

FOR LEASE

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● Culebra Plaza

2119 Culebra Road Suite 101, San Antonio, TX 78228



NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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SUMMARY

Property Specs

LEASE RATE **Contact Broker**

NNN EXPENSES **\$10.25**

BUILDING SIZE | SF **±750 SF**

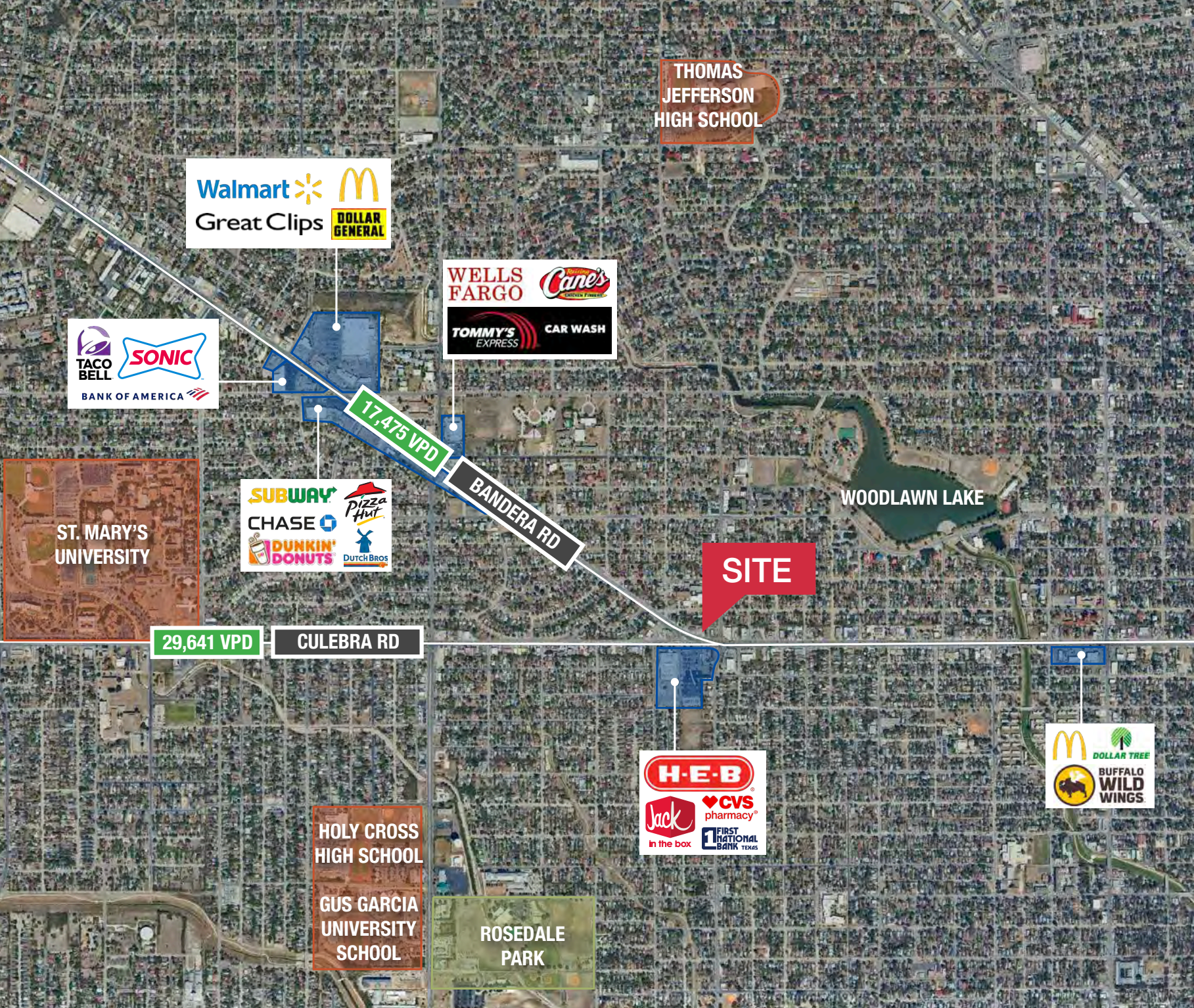
- Move-in Ready Boost Mobile Suite
- Signage opportunity on high-visibility Culebra Rd
- 29,641 VPD on Culebra Rd and 17,475 VPD on Bandera Rd
- Directly across from HEB - one of San Antonio's busiest grocery anchors
- 154,000+ residents within 3 miles
- Dense education corridor: St. Mary's University, Thomas Jefferson HS, Holy Cross HS all within the trade area



