

Freestanding Building Available

6931 San Pedro Ave | San Antonio, TX



FOR SALE | FOR LEASE

AVAILABILITY FOR SHORT TERM LEASE

16,982 SF

Building Size

0.90 AC

Parcel Size

\$2,795,000

Sale Price

\$18/SF, NNN

Lease Rate

ABOUT THE PROPERTY

- Tenant Vacating September 30, 2026
- Retail showroom space with warehouse; dock high loading with large overhead door
- Building is approximately 85% conditioned, 15% warehouse
- Great visibility to busy San Pedro Ave in the heart of San Antonio retail corridor
- Close proximity to San Antonio Airport and North Star Mall

JOIN THESE NEARBY RETAILERS



TRAFFIC COUNTS

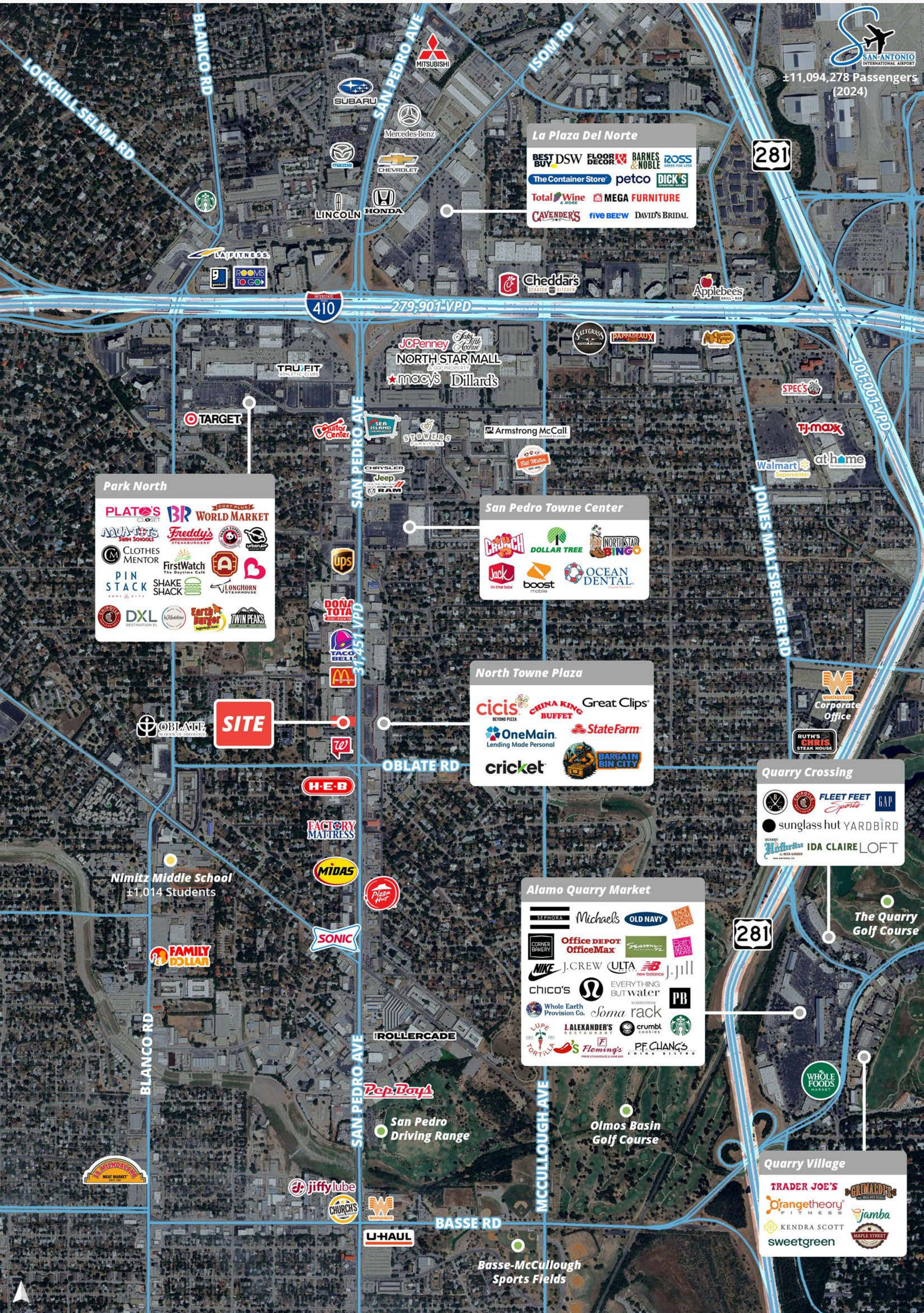
Interstate 410

279,901 VPD

San Pedro Ave

31,451 VPD

Year: 2024 | Source: TxDot



San Antonio International Airport
±11,094,278 Passengers (2024)

La Plaza Del Norte
BEST BUY, DSW, FLOOR DECOR, BARNES & NOBLE, ROSS, The Container Store, petco, DICK'S, Total Wine & More, MEGA FURNITURE, CAVENDER'S, five BELOW, DAVID'S BRIDAL

