

For Lease

7500 BARLITE BLVD
SAN ANTONIO, TX 78224

Class A
Medical Office Space



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CHAD GUNTER
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BUILDING SIZE

59,055 sf

FLOORS

3

SUBMARKET

South

PARKING

Reserved Covered Parking

Highlights

Conveniently located near South Park Mall and surrounded by a variety of retail, dining, and service amenities, the property provides added convenience for both patients and staff. The building benefits from strong visibility, easy access to major thoroughfares, and proximity to established residential neighborhoods, supporting a growing patient base. Its strategic South Side location makes it well-suited for a variety of medical, healthcare, and professional office users.

- Class A finishes
- Covered patient drop-off
- Features a former dialysis space
- Digital directory
- First floor space available
- Easy IH-35 access



The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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Availability

1st Floor

Suite 103: 7,599 SF

3rd Floor - 18,241 SF Contiguous

Suite 305: 1,492 SF

Suite 307: 1,181 SF

Suite 311: 4,186 SF

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MEDICAL OFFICE SPACE FOR LEASE



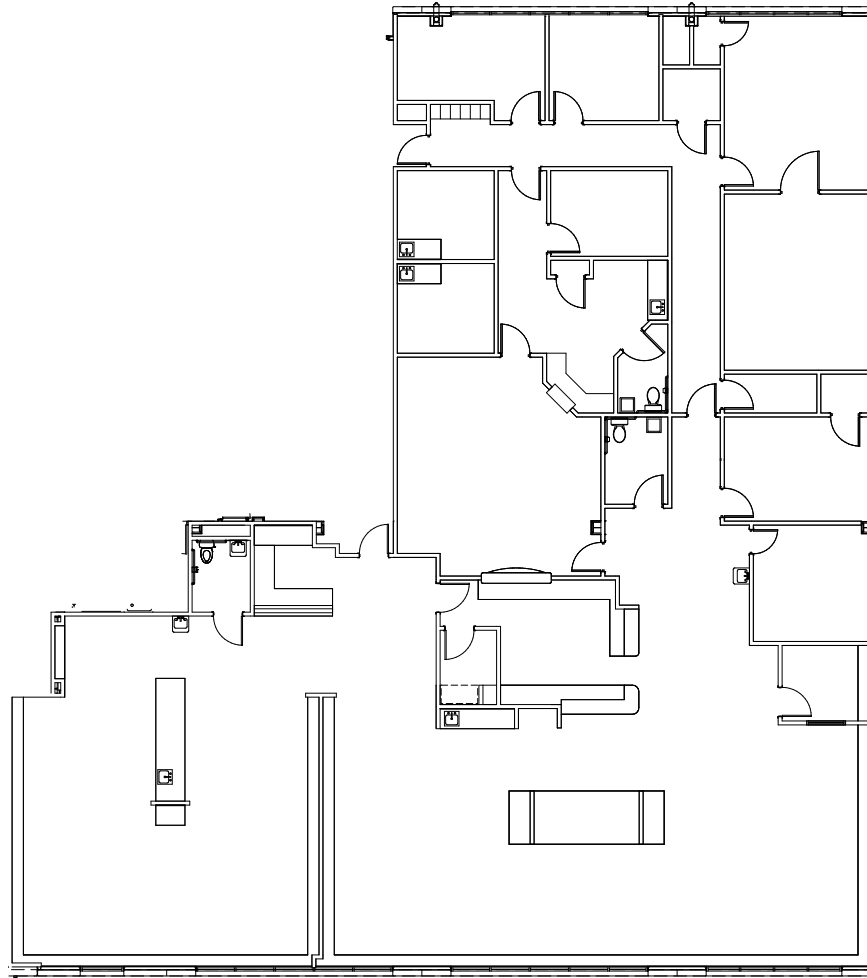
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MEDICAL OFFICE SPACE FOR LEASE

