

EXCLUSIVE

# Former Dental Office For Lease

11719 Whisper Valley St., San Antonio, TX 78230



**ENTRUST**

COMMERCIAL ADVISORS

Powered by KW Commercial



## Former Elm Creek Dentistry

Move-In-Ready  
Premium Finishes  
2,600 SF

[Virtual Tour | Click Here](#)



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## PROJECT OVERVIEW

Entrust Commercial Advisors Group, as part of KW Commercial, has been exclusively retained to market 11719 Whisper Valley in San Antonio, Texas. Formerly occupied by Elm Creek Dental, this professional office property is located in the heart of North Central San Antonio within the established Whispering Oaks neighborhood. The property offers excellent accessibility, strong surrounding demographics, and convenient access to IH-10, Loop 410, Wurzbach Parkway, and the South Texas Medical Center.

The property benefits from its long-standing presence within the community and is surrounded by a dense residential population, established businesses, and neighborhood retail amenities, providing occupants with a highly accessible location in one of San Antonio's most established and desirable areas. The surrounding community features above-average household incomes, a highly educated workforce, and a strong concentration of healthcare and professional service providers.

Combined with San Antonio's continued population growth and expanding demand for healthcare and professional services, 11719 Whisper Valley is well-positioned to serve the surrounding community for years to come and makes it an attractive opportunity for a variety of medical or professional office users.

## PROJECT HIGHLIGHTS

- 2,600 SF available (11719 Whisper Valley)
- Former Dental Office
- Ideal for medical or professional office use
- Prime location and easily accessible
- 4.7:1,000 parking ratio
- Strong surrounding residential population



# LEASING SUMMARY

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-  AVAILABLE BUILDING AREA  
2,600 SF
-  LEASE RATE / SF  
\$22.00
-  LEASE STRUCTURE  
Triple-Net
-  TENANCY  
Single-Tenant
-  LAND AREA  
0.40 AC
-  YR BUILT / RENO  
1979 – Ren
-  SUBMARKET  
Northwest
-  BUILD OUT  
2nd Gen
-  PARKING RATIO  
5.25 : 1,000 SF
-  TRIPLE NET EST.  
\$6.40 / SF

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# AERIAL MAP

EXCLUSIVE LEASING OPPORTUNITY



11719 Whisper Valley St



# AERIAL MAP

EXCLUSIVE LEASING OPPORTUNITY



**11719 Whisper Valley St**

HEB CHASE Chick-fil-A  
CHRISTUS SANTA ROSA Health System Starbucks WENDY'S

HEB 54<sup>TH</sup> STREET IHOP

BEST BUY ROSS DSW CAVENDERS  
petco BARNES & NOBLE FLOOR & DECOR Chick-fil-A

ALAMO TARGET FIRST WATCH  
PINSTACK LONGHORN

North Star Mall  
JCPenney Dillard's macy's JD  
PANDORA H&M HOLLISTER GUEST  
KAYE

