

FOR LEASE

BABCOCK TRAILS RETAIL CENTER

6422 BABCOCK RD. SAN ANTONIO TX 78249



For more information please contact:
Amanda Concha
210-201-0061
www.corecommercialsa.com

PROPERTY HIGHLIGHTS

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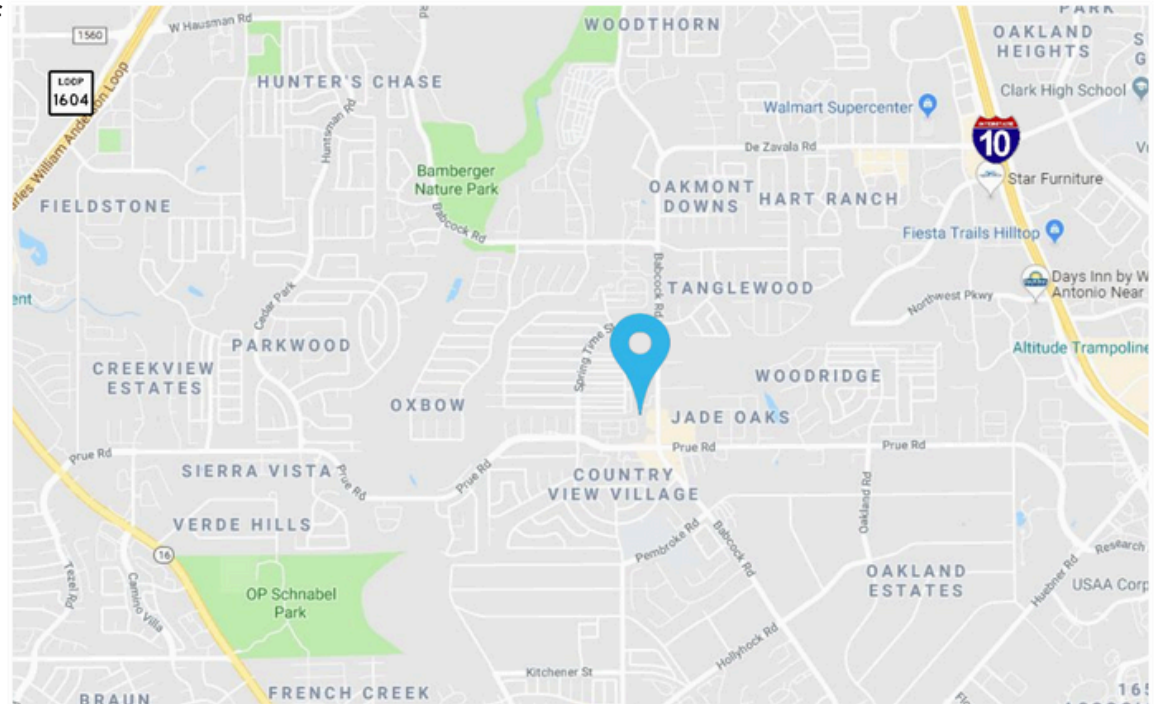
- Prime location in Northwest San Antonio, one of the fastest-growing areas in the metro
- Excellent visibility along heavily trafficked Babcock Road
- Draws consistent traffic from the nearby Medical Center
- Quick access to Interstate 10 and Loop 1604
- Surrounded by fully developed residential communities

AVAILABLE SPACES

- 1,000 SF available for lease: ideal for office or retail use
- 1,257 SF second-generation restaurant available for lease

LEASE DETAILS

- \$32/SF/YR + \$9.00 NNN



TRAFFIC COUNTS

Babcock Rd	23,938 CPD
Prue Rd	16,671 CPD
Spring Time Dr	5,542 CPD

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Estimated Population	14,843	132,831	317,655
Estimated Households	5,560	53,234	127,166
Average Household Income	\$75,620	\$75,754	\$78,468
Daytime Population	2,149	51,691	176,385

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SITE PLAN

SUBWAY
HAIR SALON
VACANT 1,000 SF
CBD / VAPE STORE
VACANT 1,500 SF WHITE BOX
LIQUOR STORE
NAIL SALON
VACANT SECOND-GEN RESTAURANT 1,257 SF
DIVE Restaurant & Bar

