

 **FOR LEASE**



# PROVIDENCE BY THE GREEN

SEQ OF CANYON GOLF RD & OVERLOOK PKWY

**SAN ANTONIO, TEXAS**

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# PROVIDENCE BY THE GREEN | 25395 Canyon Golf Rd, San Antonio, Texas, 78260

## OVERVIEW

- Located at the southeast quadrant of Canyon Golf Rd and Overlook Pkwy, just west of US-281
- New development - estimated delivery September 2025
- Patios with scenic golf course views
- Available Spaces:
  - 1,774 SF & 2,786 SF 1st floor spaces
  - 831 SF, 1,345 SF & 1,480 SF 2nd floor spaces
  - 4,389 SF 3rd floor space
- Call for Info & Price

## TRAFFIC COUNTS

Canyon Golf Rd: 12,873 VPD (TXDOT, 2023)

Overlook Pkwy: 10,689 VPD (TXDOT, 2023)

US Hwy 281: 60,619 VPD (TXDOT, 2022)

## DEMOGRAPHICS

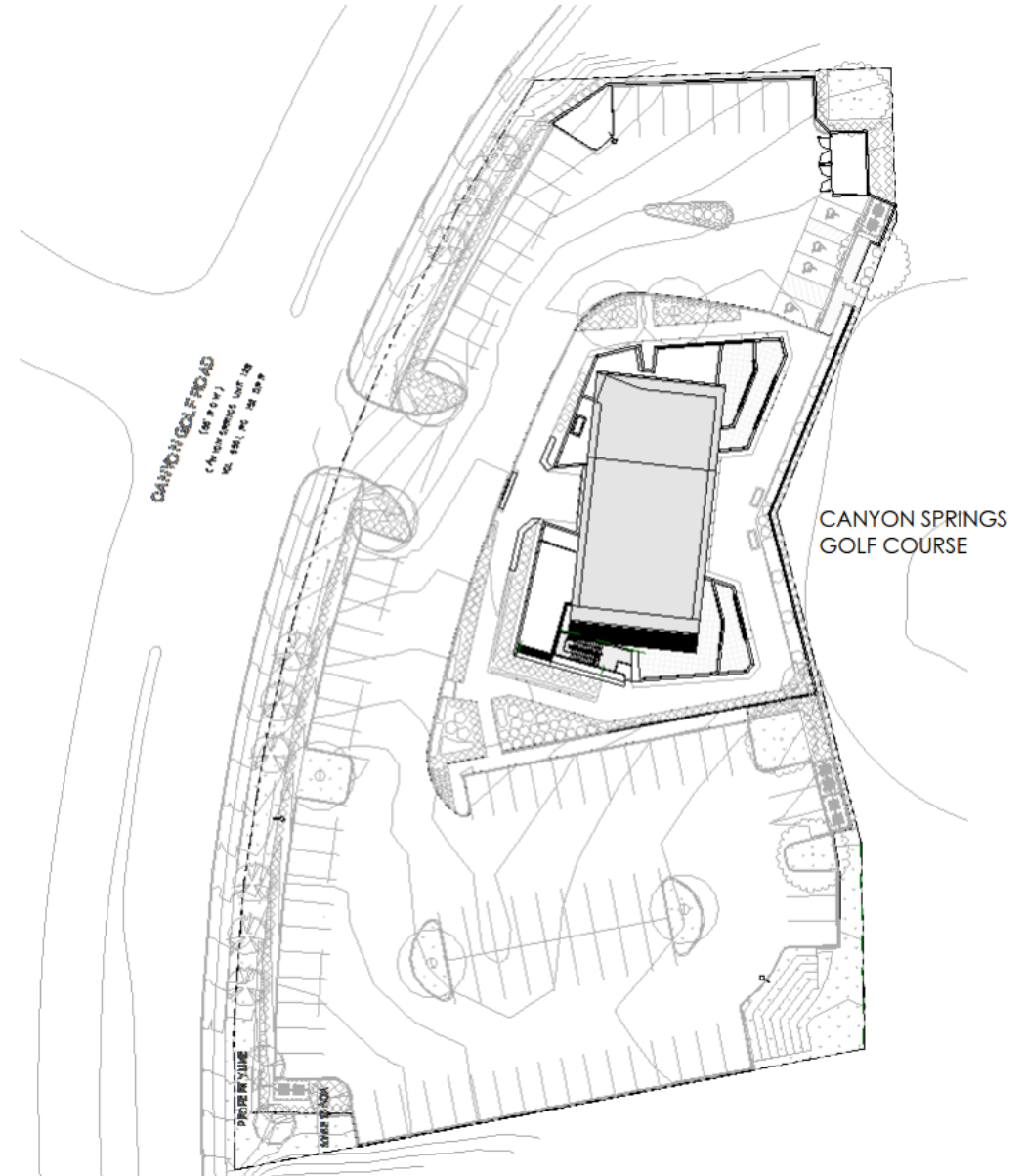
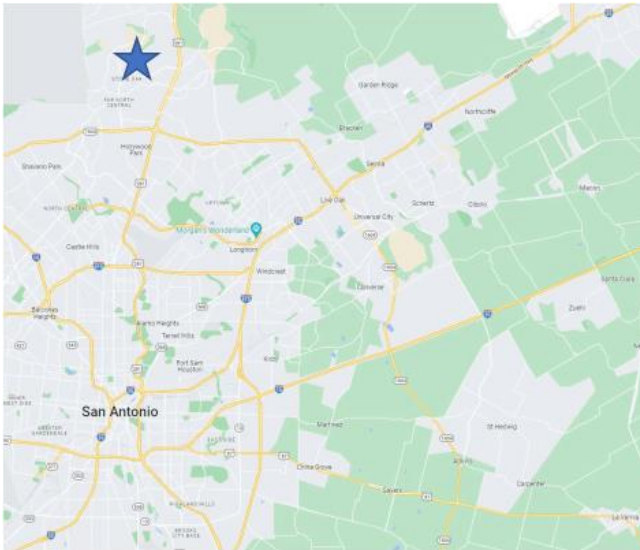
	1-mile	3-mile	5-mile
2024 Population	12,638	68,845	130,469
2029 Projected Pop.	12,705	73,298	139,612
Households	4,232	22,961	45,168
Avg HH Income	\$157,110	\$163,563	\$153,445