San Antonio International Airport



AERIAL

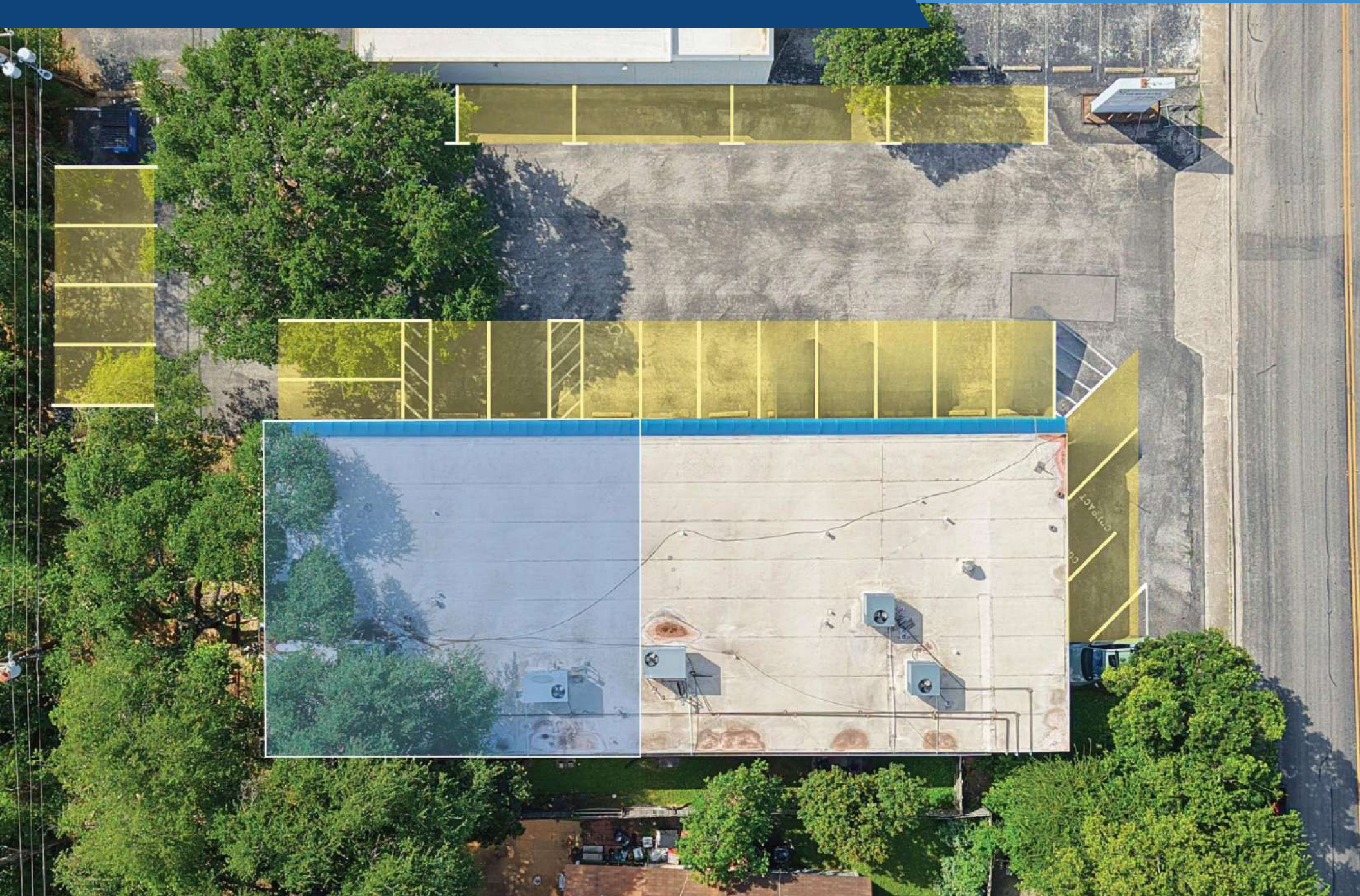
EXCLUSIVE LEASING OPPORTUNITY



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# AERIAL - Parking

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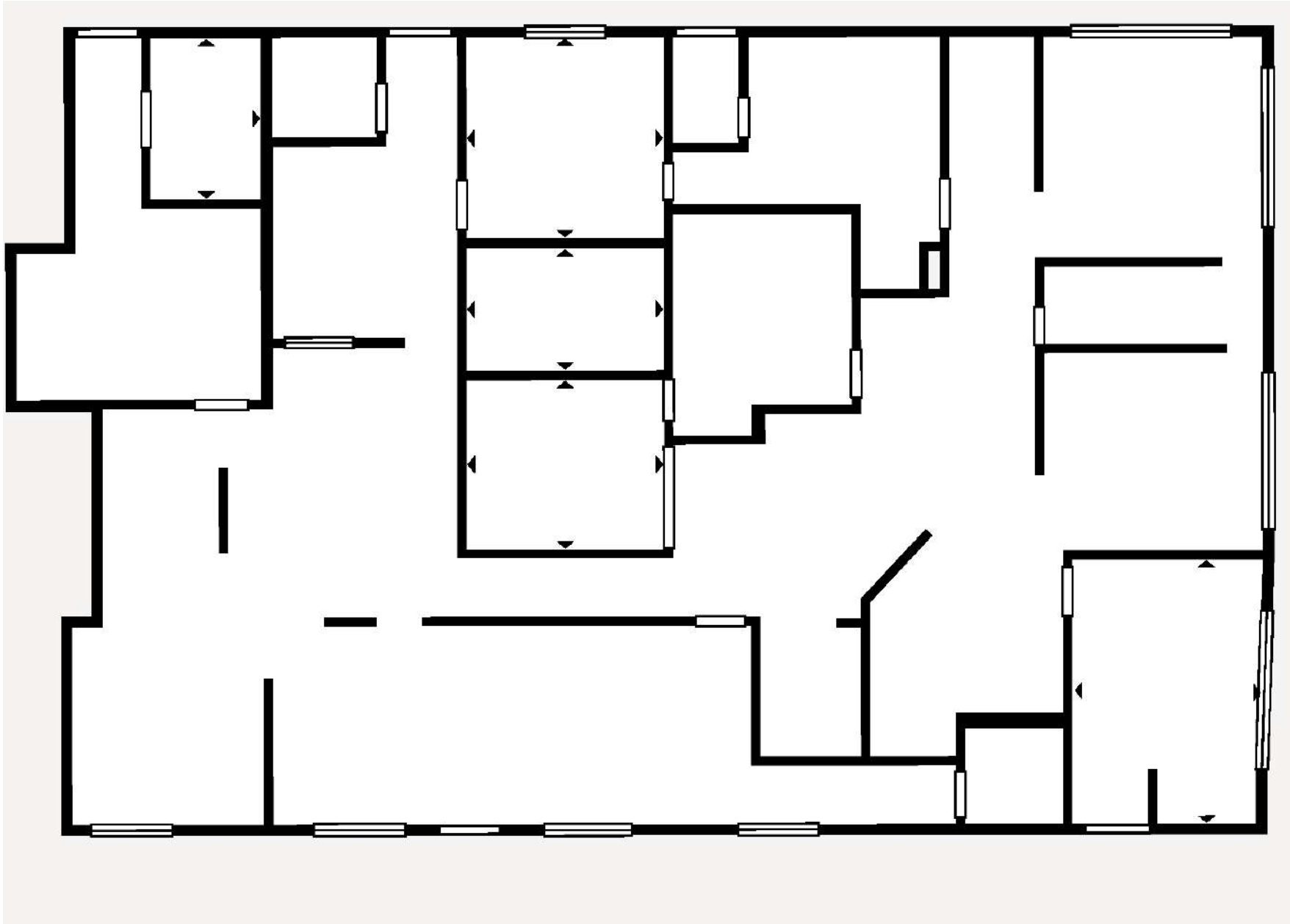
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# FLOORPLAN – 2,600 SF

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Floorplan is for illustration purposes and may not reflect final layout.

[Virtual Tour | Click Here](#)



