



# FOR LEASE

7122 San Pedro Ave,  
San Antonio, TX 78216



**±6,966 SF AVAILABLE | RETAIL**

# SUMMARY

Located within San Antonio's premier retail corridor, this ±6,966 SF opportunity shadows one of Texas' highest-performing Crunch Fitness locations and benefits from a dense retail and residential trade area. Positioned near North Star Mall and the US-281/Loop 410 interchange, the property offers strong consumer traffic, established co-tenancy, and excellent regional accessibility.

## Property Specs

|              |                    |
|--------------|--------------------|
| LEASE RATE   | <b>\$18.00 PSF</b> |
| NNN EXPENSES | <b>\$8.00 PSF</b>  |
| AVAILABLE SF | <b>±6,966 SF</b>   |



- Open Floor Plan - flexible for multiple uses
- Quality interior finish-out, move-in ready



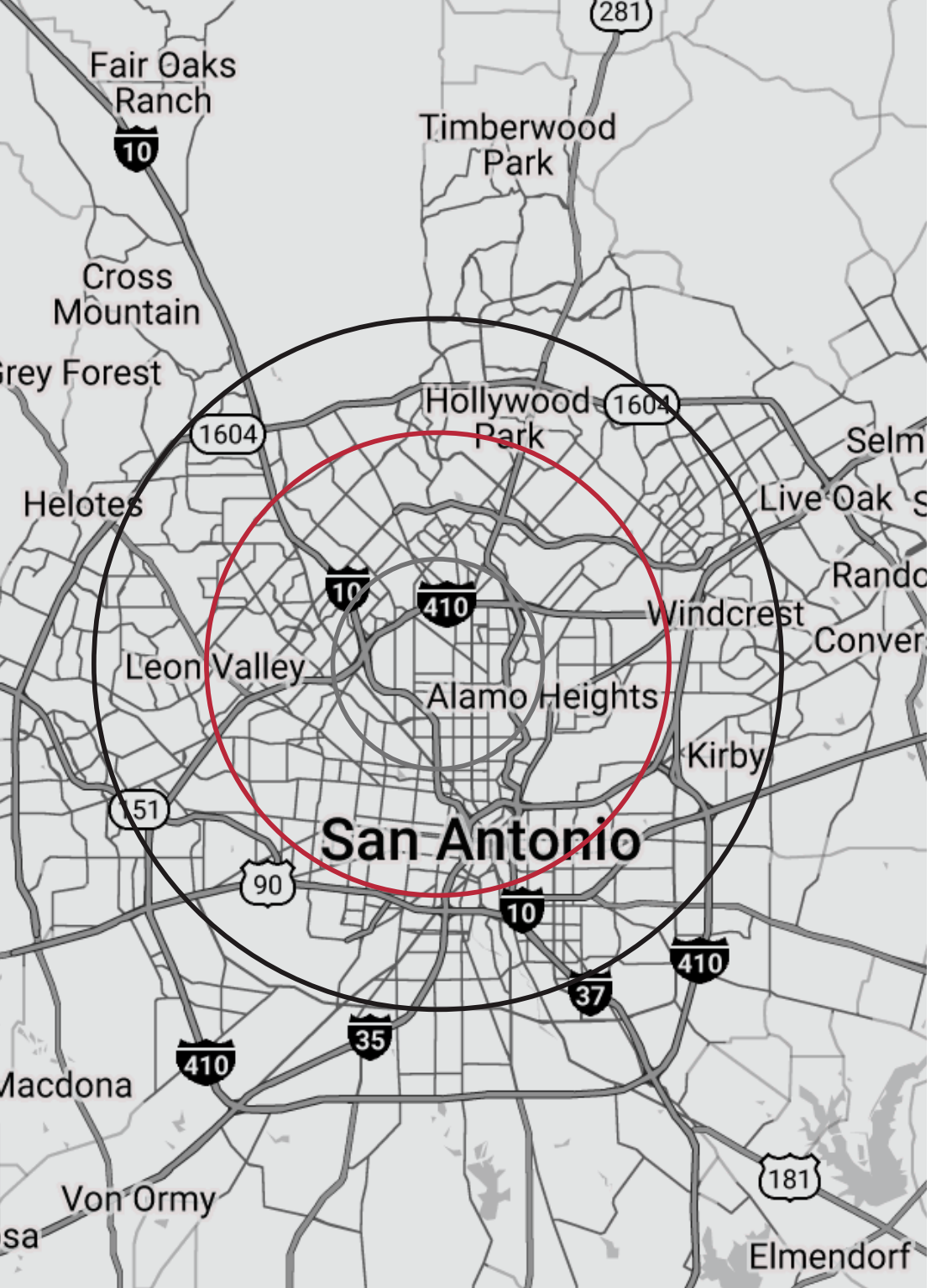
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# AREA MAP







# DEMOGRAPHICS

| POPULATION             | 1-mile   | 3-mile    | 5-mile   |
|------------------------|----------|-----------|----------|
| 2025 Population        | 11,929   | 105,665   | 305,344  |
| HOUSEHOLDS             | 1-mile   | 3-mile    | 5-mile   |
| 2025 Households        | 4,896    | 43,791    | 134,584  |
| INCOME                 | 1-mile   | 3-mile    | 5-mile   |
| 2025 Average HH Income | \$81,849 | \$102,251 | \$95,932 |

## Traffic Counts

| STREET        | AADT   |
|---------------|--------|
| San Pedro Ave | 29,698 |
| Oblate Dr     | 22,200 |

## Cities Nearby

|                   |            |
|-------------------|------------|
| Austin, Texas     | 79.5 miles |
| Waco, Texas       | 180 miles  |
| Houston, Texas    | 197 miles  |
| Fort Worth, Texas | 268 miles  |
| Dallas, Texas     | 273 miles  |

# TERMS & CONDITIONS

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## Summary Documents

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WHY NAI