




**1927 CERALVO
STREET, SAN
ANTONIO, TEXAS
78237 STE 102**



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

**800 SQUARE FOOT
SPACE FOR LEASE**

**RENT + ELECTRIC
ALL OTHER COSTS ARE
COVERED BY LANDLORD**

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

**ALMOND
PROPERTY
MANAGEMENT**

STE 102 | 1927 CERALVO STREET, SAN ANTONIO, TEXAS 78237

OVERVIEW

Feature	Details
Total Area	800 sqft (34x23.5)
Parking	8 parking spaces + shared 30 space gated parking lot
Ideal For	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, beauty salons, mobile device repair or sales, insurance/check-cashing offices, coffee/smoothie takeaway retail, nail technicians or eyebrow threading studios.
Zoning Information	The property is zoned C-2, providing greater flexibility than nearby parcels, which are zoned C-2NA (non-alcoholic). This makes the site eligible for a wider range of commercial uses, including retail liquor sales and certain food/beverage services not permitted under C-2NA restrictions. This property could be the only liquor store in the neighborhood.



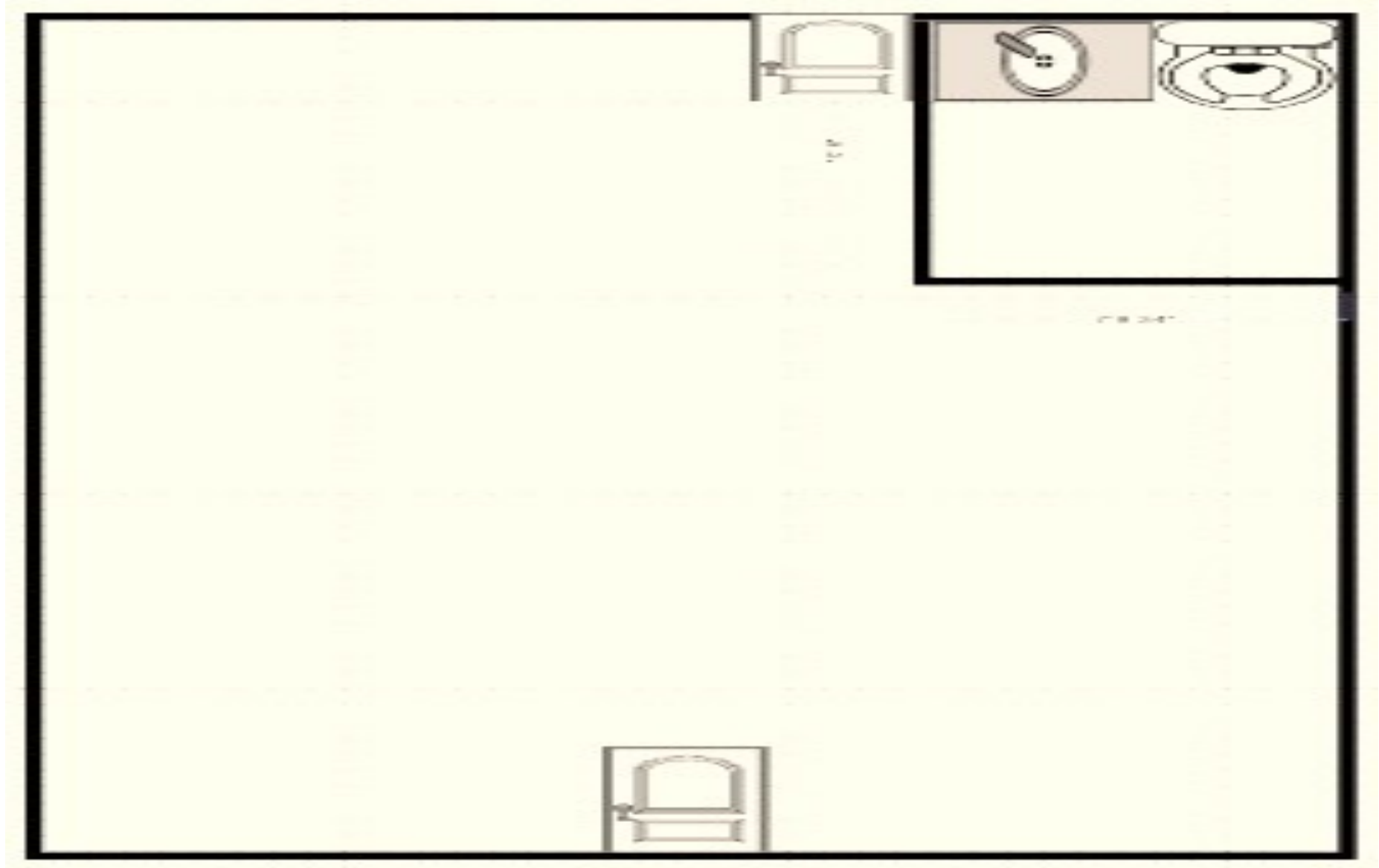
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ADDITIONAL INFORMATION

