



FOR SALE OR LEASE

**600 E. AMBER
SAN ANTONIO, TX 78221**



Angela Loera, TACS
210-848-9772
AloerA@VerdeCommercial.com

Rob R. Rodriguez
(210)264-8897
RRodriguez@VerdeCommercial.com



Community Overview

The South Side of San Antonio is entering a period of rapid expansion fueled by major healthcare and educational developments, and 600 E Amber St is uniquely positioned to capitalize on this growth.

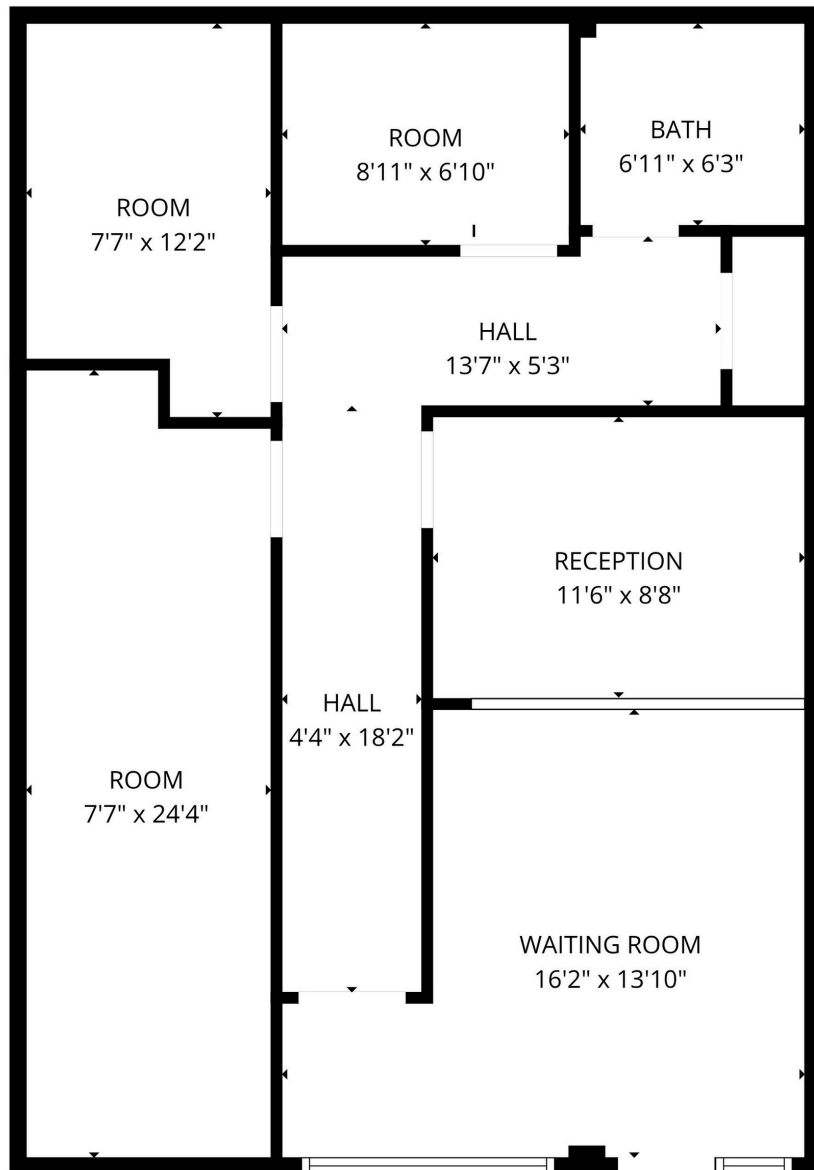
With the University Health Palo Alto Hospital and medical campus rising near Texas A&M University–San Antonio, the area is evolving into a significant medical and professional district. This surge in hospital infrastructure, specialty clinics, and supporting services is expected to drive demand for conveniently located medical and office facilities.

600 E. Amber C-2 zoning accommodates a wide range of uses including medical, office, and retail. Offering flexibility for a variety of other professional operations. Its **6,369-square-foot building sits on a generous 0.678-acre lot and includes approximately 48 dedicated parking spaces**, a valuable asset for practices that rely on steady patient volume and ease of access. The site also benefits from close proximity to major transportation corridors, ensuring smooth connectivity for patients, staff, and service providers.

As the South Side continues to develop into a medical, educational, and residential hub, 600 E Amber St offers strong potential for both operational efficiency and long-term value appreciation, making it an appealing option for investors or professionals seeking a foothold in a growing healthcare market.