# EXTERIOR

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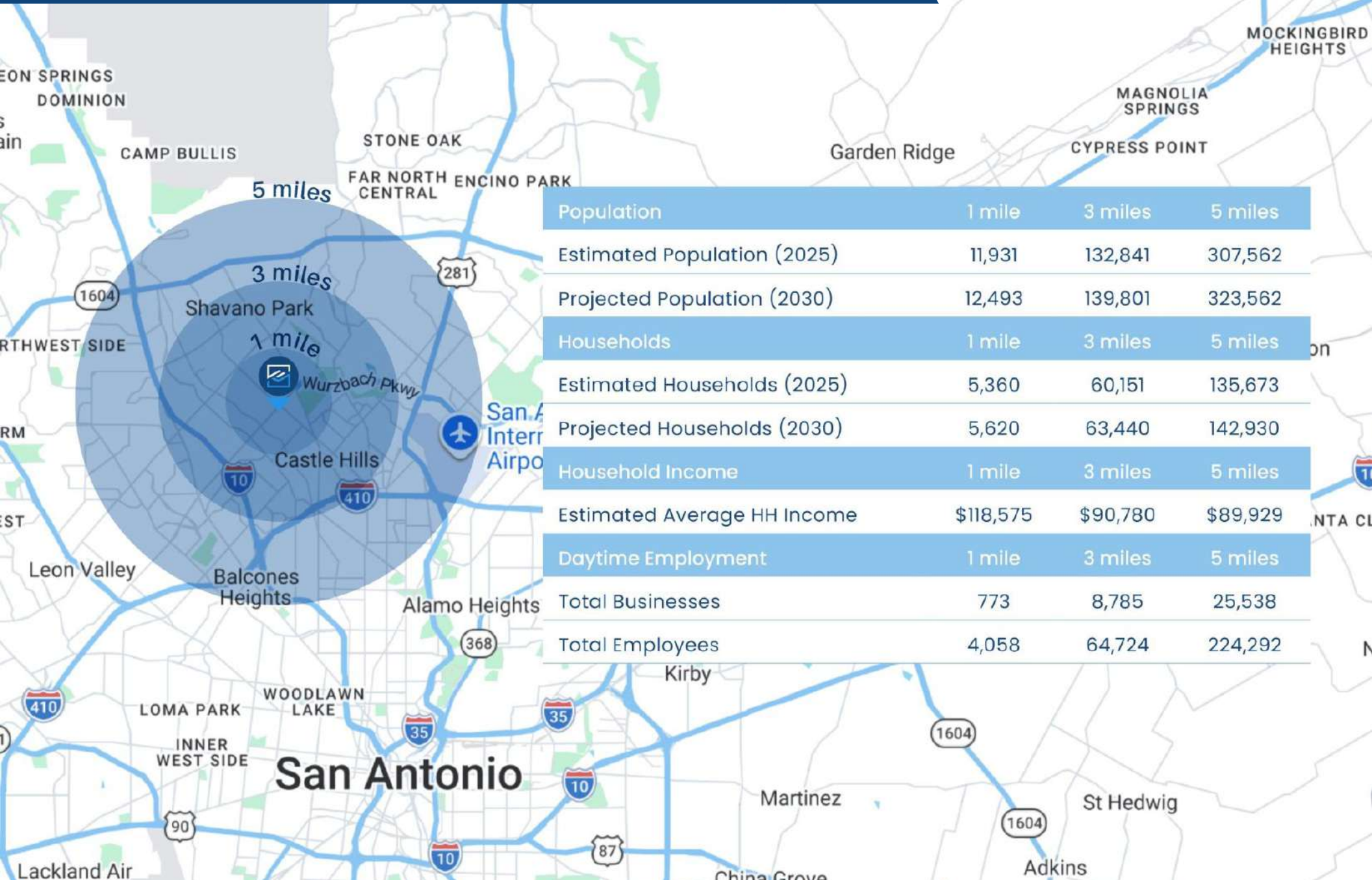
# INTERIOR

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# DEMOGRAPHICS

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	1 mile	3 miles	5 miles
<b>Population</b>			
Estimated Population (2025)	11,931	132,841	307,562
Projected Population (2030)	12,493	139,801	323,562
<b>Households</b>			
Estimated Households (2025)	5,360	60,151	135,673
Projected Households (2030)	5,620	63,440	142,930
<b>Household Income</b>			
Estimated Average HH Income	\$118,575	\$90,780	\$89,929
<b>Daytime Employment</b>			
Total Businesses	773	8,785	25,538
Total Employees	4,058	64,724	224,292



# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW

(A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)