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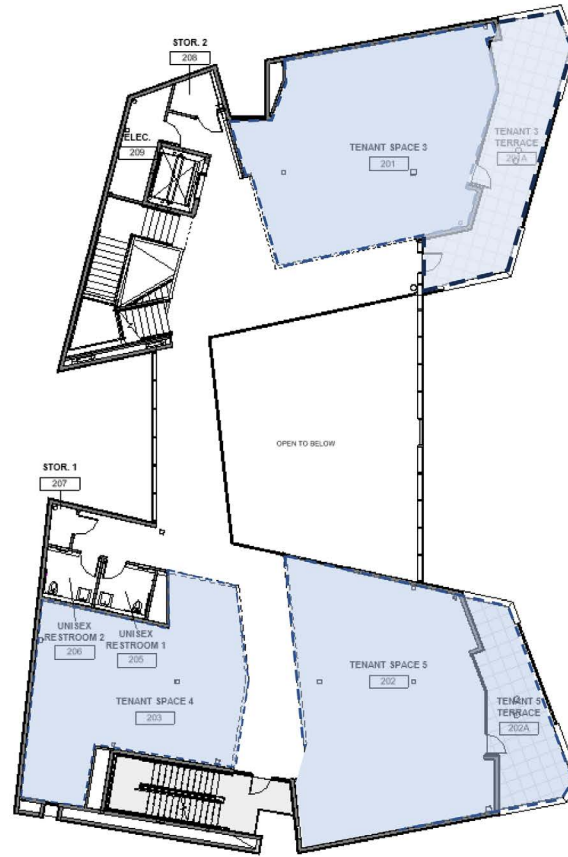
## SITE PLAN

