

MISSION MEDICAL PLAZA

600 E Amber San Antonio, TX 78221



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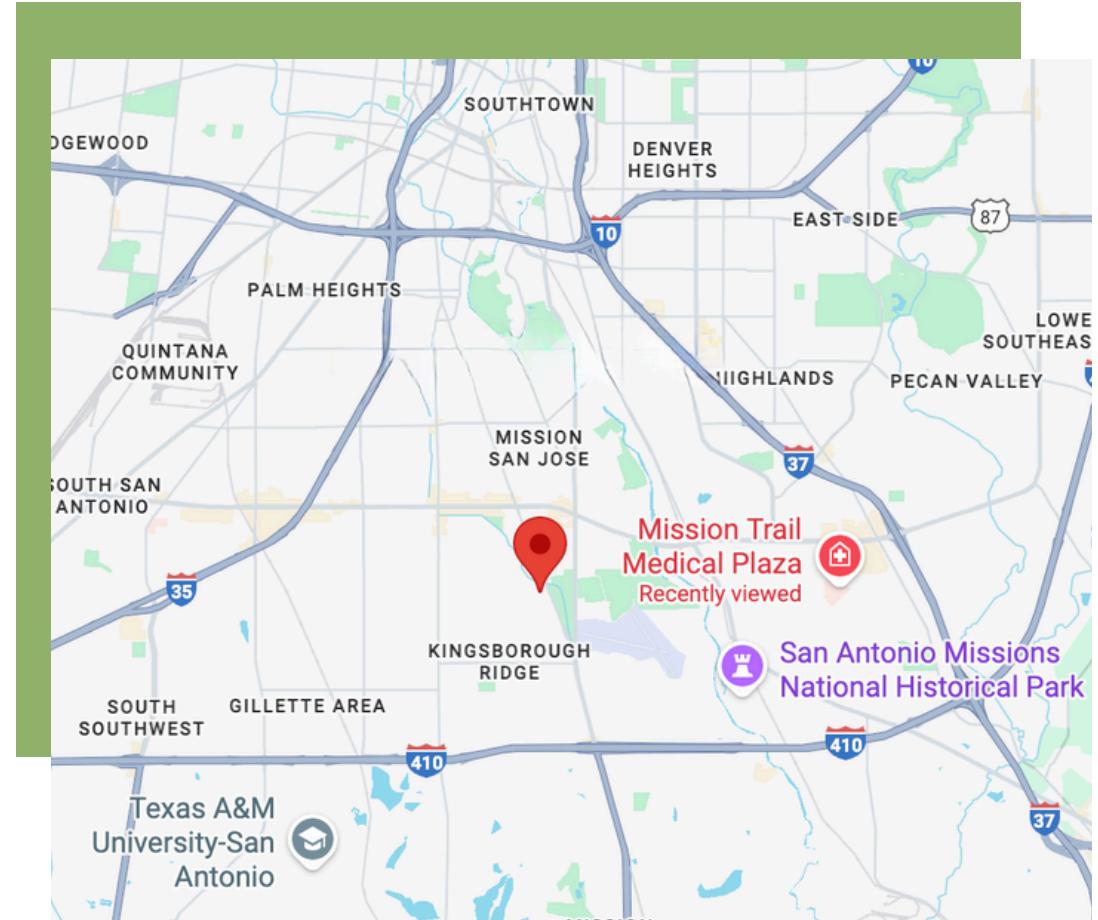


