



FOR LEASE

6540 Babcock Road
San Antonio, TX 78249

**1,200 – 7,975 SF
RETAIL SPACE AVAILABLE**

Property Specs

LEASE RATE	Contact Agent
BUILDING SF	7,975 SF
LOT SIZE	±0.96 Ac
PARKING RATIO	4.9
YEAR BUILT	2025
ZONING	C-2 (General Business)

- Drive Thru & Patio Space Available
- Due to Deliver Q3 2025



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.
[ARTI Terms of Service](#) | [ARTI Privacy Statement](#)



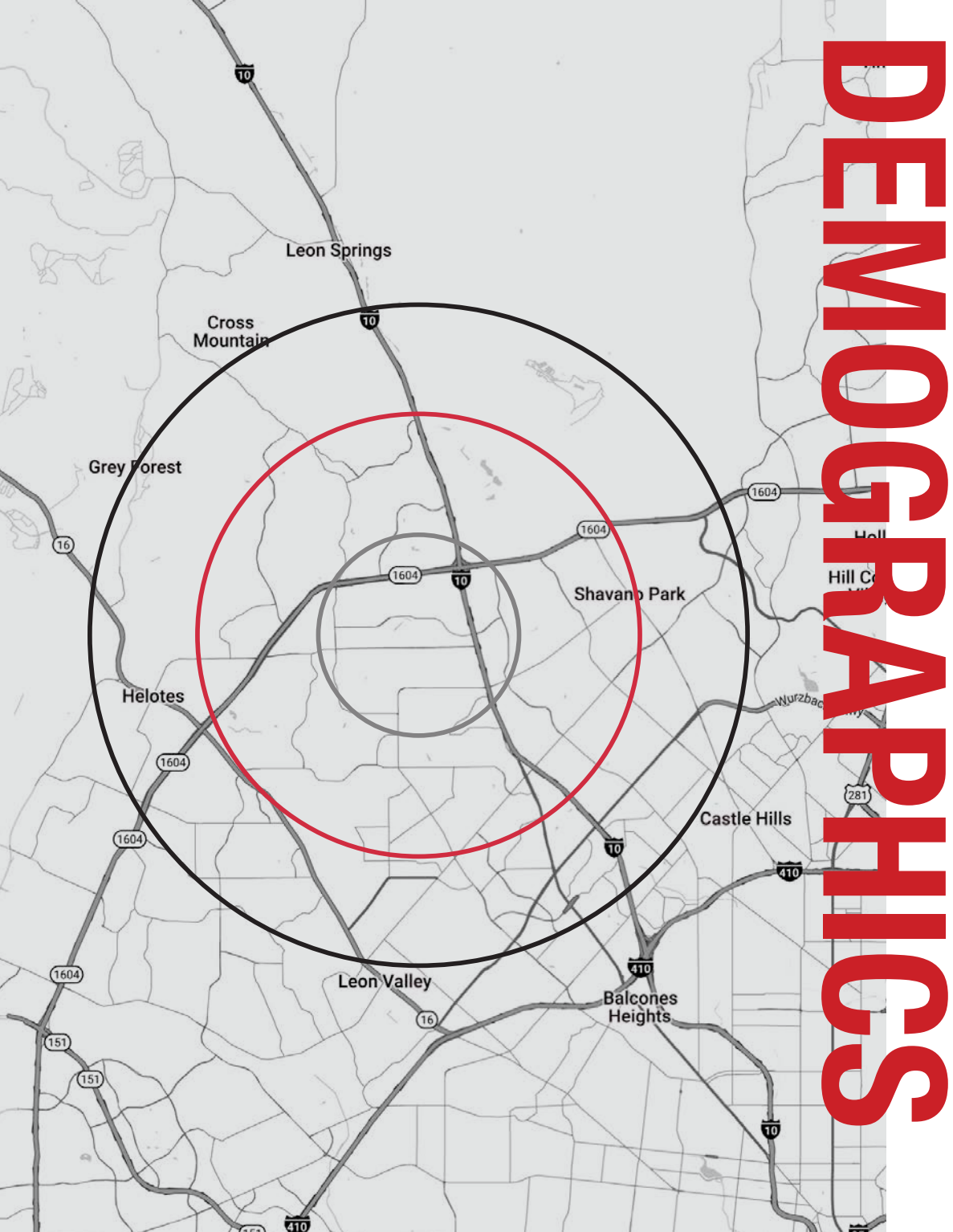
SUMMARY

SITE PLAN



The floor plan shows a rectangular building with a grid system. The horizontal grid lines are labeled 1 through 6, and the vertical grid lines are labeled A through C. The building is divided into five equal-width units, each labeled "AVAILABLE 1,595 SF". The total area is "MULTI-TENANT SHELL BUILDING 7,975 SF". The building width is "145' - 0\"". The unit widths are "29'". The unit depths are "55' - 0\"". The plan also shows a central corridor and various mechanical and electrical symbols.

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



	1-mile	3-mile	5-mile
POPULATION	16,773	120,008	282,115
HOUSEHOLDS	6,648	50,685	119,077
MEDIAN AGE	35.4	32.5	34.5
AVG HOUSEHOLD SIZE	2.52	2.29	2.33
MEDIAN HH INCOME	\$81,475	\$71,648	\$73,462
DAYTIME POPULATION	13,002	130,964	342,100

Traffic Counts

STREET	AADT
Babcock (N-S)	22,758
Babcock (E-W)	16,230
DeZavala	14,745
Interstate 10	206,083

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.

Confidentiality

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.



WHY NAI

Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



LEARN MORE AT
naiaexcel.com

NAI Excel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

1390 E Bitters Rd
San Antonio, TX 78216
210.366.1400 | naiaexcel.com

Ricky Patel

210.548.1056
rpatel@naiaexcel.com

Jon Galindo, CCIM

910.584.5245
jgalindo@naiaexcel.com

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.

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. ARTI Terms of Service | <https://brokerstechnology.com/terms-of-use/> ARTI Privacy Policy | <https://brokerstechnology.com/privacy-policy/>