25395 CANYON GOLF ROAD  
SAN ANTONIO, TX 78258

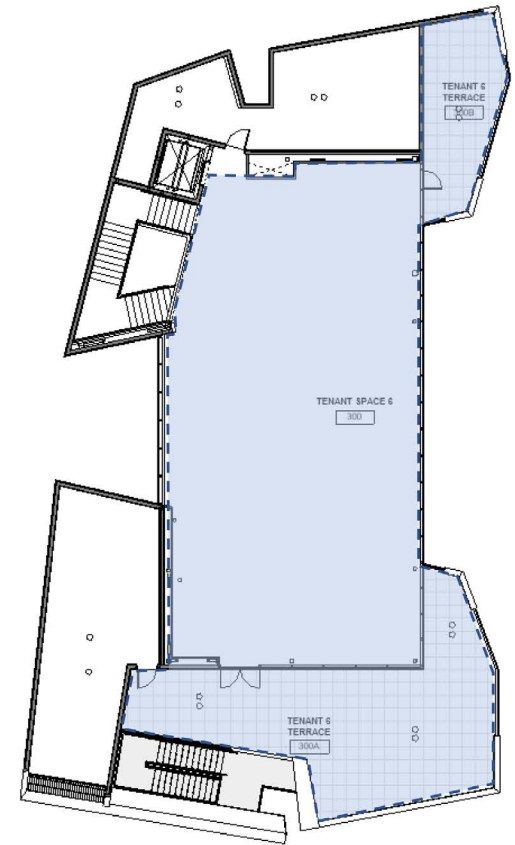




LEVEL 1 LEASE SPACES



LEVEL 2 LEASE SPACES



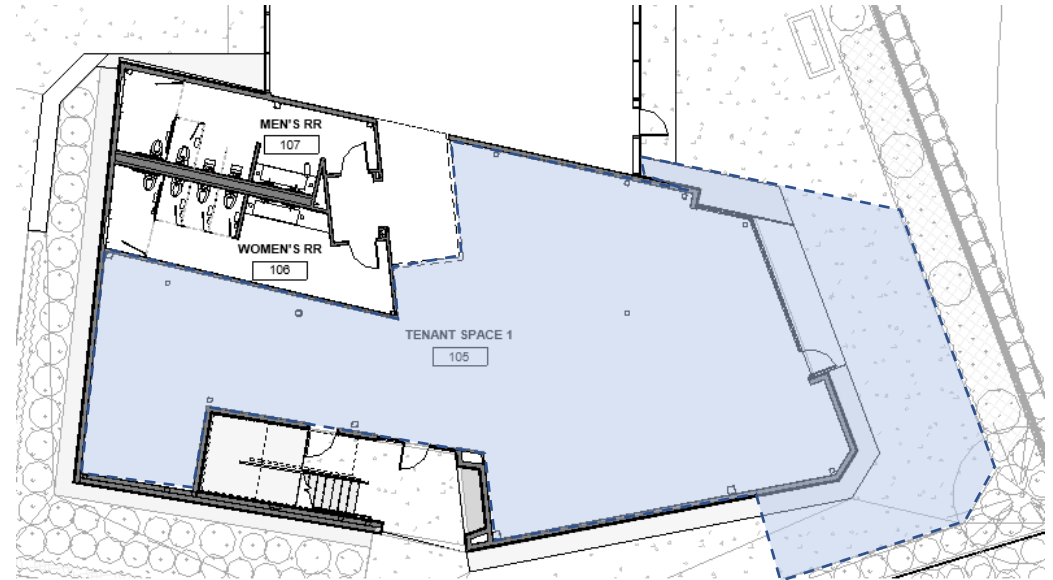
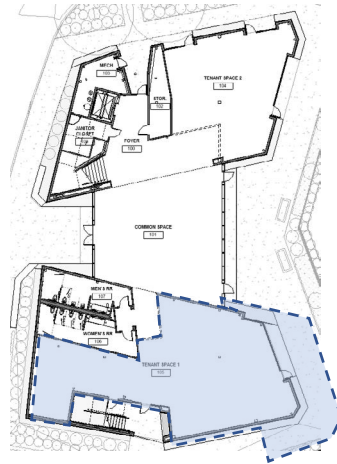
LEVEL 3 LEASE SPACES

# PROVIDENCE BY THE GREEN | 25395 Canyon Golf Rd, San Antonio, Texas, 78260

## TENANT SPACE 1

1<sup>st</sup> Floor  
Interior Size: 2060 SF  
Exterior Size: 726 SF

Adjacent to Restrooms  
Direct terrace access  
Outside seating  
Entry from parking lot  
Golf course views