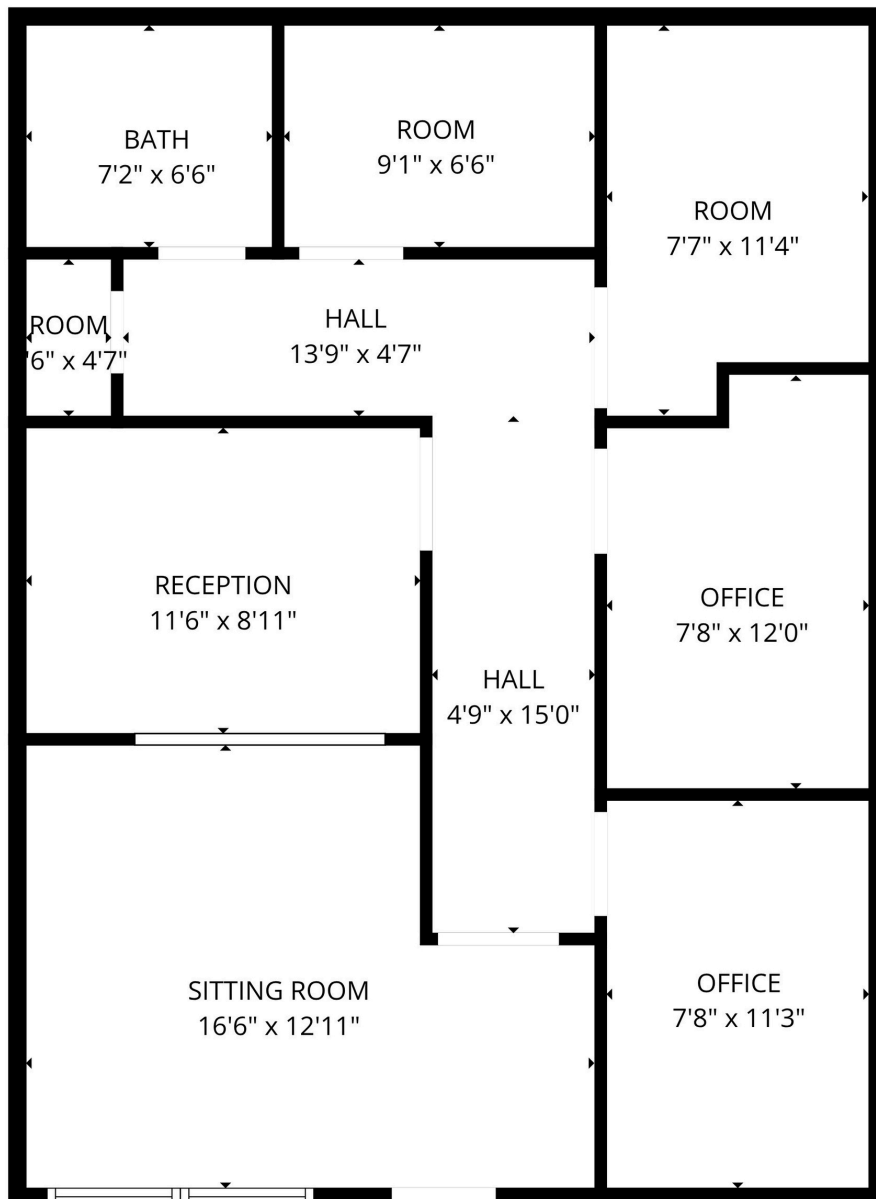
Floor plan

109

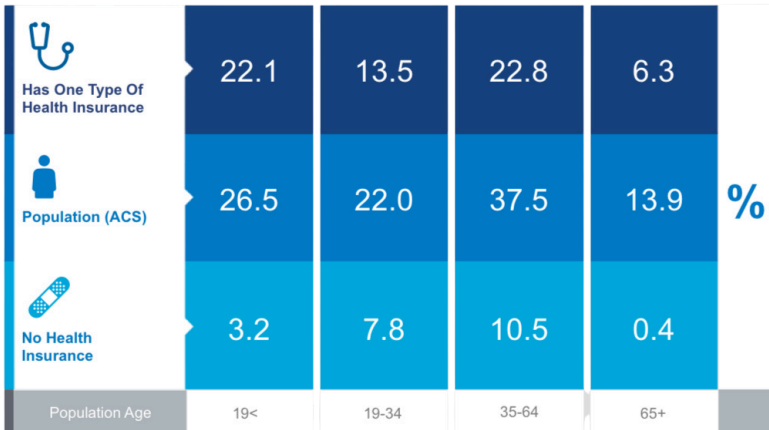


Floor plan

107



5 mile radius



Population

87,586
Civilian Noninstitutionalized Population (ACS)

Exercise (Percent of Adults)

