

FOR LEASE

SOUTH TEXAS
MEDICAL & DENTAL
PROFESSIONALS
DIGITAL
TENANT
SIGNAGE

2020

**2020 BABCOCK RD
SAN ANTONIO, TX 78229**

PROPERTY HIGHLIGHTS

2020 Babcock Rd | 78229

Located in the heart of the San Antonio Medical Center, 2020 Babcock is a prime medical office building and has been a staple for medical practices and their patients since 1985. This well-maintained property offers a convenient location, ample parking, and recently renovated common areas. Ideal for buyer occupancy or hospital system partnership practices, 2020 Babcock provides easy access to Loop 410, IH-10, and Wurzbach Pkwy and a variety of nearby amenities.

KEY FEATURES:

- » Convenient Location: Situated in the San Antonio Medical Center
- » Recently Renovated: Upgraded common areas and building systems, including new HVAC units, a digital sign, and a key fob security system.
- » Medical Office & Dentistry: Ideal for a variety of medical and dental practices.
- » Second Gen Vacancies: Available spaces suitable for new tenants.
- » Walkable Amenities: Located near retail and restaurants, including Dunkin Donuts, Dutch Brothers Coffee, and Jimmy Johns Sandwich.
- » Owner-Occupied: Well-maintained by the owner, ensuring the building's integrity.
- » Digital Signage: Located in the front of the building, facing Babcock Rd for tenant marketing use.

RENTAL RATES

- » \$10.00/SF/YR Base
- » \$11.75/SF/YR CAM Actual

SALES PRICE

- » Contact Broker



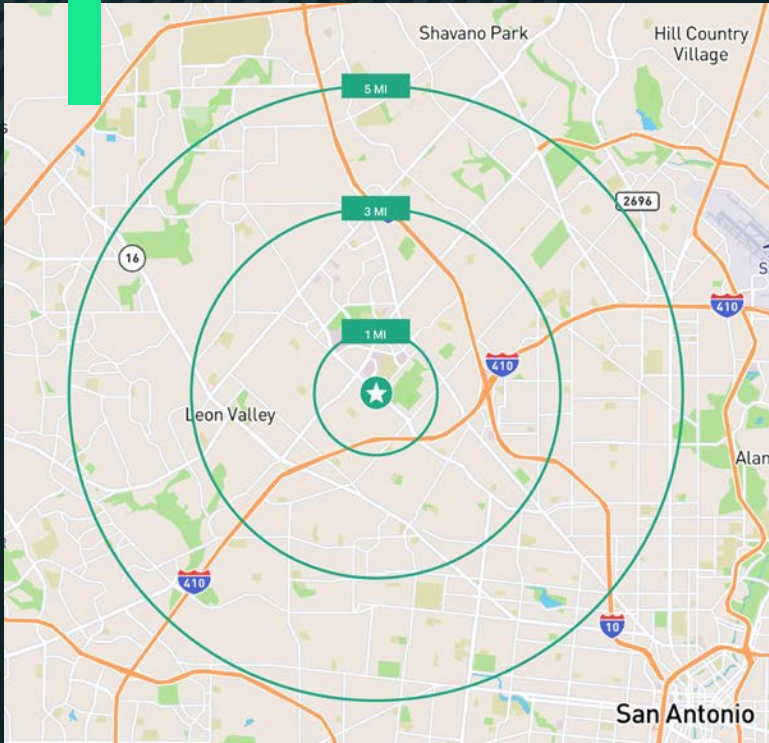
Address	2020 Babcock Rd San Antonio, TX 78229
Land Area	1.83 AC
Building Size	34,426 SF
Year Built	1985
Parking Ratio	5.00/1000
Occupancy	32%

AERIAL VIEW

2020 Babcock Rd | 78229



DEMOGRAPHICS



	1 mi.	3 mi.	5 mi.
2024			
2024 Average Household Income	\$64,646	\$68,841	\$77,229
2029 Average Household Income	\$71,587	\$78,075	\$87,807
2024 Median Household Income	\$44,303	\$51,868	\$55,912
2029 Median Household Income	\$48,937	\$56,717	\$62,118

