

# 6623 S ZARZAMORA

SWC OF S ZARZAMORA ST & W PYRON AVE  
6623 S Zarzamora St, San Antonio, TX 78211

**AVAILABLE**  
**Suite 102**  
**3,000 - 12,342 SF**



**FOR LEASE**

**AVAILABLE SPACE**  
3,000 - 12,342 SF

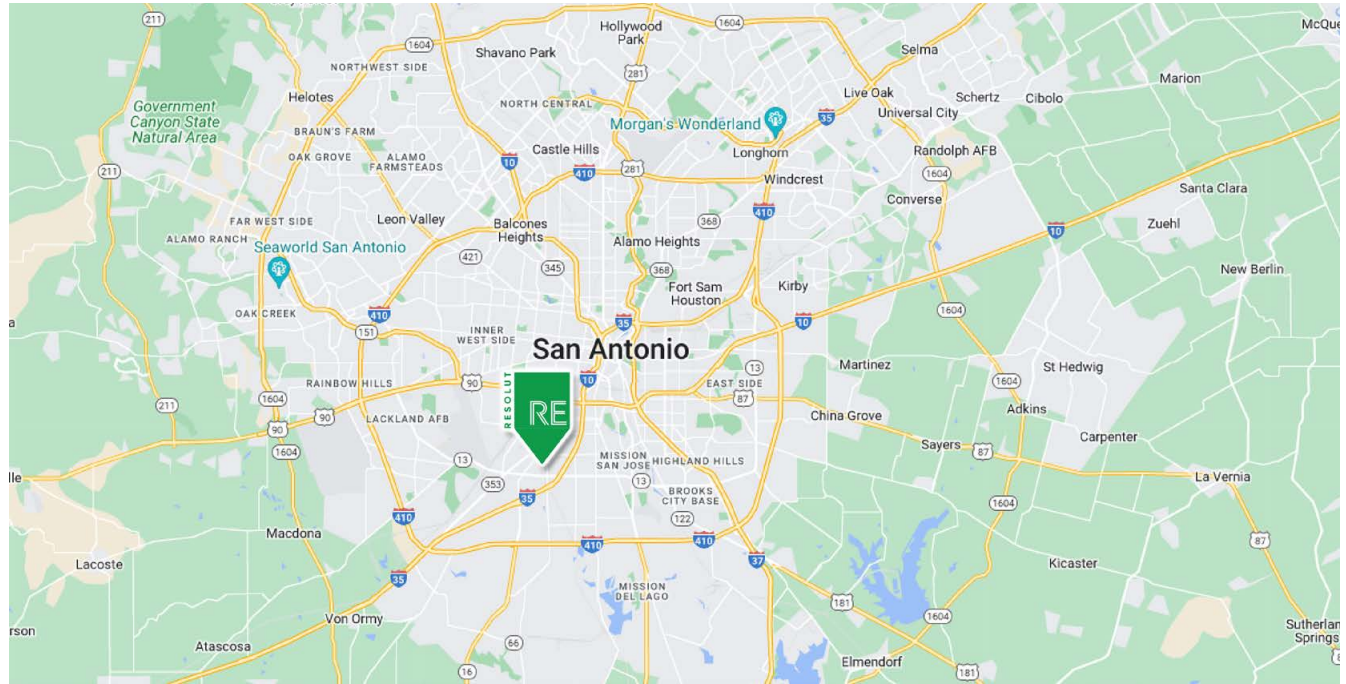
**RATE**  
\$16.00 - \$22.00 PSF NNN  
NNNs\* \$4.10  
\* Estimate provided by Landlord and  
subject to change

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**PROPERTY HIGHLIGHTS**

- **Prime Location:** Situated in the South Submarket of San Antonio along S Zarzamora St, just north of SW Military Dr.
- **Fully Built-Out Medical Space:** Second-generation medical office with:
  - Administrative desk
  - Private doctor rooms and offices
  - Common area space
  - Dental chairs and stalls (optional inclusion)
- **Flexible Space Options:** Space can be demised from 3,000 SF to 12,342 SF to suit tenant needs.
- **High Visibility:**
  - Prominent facade signage
  - Pylon signage available
- **Convenient Access:** Easy ingress and egress for customers and staff.
- **Ample Parking:** Substantial parking to accommodate medical and retail traffic.
- **Dense Suburban Area:** Minutes from HEB and other major retailers and services, with a high population density in the surrounding area.
- **Strong Co-Tenancy:** Shares the property with high-profile tenants like Family Dollar and Octapharma Plasma, driving consistent traffic to the center.



