

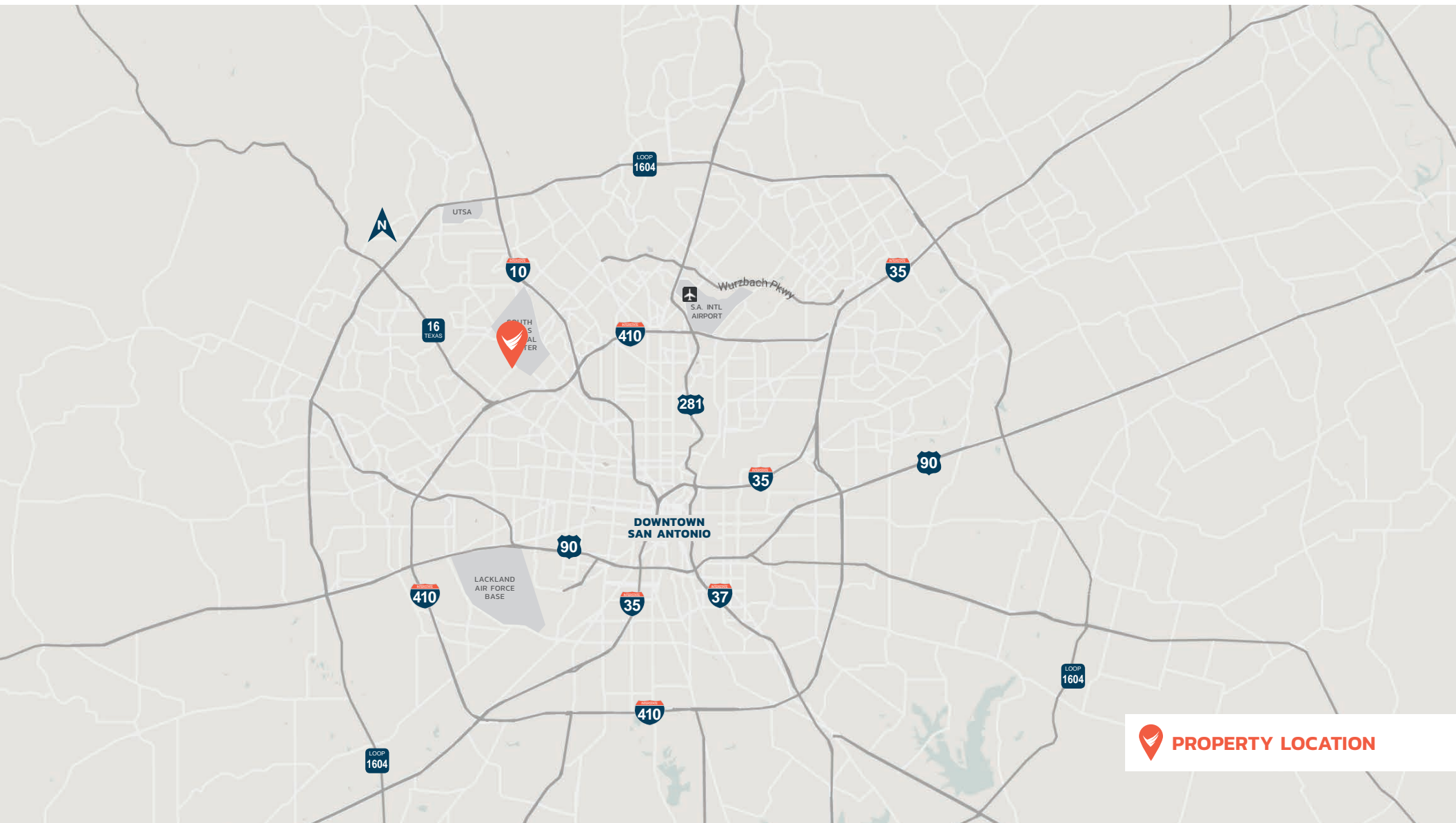


**Retail/Office Space at Wurzbach & Babcock Rd**

# 7271 WURZBACH

7271 Wurzbach Rd,  
San Antonio, Texas 78240

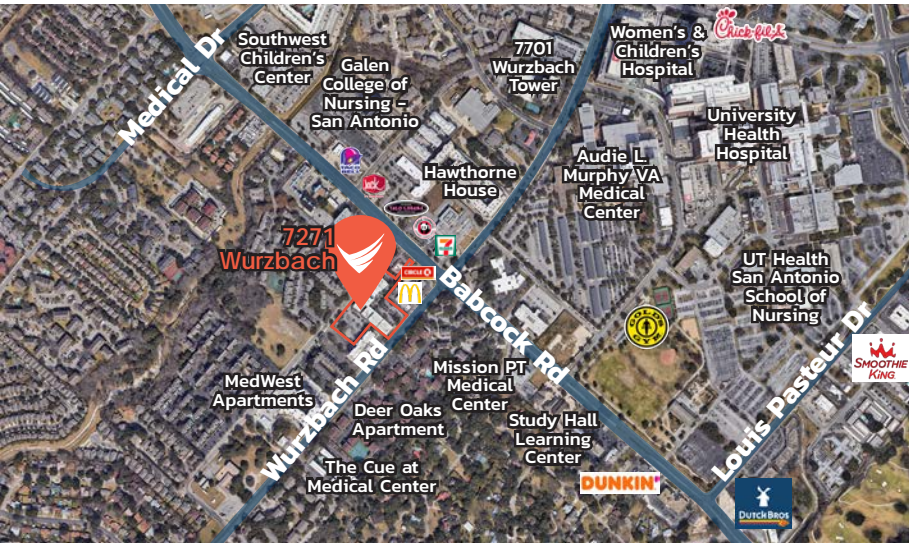
**Rental Rate:** Call For Pricing  
**Estimated NNN:** Call For Pricing



