

FOR LEASE

CULEBRA CROSSING

8323-8373 CULEBRA ROAD | SAN ANTONIO, TX



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DUWEST

CULEBRA CROSSING

8323-8373 Culebra Road | San Antonio, TX

OVERVIEW



AVAILABILITY

±1,075 SF - 17,000 SF Available for Lease
±49,092 SF Pad Site Available fronting Culebra Rd



PROPERTY HIGHLIGHTS

- Premier retail center anchored by H-E-B, Party City, and Dollar Tree
- Available spaces range from 1,200 SF to 6,000 SF
- 42,408 VPD along Culebra Road and 116,971 VPD on Loop 1604



TRAFFIC COUNTS

Culebra Rd: 41,172 VPD SE
Culebra Rd: 37,926 VPD NW



AREA CO-TENANTS

WellMed, Dollar Tree,
Circus Bingo, Don & Ben's,
McDonald's and more

DEMOGRAPHICS

1 MILE

Population **18,946**
Daytime Pop. **12,794**
Avg HHI **\$83K**

3 MILE

Population **114K**
Daytime Pop. **107K**
Avg HHI **\$88K**

5 MILE

Population **345K**
Daytime Pop. **322K**
Avg HHI **\$87K**



SITE PLAN

8323-8373 Culebra Road | San Antonio, TX

BUILDING 8373

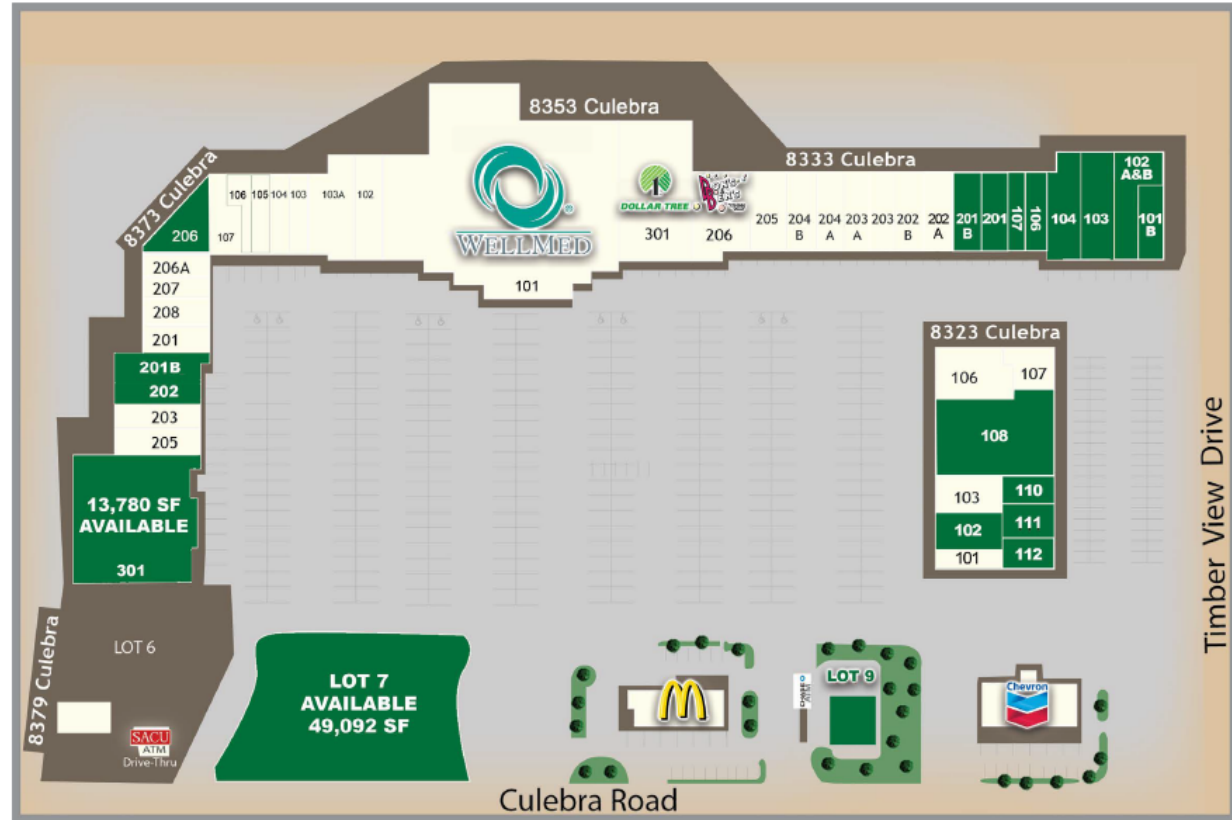
- 301 AVAILABLE - 13,780 SF**
- 205 Happy Guy Restaurant
- 203 Hawaii Nails
- 202 AVAILABLE - 1,520 SF***
- 201B AVAILABLE - 2,080 SF***
- 201 CPR
- 208 Oasis Snacks
- 206A Papi's Barbacoa
- 206 AVAILABLE - 2,255 SF**
- 107 Magic 7 Games
- 106 Magic 7 Games
- 105 Instaphone
- 104 Beauty Parlor Salon
- 103 Temptations
- 103A Little TreeHouse
- 102A SA Dental