**AREA TRAFFIC GENERATORS**



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**DEMOGRAPHIC SNAPSHOT 2024**



**111,366**  
**POPULATION**  
3-MILE RADIUS



**\$61,705.00**  
**AVG HH INCOME**  
3-MILE RADIUS

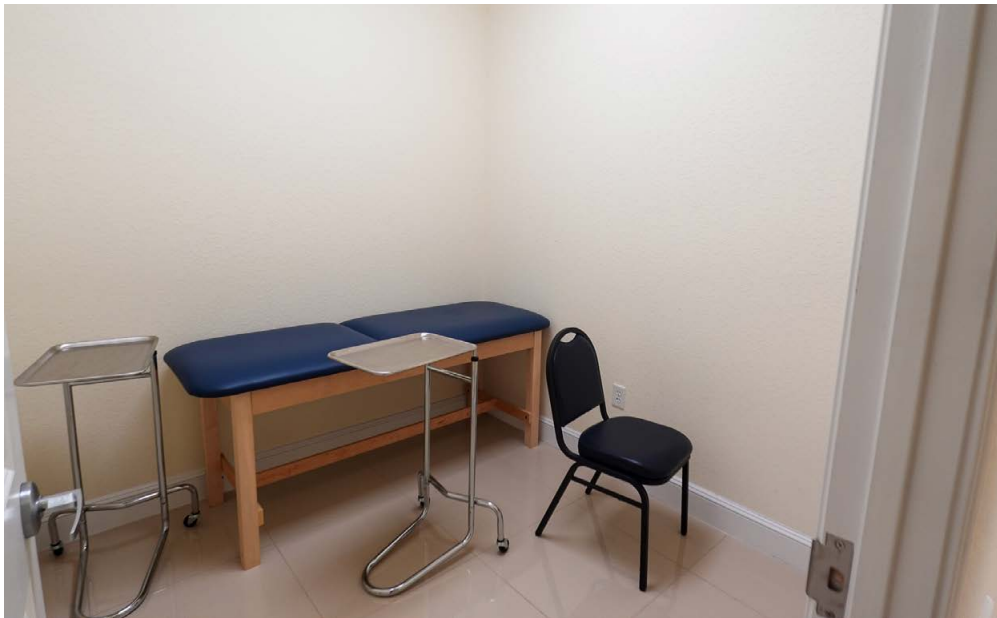


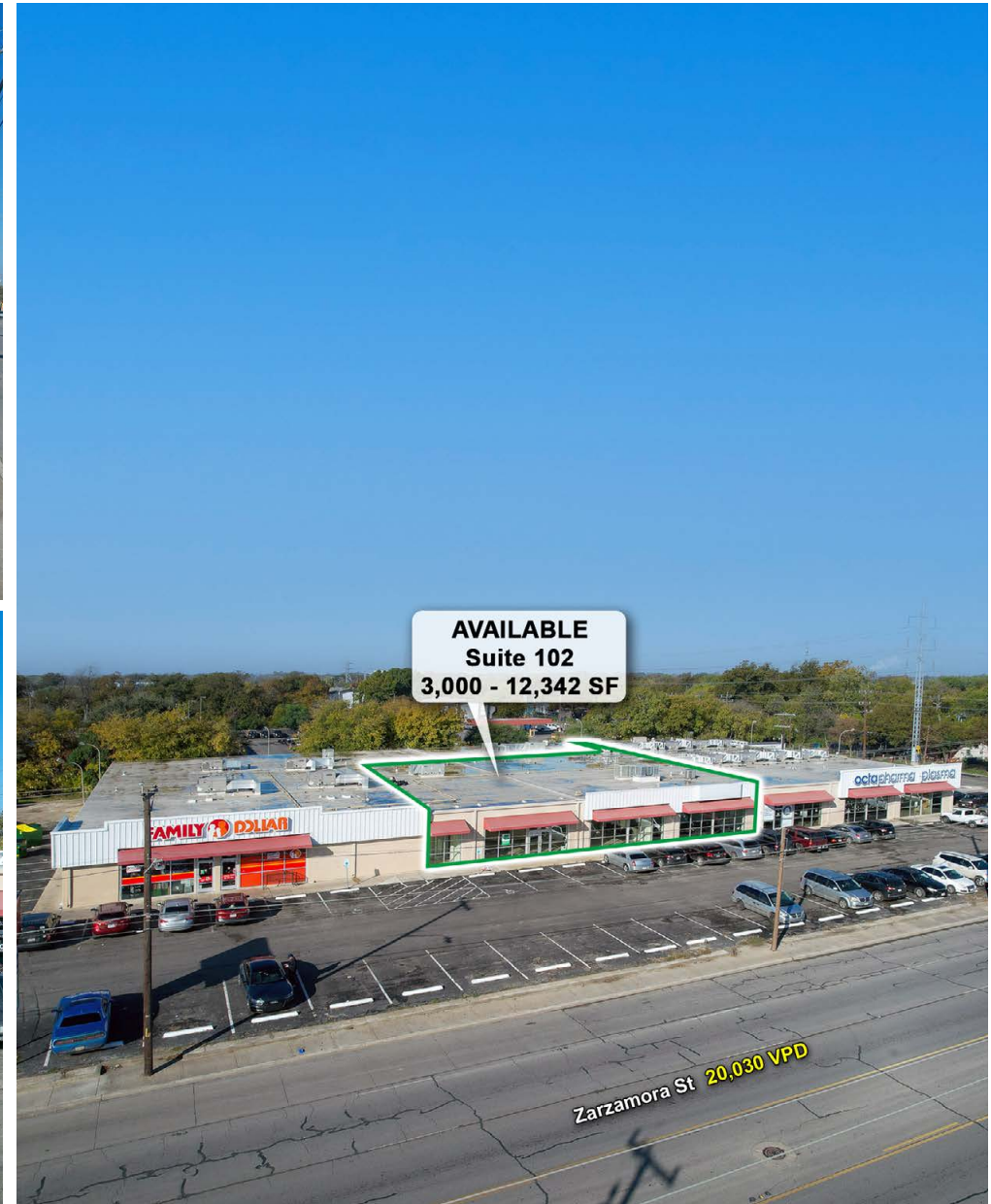
**68,925**  
**DAYTIME POPULATION**  
3-MILE RADIUS

