

FOR LEASE



CULEBRA COMMONS

NEQ Loop 1604 & Culebra Rd

SAN ANTONIO, TEXAS

DUWEST

CREATING, ENHANCING & PROTECTING VALUE

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CULEBRA COMMONS | 6626 TX-1604 Loop, San Antonio, Texas 78254

OVERVIEW

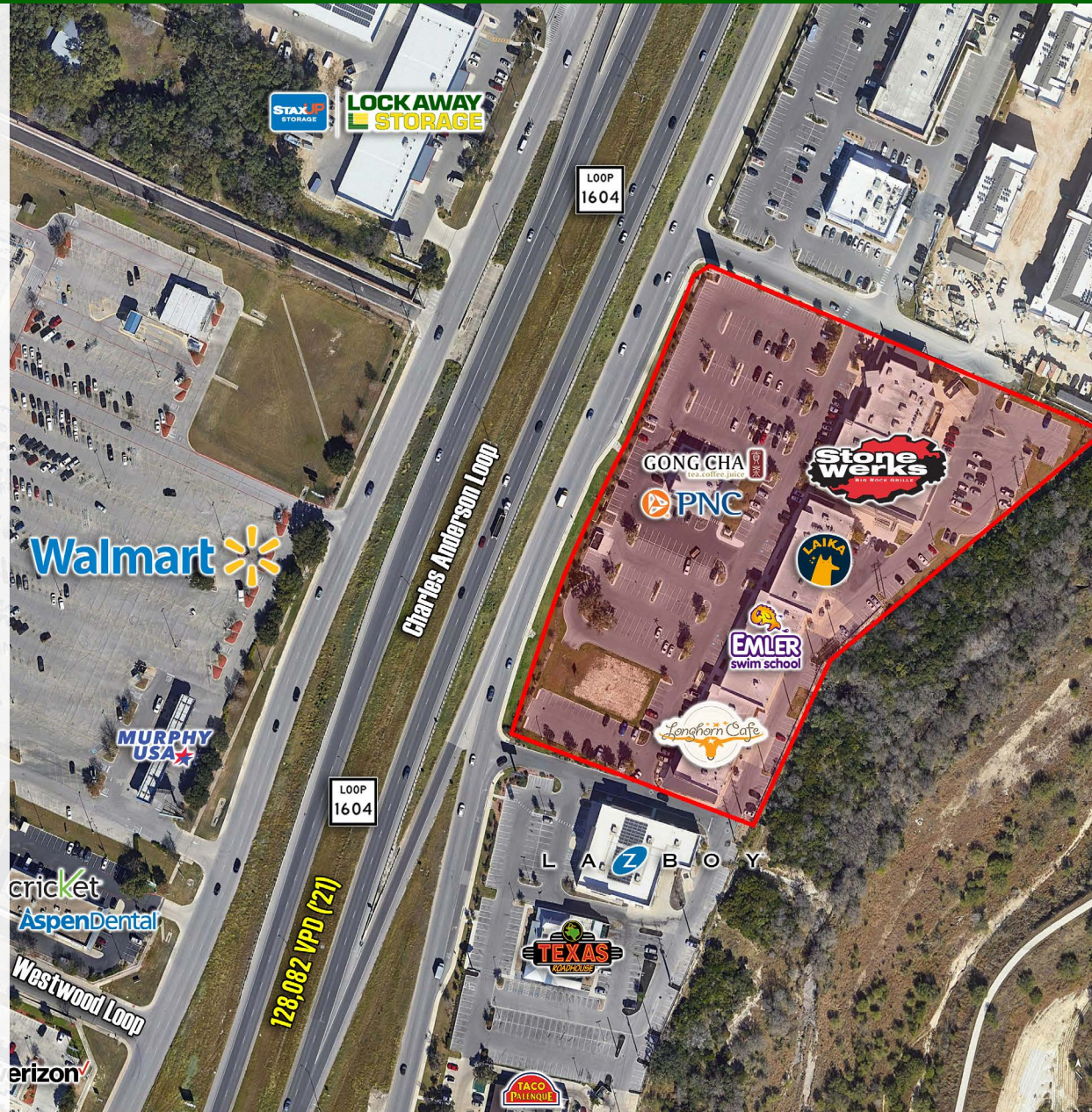
- 58,000 SF shopping center located at one of the prominent intersections in San Antonio with Super Target, HEB, WalMart, Lowe's & Home Depot
- High traffic and high growth trade area
- Dense residential in nearby communities
- Excellent visibility and access from Loop 1604
- 2,800 SF in-line space occupied but available 11/30/2023
- Call broker for pricing