42.3%
Exercise at home 2+ times per week

9.9%
Exercise at club 2+ times per week

Health Care Expenditure

\$2,902
Annual Health Insurance Expenditures

\$1,471
Medical Care

Medicare: Population 65+

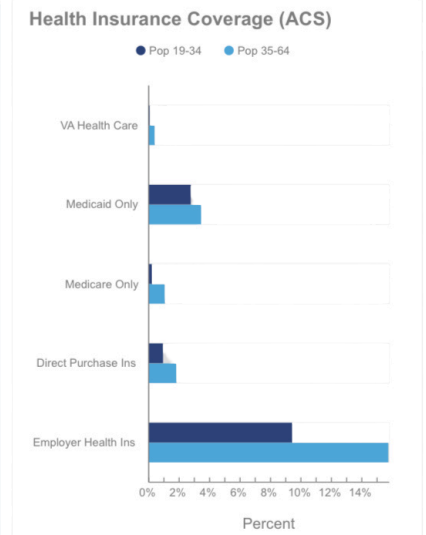
5,174
Medicare Only

838
Direct-Purch & Medicare

956
Employer & Medicare

2,502
Medicare & Medicaid

Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$808.9
Medicare Payments	\$702.5
Physician Services	\$169.7
Dental Services	\$263.8
Eyecare Services	\$52.5
Lab Tests/X-rays	\$48.3
Hospital Room & Hospital Service	\$170.0
Convalescent/Nursing Home Care	\$16.3



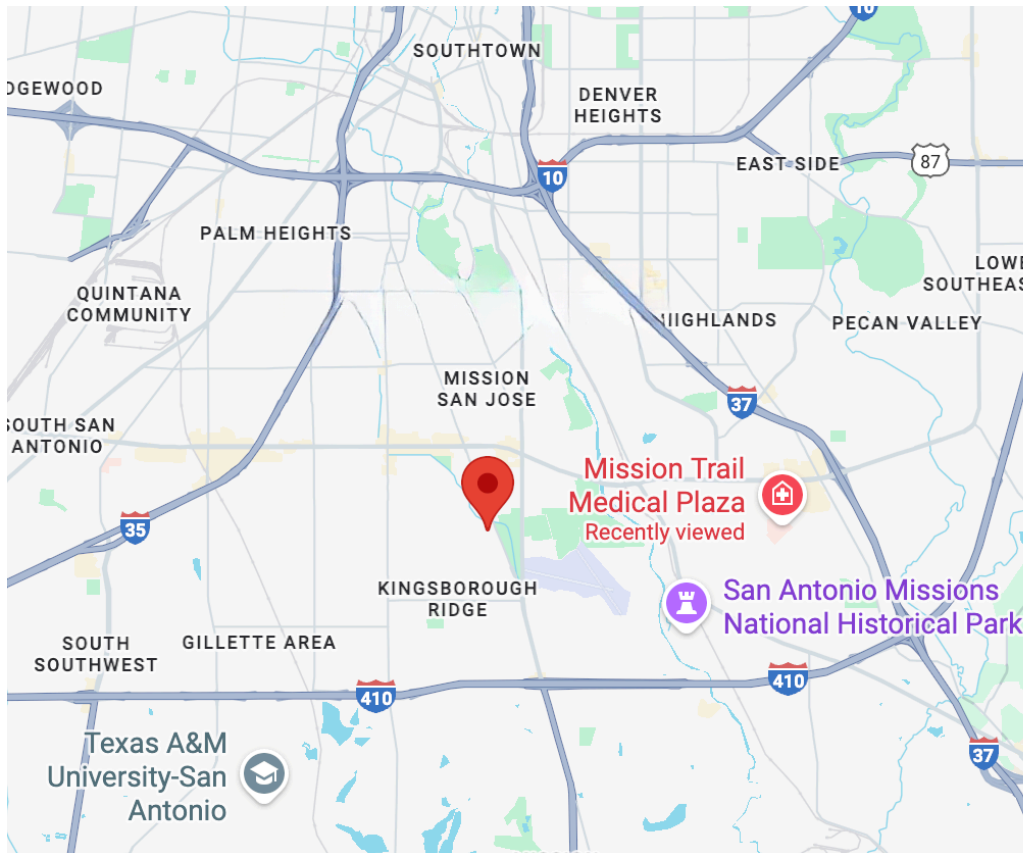
THE SCIENCE OF WHERE™
This infographic contains data provided by American Community Survey (ACS), Esri and Bureau of Labor Statistics, Esri and GfK MRI. The vintage of the data is 2017-2021, 2023. © 2025 Esri

Property Overview

- 6,370 SF
- Zoning C-2
- 0.6780 AC
- Medical/office
- 48 parking spaces

Location Highlights

- 5 miles to University Health Palo Alto Hospital
- 4 miles to Mission Trail Baptist Hospital
- Bus stop is the corner on S. Flores & E. Amber



Local Business Highlights



Aerial





Rent Rolls

Tenant	Unit	usable SF	PSF	Lease type	Annual Rev +NNN	Commence date	Term	Options to extend
Hanger Clinic	109	800SF	\$20	\$8.00 NNN	\$22,400	5/11/2023	7 years	two, 3YR renewal options
SAVE	107	800SF	\$22	\$8.00 NNN	\$24,000	5/15/2023	5 year	two, 3YR renewal options
Available	105	1,381 SF						
Available	103	1,381 SF						
Available TBD	101	1,532SF						
SAVE	Parking lot	13 parking spaces		Gross	\$16,500	5/15/2023		MTM
Actual			approx.25.12 % Occupied		\$62,900			
Pro forma		5,894 SF	approx 100% Occupied	\$20PSF	\$160,820			



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