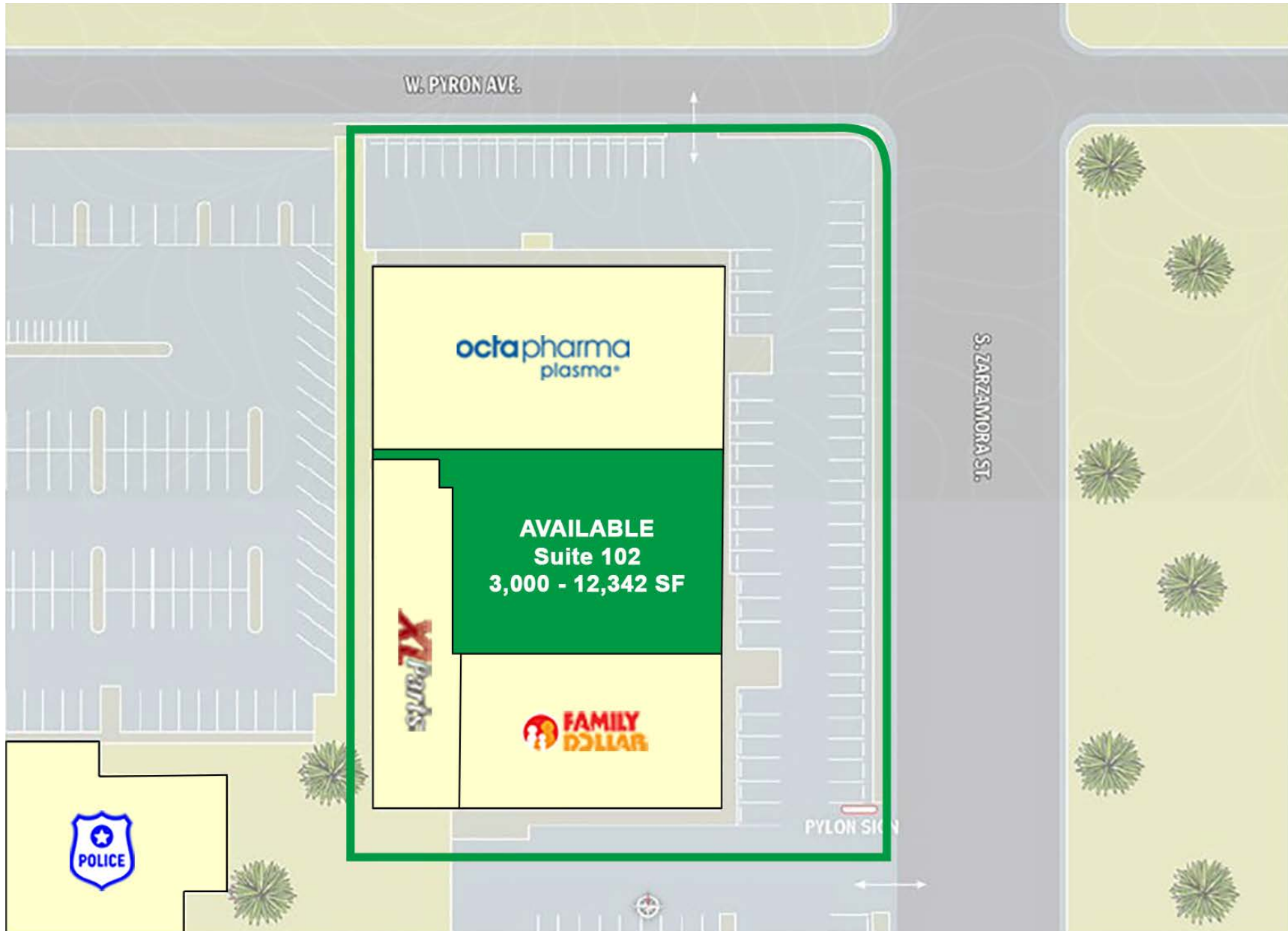


**TRAFFIC COUNTS**  
S Zarzamora St: 20,030 VPD  
SW Military Dr: 34,831 VPD  
(Costar 2022)









**CONSTRUCTION PLAN LEGEND**

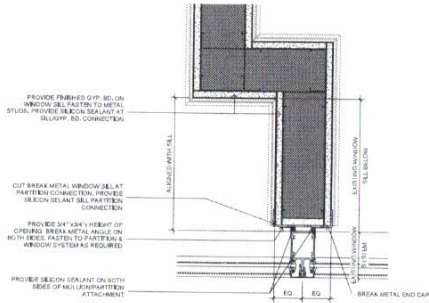
- EXISTING ITEMS TO REMAIN
- NEW WALLS, SEE GENERAL NOTES A PARTITION TYPES FOR ADD. INFO.
- DOOR SCHEDULE