Feature	Details			
Location	Located near major highways including US-90, I-10, and within minutes of Loop 410, the site provides excellent access for customers coming from the Westside, downtown, or South San Antonio. The surrounding area is a mix of established commercial activity and high-density residential, supporting foot traffic and local engagement.			
Traffic	Located at 1927 Ceralvo Street , this property benefits from a highly visible position on one of San Antonio’s most trafficked urban corridors. According to TxDOT 2020 data, the cross street (General McMullen Drive) sees 151,656 vehicles per day , making this site an ideal pick for businesses that rely on drive-by exposure and neighborhood accessibility.			
Demographics	Population	2-miles	5-miles	10-miles
	2021	23,243	119,494	407,020
Income	Income	2-miles	5-miles	10-miles
	2021	\$41,238	\$51,688	\$64,340



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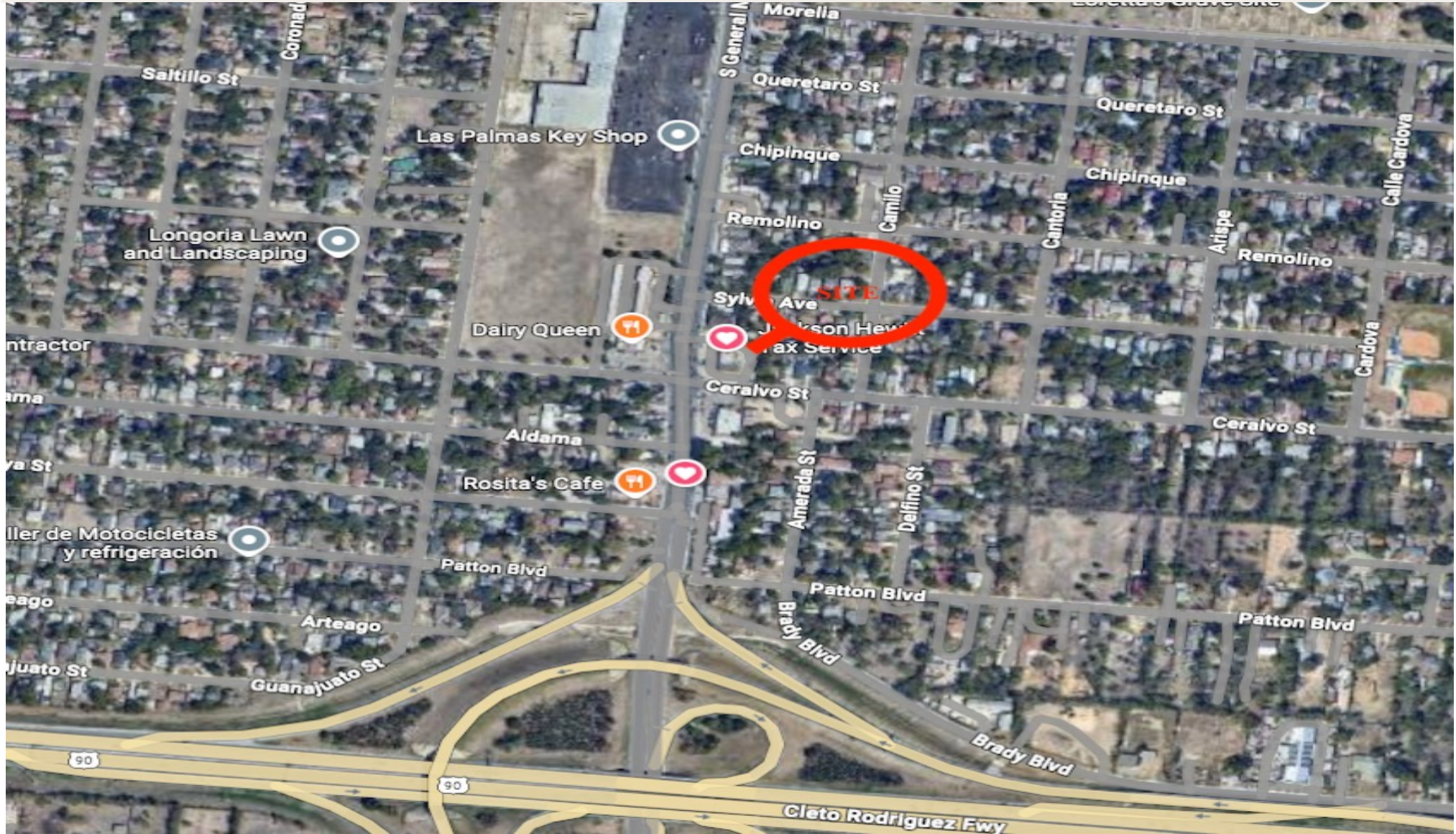