Park North
PLATO'S CLOSET, BR WORLD MARKET, AQUA-TOTS, Freddy's, CLOTHES MENTOR, FirstWatch, PIN STACK, SHAKE SHACK, DXL, Earth Burger, TWIN PEAKS

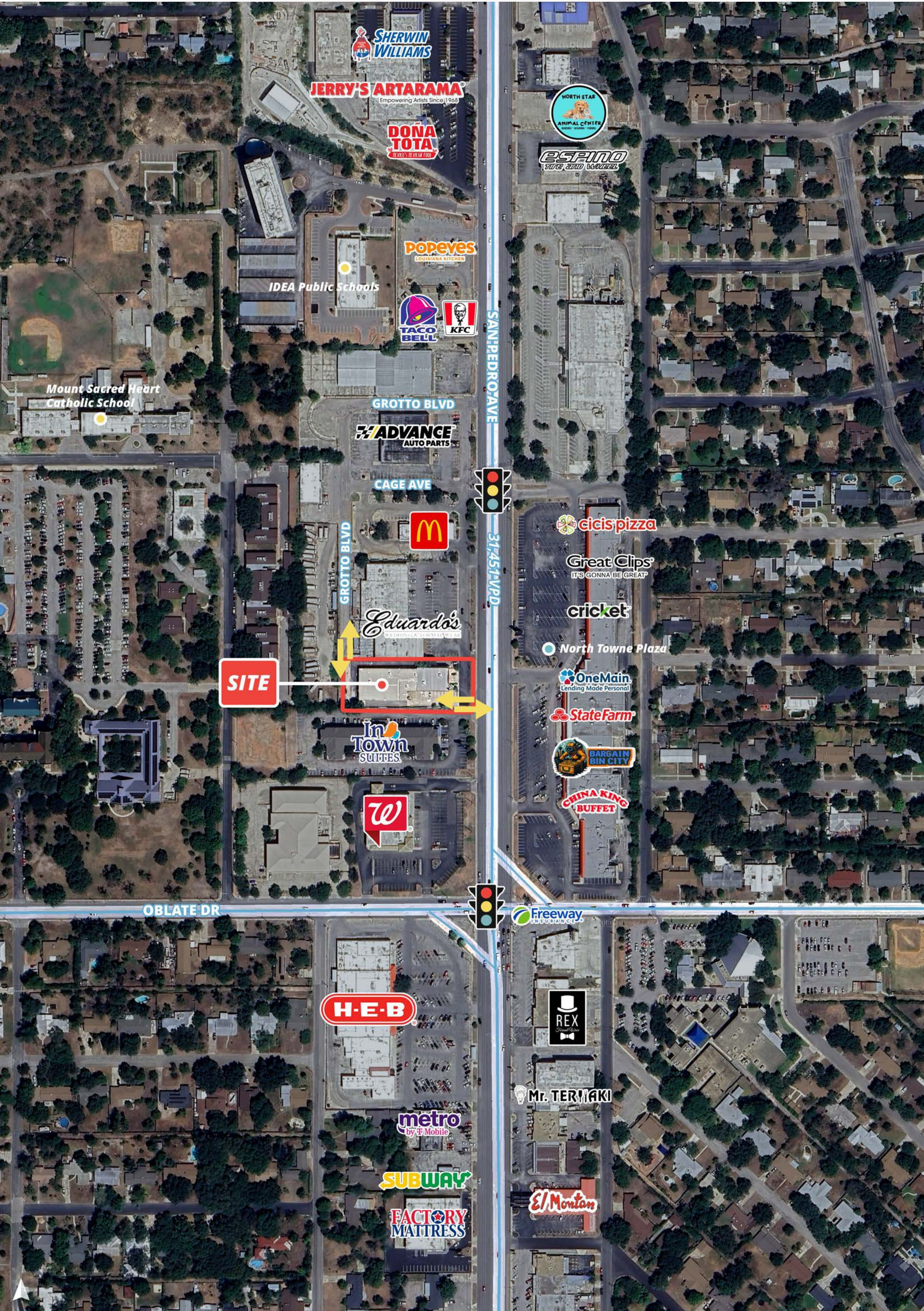
San Pedro Towne Center
CROUCH, DOLLAR TREE, NORTHSTAR BINGO, Jack in the box, boost, OCEAN DENTAL

North Towne Plaza
cicis, CHINA KING BUFFET, Great Clips, OneMain, State Farm, cricket, BARGAIN BIN CITY

Alamo Quarry Market
SEPHORA, Michaels, OLD NAVY, Office DEPOT, OfficeMax, NIKE, J.CREW, ULTA, chico's, EVERYTHING BUT water, Whole Earth Provision Co., Soma rack, LUPA TORTILLA, J. ALEXANDER'S, crumbl, P.F. CHANG'S

Quarry Crossing
FLEET FEET Sports, GAP, sunglass hut, YARDBIRD, HARBOR, IDA CLAIRE LOFT

Quarry Village
TRADER JOE'S, Orangetheory FITNESS, KENDRA SCOTT, sweetgreen, GRAMMY'S, jamba, MAPLE STREET



