



3238 Wurzbach Rd

3238 Wurzbach Rd, San Antonio, TX 78238



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3238 Wurzbach Rd

\$26.00 /SF/YR

Prime Vacant Freestanding Retail/Restaurant Opportunity – 3238 Wurzbach Road, San Antonio, TX 78238

This standout second-generation property, previously home...

- 7,373 SF Freestanding Former Native Grill & Wings Restaurant on 1.2 Acre Hard Corner Ingram Mall Out-Parcel
- 22,340 VPD Traffic Counts on Wurzbach Rd and Just Off Ingram Rd (+32K VPD) | Near I-410 (+167K VPD)
- Prime Casual Dining Hub with Top Brands: Chick-fil-A, Whataburger, Starbucks, Olive Garden, Outback Steakhouse, Texas Roadhouse, KFC, Taco Bell
- Neighboring Retailers: Best Buy, Old Navy, Marshalls, Ross, Michaels, Regal | Outparcel to Ingram Park Mall with 150 Stores
- Strong Demographics with Annual Household Income of \pm \$81,015 and \pm 109,507 People within a 3-Mile Radius
- Large Lot 1.2+/- AC w/ 72 Parking Stalls, Zoned C3, Commercial District with a Variety of Commercial Uses

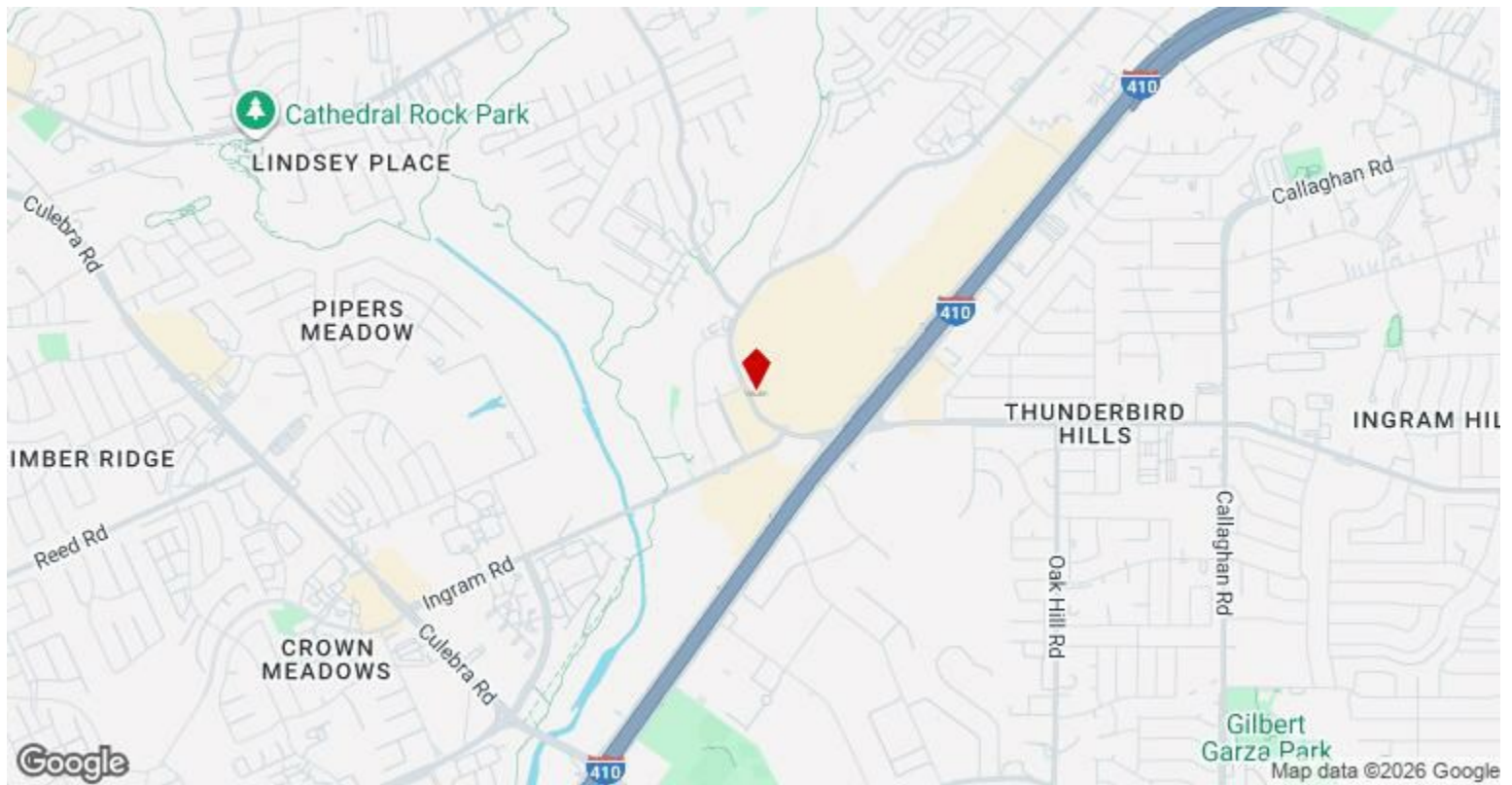


Rental Rate:	\$26.00 /SF/YR
Property Type:	Retail
Property Subtype:	Restaurant
Gross Leasable Area:	7,373 SF
Year Built:	2014
Walk Score ©:	64 (Somewhat Walkable)
Transit Score ©:	50 (Good Transit)
Rental Rate Mo:	\$2.17 /SF/MO

1st Floor

Space Available	7,373 SF
Rental Rate	\$26.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Restaurants And Cafes
Space Type	New
Space Use	Retail
Lease Term	Negotiable

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This standout second-generation property, previously home to Native Grill & Wings, is now vacant and available for a new restaurant/café operator to call home! It presents a rare chance in a prime location with strong upside through long-term leasing or repositioning.

