

OFFICE FOR LEASE

21202 MARKET RIDGE

21202 MARKET RIDGE, SAN ANTONIO, TX 78258



2,304 SF OF OFFICE FOR LEASE

KW COMMERCIAL | HERITAGE
1717 N Loop 1604 E
San Antonio, Texas 78232



INTERNATIONAL

Each Office Independently Owned and Operated

PRESENTED BY:

MARCELINO GARCIA, CRE
Broker Associate
O: (210) 381-3722
C: (210) 381-3722
marcelino.kwcommercial@gmail.com
59919, Texas

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TABLE OF CONTENTS

21202 MARKET RIDGE



MARCELINO GARCIA, CRE

BROKER ASSOCIATE

O: (210) 381-3722

C: (210) 381-3722

marcelino.kwcommercial@gmail.com

59919, Texas

Executive Summary	3
Conceptual floor plan	4
Site Plan	5
Location Maps	6
Demographics	7
Disclaimer	8

KW COMMERCIAL | HERITAGE

1717 N Loop 1604 E

San Antonio, Texas 78232



Each Office Independently Owned and Operated

EXECUTIVE SUMMARY

21202 MARKET RIDGE



OFFERING SUMMARY

LEASE RATE:	\$22.00 PSF + NNN
LEASE TERM:	3 to 5 years
AVAILABLE SF:	2,304 SF
T. I.	T. I. Available
USES:	Admin Office / Medical

PROPERTY OVERVIEW

Prime leasing opportunity at beautiful Market Ridge Commons.

2,304 SF of grey shell office space available for lease. Located off 281 & Evans Rd, behind the HEB Plus shopping center. Surrounded by professional services & medical offices. Tenant Improvement allowance available.

- Located in Stone Oak, 2 minute drive to HWY 281
- Ideal for professional services & medical office
- Part of a Office Condo Association