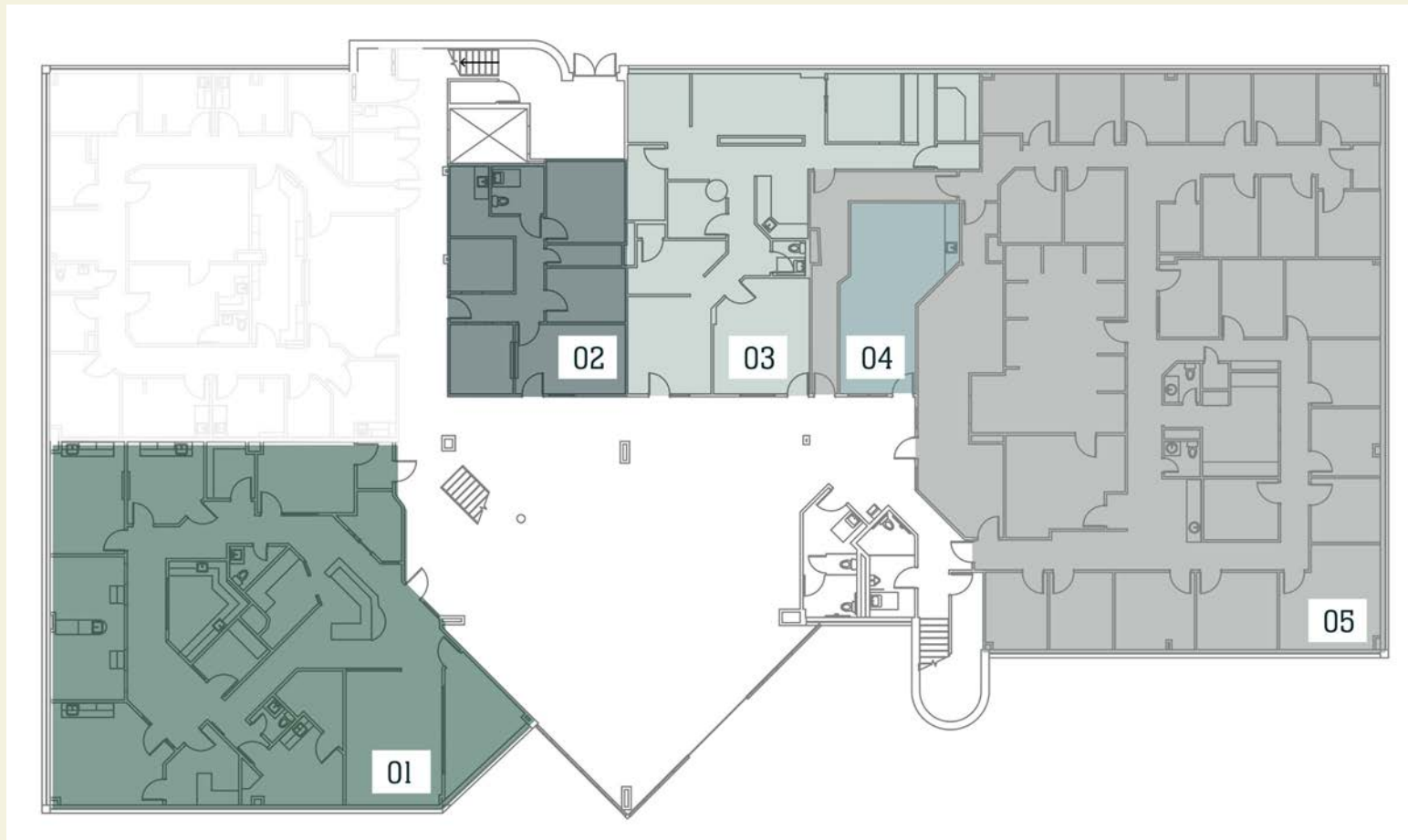
HOUSEHOLDS			
2010 Households - Census	6,799	58,779	142,041
2020 Households - Census	7,668	63,911	151,579
2024 Households - Current Year Estimate	7,896	64,185	150,767
2029 Households - Five Year Projection	7,971	64,448	151,047

POPULATION			
2010 Population - Census	13,542	135,828	361,000
2020 Population - Census	15,234	146,646	375,405
2024 Population - Current Year Estimate	15,317	144,592	367,531
2029 Population - Five Year Projection	15,257	143,054	362,596

PLACE OF WORK			
2024 Businesses	1,346	7,474	15,137
2024 Employees	45,226	116,979	203,506
Healthcare Occupation	1,136	8,047	19,446
Healthcare Industry	1,579	12,281	28,069

