



Retail Space
FOR LEASE

Suite 1: +/- 1,210 SF

Suite 2: +/- 1,601 SF

Suite 3: +/- 4,722 SF (can be demised)

Suite 4: +/- 2,380 SF

TOTAL: +/- 9,913 SF

623 Fredericksburg San Antonio, TX 78201

+/- 9,913 SQFT – 623 Fredericksburg

For Lease Offering

Centro Properties is pleased to present 623 Fredericksburg, a for lease retail opportunity located in the historic Beacon Hill neighborhood in San Antonio. The property offers flexible suites sizes of 1,200 sf, 1,601 sf, 2,380 sf and 4,722 sf (with the ability to dedicate the entire 9,913 Sf to one user) along a highly visible stretch of Fredericksburg Road featuring strong traffic, visibility, and accessibility.

The site is zoned C-3 NA and provides approximately 30 parking spaces, giving flexibility for a range of retail or service-oriented uses.

Located just minutes from Downtown, The Pearl, and Midtown, the property benefits from strong central connectivity within San Antonio's urban core.

Upon closing, ownership will drastically upgrade the exterior façade at a cost of over \$300,000.



Executive Summary



SITE

Parking

Suite Sizes:

- Suite 1: +/- 1,210
- Suite 2: +/- 1,601
- Suite 3: +/- 4,722 (can be demised)
- Suite 4: +/- 2,380

Suites:

Four to Six Suites

Year Built:

1960

Submarket:

Beacon Hill

Property Type:

Retail/Office

Zoning

C-3 NA

Parking

+/- 30 spaces

Lease Offering

3-7 Years

LEASE OFFERING

PRICING

INQUIRE WITH BROKER

+/- 1,200-9,913

SQUARE FEET

6

BATHROOMS

Lease Structure: Triple Net Lease

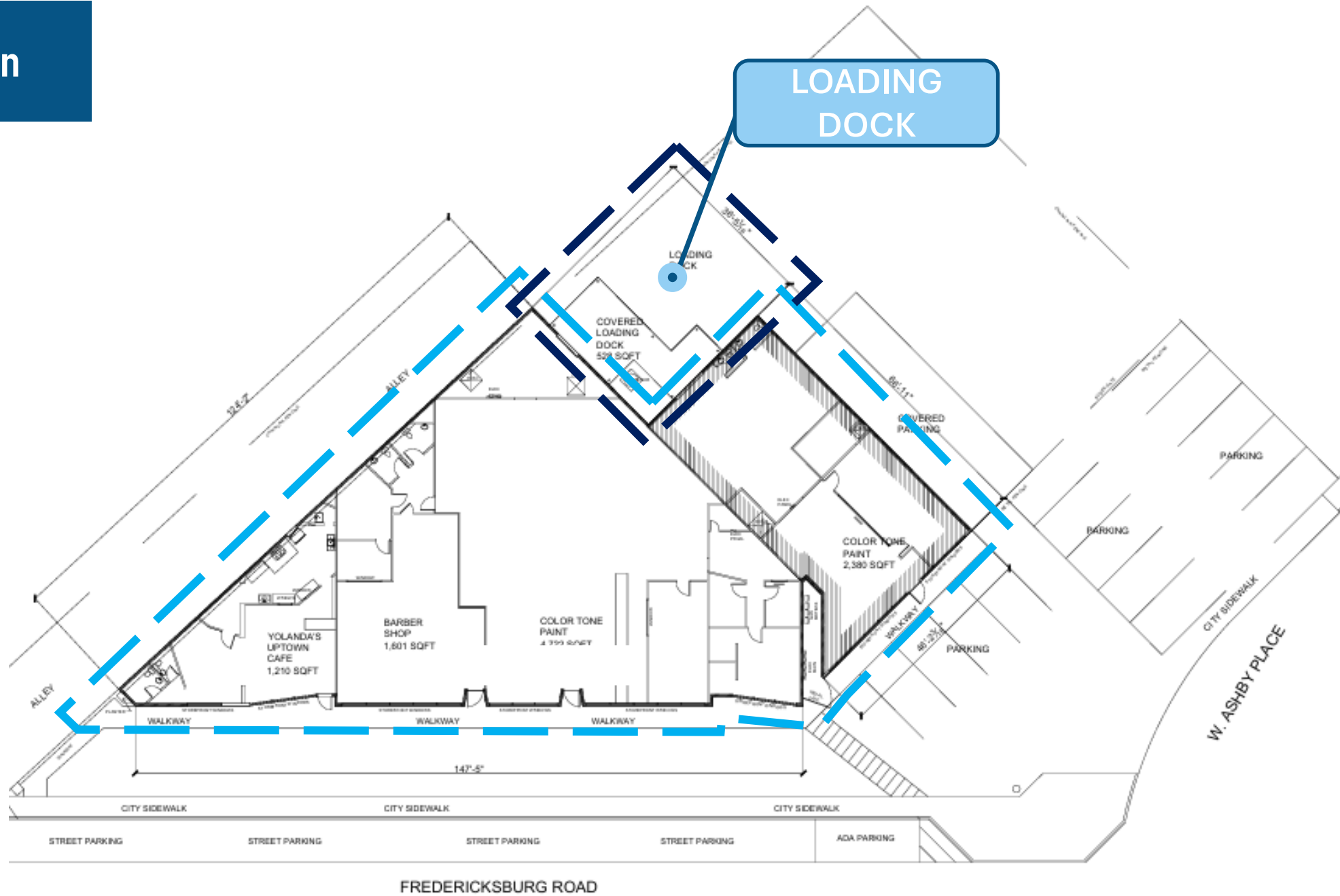
Renewal Options: Negotiable

TI: Available



Premier Retail Space

Floorplan



Demographic Overview



LOCATION

Beacon Hill is one of San Antonio’s most established urban neighborhoods, known for its historic character, central location, and strong neighborhood identity. Positioned just north of Downtown, the area offers immediate access to the city’s core employment, entertainment, and cultural hubs while maintaining a distinct residential fabric.