**CONSTRUCTION PLAN GENERAL NOTES:**

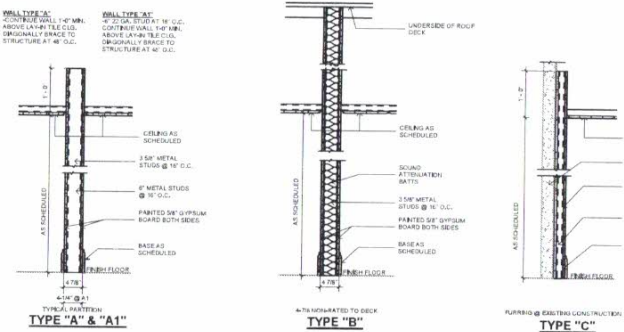
- A. WALL CONSTRUCTION
  1. ALL WALLS TO BE WALL TYPE "N" UNLESS OTHERWISE NOTED. REFER TO PARTITION TYPES FOR ADDITIONAL INFORMATION.
  2. ALL OPENINGS ARE TO FACE OF FINISHED WALL UNLESS OTHERWISE NOTED ON PLAN.
  3. CONTRACTOR TO PROVIDE BUILDING STANDARDS FIRE EXTINGUISHERS AS REQUIRED BY LOCAL CODES. COORDINATE LOCATIONS WITH COURSE AND FIRE RATED WALLS.
  4. CURTAIN BEARING PRODUCTS TO BE DAMAGED TO BE APPLIED FOR BOTH FLOOR AND WALLS AND FLOOR TILE INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS.
- B. FINISHED GYP. WALL BOARD FINISHES
  1. CONTRACTOR TO PROVIDE FINISHED GYP. WALL BOARD AND INSULATION AT ALL PARTITIONS AS REQUIRED. ALL EXTERIOR WALLS TO HAVE ALL OUTLETS & MET LOCATIONS TO BE 3/4" C.I. AS PER SOW FINISH SCHEDULES.
  2. ALL RECEPTACLE DEVICES AND FACE PLATES TO BE AMPE UNLESS OTHERWISE REQUIRED FOR INDICATION OF SPECIAL CIRCUITS. INSTALL NECESSARY RESISTANT BACKING BOARD AS SPECIFIED AT ALL MET WALL LOCATIONS SUCH AS TOILETS, JAMBO'S CLOSETS, RECEPTION COUNTING, ETC.
  3. UNDER ALL PARTS NECESSARY FOR INSTALLATION OF FINISHES SPECIFIED. LEAD.
  4. CONTRACTOR TO PROVIDE FINISHES TO BE SCHEDULED FOR INSTALLATION OF NEW FLOOR FINISH. REFER TO FINISH LEGEND AND ROOM FINISH SCHEDULE FOR LIST OF SCHEDULED FLOOR FINISHES. INSTALL TOPICAL FINISHED CONCRETE SYSTEM TO SEAL THE SLAB SURFACE TO COMPLY WITH SPECIFIED FINISH MATERIALS & MANUFACTURER'S SCHEDULES.
  5. CONTRACTOR TO COORDINATE LOCATION OPENING SIZES, AND INSTALLATION OF FINISHED EQUIPMENT.
  6. ALL WALLS TO RECEIVE "T" LOCK.
  7. REFER TO FINISH PLAN FOR LOCATIONS OF CORNER GUARDS, FLOOR PATTERNS, AND ACCESS.
  8. ALL OTHER AND EXISTING WALLS TO HAVE FULL FINISH INSULATION AND GYP. BOARD TO DECK. REFER TO PARTITION TYPES FOR ADDITIONAL INFORMATION.
  9. IF A CONFLICT ARISES IN THE DRAWINGS AND SPECIFICATIONS BETWEEN PRODUCTS OR CONSTRUCTION METHODS CONTRACTOR TO BID THE MORE COSTLY OPTION.

