

FOR LEASE



CARMEL CANYON SHOPPING CENTER

SAN ANTONIO, TEXAS

DUWEST

CREATING, ENHANCING & PROTECTING VALUE

EVAN KETABCHI Partner
evank@duwestrealty.com | 210.664.4235

JAKE ISLAS Associate
jakeislas@duwestrealty.com | 210.761.2249

10101 Reunion Pl., Suite 500 | San Antonio, Texas 78216
duwestrealty.com

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

CARMEL CANYON SHOPPING CENTER | 11831 Culebra Rd, San Antonio, Texas

OVERVIEW

- 100% Leased Shopping Center at the northeast quadrant of Culebra Rd & FM 1560
- Located in the heart of the high growth area of Alamo Ranch
- Close proximity to Taft High School with 2,900 students
- Approximately 44,000 VPD on Culebra Road
- Area retailers include Target, Walmart, HEB, Home Depot, Lowe's, and many other national retailers
- Adjacent Pad Sites Available for Ground Lease
- Call for Pricing

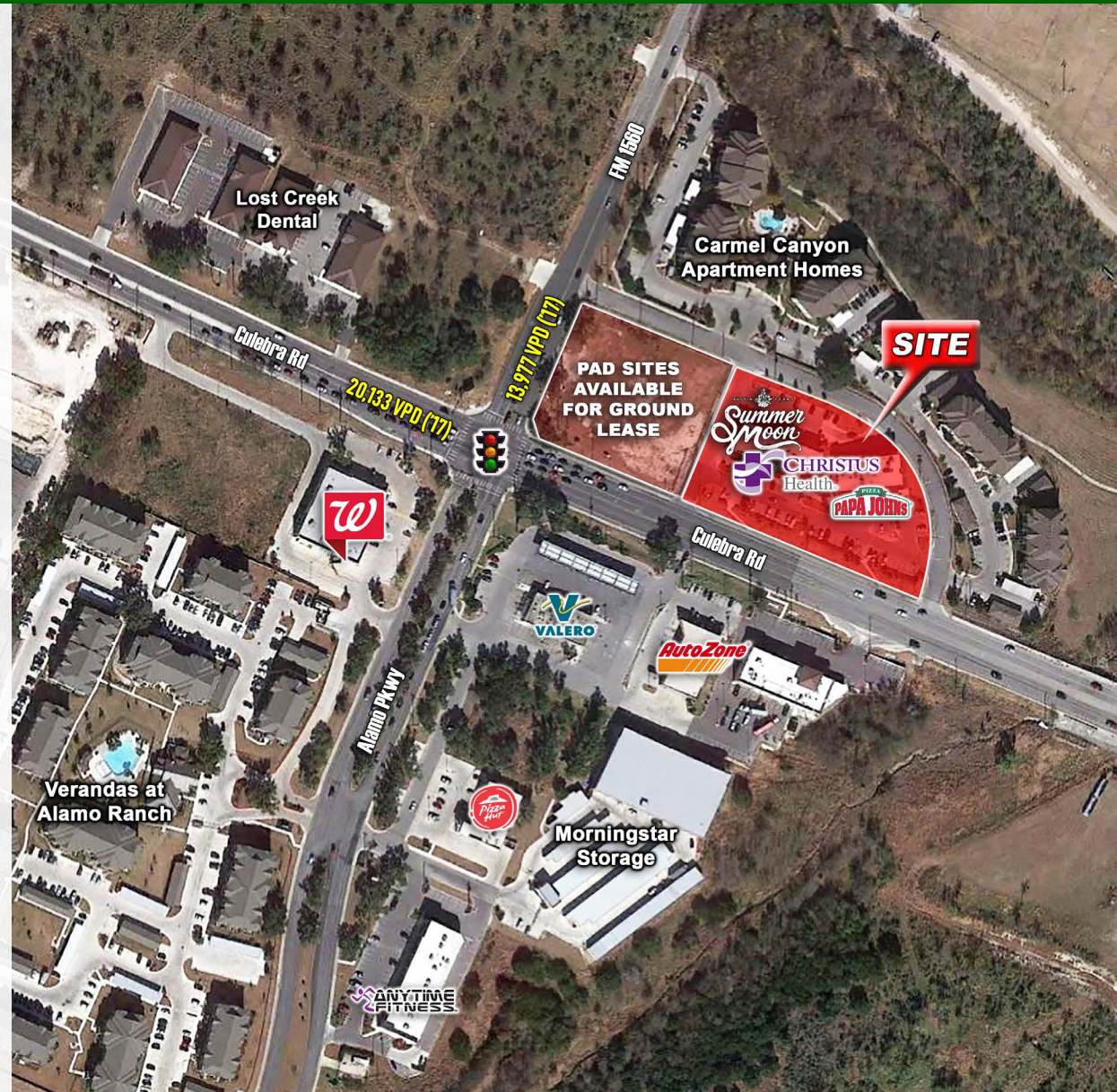
TRAFFIC COUNTS

Culebra Rd: 20,133 VPD (TXDOT 2017)

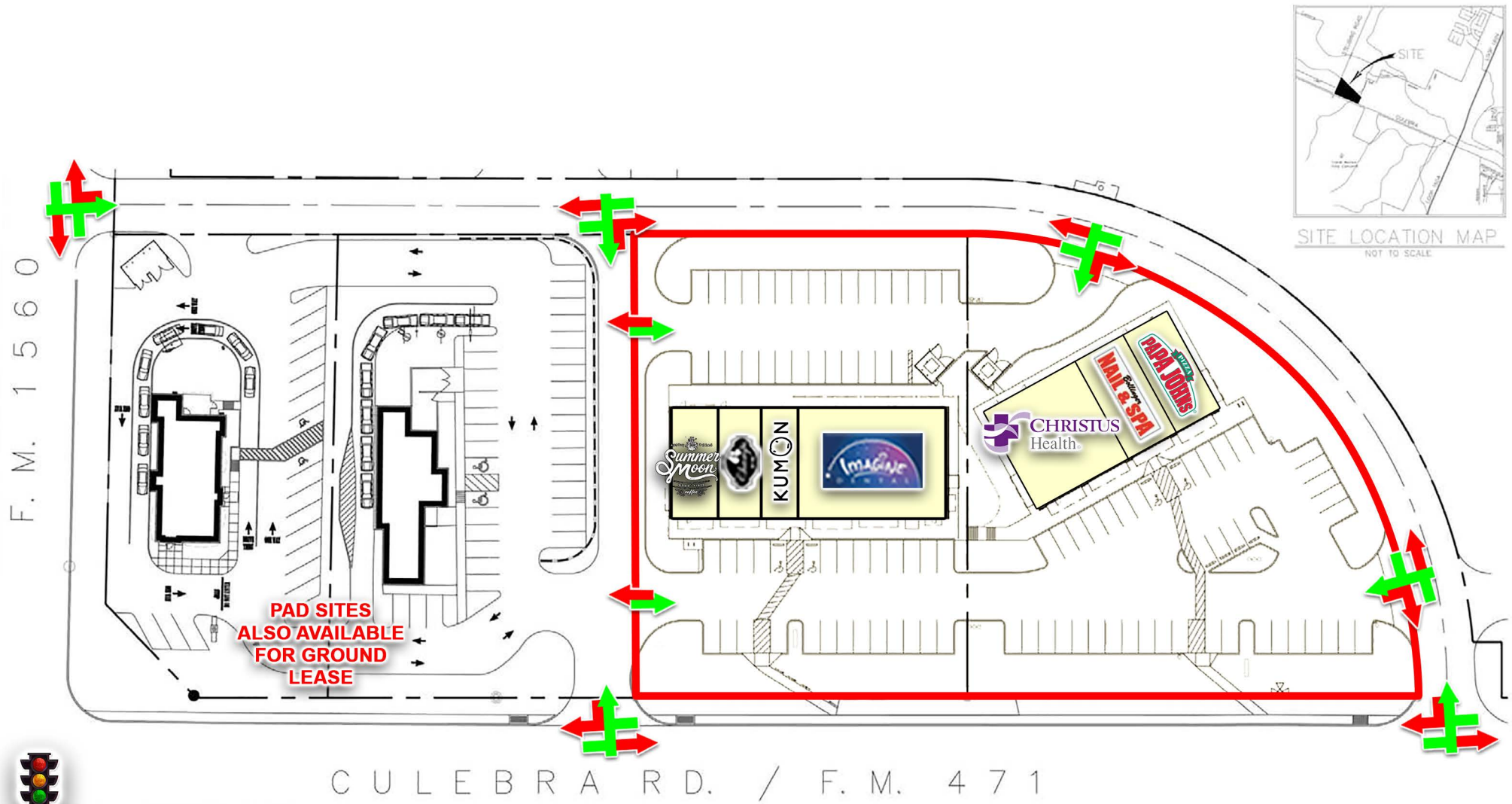
Alamo Pkwy: 13,977 VPD (TXDOT 2017)