BUILDING 8353

- 101 WellMed

BUILDING 8333

- 301 Dollar Tree
- 206 Don's & Ben's Liquor
- 205 Thai Hot
- 204B Embroid Me
- 204A Rocottos Grille
- 203A Western Finance
- 203 La Garrita
- 202B Perf. Theraputics
- 202A Living God Church
- 201B AVAILABLE - 930 SF***
- 201 AVAILABLE - 1,075 SF***
- 107 AVAILABLE - 1,531 SF***
- 106 AVAILABLE - 1,840 SF***
- 104 AVAILABLE - 2,648 SF***
- 103 AVAILABLE - 2,275 SF***
- 102A&B AVAILABLE - 2,738 SF***
- 101B AVAILABLE - 2,250 SF***
(2nd Gen Auto)



BUILDING 8323 (Up to 17,000 SF Available)

- 101 Mystic Moon Gems
- 102 AVAILABLE - 1,590 SF**
- 103 C&B Realty
- 108 AVAILABLE - 6,590 SF**

- 106 Bogarts
- 107 La Pelu Salon
- 110 AVAILABLE - 1,225 SF***
- 111 AVAILABLE - 2,057 SF***
- 112 AVAILABLE - 2,304 SF***

PAD SITES

- LOT 7 AVAILABLE - 49,092 SF**
- LOT 9 AVAILABLE**

* Can Be Combined

Available

Signed / Occupied

PROPERTY PHOTOS

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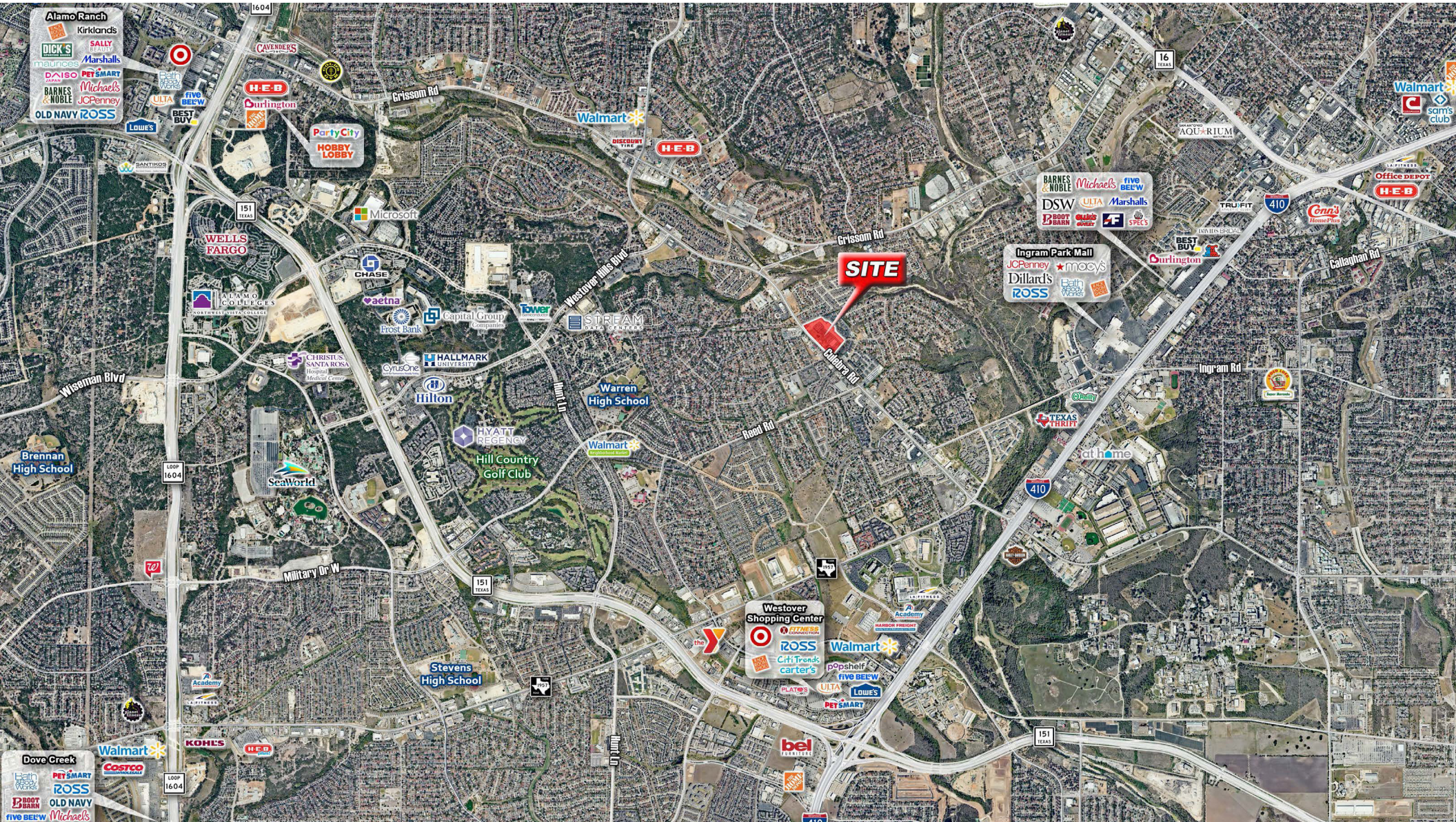
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AERIAL IMAGE

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INFORMATION ABOUT BROKERAGE SERVICES

Texas Real Estate Commission — Required Disclosure

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. Owner's agent fees are not set by law and are fully negotiable.

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. Buyer/tenant's agent fees are not set by law and are fully negotiable.

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; and, with the parties' written consent, may appoint a different license holder associated with the broker to each party to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.

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.



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