Property Overview

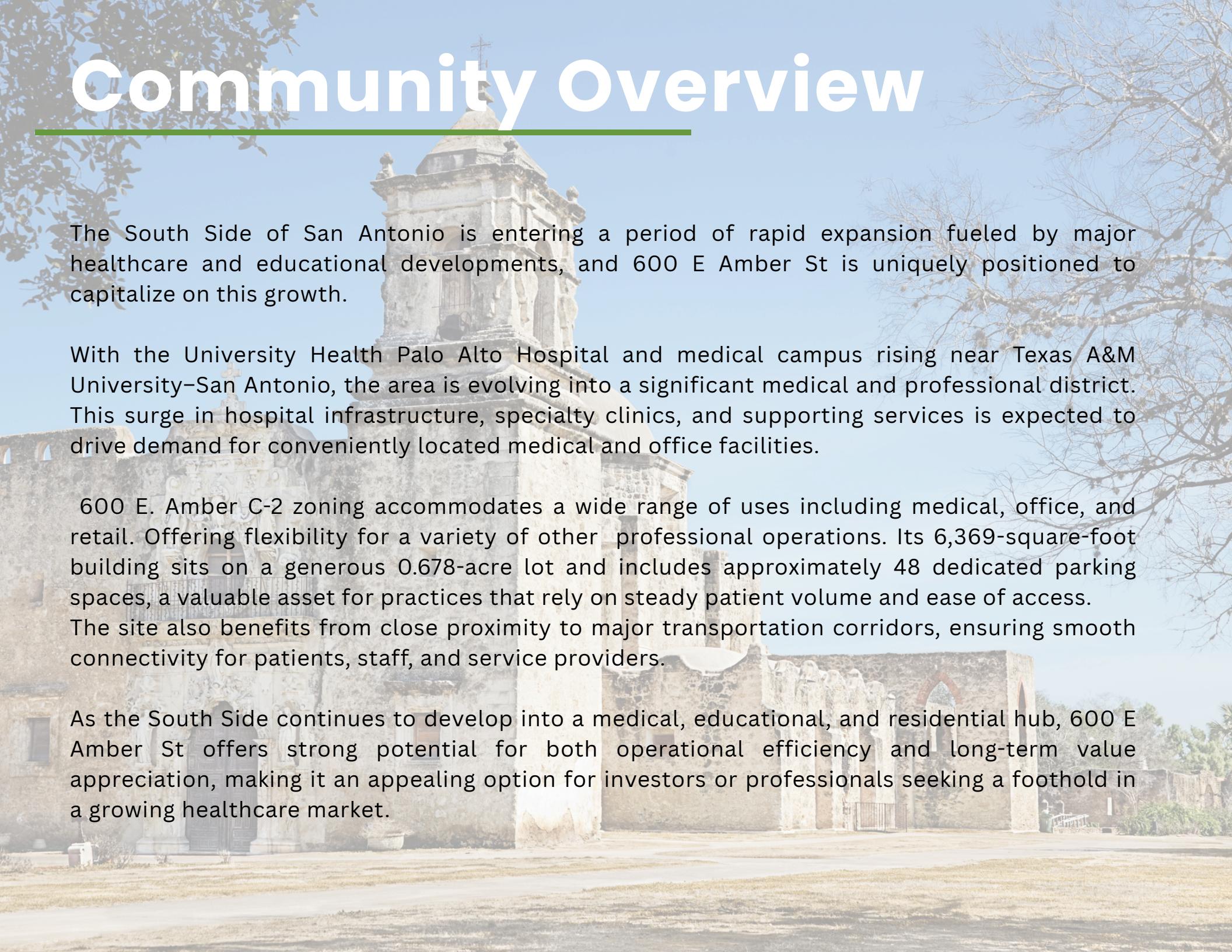
- 6,370 SF
- Zoning C-2
- 0.6780 AC
- Medical/office
- 48 parking spaces

Location Highlights

- 5 miles to University Health
Palo Alto Hospital
- 4 miles to Mission Trail
Baptist Hospital
- Bus stop is the corner on S.
Flores & E. Amber



