

FOR LEASE

SHOPS AT CALLAGHAN

1328 Callaghan Rd
San Antonio, TX 78228



NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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SUMMARY

Property Specs

LEASE RATE	\$30 PSF
NNN EXPENSES	\$5.90 NNN
TENANT IMPROVEMENTS	Negotiable
TOTAL AVAILABLE	±20,945 SF
SUITE SIZES	Pad Site ±20,000 SF In-Line Retail ±945 SF

- Serving a trade area of more than 98,000 residents within a 3-mile radius and over 222,000 residents within 5 miles.
- Signalized hard corner on Callaghan Road with excellent visibility, monument signage, and multiple points of ingress/egress.
- 18,000+ vehicles per day, providing exceptional exposure to passing motorists.
- High-Traffic Shopping Center | 474,200 Annual Visits (2025)



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.
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AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2026 Population	15,173	113,697	336,126
HOUSEHOLDS	1-mile	3-mile	5-mile
2026 Households	5,162	42,931	129,333
INCOME	1-mile	3-mile	5-mile
2026 Average HH Income	\$68,505	\$67,703	\$73,952

Traffic Counts

STREET	AADT
Callaghan Road	22,933
Culebra Road	23,924

Distance to

Downtown San Antonio	8.2 miles
Lackland AFB	8.7 miles
San Antonio Airport	12 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

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