



**FOR LEASE**

9139 Grissom Rd  
San Antonio, TX 78251

**±640 SF RETAIL SPACE**

## Property Specs

BASE RENT	<b>\$3,200/month</b>
PROPERTY TAXES	<b>\$500.00/month</b>
INSURANCE	<b>\$200.00/month</b>
PROPERTY EXPENSES	<b>Tenant will maintain all common areas of the building and property; and pay all utilities</b>
LOT SIZE   ACRES	<b>±0.1720 Acres   7,492 SF</b>
ZONING	<b>C-3</b>
TYPE	<b>Retail   Free Standing</b>

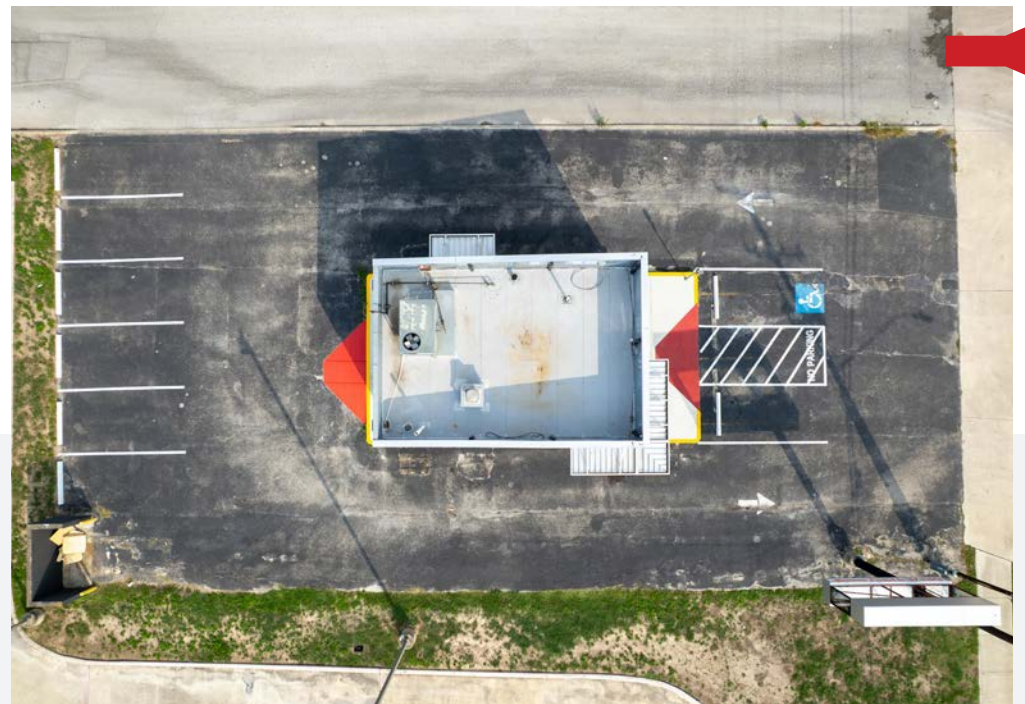
This 640 SF freestanding drive-thru opportunity is strategically positioned at the signalized intersection of Grissom Rd & Culebra Rd, directly in front of HEB and across from Walmart, placing the property within one of the area's most active retail corridors. Shadow-anchored by HEB, the site benefits from exceptional visibility, strong surrounding consumer traffic, and consistent daily retail activity generated by the intersection's dominant national retailers.

Featuring direct frontage on Grissom Rd (20K VPD) and situated on a 0.1720 AC lot, the property offers efficient access and strong exposure for drive-thru, coffee, QSR, or specialty retail users seeking a highly visible infill location within a dense and established trade area.



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

[ARTI Terms of Service](#) | [ARTI Privacy Statement](#)



# SUMMARY



Walmart ✱

DISCOUNT  
TIRE

Jersey Mike's SUBS



VALVOLINE



PIZZA PATRÓN

TEZEL RD

H-E-B

CVS

AutoZone

SITE

GRISSOM RD

# AREA MAP



**LOWE'S**  
**JCPenney**  
**DAISO**  
**ULTA**  
**SALLY BEAUTY**  
**ROSS**  
**KIRKLAND**  
**DICK'S SPORTING GOODS**  
**Red Robin**  
**BEST BUY**  
**KNEADERS**  
**Jason's deli**  
**IN-N-OUT BURGER**  
**crumbl cookies**  
**FIVE FIVE**  
**5.11**  
**Olive Garden**  
**BUFFALO WILD WINGS**  
**PET SMART**  
**BARNES & NOBLE**

**CAVENDER AUTO GROUP**  
**HILL COUNTRY Honda**  
**FLOOR DECOR**  
**VIA313 PIZZERIA**  
**Bubba's 33**  
**PNC**  
**A-AAAKEY MINI STORAGE**  
**goodwill**  
**BANK OF AMERICA**  
**Firestone**  
**RBFCU**  
**TEXAS**  
**LaZboy**  
**WELLS FARGO**  
**SHERWIN WILLIAMS**