CONCEPTUAL FLOOR PLAN

21202 MARKET RIDGE



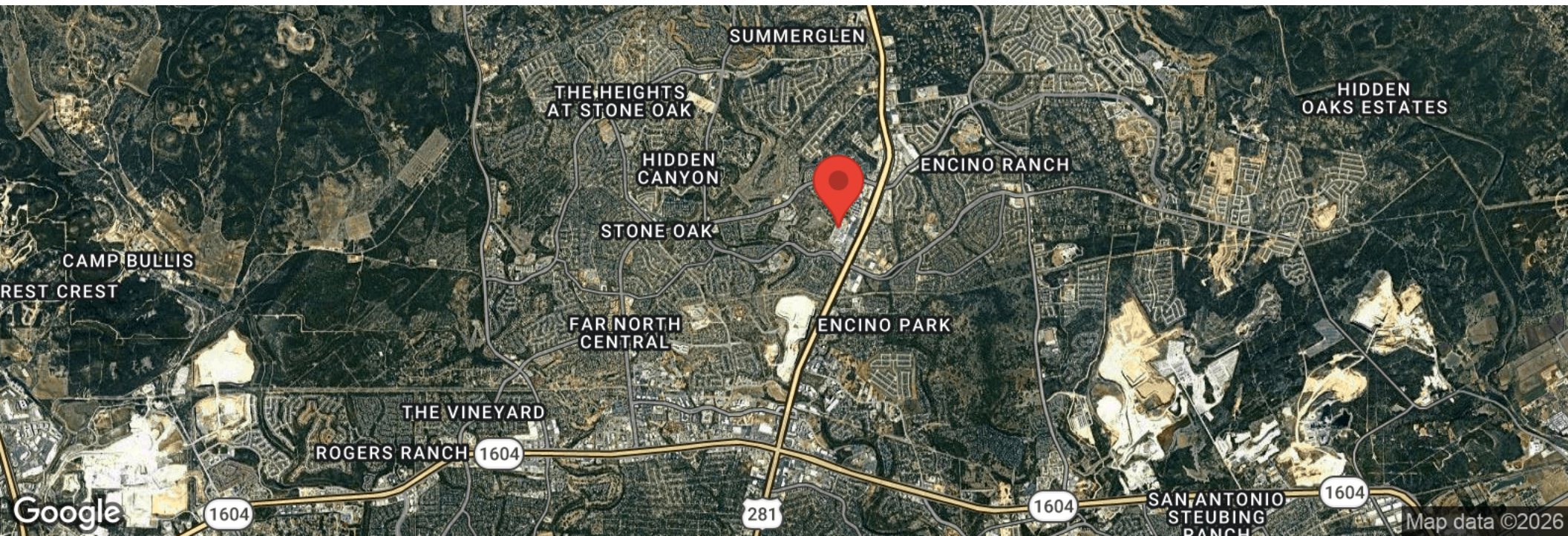
SITE PLAN

21202 MARKET RIDGE



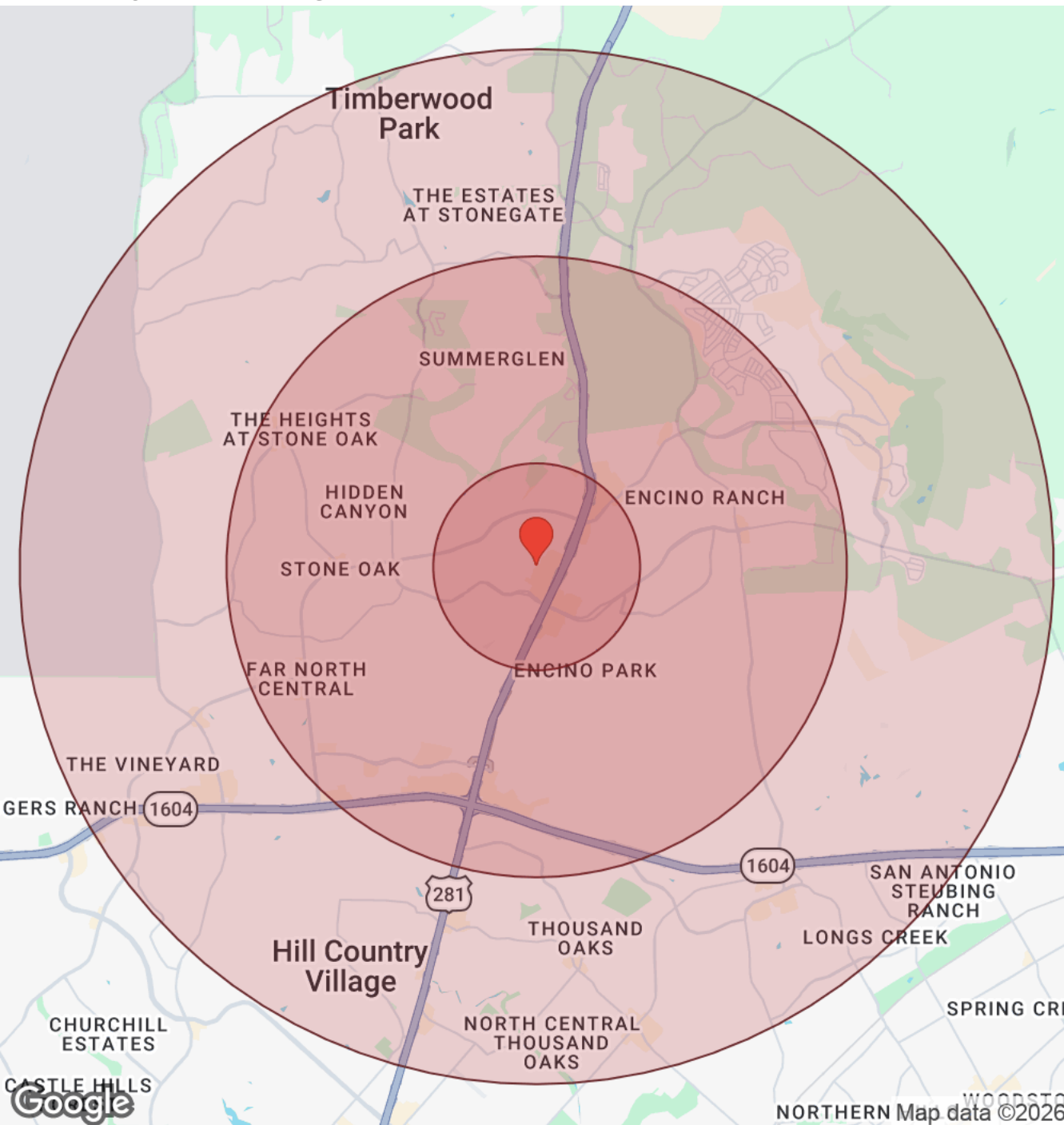
LOCATION MAPS

21202 MARKET RIDGE



DEMOGRAPHICS

21202 MARKET RIDGE



Population	1 Mile	3 Miles	5 Miles
Male	6,043	41,670	91,418
Female	6,438	43,125	95,461
Total Population	12,481	84,795	186,879

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,149	31,993	74,378
Black	1,184	6,665	13,717
Am In/AK Nat	9	119	280
Hawaiian	14	102	224
Hispanic	5,284	36,199	80,788
Asian	1,585	7,682	13,044
Multiracial	216	1,874	4,186
Other	41	153	280

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,502	34,317	76,343
Occupied	5,072	31,858	70,936
Owner Occupied	1,993	18,278	45,435
Renter Occupied	3,079	13,580	25,501
Vacant	430	2,459	5,407

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,523	17,371	37,929
Ages 15 - 24	1,651	11,630	23,531
Ages 25 - 54	5,684	35,939	77,542
Ages 55 - 64	1,203	8,679	20,268
Ages 65+	1,419	11,176	27,607

Income	1 Mile	3 Miles	5 Miles
Median	\$97,424	\$115,113	\$112,804
Under \$15k	288	1,240	2,695
\$15k - \$25k	90	603	1,849
\$25k - \$35k	225	1,179	3,248
\$35k - \$50k	624	2,833	5,152
\$50k - \$75k	668	3,915	9,233
\$75k - \$100k	715	4,177	9,452
\$100k - \$150k	934	5,947	13,591
\$150k - \$200k	558	4,408	9,623
Over \$200k	970	7,554	16,092

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

NORTHERN Map data ©2026

DISCLAIMER

21202 MARKET RIDGE



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL | HERITAGE

1717 N Loop 1604 E
San Antonio, Texas 78232



Each Office Independently Owned and Operated

PRESENTED BY:

MARCELINO GARCIA, CRE

Broker Associate
O: (210) 381-3722
C: (210) 381-3722
marcelino.kwcommercial@gmail.com
59919, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.