

FOR SALE

# 8004 WEST AVE

SAN ANTONIO, TX

OFFERING MEMORANDUM





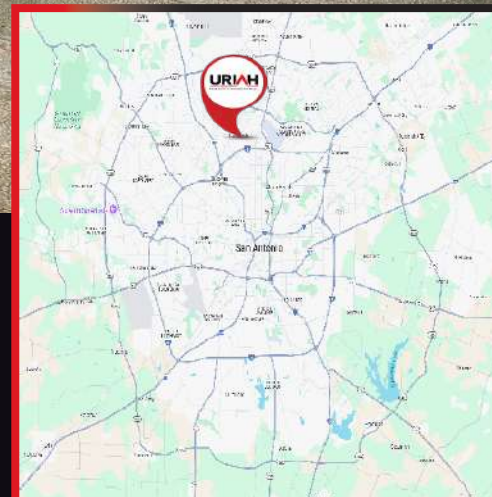
**URIAH**  
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# PROPERTY OVERVIEW - 8004 WEST AVE

## PROPERTY SUMMARY

This office/medical condominium offers a strong opportunity in the North Central San Antonio market, located directly on the signalized corner of West Ave and Lockhill Selma Rd. The property benefits from excellent visibility, convenient access, and exposure to steady residential and commercial traffic. As part of an established office condominium, the property provides a professional setting suited for medical, professional office, wellness, or service-oriented users. The surrounding area is supported by dense residential neighborhoods, established businesses, and a strong demographic base. Its central location provides convenient connectivity to Loop 410, US-281, and IH-10, making it easily accessible for clients, patients, employees, and customers throughout San Antonio.

### PROPERTY INFORMATION

#### LOT SIZE

TOTAL: 1.69 +/- AC

#### BUILDING

SIZE: 4,045 +/- SQFT

#### ZONING

DISTRICT "E" (OFFICE) &  
PROF. (1 STORY)

#### FRONTAGE

100 +/- LINEAR FT ON  
WEST AVE

### PROPERTY HIGHLIGHTS

EXCELLENT VISIBILITY AND ACCESSIBILITY

LOCATED DIRECTLY ON THE SIGNALIZED CORNER OF WEST AVE & LOCKHILL SELMA RD

SURROUNDED BY DENSE, ESTABLISHED RESIDENTIAL NEIGHBORHOODS

IDEAL FOR MEDICAL, PROFESSIONAL OFFICE, WELLNESS, OR SERVICE-ORIENTED USERS

# PROPERTY PHOTOS | 8004 WEST AVE



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# NEARBY AMENITIES



WHATABURGER H-E-B Chick-fil-A E! MIRASOL

PHIL HARDBERGER PARK



ROSS DRESS FOR LESS  
LA ANCHOASANA MEAT MARKET

WURZBACH RD

LOCKHILL SELMA RD

WEST AVE

Little Caesars Pizza  
SUBWAY H-E-B

281

GOLDEN CHICK

SUBJECT PROPERTY

EISENHOWER MIDDLE SCHOOL

BARNES & NOBLE  
BEST BUY  
DICK'S SPORTING GOODS  
HONDA  
CHEVROLET  
MITSUBISHI

ups H-E-B

Mc GIMSEY SCOUT PARK

goodwill ROOMS TO GO SUBARU  
LINCOLN MAZDA CRUNCH LEXUS QT

10

ANTONIOAN HIGH SCHOOL

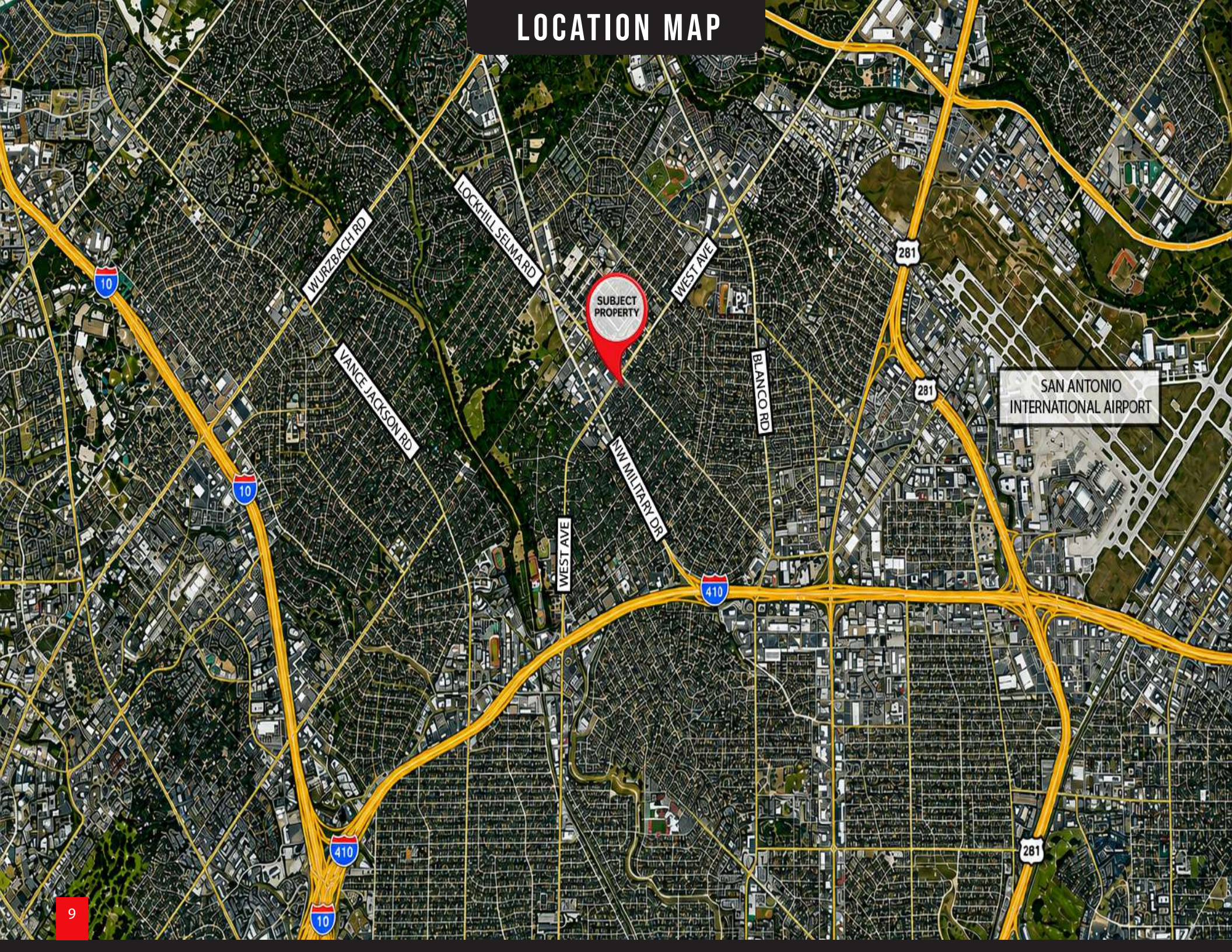
NW MILITARY DR

410



JACKSON MIDDLE SCHOOL

# LOCATION MAP



SUBJECT  
PROPERTY

SAN ANTONIO  
INTERNATIONAL AIRPORT

# 8004 WEST AVE

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