1st Floor

Suite 103
7,599 sf



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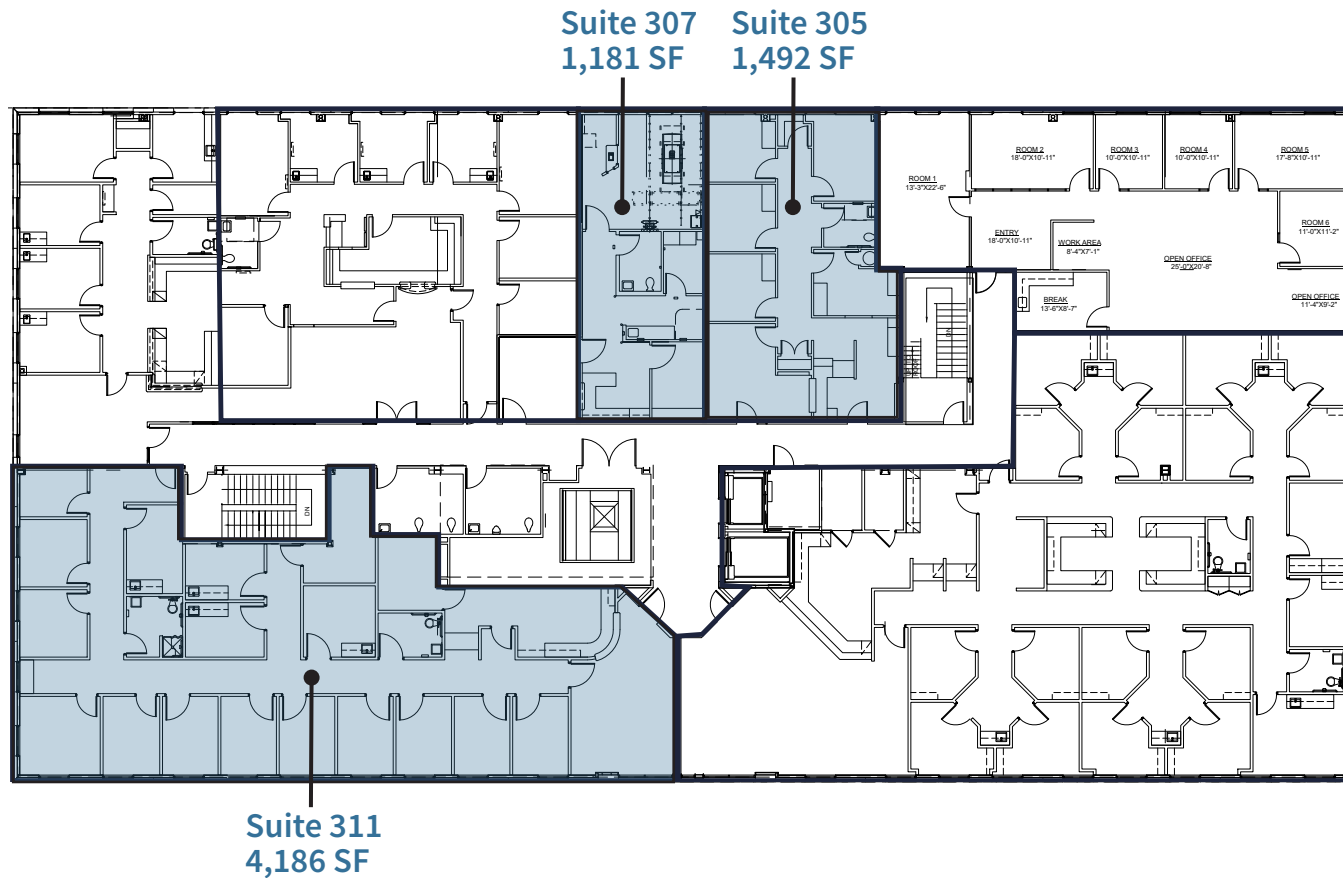
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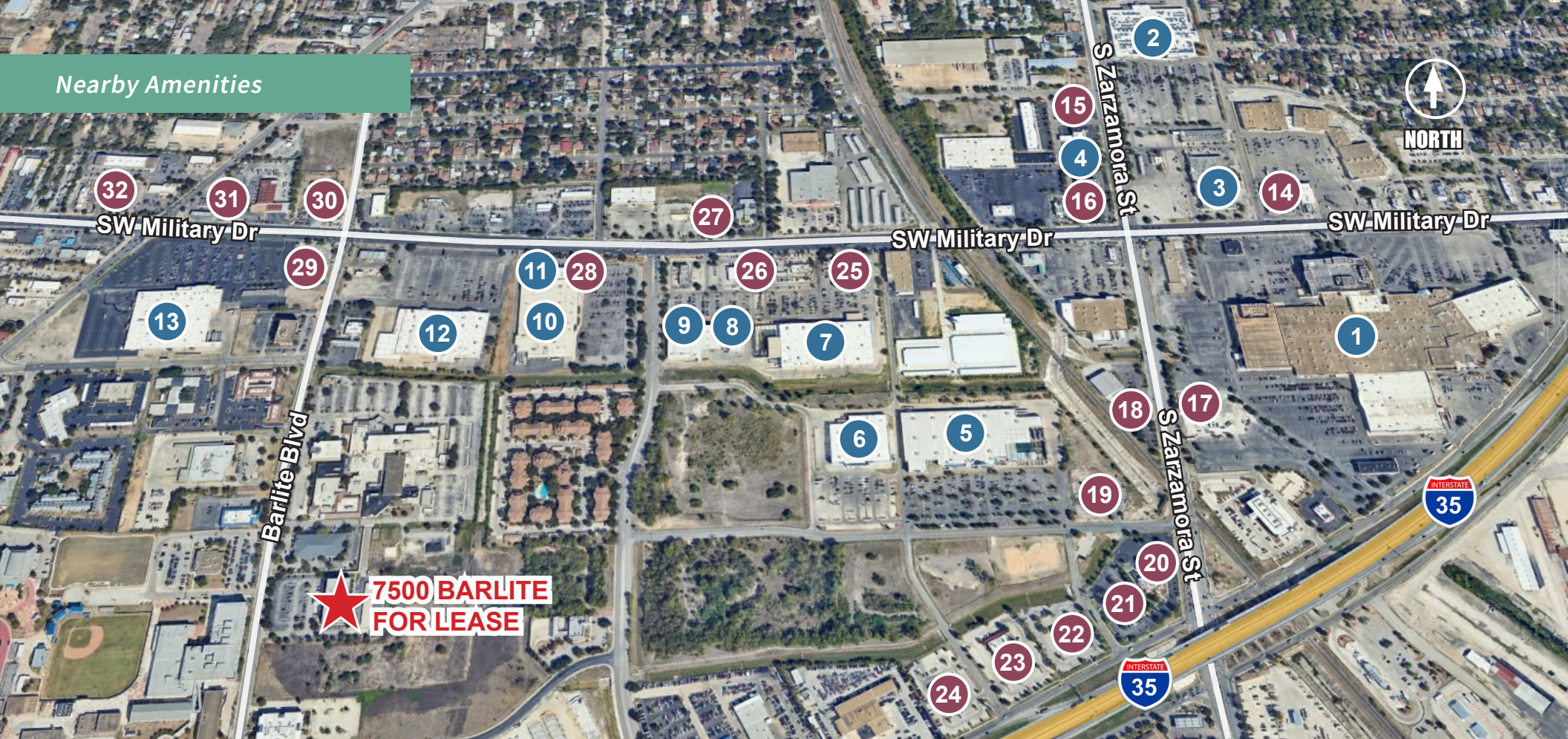
3rd Floor