TRAFFIC COUNTS

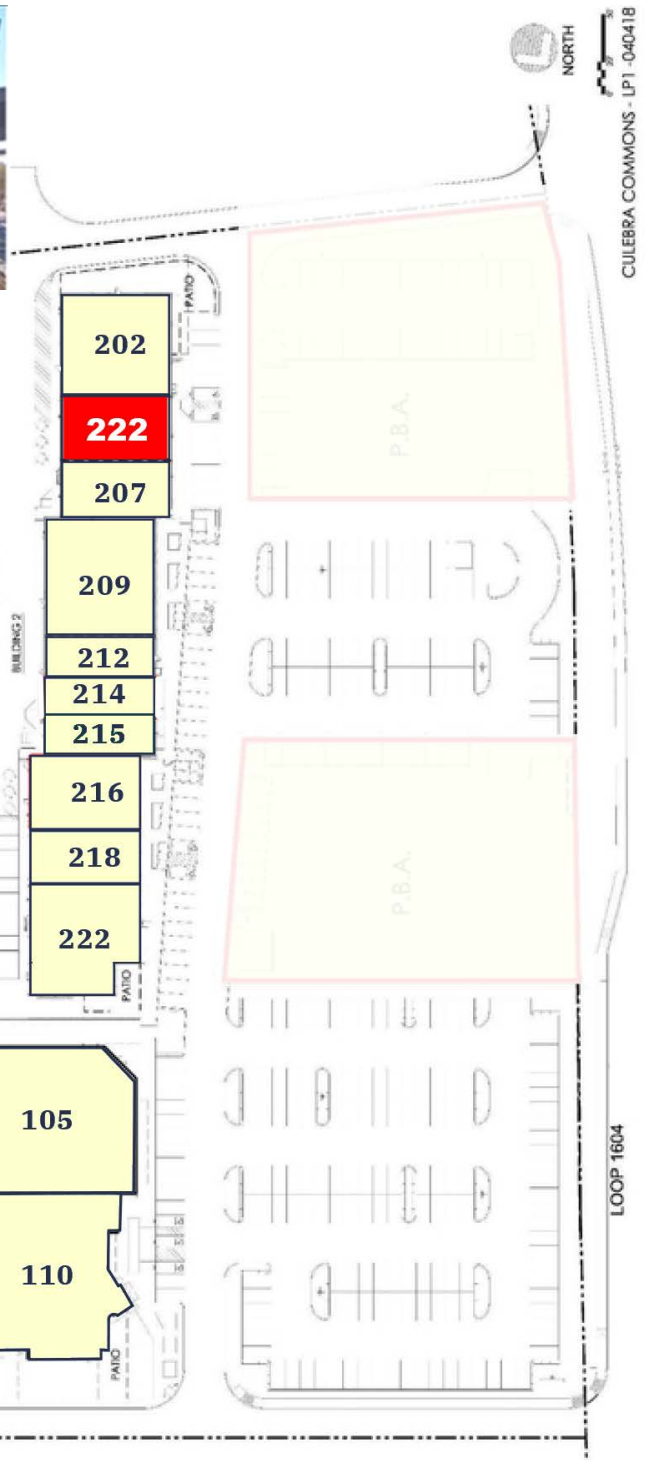
Loop 1604: 128,082 VPD (TXDOT 2021)
 Culebra Rd: 26,336 VPD (TXDOT 2021)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2022 Population	13,546	125,951	281,971
Households	4,732	43,145	98,410
Daytime Pop.	14,618	101,672	222,726
Avg HH Income	\$81,041	\$104,170	\$103,810