FLOOR PLAN



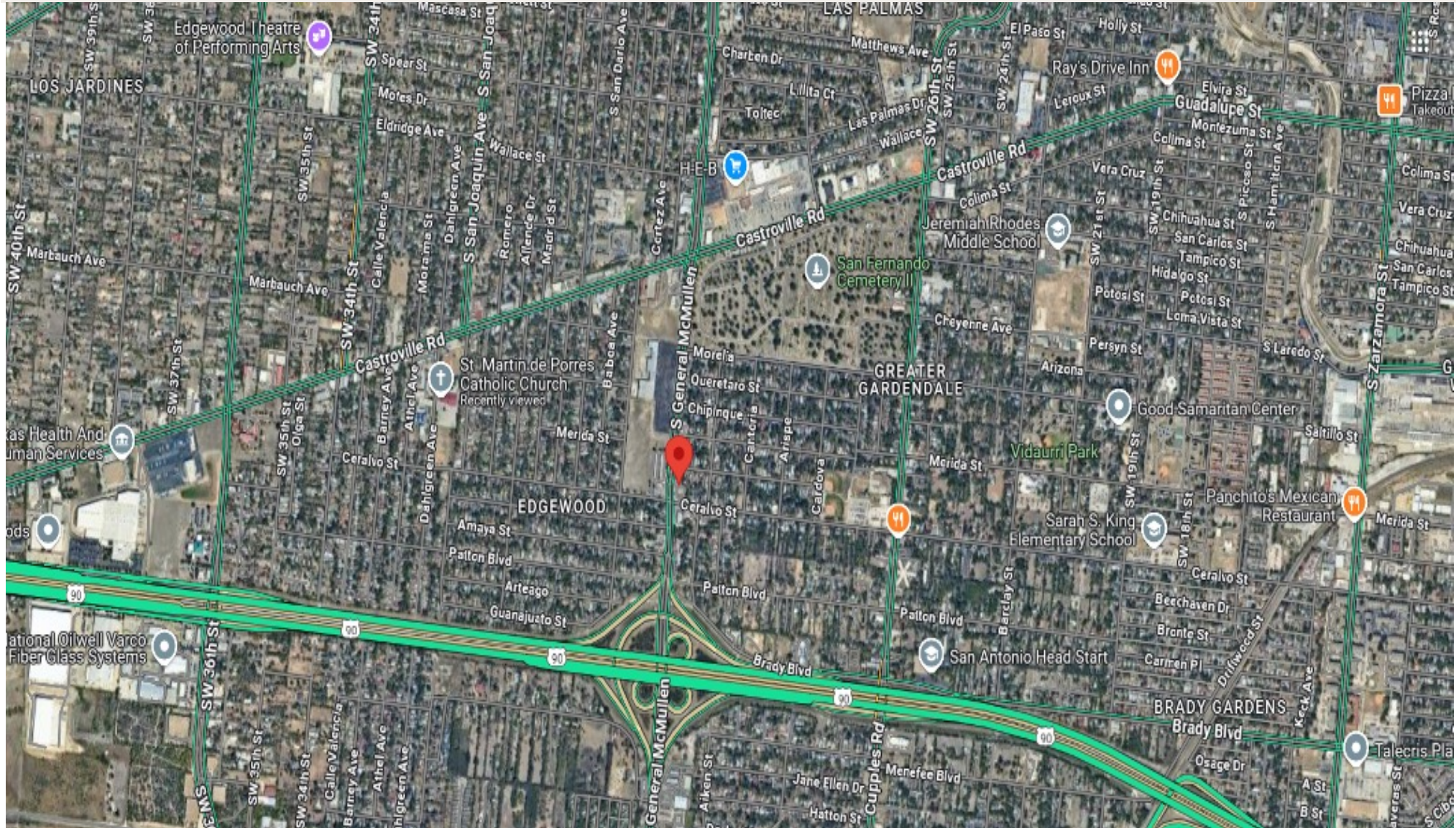
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