Community Overview



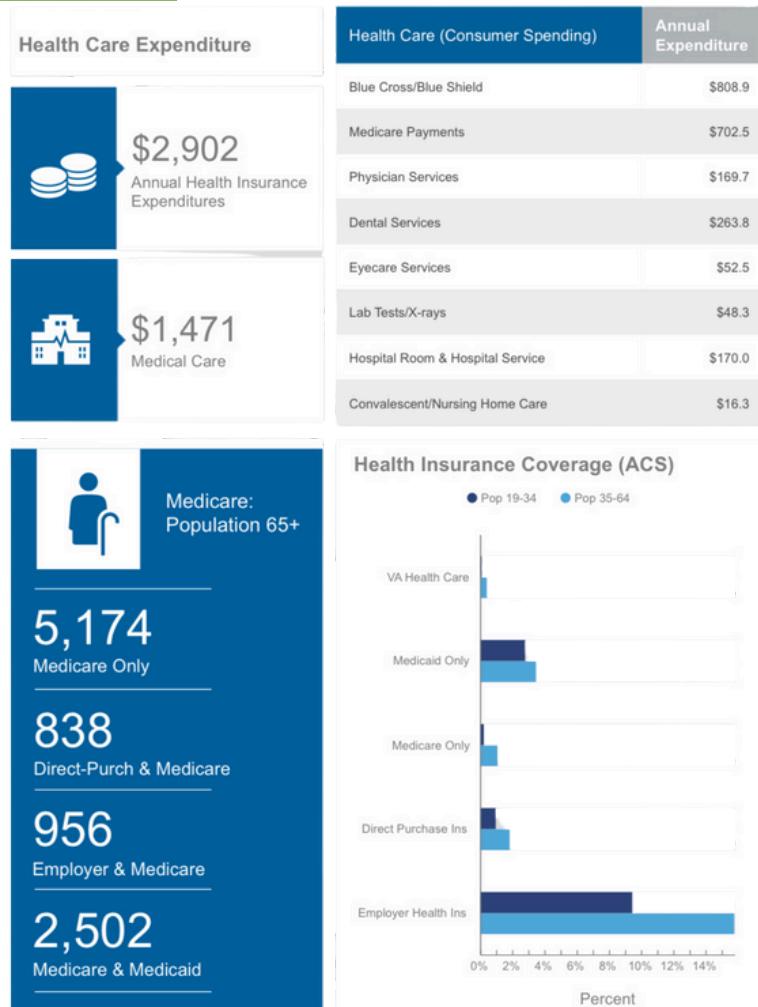
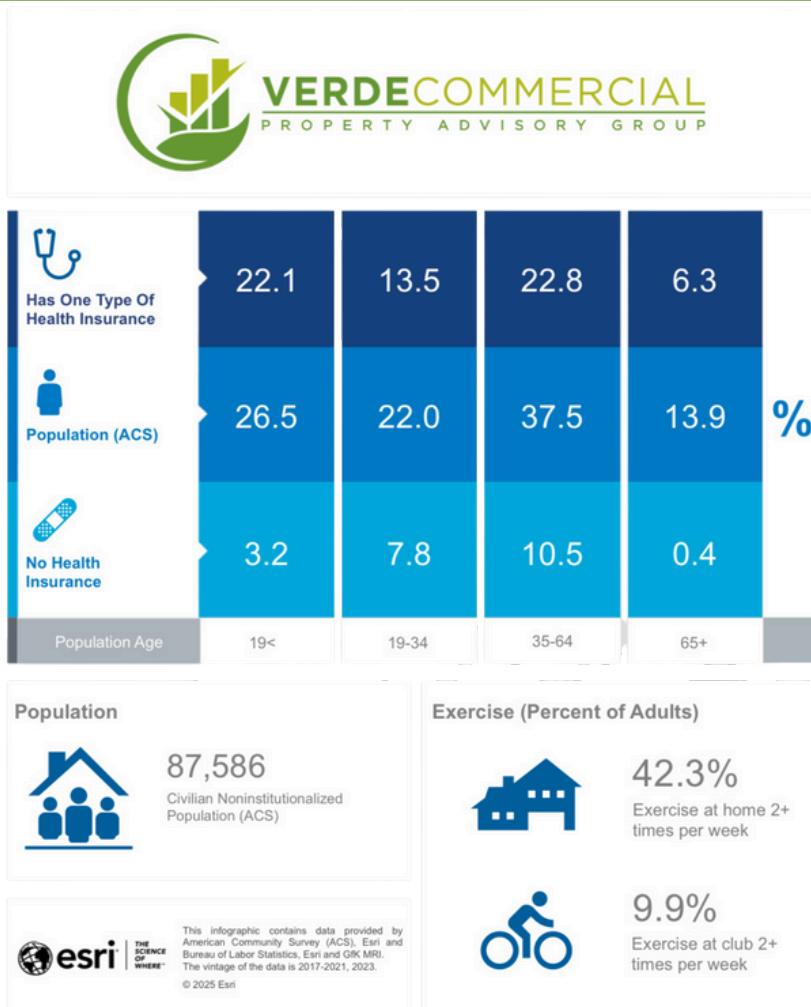
The South Side of San Antonio is entering a period of rapid expansion fueled by major healthcare and educational developments, and 600 E Amber St is uniquely positioned to capitalize on this growth.

With the University Health Palo Alto Hospital and medical campus rising near Texas A&M University-San Antonio, the area is evolving into a significant medical and professional district. This surge in hospital infrastructure, specialty clinics, and supporting services is expected to drive demand for conveniently located medical and office facilities.