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## TENANT SPACE 2

1<sup>st</sup> Floor

Interior Size: 1124 SF

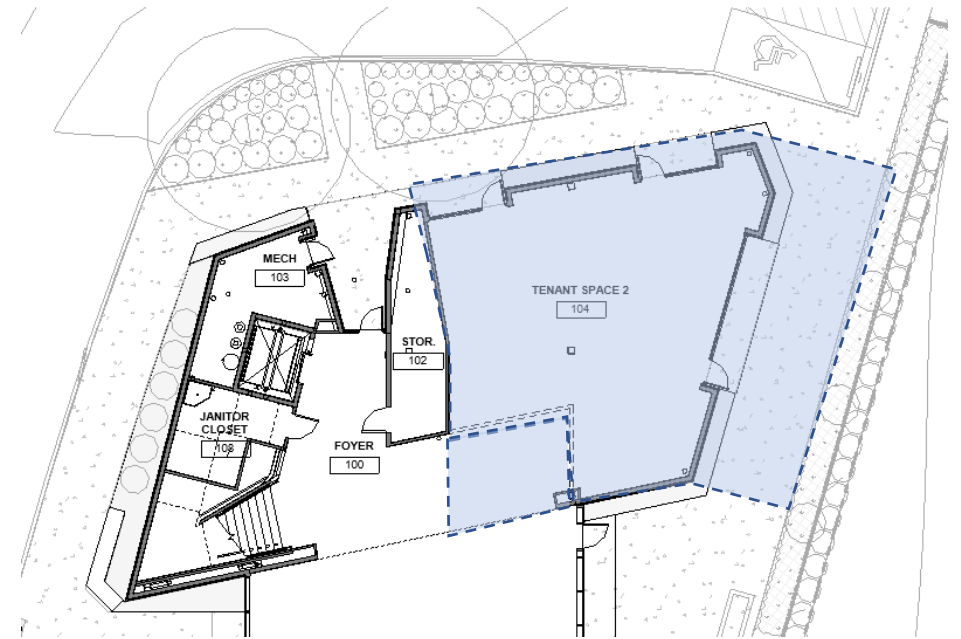
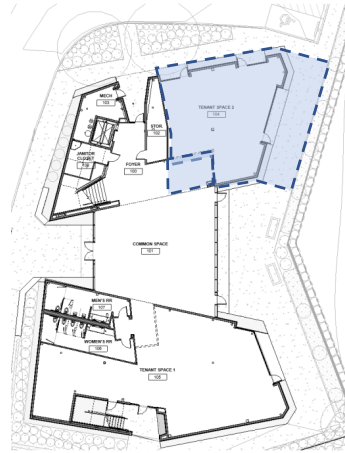
Exterior Size: 650 SF

Direct terrace access

Outside seating

Entry from parking lot

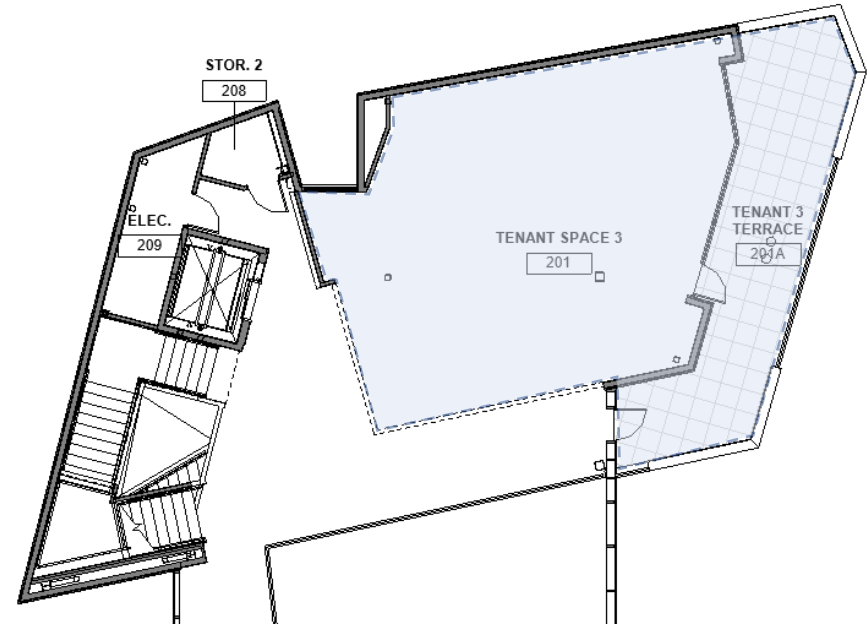
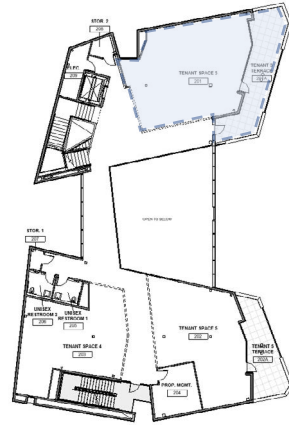
Golf course views



## TENANT SPACE 3

2<sup>nd</sup> Floor  
Interior Space Size: 1078 SF  
Terrace Size: 402 SF  
Total: 1480 SF

