

9,756 RSF Available

6,966 SF

2,790 SF

FOR LEASE

7122 San Pedro Ave,
San Antonio, TX 78216

NAIExcel

FOR LEASE
210-668-7259

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

±9,756 SF AVAILABLE | RETAIL

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SUMMARY

Located within San Antonio's premier retail corridor, this ±6,966 SF opportunity shadows one of Texas' highest-performing Crunch Fitness locations and benefits from a dense retail and residential trade area. Positioned near North Star Mall and the US-281/Loop 410 interchange, the property offers strong consumer traffic, established co-tenancy, and excellent regional accessibility.

Property Specs

LEASE RATE	\$18.00 PSF
NNN EXPENSES	\$8.00 PSF
AVAILABLE SF	Suite 106 ± 6,966 SF Available Suite 104 ± 2,790 SF Available Total ± 9,756 SF Available

- Open Floor Plan - flexible for multiple uses
- Quality interior finish-out, move-in ready



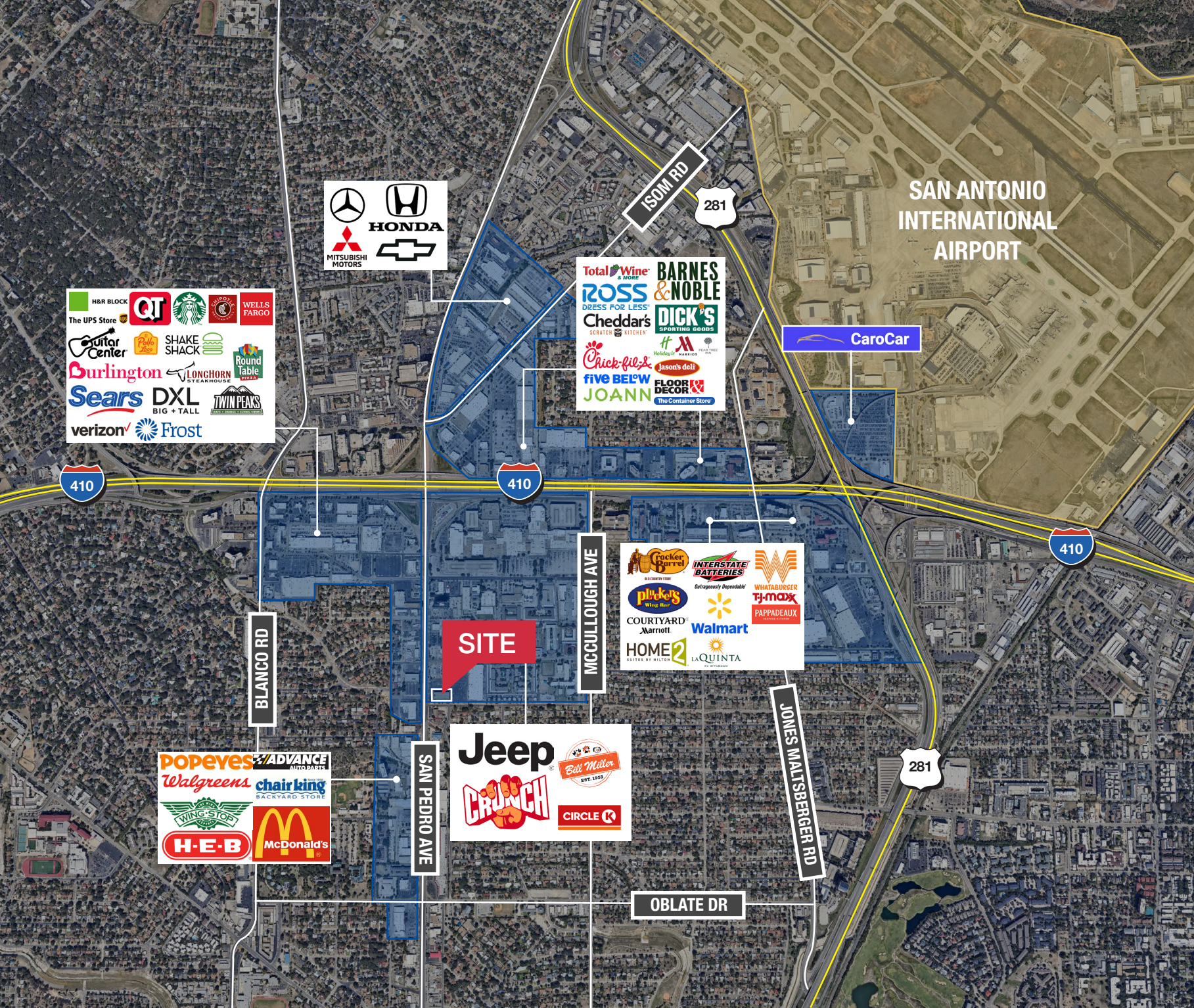
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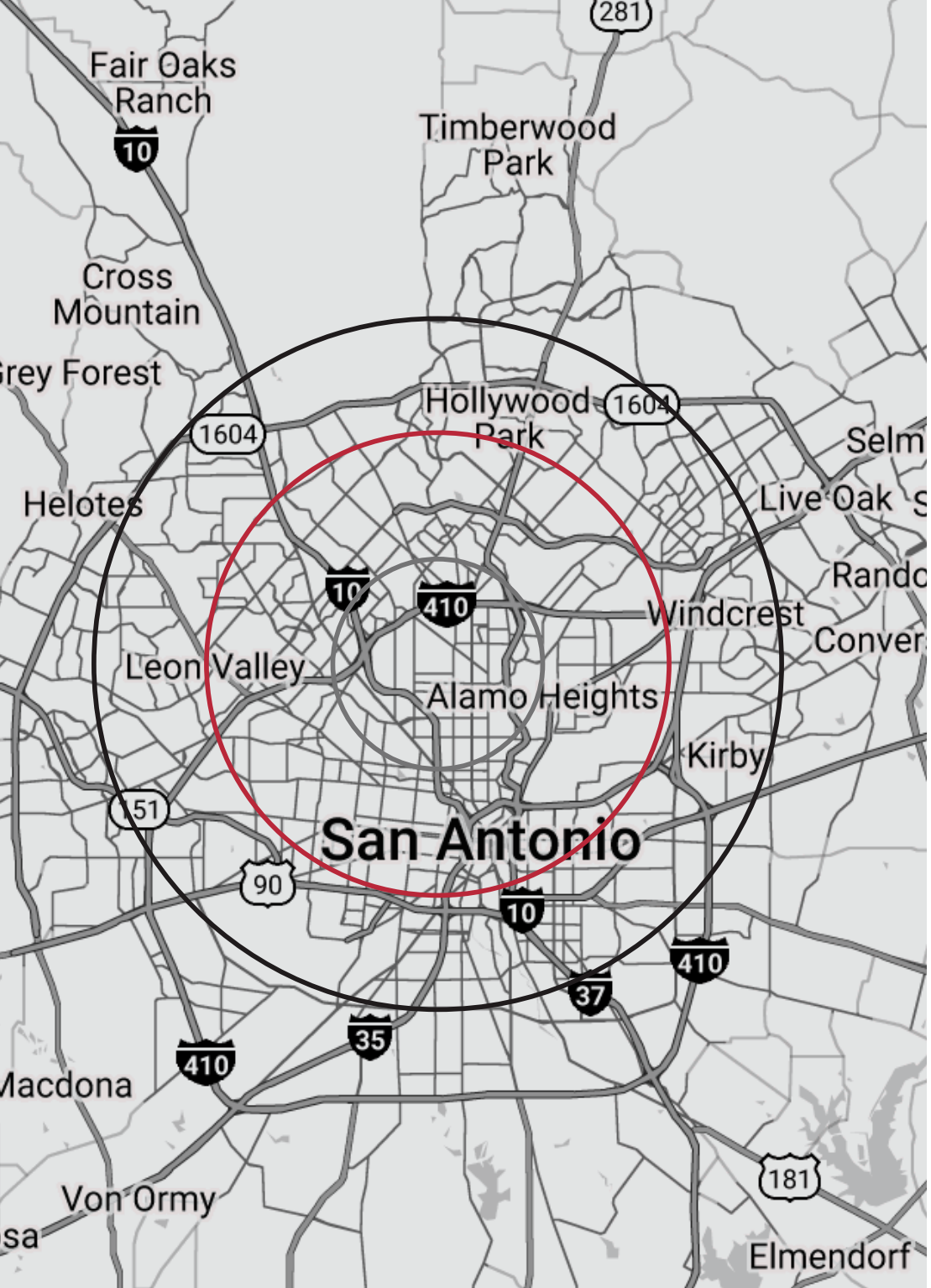




AREA MAP



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



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	11,929	105,665	305,344
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	4,896	43,791	134,584
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$81,849	\$102,251	\$95,932

Traffic Counts

STREET	AADT
San Pedro Ave	29,698
Oblate Dr	22,200

Cities Nearby

Austin, Texas	79.5 miles
Waco, Texas	180 miles
Houston, Texas	197 miles
Fort Worth, Texas	268 miles
Dallas, Texas	273 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.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Excel. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.



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