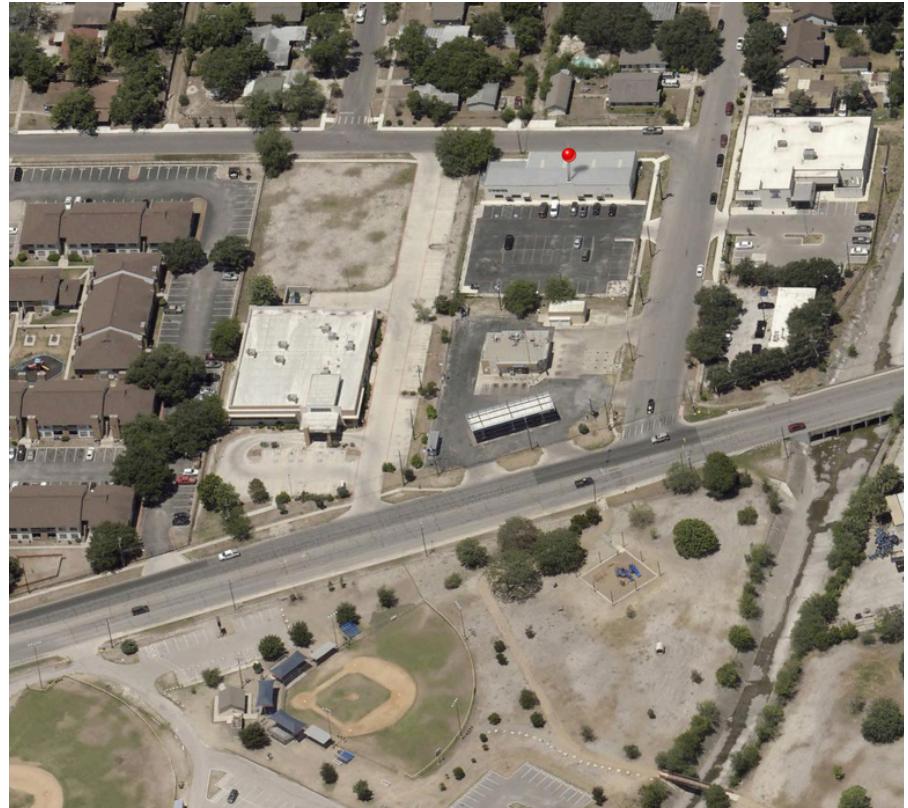
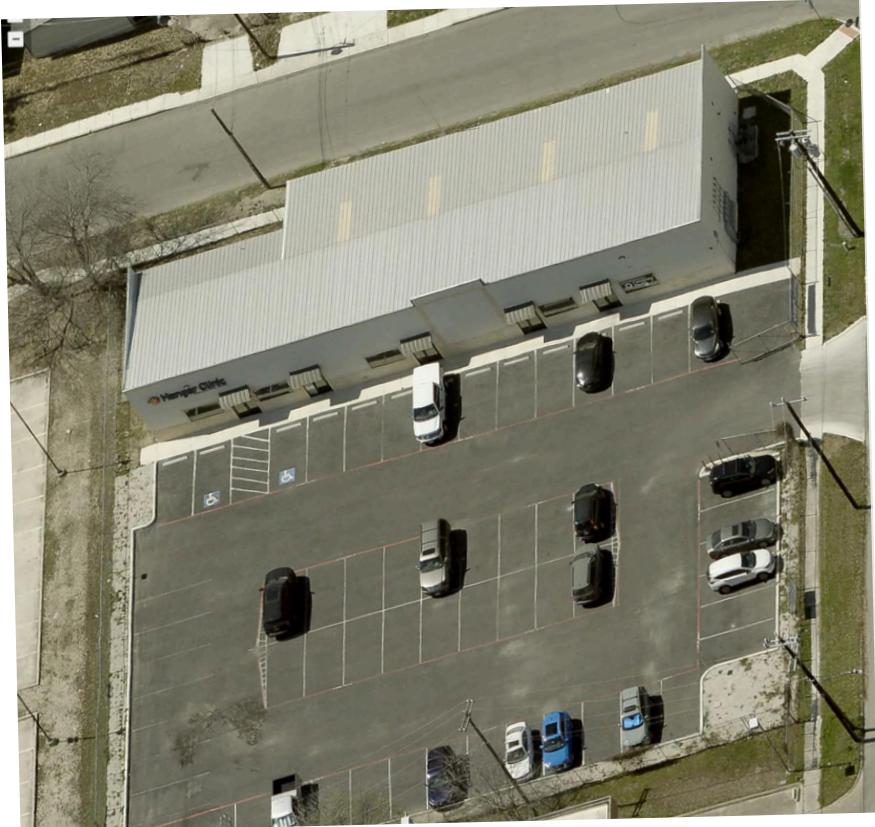
600 E. Amber C-2 zoning accommodates a wide range of uses including medical, office, and retail. Offering flexibility for a variety of other professional operations. Its 6,369-square-foot building sits on a generous 0.678-acre lot and includes approximately 48 dedicated parking spaces, a valuable asset for practices that rely on steady patient volume and ease of access. The site also benefits from close proximity to major transportation corridors, ensuring smooth connectivity for patients, staff, and service providers.