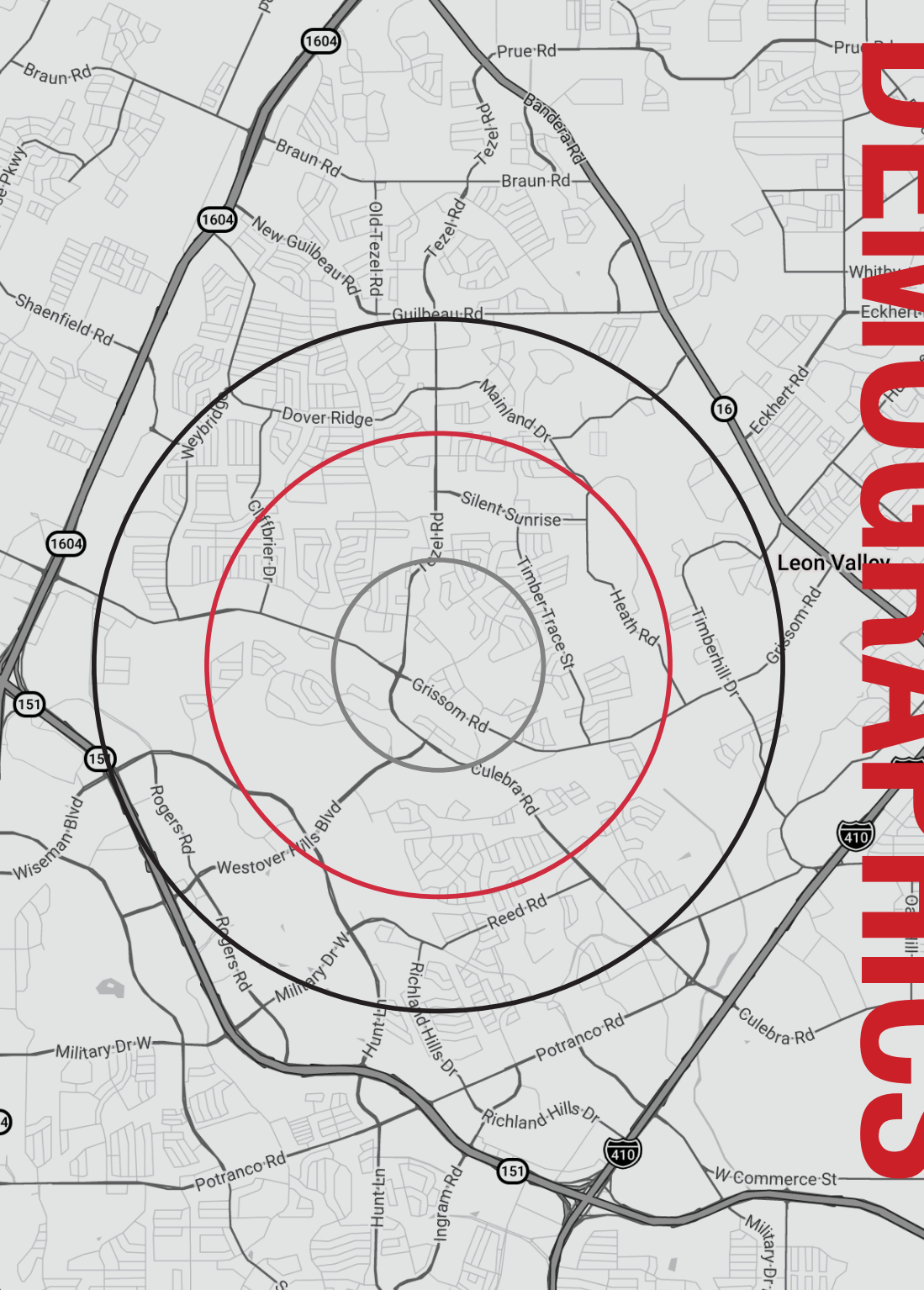
**H-E-B**  
**IHOP**  
**THE UPS STORE**  
**CHASE**  
**chili's**  
**HOBBY LOBBY**  
**DISCOUNTS**  
**dds**  
**Burlington**

**BURGER KING**  
**WELLS FARGO**  
**AutoZone**  
**MURPHY USA**  
**SONIC**  
**Great Clips**  
**Walmart**  
**Wendy's**  
**DISCOUNT TIRE**  
**McDonald's**  
**WHATABURGER**  
**TACO BELL**  
**Wendy's**  
**MIDAS**  
**BreVity Coffee Co.**  
**O'Reilly AUTO PARTS**  
**jiffylube**  
**Little Caesars Pizza**

**plucker's Wing Bar**  
**SANTIKOS ENTERTAINMENT**  
 The Grand Theatre | AmStar Cinemas

**SeaWorld**

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Hospital



# DEMOGRAPHICS

## POPULATION

2025 Population

## HOUSEHOLDS

2025 Households

## INCOME

2025 Average HH Income

1-mile

14,460

1-mile

5,316

1-mile

\$104,403

3-mile

119,537

3-mile

46,725

3-mile

\$97,250

5-mile

351,411

5-mile

133,079

5-mile

\$99,504

## Traffic Counts

### STREET

Grissom Rd

Culebra Rd

### AADT

23,946

33,747

# TERMS & CONDITIONS

## Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

## Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

## Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

## No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

## Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Excel. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.



WHY NAI

Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

**325+**  
OFFICES

**1.1 BIL**  
SF MANAGED

**5,800+**  
PROFESSIONALS

**TOP 6**  
2024 LIPSEY RANKING

 LEARN MORE AT  
[naixel.com](https://naixel.com)

**NAI Excel**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

1390 E Bitters Rd  
San Antonio, TX 78216  
210.366.1400 | [naixel.com](https://naixel.com)

**Bryan Ottmers**  
210.844.0020  
[bottmers@naixel.com](mailto:bottmers@naixel.com)

**Embry Flory**  
210.668.7259  
[eflory@naixel.com](mailto:eflory@naixel.com)

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property. Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for interested parties intended use or purpose, or for any other use or purpose. ARTI Terms of Service | <https://brokerstechnology.com/terms-of-use/> ARTI Privacy Policy | <https://brokerstechnology.com/privacy-policy/>