18,241 sf
Contiguous



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Nearby Amenities



RETAIL

- | | |
|----------------------------|------------------|
| 1. South Park Mall | 9. Shoe Carnival |
| 2. H.E.B | 10. Target |
| 3. Ashley Furniture | 11. AT&T Store |
| 4. Walgreens | 12. Burlington |
| 5. Lowe's | 13. Sam's Club |
| 6. Academy Sports Outdoors | |
| 7. The Home Depot | |
| 8. Ross | |

RESTAURANTS

- | | | |
|--------------------------|--------------------------------|----------------------|
| 14. Wendy's | 22. SAT3 Asian Seafood | 30. Bojangles |
| 15. Whataburger | 23. Lin's International Buffet | 31. Church's Chicken |
| 16. Raising Cane's | 24. Willie's Grill & Icehouse | 32. Bush's Chicken |
| 17. Starbucks | 25. IHop | |
| 18. Mama Margie's | 26. Little Cesars | |
| 19. Buffalo Wild Wings | 27. Chipotle | |
| 20. Olive Garden | 28. Firehouse Subs | |
| 21. Long Horn Steakhouse | 29. Taco Bell | |

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MEDICAL OFFICE SPACE FOR LEASE

Demographics

Population

	1 Mile	3 Mile	5 Mile
2025 Total Population:	11,332	89,995	225,036
2030 Population Projection:	11,809	94,470	236,797
Population Growth 2025-2030:	0.8%	1.0%	1.0%
Median Age:	33.9	35.2	34.6

Households

2025 Total Households:	3,772	28,536	72,655
Household Growth 2025-2030:	0.9%	1.0%	1.1%
Median Household Income:	\$44,661	\$51,670	\$48,080
Average Household Size:	2.9	3	3
Average Household Vehicles:	2	2	2

