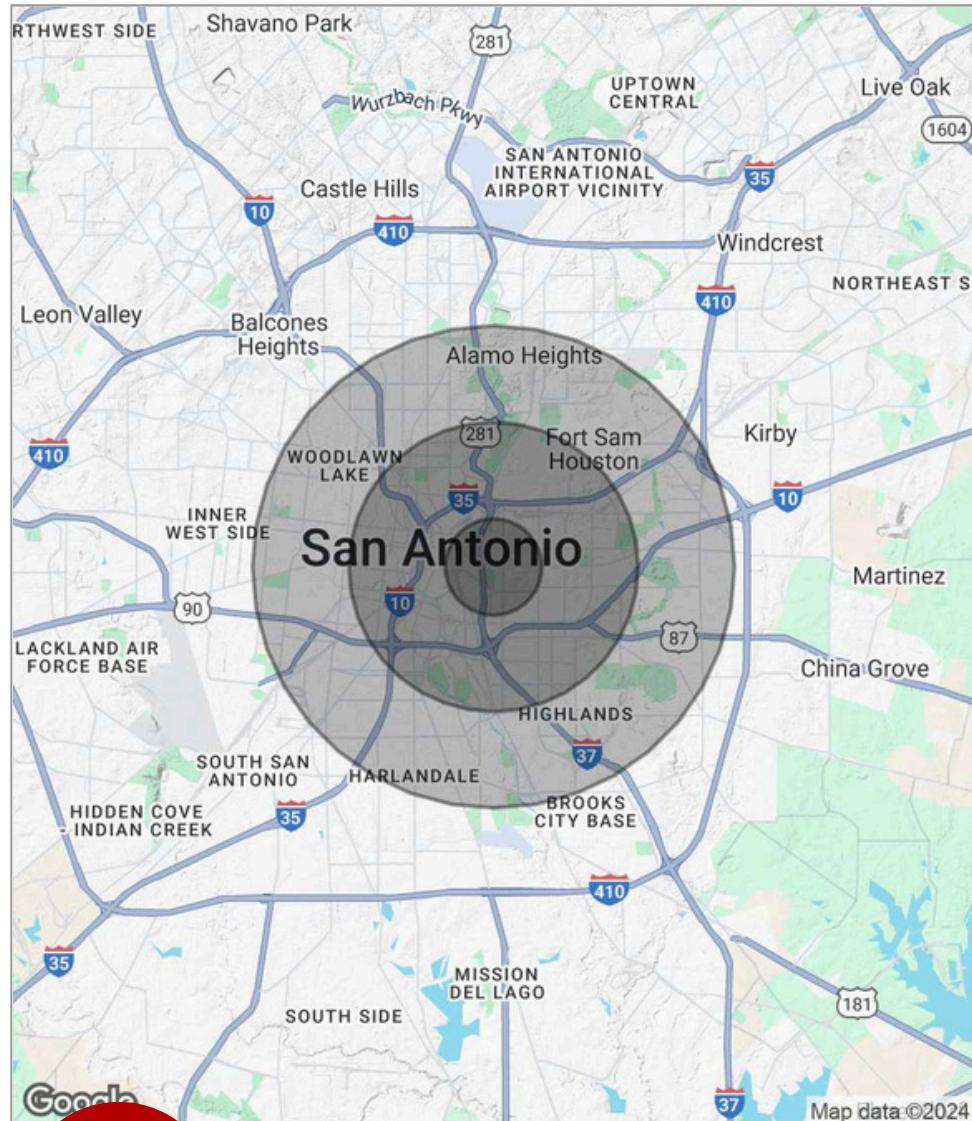
- #1 America's Next Boom Town - Forbes
- 120 New Residents Added Daily
- 2nd Fastest Growing City In the U.S.
- #2 Largest Cybersecurity Ecosystem
- #3 Best City for Startup Activity - Kauffman Index
- Top 15 Best Cities to Launch a Career - LinkedIn
- Over 150,000 Companies located in the San Antonio Area

## SAN ANTONIO STATISTICS

- Seventh largest city in the U.S.
- Second most populated city in Texas.
- 2022: 3rd Fastest Growing City in the U.S.
- Host to more than 39 million visitors a year.
- Vibrant downtown area rich in culture and history.
- Host to eight universities, including Division I schools, the University of Texas at San Antonio (UTSA) and University of the Incarnate Word, as well as the Alamo College System.



# Demographics Map



	1 MILE	3 MILES	5 MILES
Population			
Total population	12,099	122,815	338,668
Median age	36.2	33.7	33.6
Median age (Male)	34.9	32.3	31.9
Median age (Female)	39.0	36.2	35.5
Households & Income	1 MILE	3 MILES	5 MILES
Total households	4,515	41,500	113,682
# of persons per HH	2.7	3.0	3.0
Average HH income	\$38,714	\$40,478	\$47,362
Average house value	\$65,568	\$98,743	\$106,343

\* Demographic data derived from 2020 ACS - US Census

# Broker's Info



## TIMOTHY WARLOW JR.

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### PROFESSIONAL BACKGROUND

Timothy Warlow Jr. is a versatile real estate professional with deep ties to the Hill Country, strong experience in both residential and commercial markets, and a reputation for client-focused service. Whether you're a first-time homebuyer or an investor, he offers valuable local insight, responsive communication, and a forward-looking vision.

