



**SPACE FOR LEASE  
3678 CULEBRA RD.  
SAN ANTONIO, TX**

AVAILABLE NOW. 10,000 sq. ft. retail location is suitable for a grocery convenience store, big box store - retail furniture outlet, thrift store, auto parts store, pawn shop, tool rental store, mattress store, discount store, goodwill type store, hardware store, or warehouse, data storage center. The property has more than adequate customer parking, Very visible on the high traffic count street of Culebra Rd. The property has its own awning signage and billboard. 20 ft ceilings, and 25 tons of HVAC..



## PROPERTY DETAILS

- Corner area
- 10,000 Square Feet.
- 25 tons of HVAC
- 2 Sets of front double doors
- Bright LED lighting on parking lot
- Approx.. 8,000 retail and 2000 storage,
- High traffic count
- Loading doc

3678 CULEBRA RD. San Antonio, Tx. The information contained herein was obtained from sources believed reliable, however, the information was not verified by Kingsland Properties and therefore makes No Guarantees, Warranties or Representation as to the completeness or accuracy. Information is subject to change without notice. Kingsland recommends the buyer perform their due diligence or employ professionals in the appropriate field of expertise. KINGSLAND PROPERTIES, Pedro Vargas Realtor, Cell (210)771-3935

## OTHER TENANTS

- Washateria
- Metro PCS
- Sign company
- Takeout restaurant
- Mexican restaurant
- Smoke shop
- Event Center
- Tax Preparer
- Church
- Watermill ice and water
- Previous Dollar General space, 10,000 sq.ft.

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# DISCLOSURES AND NOTICES

## Confidentiality, disclosure and disclaimer

The information provided in this Marketing Brochure, is of public record and from public sources provided by Bexar County Appraisal District, San Antonio Board of Realtors (SABOR) MLS and CRS data. Any information that the landlord has classified as confidential is not included and will be disseminated to Qualified Buyers only on a case by case basis. Confidential information includes Asking Price, final price, environmental information, and tenant and landlord details unless made available by the tenant and landlords approval in written form.

## DISCLOSURES,

The contract to be utilized is the Texas Association of Realtors, TXR-form Commercial Lease. Other disclosures incorporated by reference are

- Covid 19 Addendum (TXR 2520) .
- Information About Broker Services, IABS Form TXR 2501B
- SABOR – Non MLS form, At the request of the Landlord he Property is not listed on SABOR MLS.
- The Property is listed on Costar and LoopNet, Call for Pricing information.

## NON-ENDORSEMENT NOTICE

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