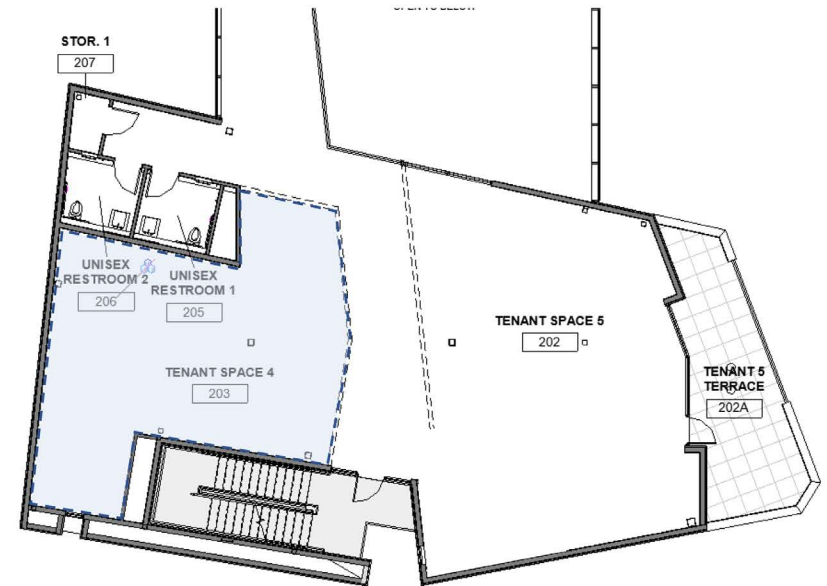
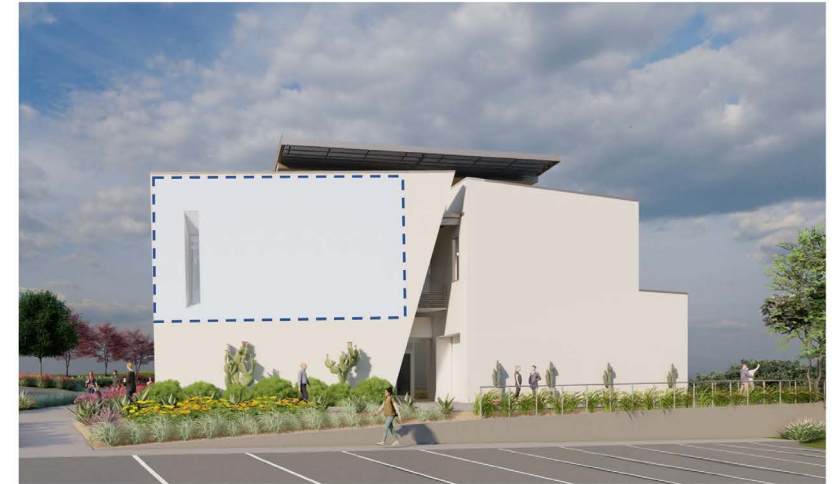
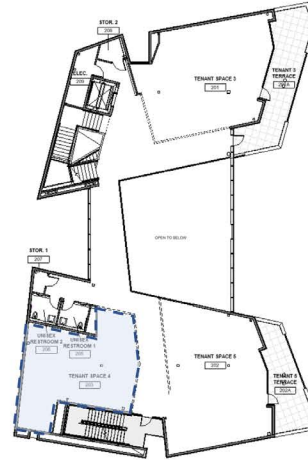
Private terrace access  
Golf course views  
Direct access to vertical circulation