Interior Photos

6931 San Pedro Ave | San Antonio, TX



DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2026 Estimated Population	12,482	107,431	310,803
2031 Projected Population	12,345	105,538	307,900
Proj. Annual Growth 2026 to 2031	-0.22%	-0.35%	-0.19%

Daytime Population

2026 Daytime Population	22,777	176,237	475,524
Workers	16,279	123,350	326,331
Residents	6,498	52,887	149,193

Income

2026 Est. Average Household Income	\$81,901	\$110,775	\$101,561
2026 Est. Median Household Income	\$61,470	\$66,674	\$63,747

Households & Growth

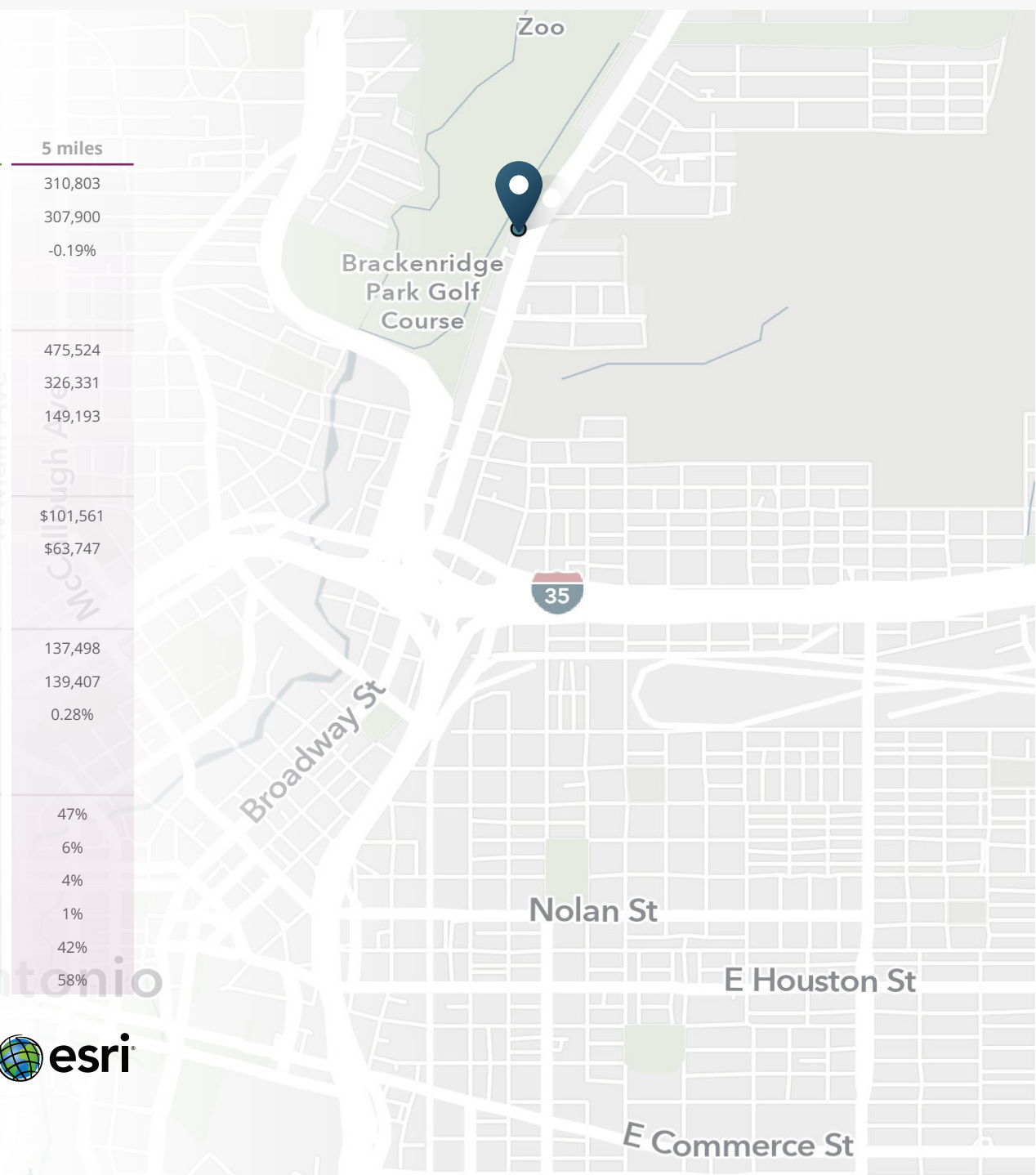
2026 Estimated Households	5,151	44,551	137,498
2031 Estimated Households	5,195	44,687	139,407
Proj. Annual Growth 2026 to 2031	0.17%	0.06%	0.28%

Race & Ethnicity

2026 Est. White	42%	46%	47%
2026 Est. Black or African American	5%	4%	6%
2026 Est. Asian or Pacific Islander	2%	2%	4%
2026 Est. American Indian or Native Alaskan	2%	1%	1%
2026 Est. Other Races	49%	48%	42%
2026 Est. Hispanic (Any Race)	70%	66%	58%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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

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.

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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