EXTERIOR PHOTOS



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AVAILABLE NOW

1,257 SECOND GENERATION RESTAURANT



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AVAILABLE NOW

1,500 SF WHITE-BOX



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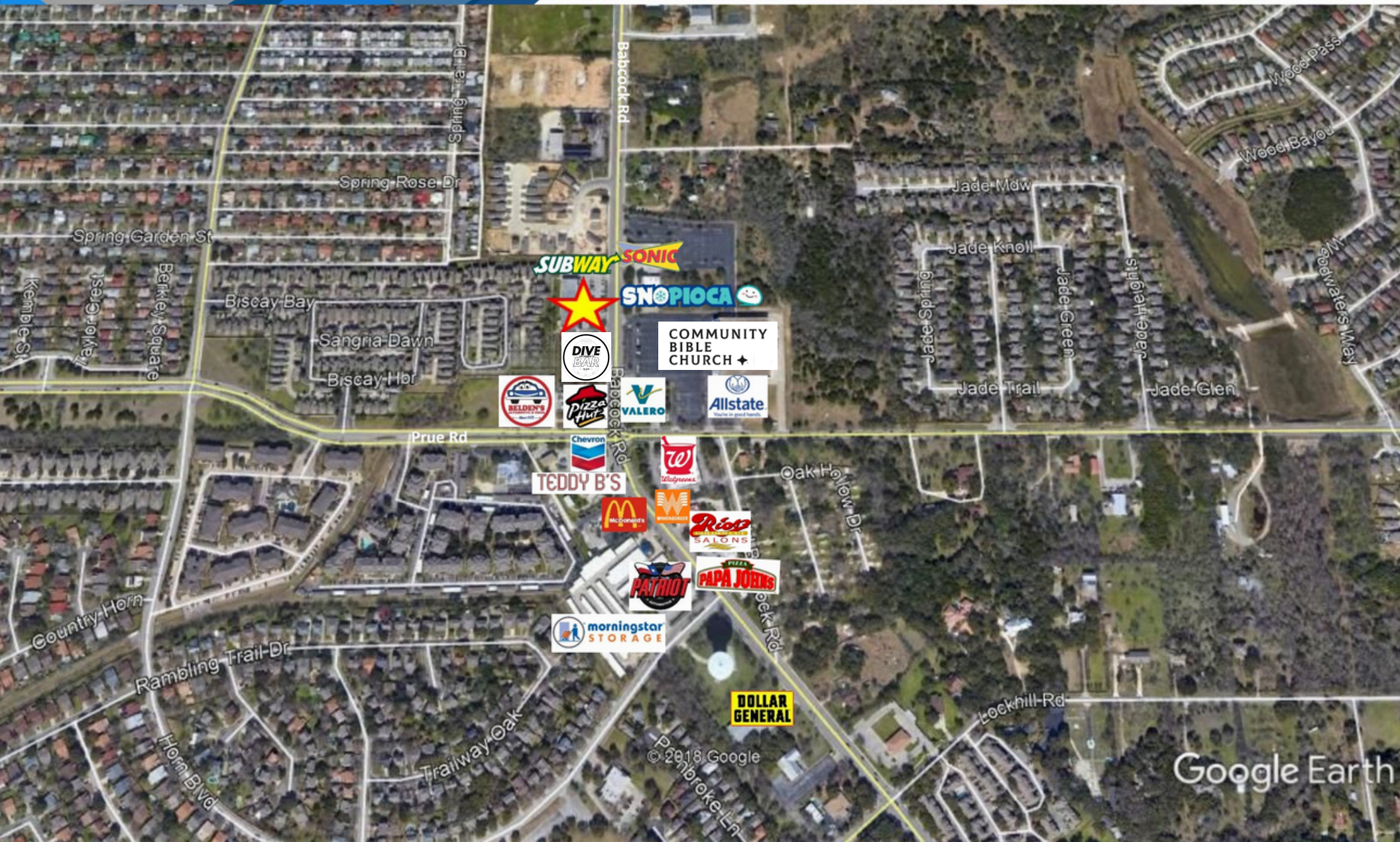
AVAILABLE NOW