## TENANT SPACE 4

2<sup>nd</sup> Floor  
Size: 831 SF

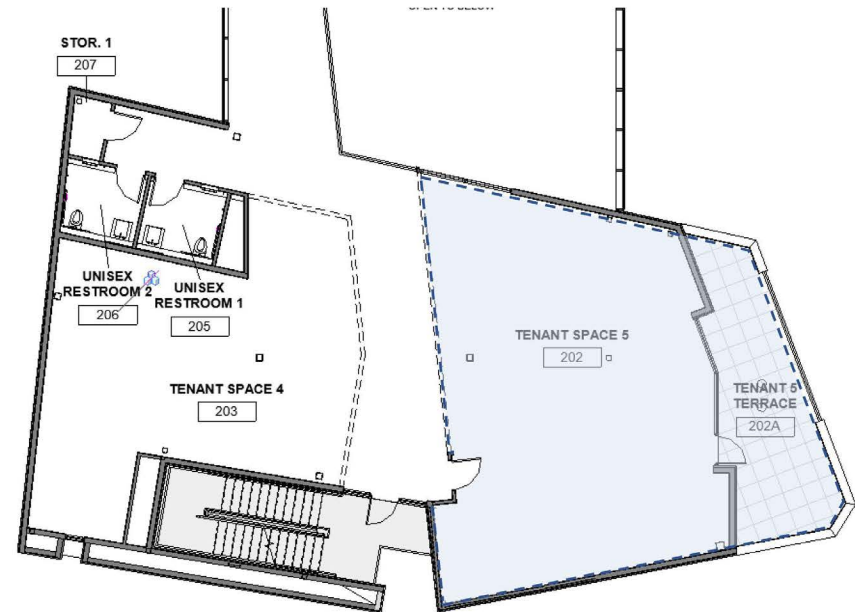
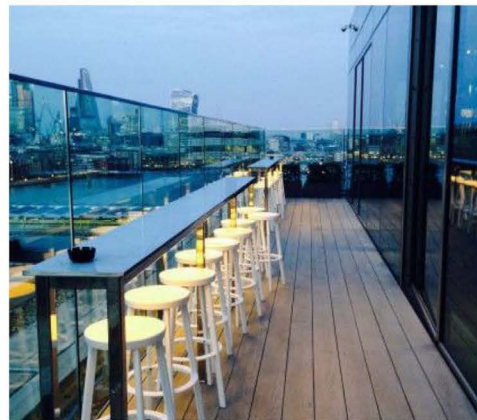
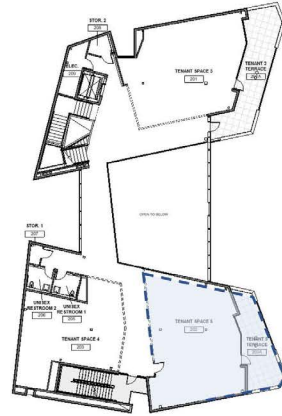
- Adjacent to 2<sup>nd</sup> Floor restrooms
- Direct access to exterior vertical circulation
- Unique exterior fenestration
- Views towards San Antonio skyline
- High exposure from interior



## TENANT SPACE 5

2<sup>nd</sup> Floor  
Interior Size: 1078 SF  
Terrace Size: 267 SF  
Total: 1345 SF

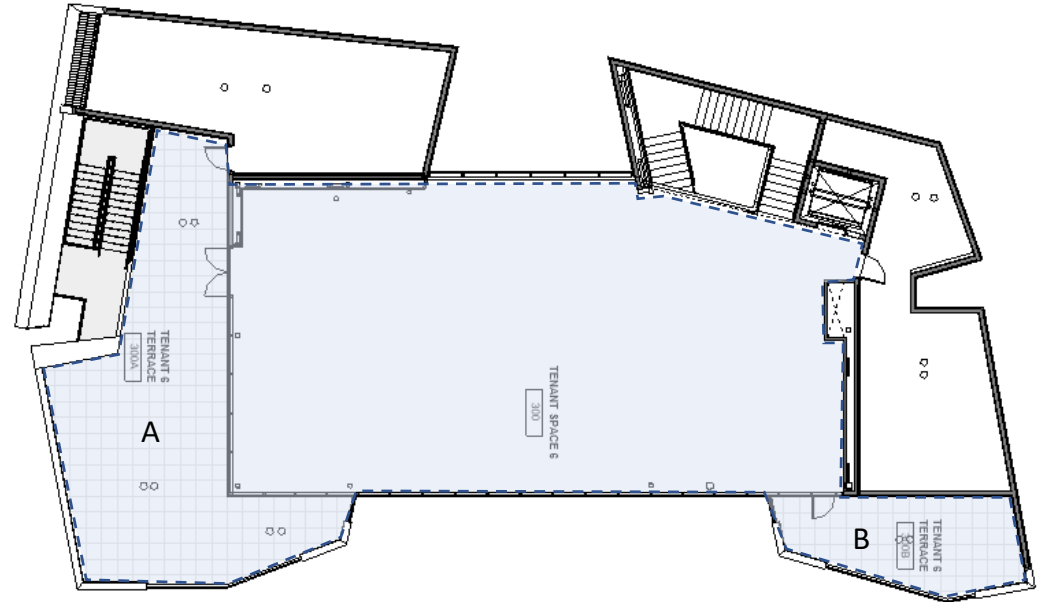
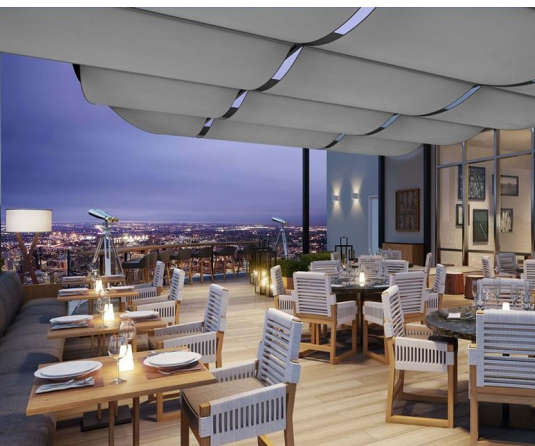
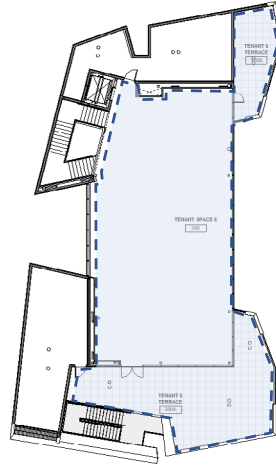
Private Terrace  
Golf course view  
Direct access to exterior vertical circulation  
Overlooks event space below