DEMOGRAPHICS

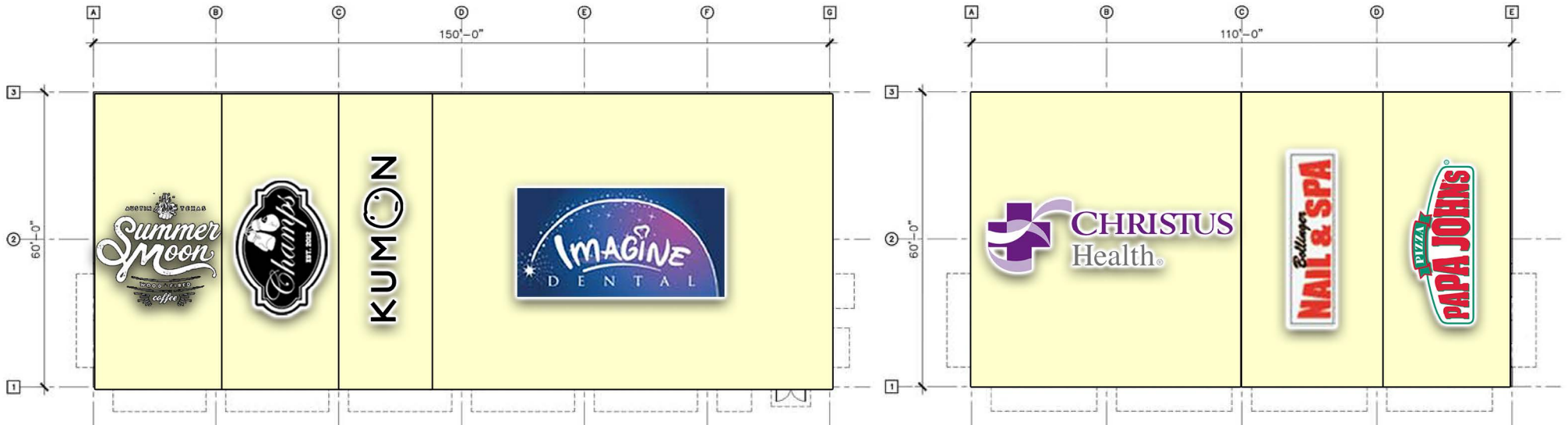
	1-mile	3-mile	5-mile
2018 Population	12,408	85,367	202,350
5 Yr Proj. Growth	21.1%	16.0%	12.4%
Med. Home Value	\$255,298	\$199,364	\$192,054
Avg HH Income	\$93,425	\$92,913	\$93,701



CARMEL CANYON SHOPPING CENTER | 11831 Culebra Rd, San Antonio, Texas



CARMEL CANYON SHOPPING CENTER | 11831 Culebra Rd, San Antonio, Texas



CARMEL CANYON SHOPPING CENTER | 11831 Culebra Rd, San Antonio, Texas