As the South Side continues to develop into a medical, educational, and residential hub, 600 E Amber St offers strong potential for both operational efficiency and long-term value appreciation, making it an appealing option for investors or professionals seeking a foothold in a growing healthcare market.

5 mile radius



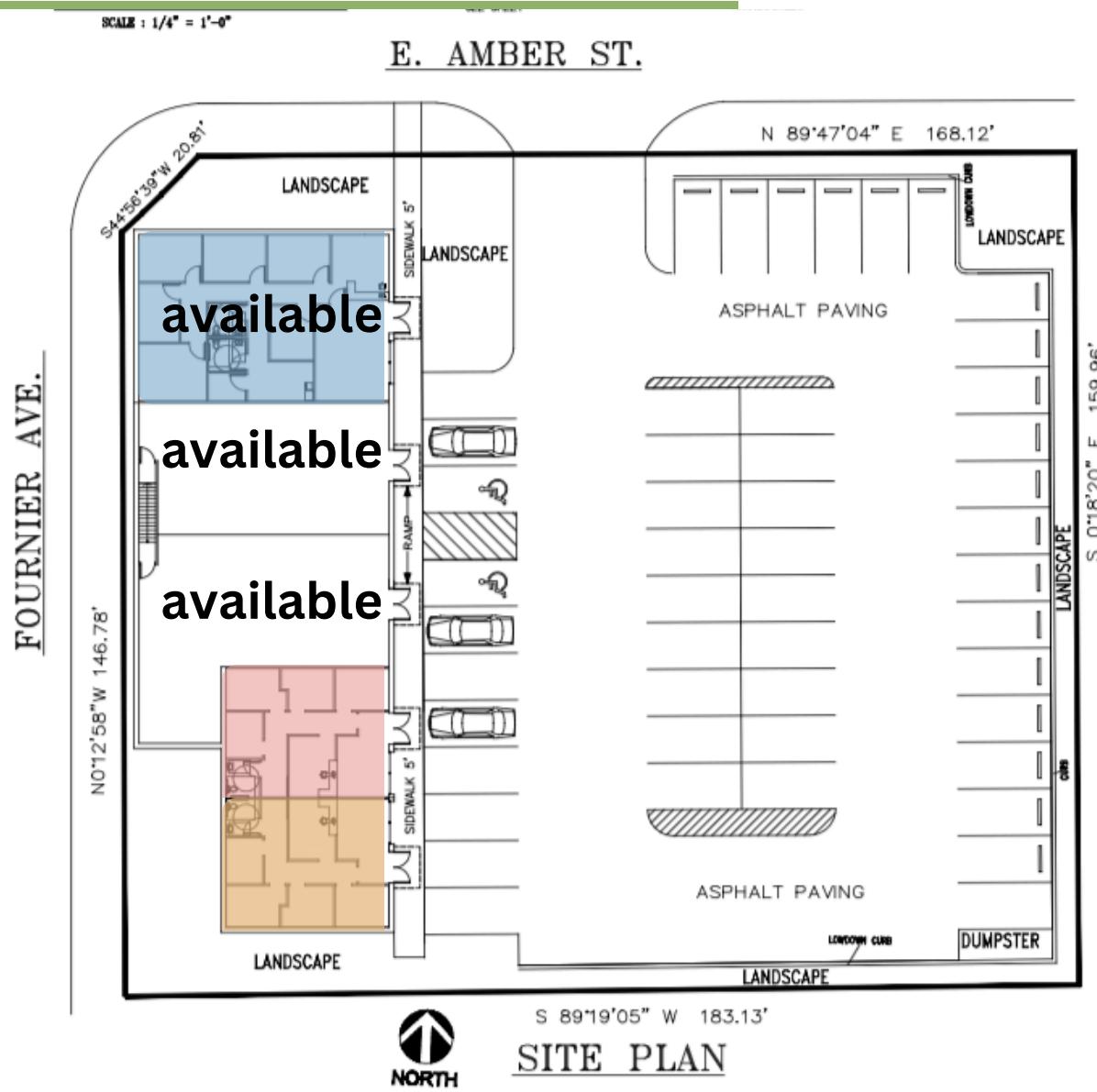
Aerial

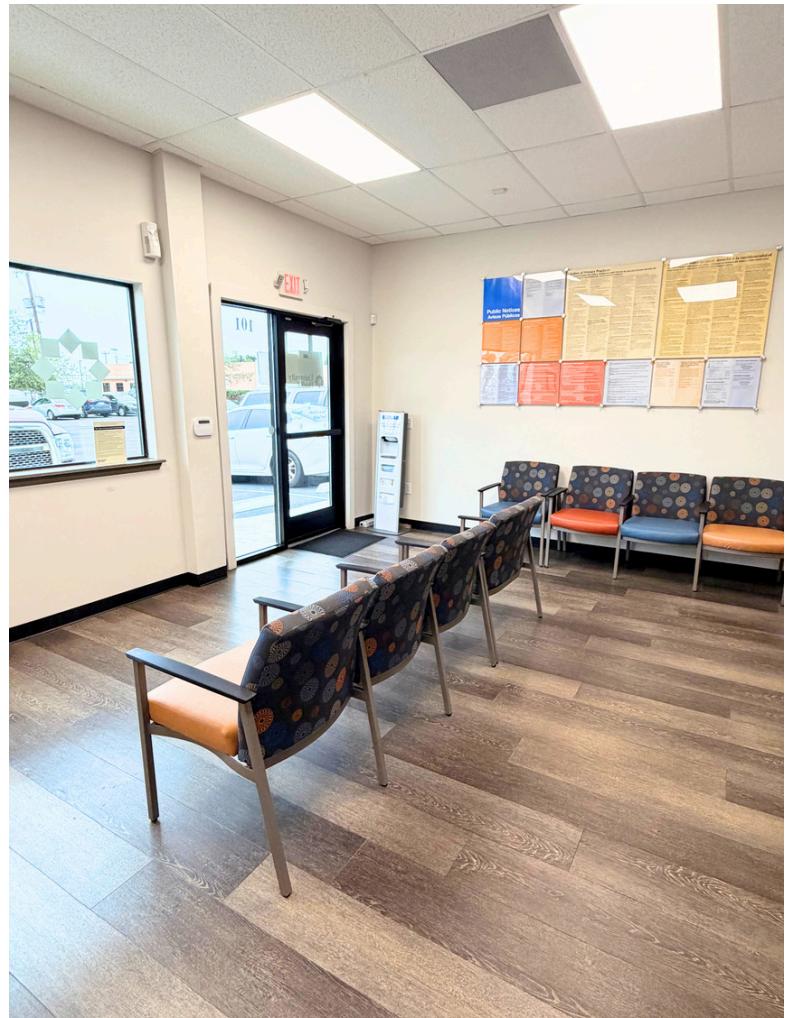


Rent Rolls

Tenant	Unit	usable SF	PSF	Lease type	Annual Rev +NNN	Commence date	Term	Options to extend
Hanger Clinic	109	800SF	\$20	\$8.00 NNN	\$22,400	5/11/2023	7 years	two, 3YR renewal options
SAVE	107	800SF	\$22	\$8.00 NNN	\$24,000	5/15/2023	5 year	two, 3YR renewal options
Available	105	1,619SF						
Available	103	1, 619SF						
Available TBD	101	1,532SF						
SAVE	Parking lot	13 parking spaces		Gross	\$16,500	5/15/2023	MTM	
Actual			approx.25.12% Occupied		\$62,900			
Pro forma		6,370 SF	approx 100% Occupied	\$20PSF	\$160,820			

Floor plan





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