Constructed in 2014, the single-story building spans approximately 7,373 square feet on a 1.2314-acre ($\pm 53,638$ SF) site, complete with 72 dedicated parking stalls. The property commands excellent hard-corner exposure at the busy intersection of Wurzbach Road ($\pm 22,340$ vehicles per day) and Van Cleave Drive, serving as an outparcel to Ingram Park Mall—a major regional destination featuring over 150 stores and anchored by JCPenney, Macy's, Dillard's, Mega Furniture, and Rush Maxx.

Zoned C-3 (Commercial District), the site supports a wide array of retail, restaurant, and service uses.

San Antonio, home to the historic Alamo and world-famous River Walk, anchors the booming southern stretch of Central Texas along the I-35 corridor—one of the state's fastest-growing regions. This property sits in a vibrant retail corridor within the Ingram Park Mall trade area, benefiting from consistent consumer draw and steady demand.

Surrounding national brands—including Whataburger, Chick-fil-A, and Outback Steakhouse—generate excellent crossover traffic and solidify the site's role in a thriving commercial node. Located near the signalized intersection with Ingram Road, it earns a Location Score® of Good (62) and a Walk Score® of Somewhat Walkable (61).

In San Antonio's dynamic Northwest submarket, one of the city's top growth areas, the property offers quick access to Loop 410 and Interstate 10 (just 1 mile away, with $\pm 167,808$ VPD combined), connecting seamlessly to Downtown San Antonio (~18-minute drive), the South Texas Medical Center, and San Antonio International Airport. The corridor draws major employers like USAA, Valero Energy, and the South Texas Medical Center, alongside diverse retail, service, and institutional users.

Fueled by strong population growth, infrastructure expansion, and a solid employment base, the Northwest submarket continues to drive investment and sustained economic vitality. The property is also near Oliver Wendell Holmes High School (~2,570 students) and enjoys dense surrounding demographics: nearly 110,000 residents within a 3-mile radius and over 345,000 within 5 miles, with an average household income of approximately \$80,896.