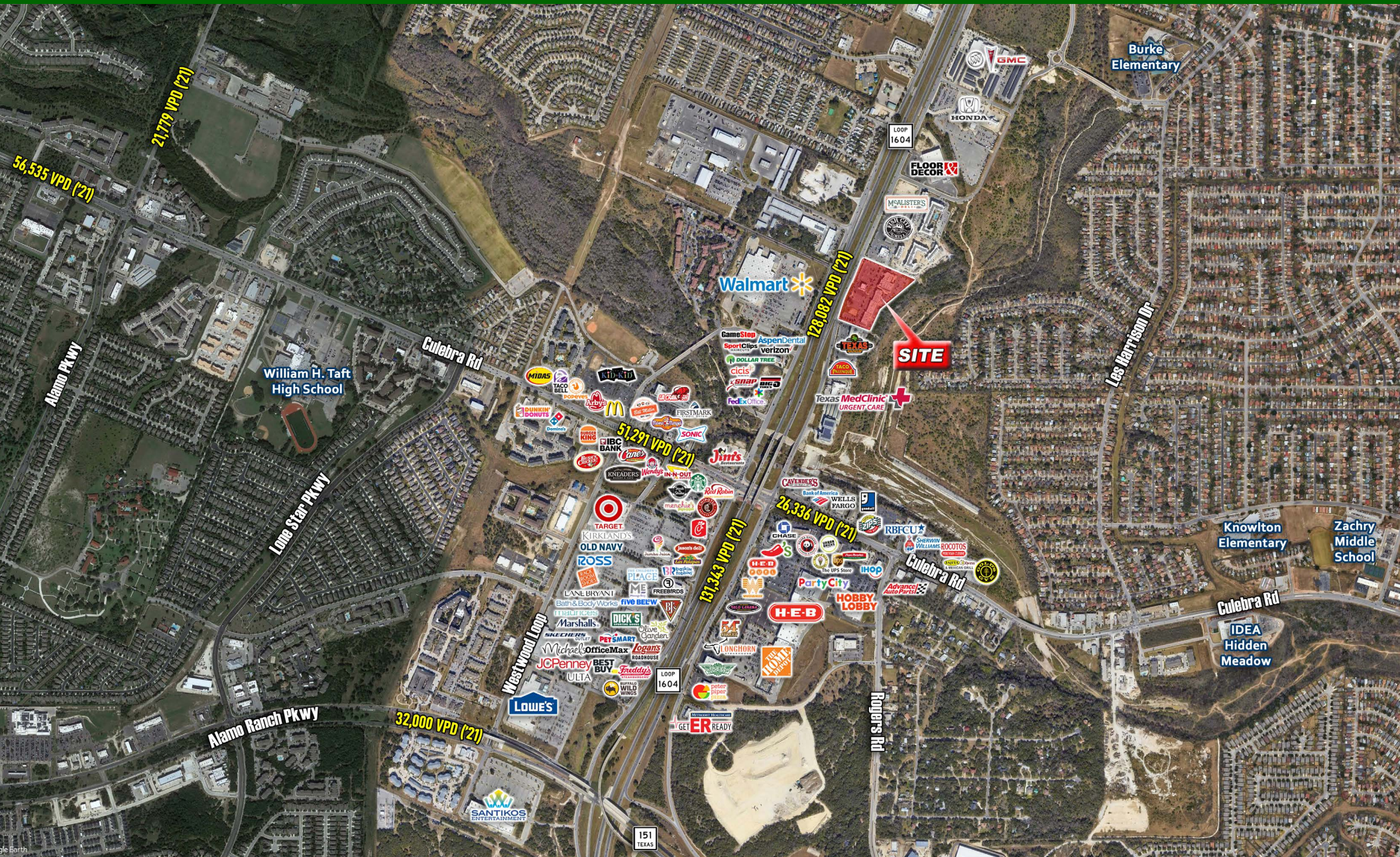


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Suite #	Tenant
110	Stone Werks Grill
105	Rogers Premier Salon
222	HuHot Mongolian Grill
218	FIT Therapy of Texas
216	Epic Vision Center
215	Laika Cheesecakes
214	Sun Loan
212	InBalance
209	Emler's Swim School
207	Spavia Day Spa
205	2,800 SF AVAILABLE 11/30/2023
202	Longhorn Cafe

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