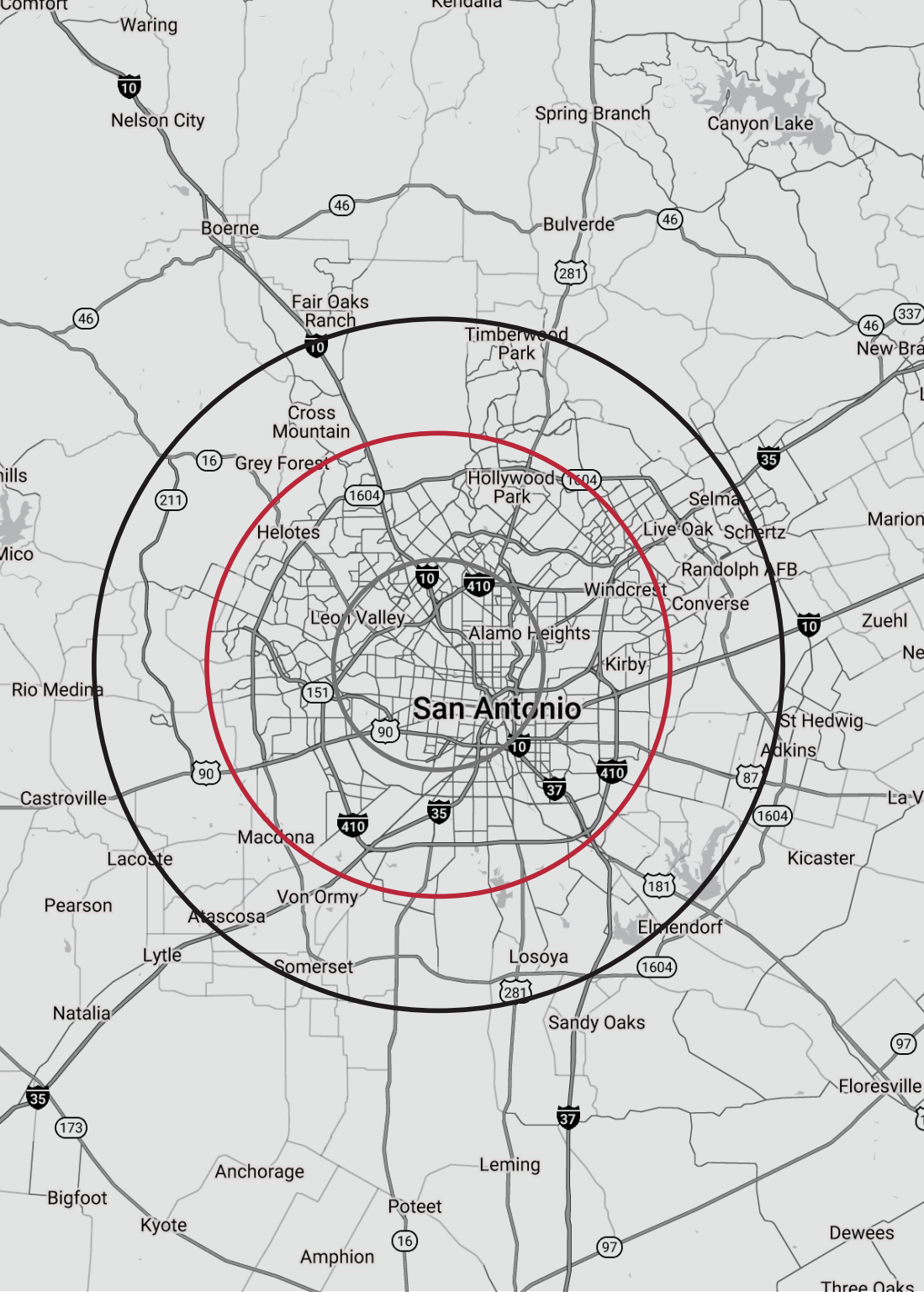
Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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AREA MAP



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



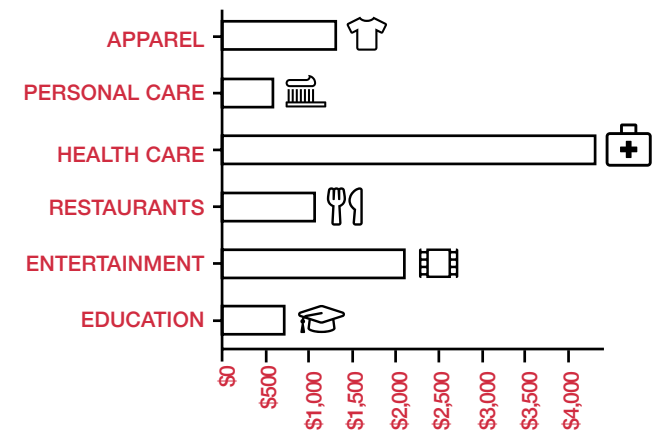
DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	16,505	154,033	343,720
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	5,995	56,228	135,609
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$62,808	\$61,805	\$72,118

Traffic Counts

STREET	AADT
Culebra Rd	29,641
Bandera Rd	17,475

ANNUAL SPENDING PER HOUSEHOLD



KEY DEMOGRAPHICS

 DAYTIME POP. **25,254**

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.

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Summary Documents

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