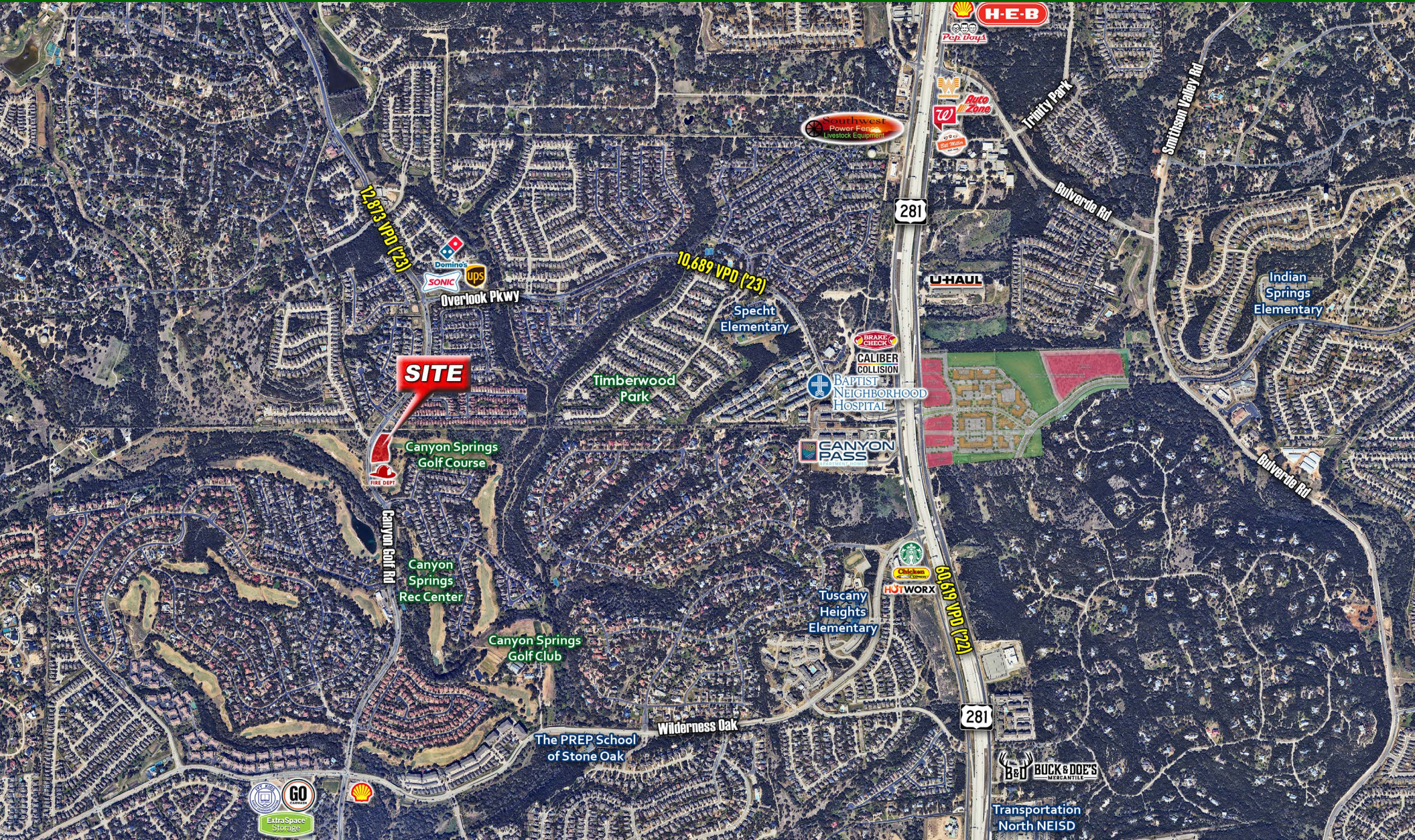
## TENANT SPACE 6

3<sup>rd</sup> Floor  
Interior Space Size: 3016 SF  
Terrace A Size: 1064 SF  
Terrace B Size: 309 SF  
Total: 4389 SF