**CONSTRUCTION PLAN KEYNOTES**

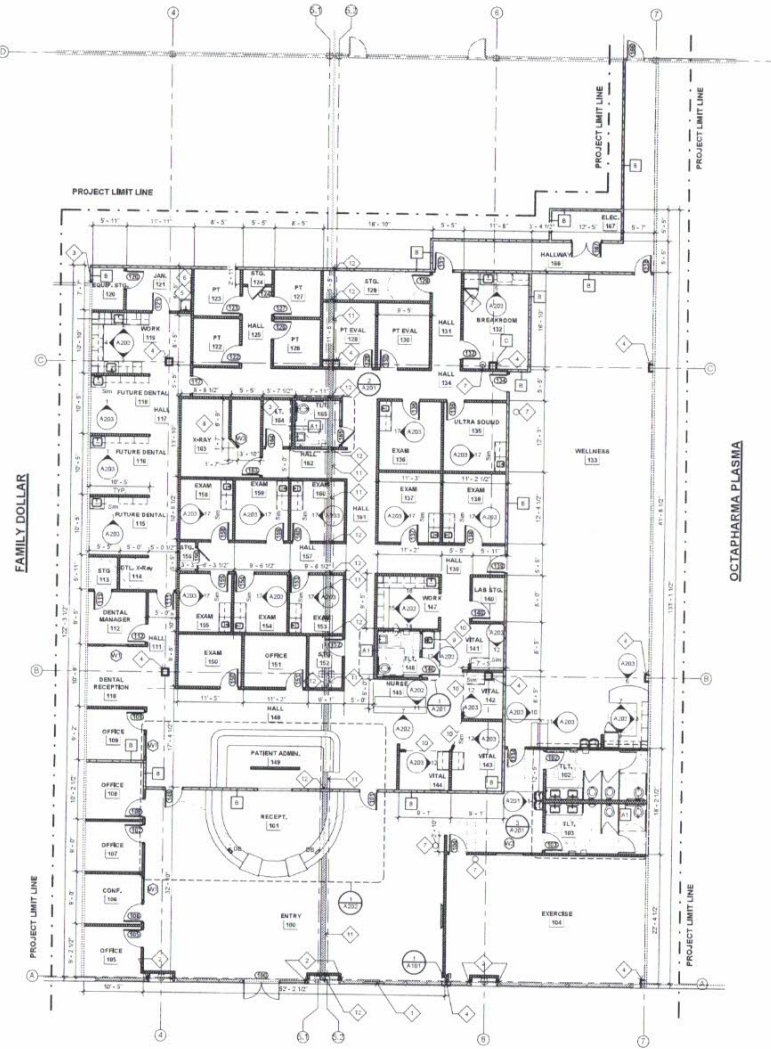
1. INFIL. STORAGE SYSTEM AT REMOVED DOOR AS REQUIRED. MATCH EXISTING STORAGE FRAME AND GLASS FINISH.
2. ALLOW WALL WITH EXISTING WINDOW/DOOR. REFER TO WALL CONNECTION DETAIL FOR ADDITIONAL INFORMATION.
3. PROVIDE 3/4" FREE ASSISTANT PARTITION IN VOID FOR TENANT COMMUNICATION EQUIPMENT. PAINT TO MATCH ADJACENT WALL COLOR. REFER TO FINISH DRAWINGS FOR ADDITIONAL INFORMATION.
4. PROVIDE FINISH AT COLUMNS. REFER TO PARTITION TYPES FOR ADDITIONAL INFORMATION.
5. MET BRK LOCATIONS. REFER TO MET DRAWINGS FOR ADDITIONAL INFORMATION.
6. PROVIDE 3/4" WIP-HOLDER WITH SHELF (WH-1) ADAPTED TO WALL ALIGNMENT TO MET BRK LOCATION. PROVIDE BUSHINGS AS REQUIRED.
7. TENANT PROVIDED. LOCATED EQUIPMENT. REFER TO EQUIPMENT PLAN AND MET DRAWINGS FOR ADDITIONAL INFORMATION.
8. REFER TO PHYSICIST'S REPORT FOR LEAD LINE REQUIREMENTS. RADONICAL PROTECTION SHALL BE DESIGNED, TESTED, AND APPROVED BY A MEDICAL PHYSICIST PRACTICE ACT OCCUPATION CODE CHAPTER 600. SEE TO COORDINATE LEAD LINING FOR ALL WALLS, DOORS, AND WINDOWS.
9. SEE MECH STATION AT BRK. REFER TO MECH DRAWINGS FOR ADDITIONAL INFORMATION.
10. LOCATION OF CURTAIN AND TRACK ABOVE. REFER TO REFLECTED CEILING PLAN AND MATERIAL LEGEND FOR ADDITIONAL INFORMATION.
11. CONTRACTOR TO SPECIFY 1/2" WPC OR EQUAL. FLOOR MOUNTED METAL FLOOR COVER WITH CONSTRUCTION SPECIALIZED HDN BARRIER OR EQUAL TO BE INSTALLED AT EXISTING FLOOR EXPANSION JOINT. REFER TO CONSTRUCTION PLAN AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
12. CONSTRUCTION SPECIFICALS: ANM OR EQUAL SURFACE ANCHORED WALL AND CEILING EXPANSION JOINT COVER WITH CONSTRUCTION SPECIALIZED FIRE BARRIER OR EQUAL. TO BE INSTALLED IN WALLS AT EXISTING FLOOR EXPANSION JOINT. REFER TO CONSTRUCTION PLAN AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.