1,000 SF RETAIL



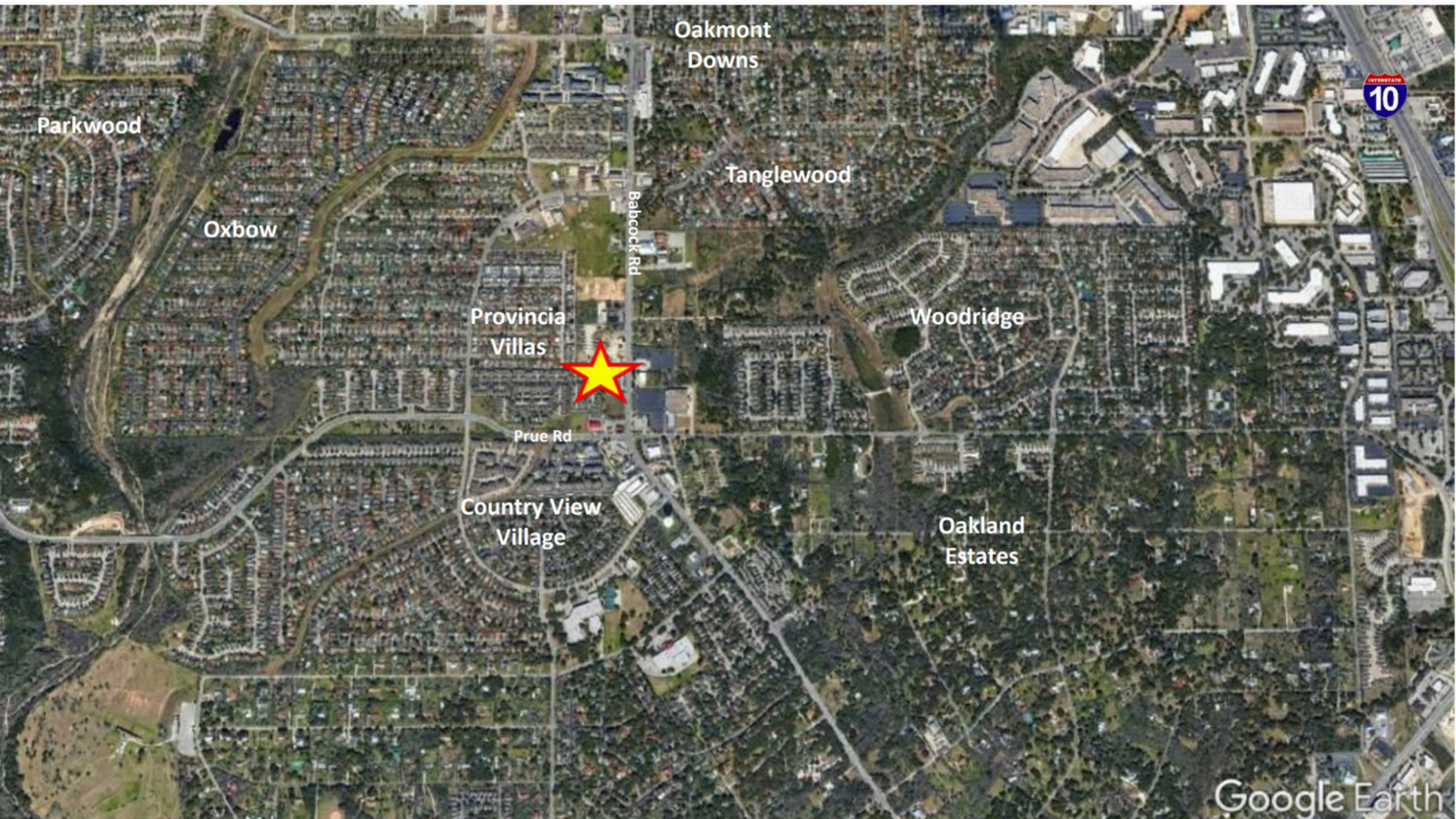
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MARKET AERIAL



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AERIAL



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SAN ANTONIO OVERVIEW

Corporate HQ in San Antonio

Company	#of Employees
H-E-B	20,000
USAA	17,163
Cullen/Frost Bankers	3,982
Bill Miller BBQ	3,540
Rackspace	3,300
CPS Energy	3,022
Toyota Motor Manufacturing	2,900
Clear Channel Communications	2,800
Southwest Research Institute	2,715
Valero Energy	1,653
Harlande Clarke	1,500
Aceity	1,400
Andeavor	1,300
Security Service Federal	1,200

Major Regional Employers in San Antonio

Company	#of Employees
Lackland Airforce Base	37,097
Fort Sam Houston	32,000
H-E-B	20,000
USAA	17,163
Northside Independent School District	12,751
Randolph Airforce Base	11,068
North East Independent School District	10,052
City of San Antonio	9,145
Methodist Healthcare System	8,950



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SAN ANTONIO OVERVIEW



Population

San Antonio is the 7th most populous city in the United States, and the 3rd largest city in Texas, with about 1.4 million residents. San Antonio ranks among the Top 5 in fastest growing cities and is expected to continue to grow.

Industry

San Antonio has many successful industries such as, manufacturing, healthcare, and hospitality. Among these is tourism. San Antonio employs over 112,000 people in this industry and accounts for more than \$12 billion in revenue for the city



City Attractions

The city is home to the 5 time champion, NBA team, San Antonio Spurs. The Spurs bring an average of \$1.1 billion to the city of San Antonio in terms of games, merchandise, and tourism. Along with sports, San Antonio is one of the most historic cities in Texas. The Alamo attracts over 1 million visitors every year and brings in hundreds of thousands of visitors to other attractions such as Six Flags Fiesta Texas and Sea World.



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Amanda Concha	578245	amanda.concha@corecommercialsa.com	210-201-0061
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	



CORE COMMERCIAL

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