Housing

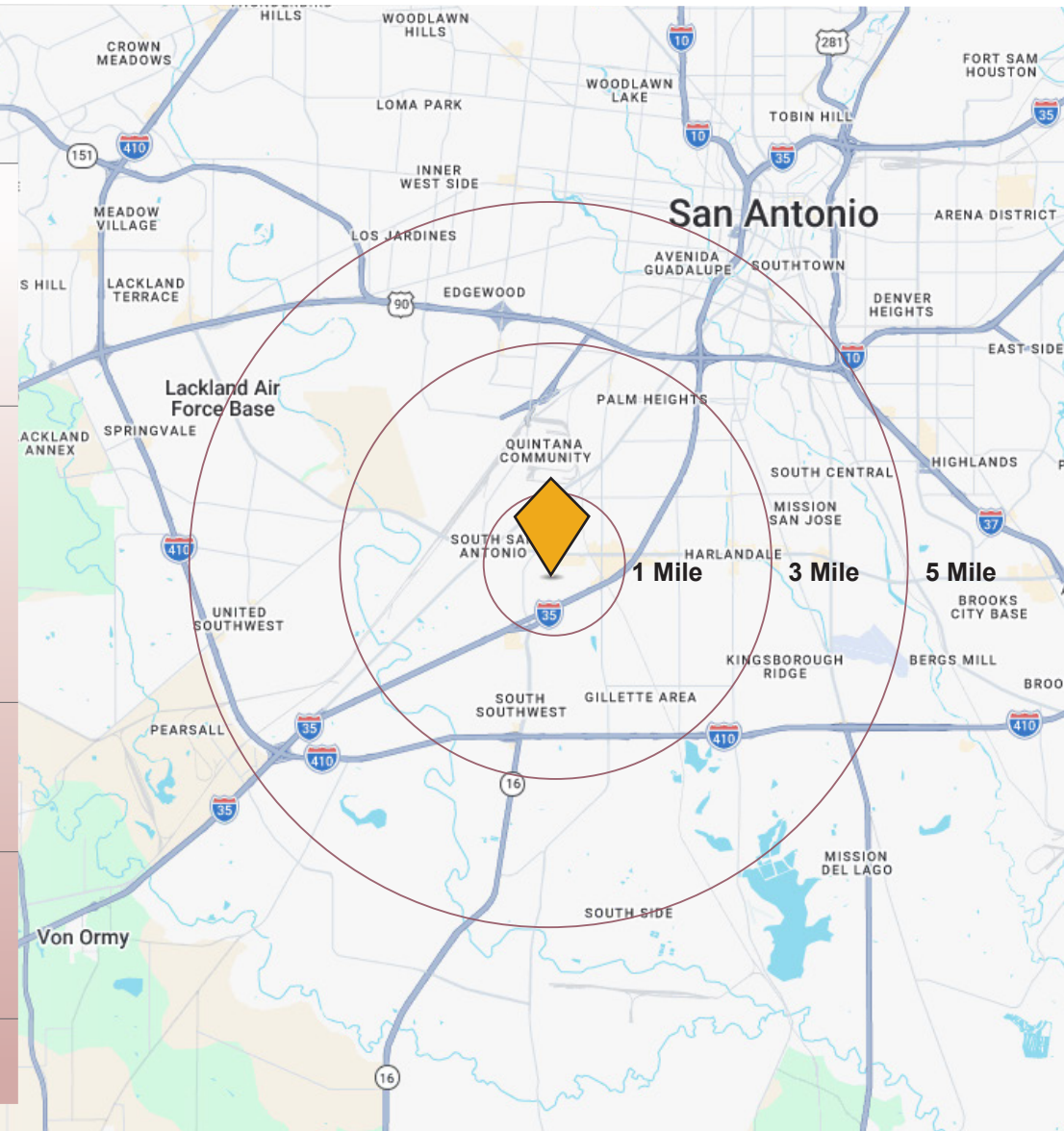
Median Home Value:	\$129,645	\$135,676	\$141,458
Median Year Built:	1976	1966	1965

Daytime Employment

Total Businesses:	866	2,759	6,007
Total Employees:	7,688	22,765	57,731

Vehicle Traffic

SW Military Dr: @ Barlite Blvd:	24,907 vpd		
Barlite Blvd @ Bobcat Ln:	6,789 vpd		





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



2-10-2025

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. **An 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. **A 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;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Endura Advisory Group GP, LLC	581037	jlundblad@endurasa.com	(210)366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Chad Gunter	411003	cgunter@endurasa.com	(210)366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date