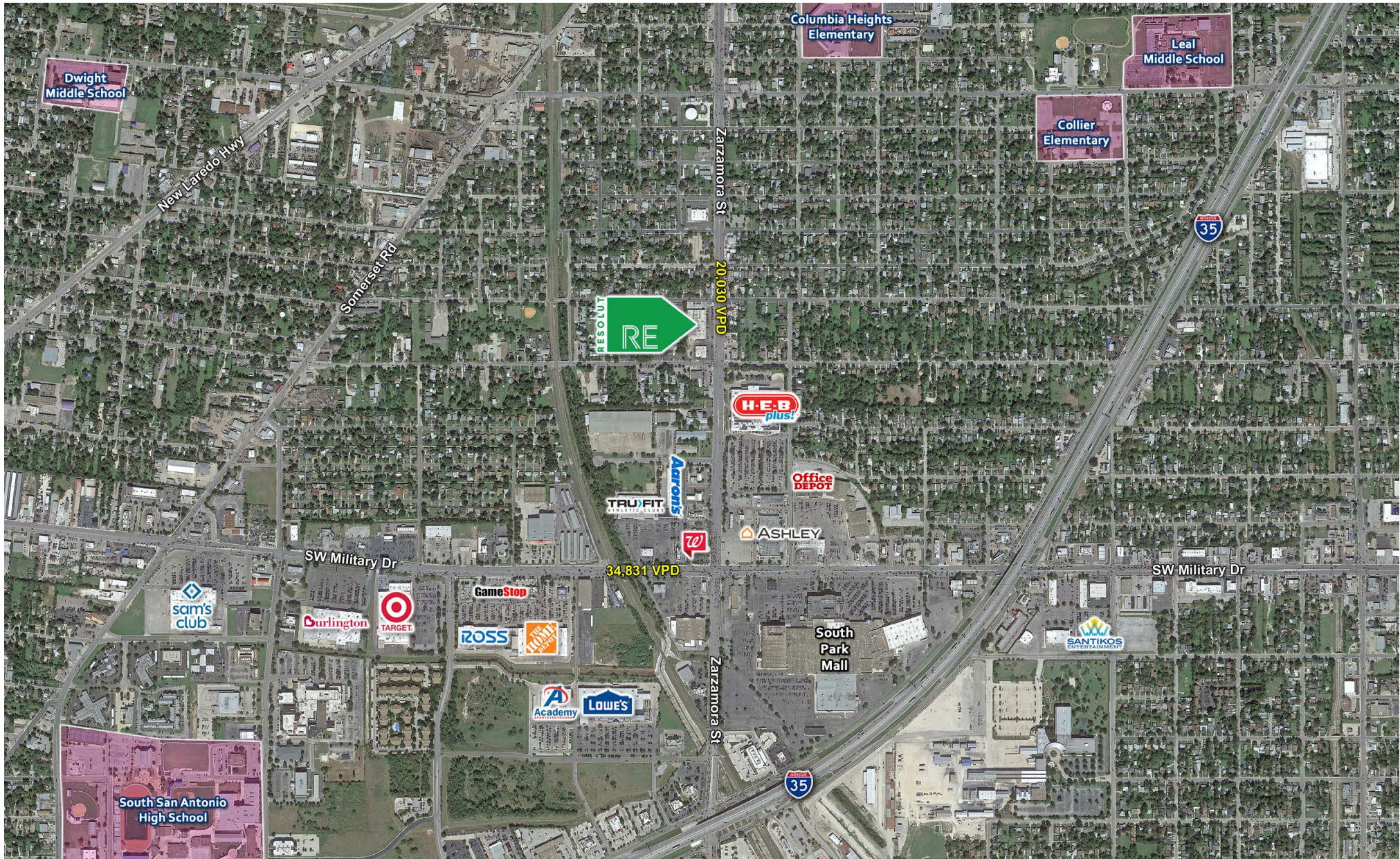
**1 MULLION RETURN**  
SCALE: 3" = 1'-0"