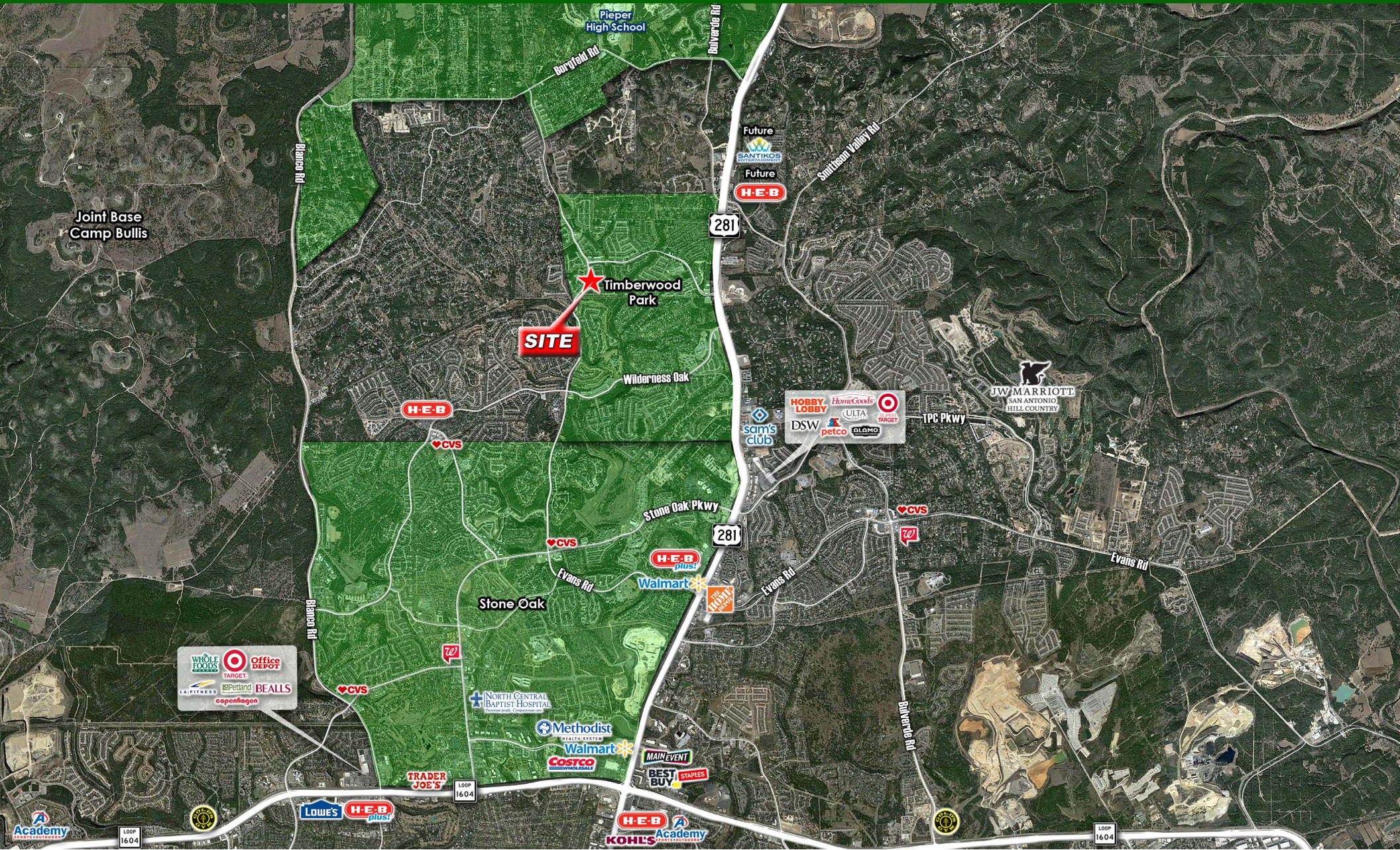
One Large open terrace  
One Private terrace  
Golf Course view  
Open Flexible Space  
360 Degree Views



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