FLOOR PLAN

FIRST FLOOR



01 Suite 10
3,789 SF

02 Suite 14*
1,039 SF

03 Suite 15*
1,959 SF

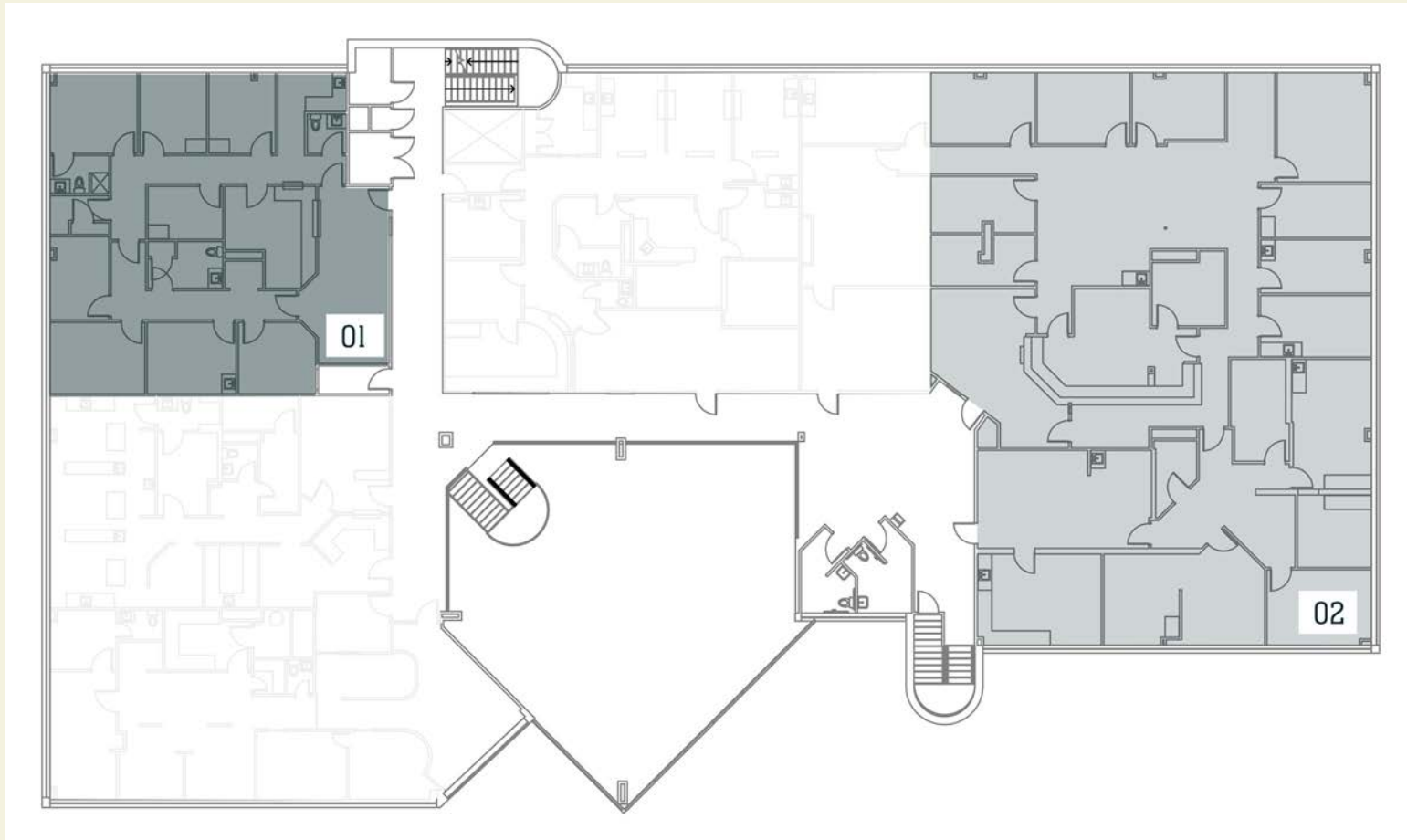
04 Bldg Conf Room*
472 SF

05 Suite 19*
6,747 SF

*CONTIGUOUS TO 10,217 SF

FLOOR PLAN

SECOND FLOOR



01 Suite 24
2,778 SF

02 Suite 30**
6,437 SF

**BUILDING CONTIGUOUS TO 16,654 SF

PROPERTY PHOTOS



WAYNE SIMMONS

Leasing Manager

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CONTACT