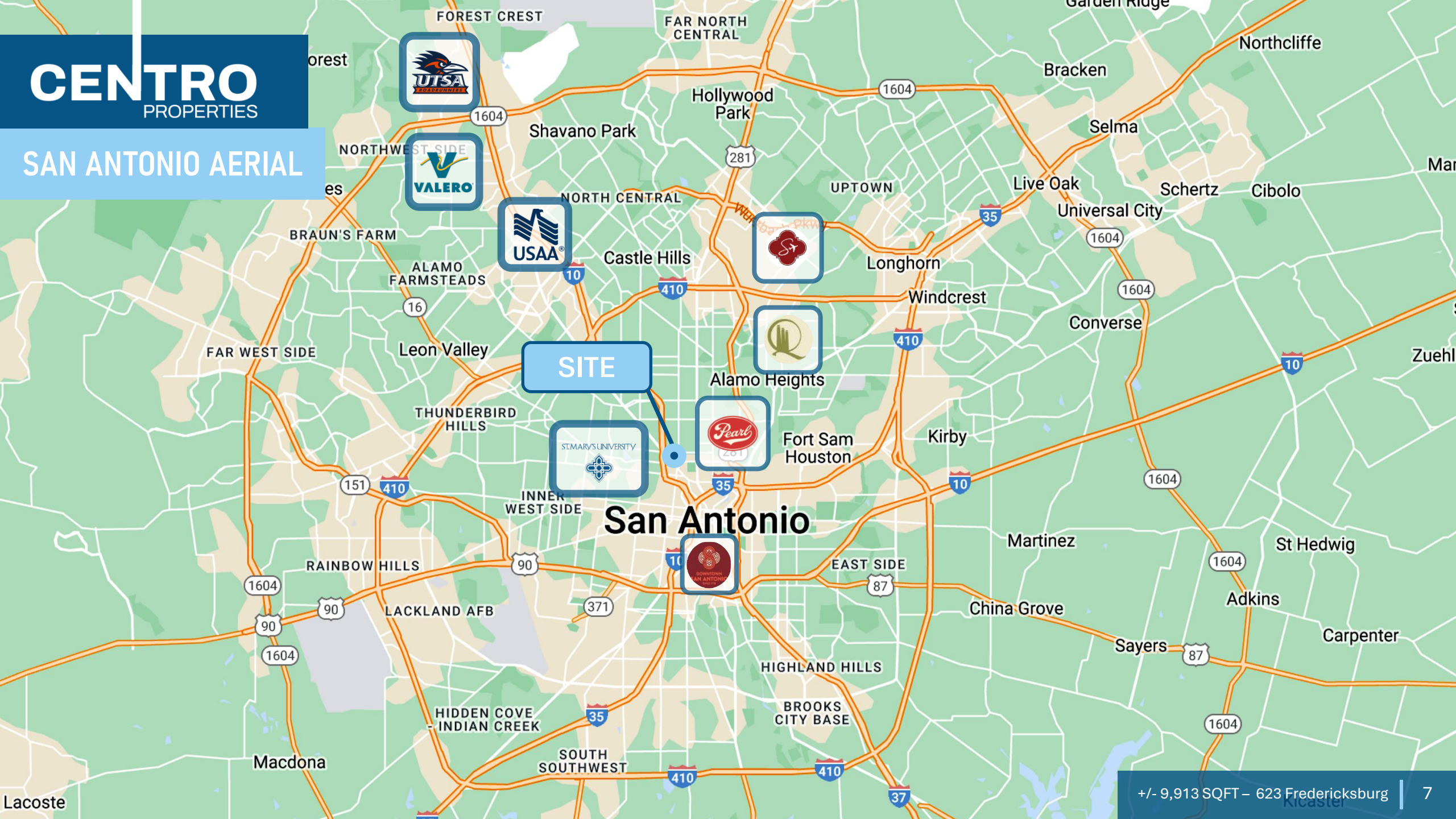
The neighborhood benefits from proximity to both IH-10 and IH-35, providing efficient connectivity across the city. Beacon Hill is also just minutes from the Pearl District, Midtown, and Downtown San Antonio, placing it near some of the city’s most active dining, retail, and lifestyle destinations. With its central positioning and continued reinvestment in surrounding urban corridors, Beacon Hill remains a highly accessible and desirable area within San Antonio’s core.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<i>Est. Population</i>	17,190	152,925	393,508
<i>Daytime Employment</i>	~ 7,200	~ 125,000	~ 215,000
<i>Avg. HH Income</i>	\$68,191	\$72,470	\$75,531

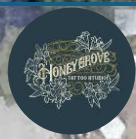
*Source Costar

NEIGHBORS





SITE



SITE



W Ashby Pl

Fredericksburg Rd.

Cincinnati Ave

EXTERIORS



EXTERIORS









CONTACTS

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © Centro Properties



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.....	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date