

4546 W Commerce St. San Antonio, TX 78237

Specialty Purpose | Church Facility

Executive Summary



**CARLOS  
IGLESIAS**

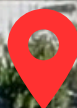
Broker  
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Downtown San Antonio

4546 W Commerce St



## THE OFFERING

We're excited to present this newly remodeled investment opportunity in the dynamic West Commerce corridor of San Antonio. Located at 4546 W Commerce St., this commercial property has undergone extensive renovations—including foundation work, structural improvements, and interior updates—making it a turnkey investment opportunity with no capital expenditure required.

Currently tenant-occupied, this property offers immediate income potential while situated in a high-visibility location with strong traffic counts. Whether you're seeking a turn-key investment or a long-term commercial asset in a growing area, this property delivers both stability and upside. Surrounded by established neighborhoods, local businesses, and just minutes from downtown, this location is ideal for continued use or future repositioning.

## PROPERTY HIGHLIGHTS

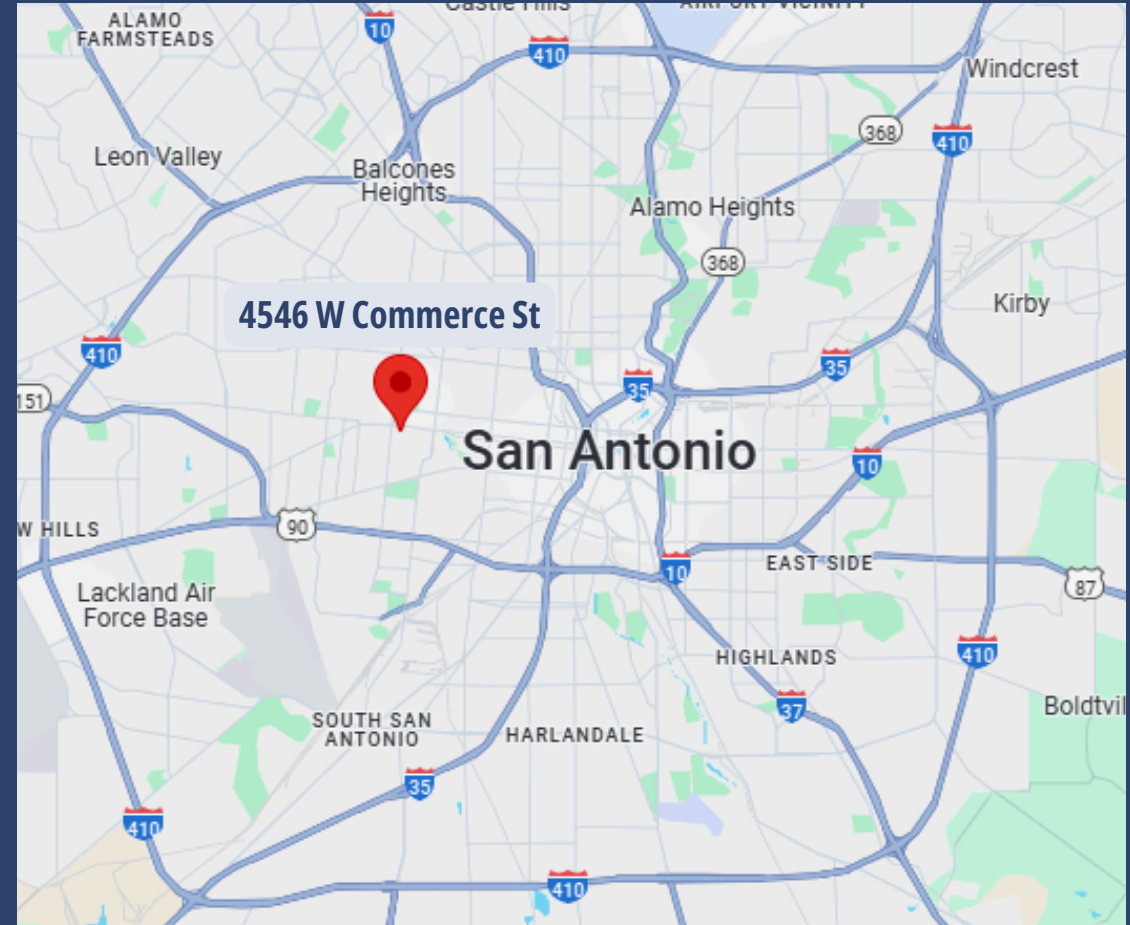
- Fully remodeled commercial property
- Recent improvements include foundation work, electrical, plumbing, and interior upgrades
- Currently leased, providing immediate rental income
- Located along the high-traffic W Commerce corridor
- Strong visibility with signage potential
- Ideal for investors, owner-users, or small business operations
- Close to downtown San Antonio, major highways, and residential neighborhoods
- Zoned for commercial use with potential for a variety of business types

## ASSET PROFILE

Cap Rate	7.5%
Total Lot Size	17,820 SF
Total RBA	7,025 SF
Year Built   Remodeled	1957   2025
Parking Spaces	15

# DEMOGRAPHIC SUMMARY

Radius	1 Mile	5 Mile	10 mile
<b>Population</b>			
2029 Projection	18,201	367,299	1,209,540
2024 Estimate	17,226	345,929	1,136,959
2020 Census	17,596	341,870	1,115,771
<b>2024 Population by Hispanic Origin</b>			
	16,349	283,992	804,942
White	5,785 33.58%	125,769 36.36%	436,031 38.35%
Black	205 1.19%	12,842 3.71%	74,449 6.55%
Am. Indian & Alaskan	320 1.86%	6,281 1.82%	17,617 1.55%
Asian	37 0.21%	3,534 1.02%	28,122 2.47%
Other	10,870 63.10%	197,264 57.02%	579,402 50.96%
<b>2024 Avg Household Income</b>			
	\$43,780	\$57,484	\$69,353



## Traffic Count Report

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	W Commerce St	Knoke St	0.00	2024	20,534	MPSI	.03
2	W Commerce St	Knoke St	0.00	2025	20,440	MPSI	.03
3	N General McMullen Dr	Wilmot St	0.04 N	2024	28,236	MPSI	.16
4	N General McMullen Dr	Wilmot St	0.04 N	2025	28,197	MPSI	.16
5	S General McMullen Dr	Cordelia St	0.02 N	2025	32,715	MPSI	.21
6	W Commerce St	S San Bernardo Ave	0.03 W	2025	30,056	MPSI	.23
7	W Commerce St	S San Bernardo Ave	0.03 W	2024	30,221	MPSI	.23
8	Landa Ave	Holz St	0.05 W	2022	174	MPSI	.24
9	Landa Ave	Holz St	0.05 W	2025	181	MPSI	.24



## Conference Room, Lobby, Office Spaces



This property is equipped with a warm welcome area as you walk into the lobby. There are several spaces that can be used for a conference area, office use, kitchen, sanctuary area with seating, and more.





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