This offering delivers exceptional visibility, traffic, demographics, and upside business potential in one of San Antonio's most active retail environments; ideal for the next successful concept and long-term lease.

Property Photos



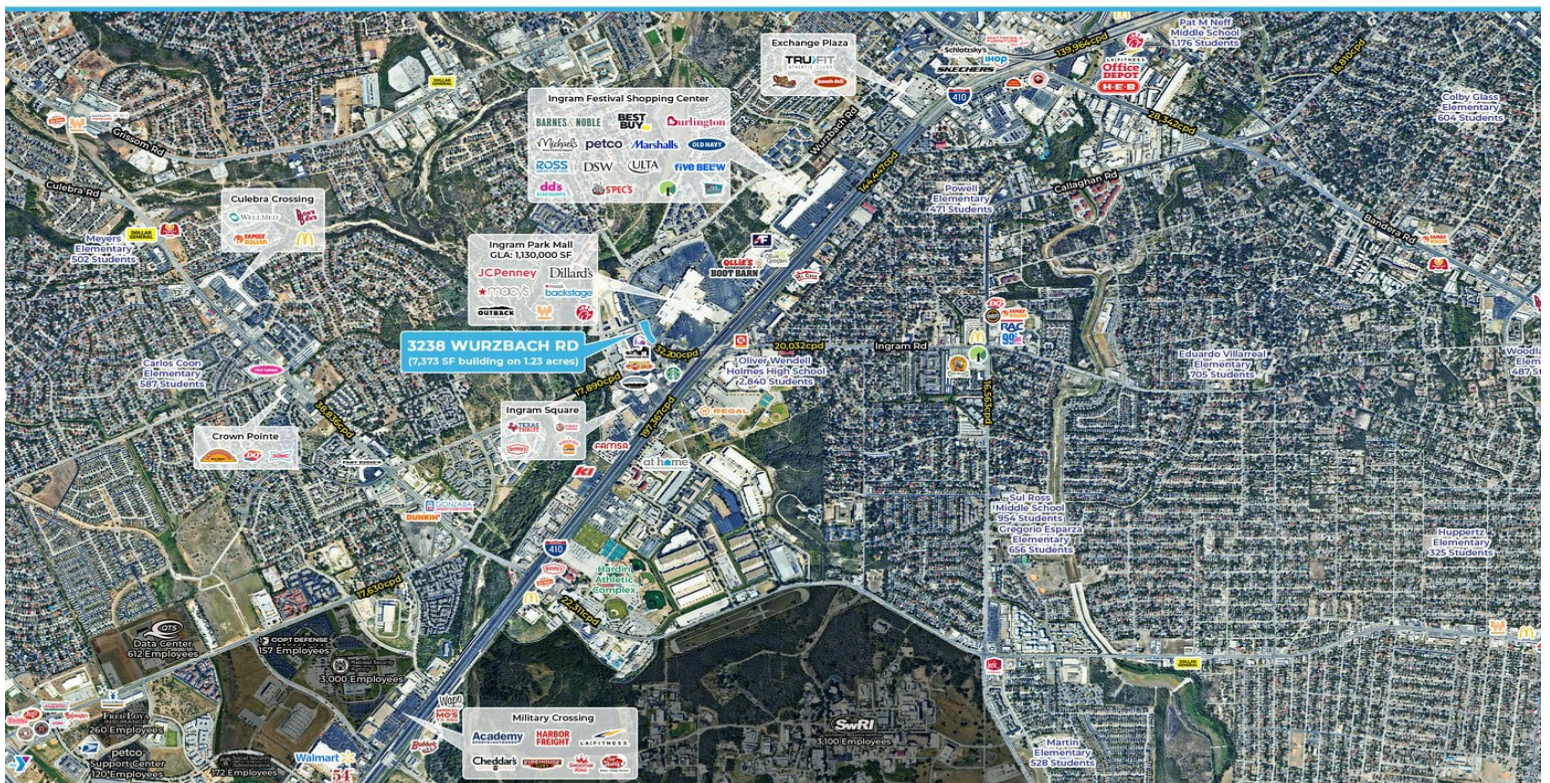
Property Photos



Building Photo

San Antonio, Texas - Loop 410 & Bandera

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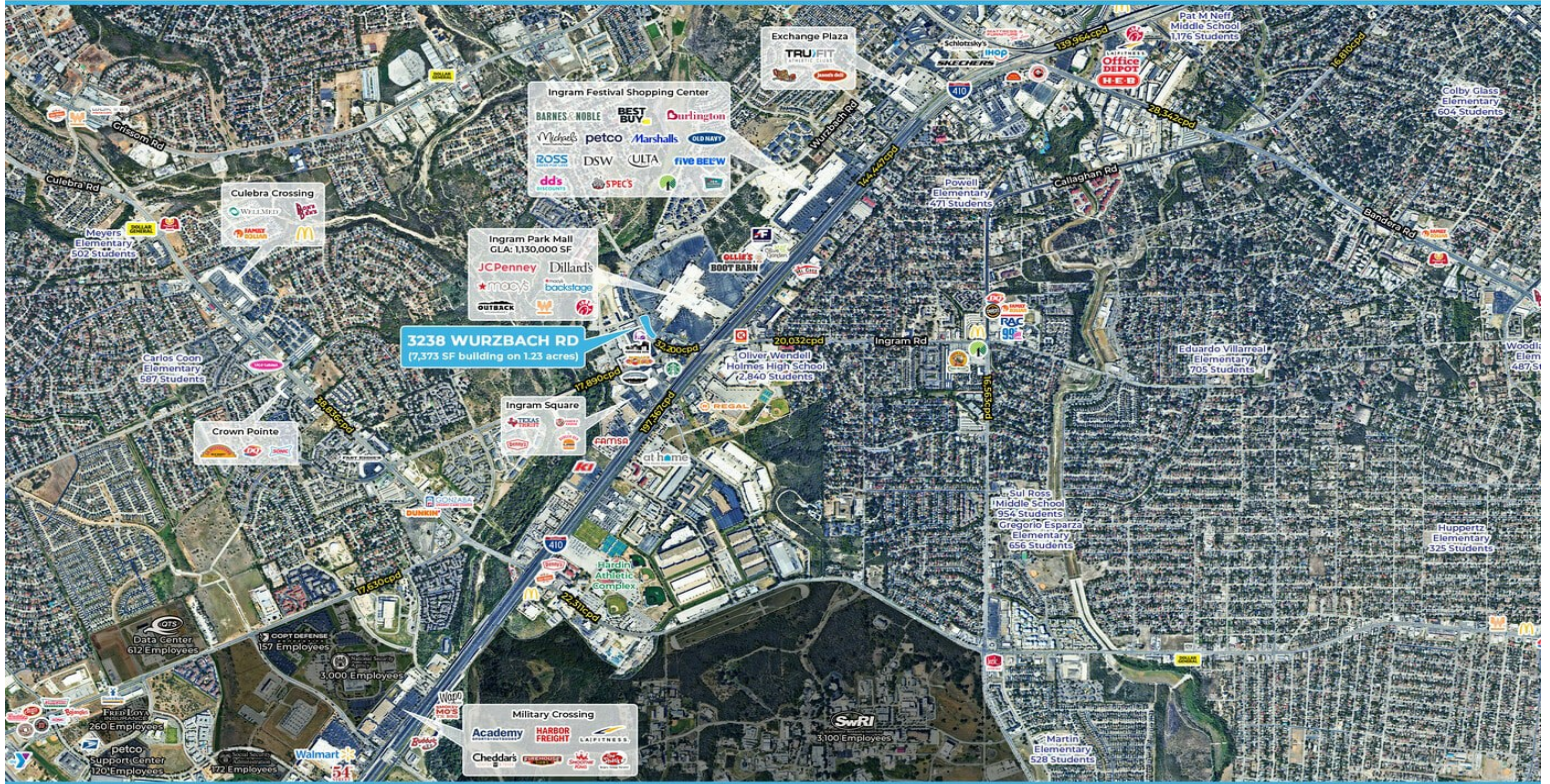


