



FOR LEASE



THE PLAZAS AT CALLAGHAN

NWC OF CALLAGHAN RD & HORIZON HILL BLVD

SAN ANTONIO, TEXAS

JAMES GRANT Senior Vice President
james.grant@duwestrealty.com | 210.664.4236
DUB YARBOROUGH | Associate
dubyarborough@duwestrealty.com | 210.787.8012

DUWEST

CREATING, ENHANCING & PROTECTING VALUE

2520 Broadway St, Suite 200 | San Antonio, Texas 78215
duwestrealty.com

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

THE PLAZAS AT CALLAGHAN | 7863 Callaghan Rd, San Antonio, Texas 78229

OVERVIEW

- Available Space:
 - Suite 102: 1,000 SF
 - Suite 105: 1,320 SF
 - Suite 204: 1,823 SF
 - Suite 108: 2,000 SF - 2nd gen restaurant w/patio (coming available 10/1/2025)
- Hard corner signaled intersection with Starbuck's drive-thru
- Across from Lowe's Home Improvement
- One block west of Interstate 10
- Close proximity to the Medical District
- Call for Info & Price

TRAFFIC COUNTS

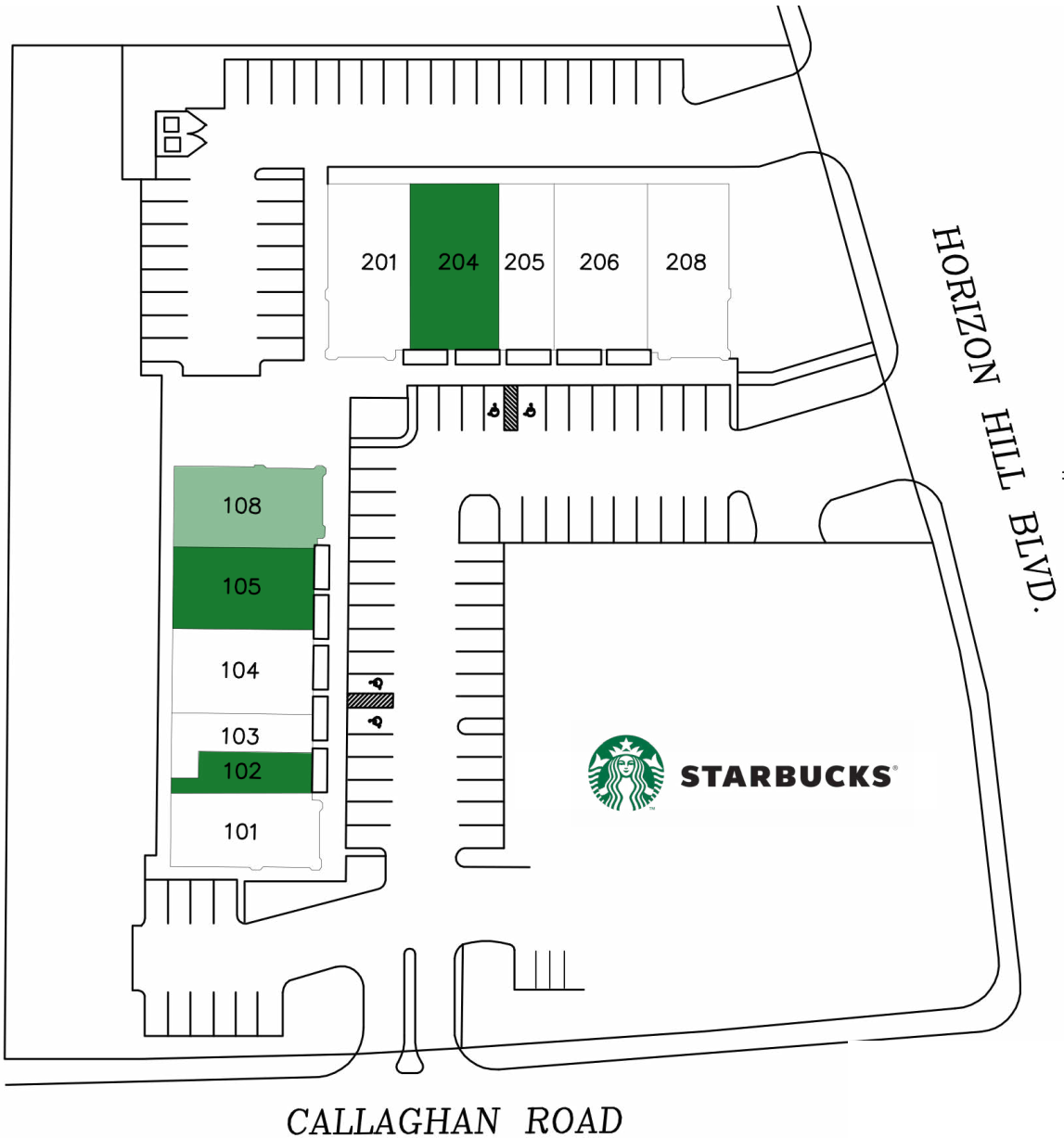
Interstate 10: 254,283 VPD (TXDOT 2023)
Callaghan Rd: 22,978 VPD (Kalibrate 2024)
Horizon Hill Blvd: 8,920 VPD (Kalibrate 2024)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2024 Population	21,055	145,851	359,884
Daytime Pop.	29,036	212,232	458,566
Households	10,047	64,539	152,369
Avg HH Income	\$60,646	\$71,787	\$80,351



THE PLAZAS AT CALLAGHAN | 7863 Callaghan Rd, San Antonio, Texas 78229



UNIT	TENANT	SF
101	Thai Hut	2,385
102	AVAILABLE	1,000
103	Evolving Bodyworks	1,000
104	Correct Connect Chiropractic	1,245
105	AVAILABLE	1,320
108	Taqueria El Trompo AVAILABLE 10/1/2025	2,000
201	Merisan Dental	1,989
204	AVAILABLE	1,823
205	Colour Lounge	1,200
206	Communicare	3,667
208	Mattenga's Pizzeria	1,800
TOTAL AREA		19,429



THE PLAZAS AT CALLAGHAN | 7863 Callaghan Rd, San Antonio, Texas 78229



THE PLAZAS AT CALLAGHAN | 7863 Callaghan Rd, San Antonio, Texas 78229



DUWEST
CREATING, ENHANCING & PROTECTING VALUE

JAMES GRANT Senior Vice President
james.grant@duwestrealty.com | 210.664.4236

DUB YARBOROUGH Associate
dubyarborough@duwestrealty.com | 210.787.8012