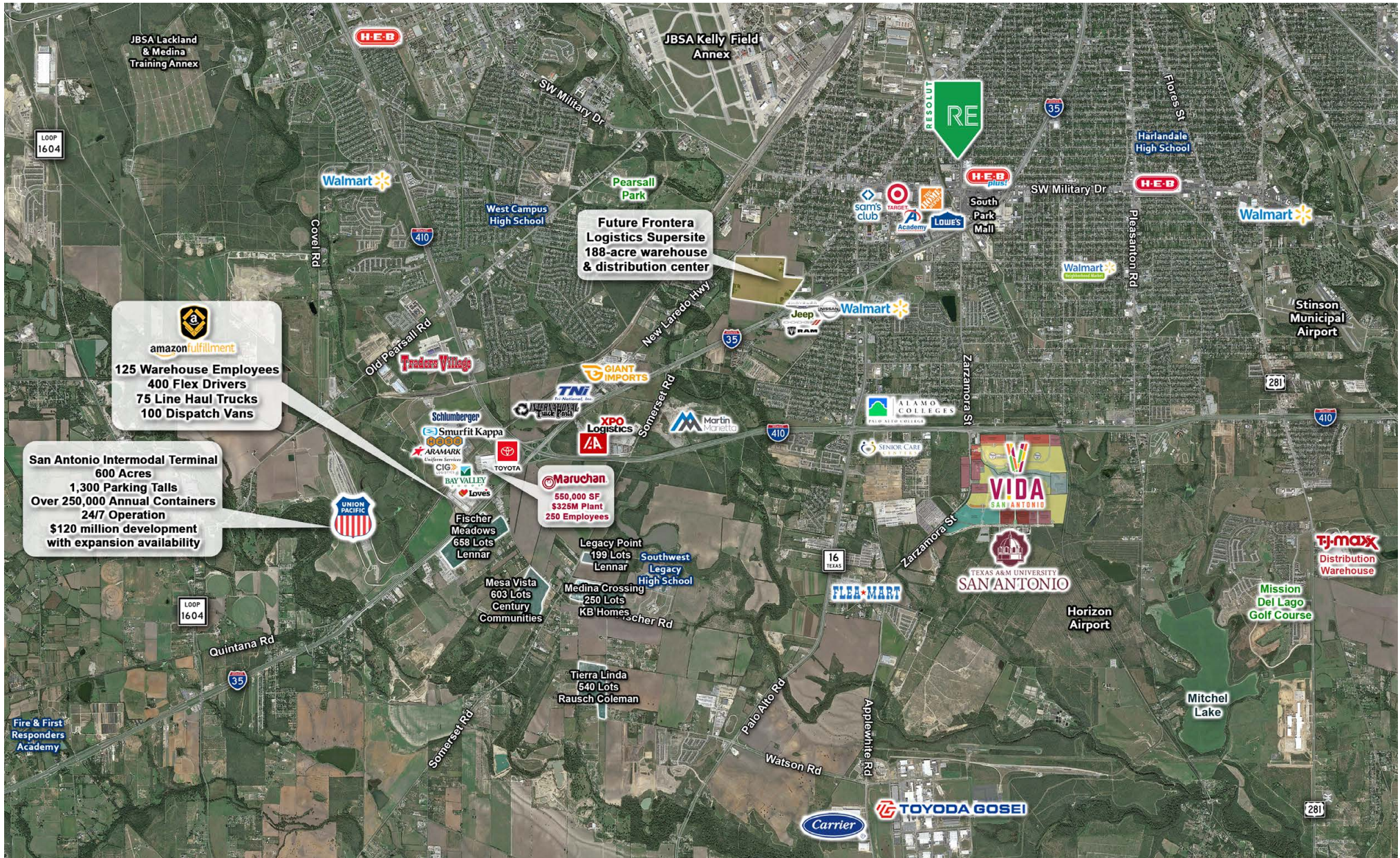
**2 PARTITION TYPES**  
SCALE: 1" = 1'-0"



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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.

## 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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David J. Simmonds Sales Agent/Associate’s Name	459263 License No.	david@resolutre.com Email	512-474-5557 Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_