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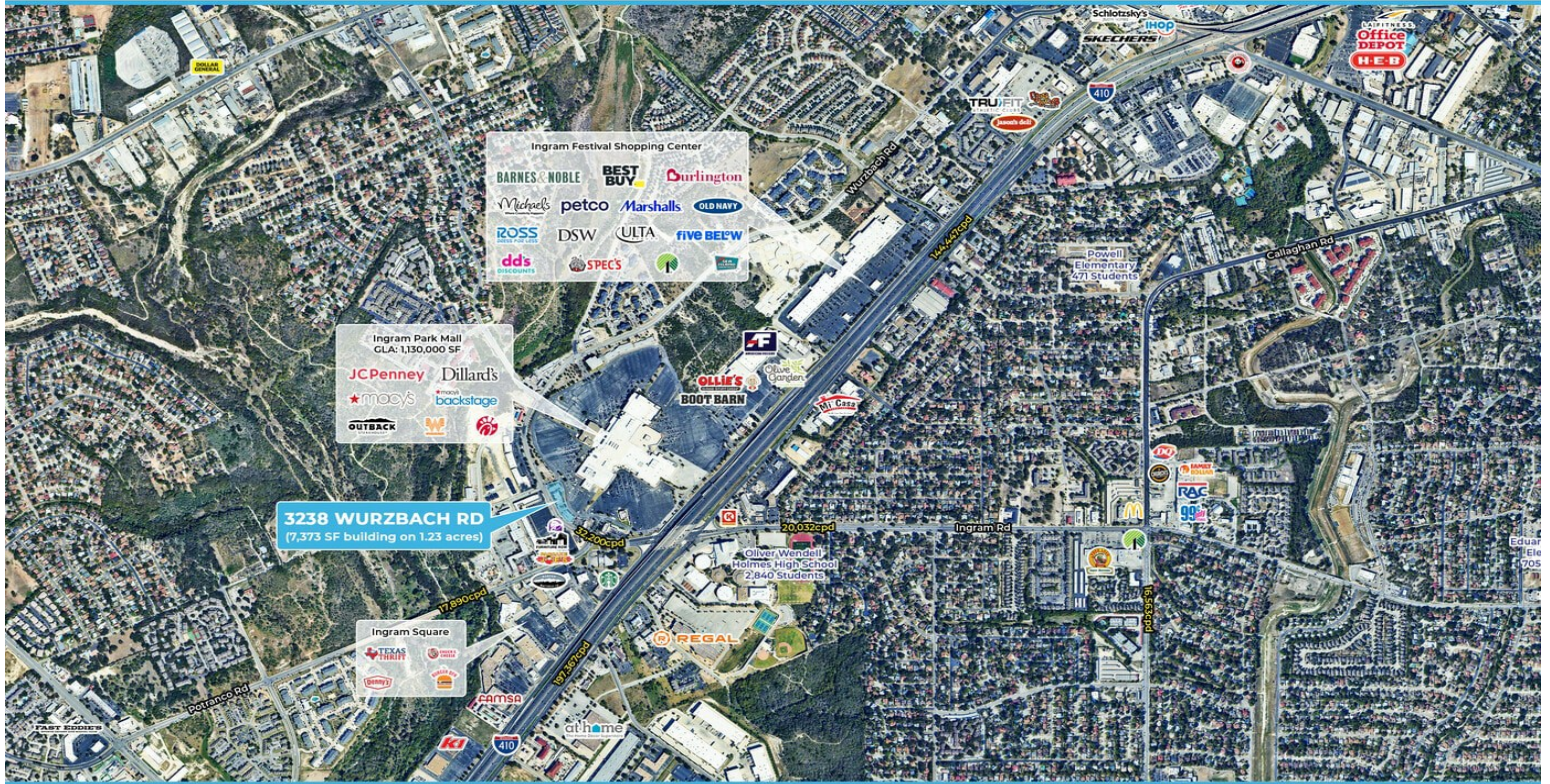


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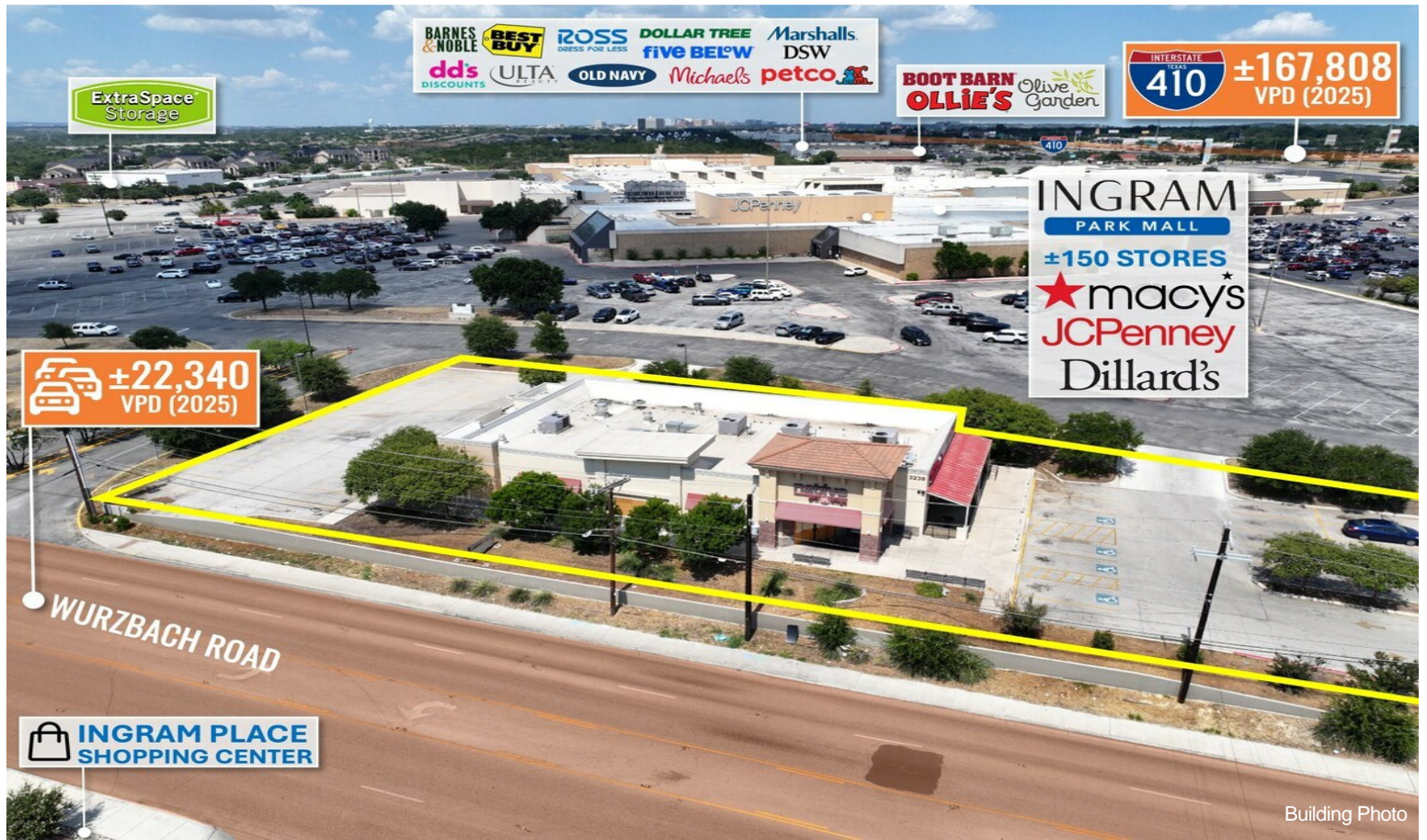
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