 **PROPERTY LOCATION**

# Property Overview

## 7271 WURZBACH



### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	9,450	91,918	226,302
Average HH Income:	\$101,106	\$106,384	\$108,626
Employees:	8,885	86,291	218,178

### HIGHLIGHTS:

7271 Wurzbach is a 46,097 SF 2-story retail/office shopping center in the heart of the Medical Center District. Conveniently located at the intersection of Babcock Rd and Wurzbach Rd, join the hustle and bustle of this high-traffic area with ample parking, two excellent signage opportunities, and 2 private parking lots. Don't miss out on this prime location.

**TOTAL SF** 46,097

**AVAILABLE SF** 678 - 4,533

**RENTAL RATE** Call For Pricing



**BRAD WILSON**

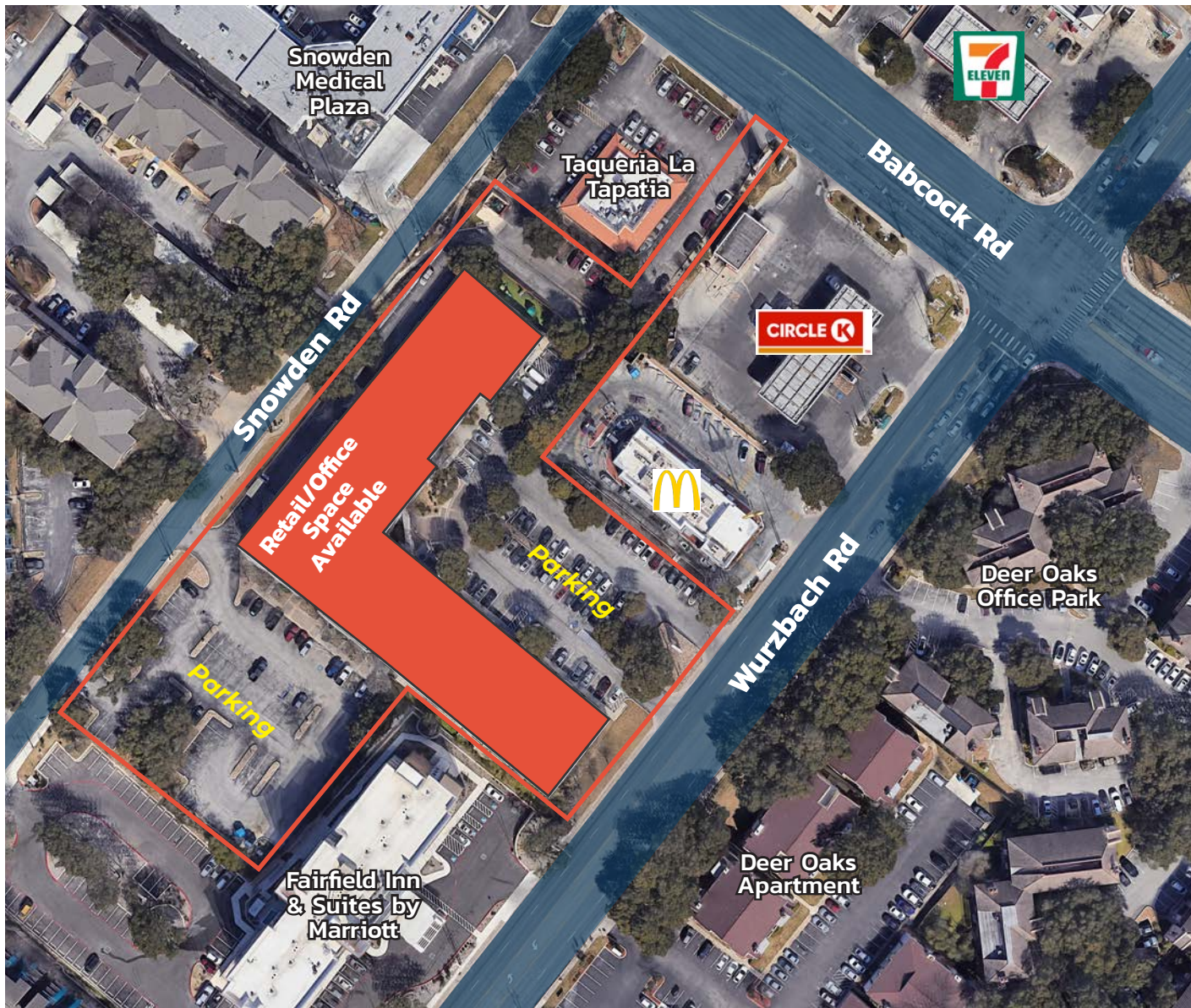
210.745.1438  
brad@valcorcre.com

**SARA LOMBARDI**

210.858.7907  
sara@valcorcre.com

# Site Map

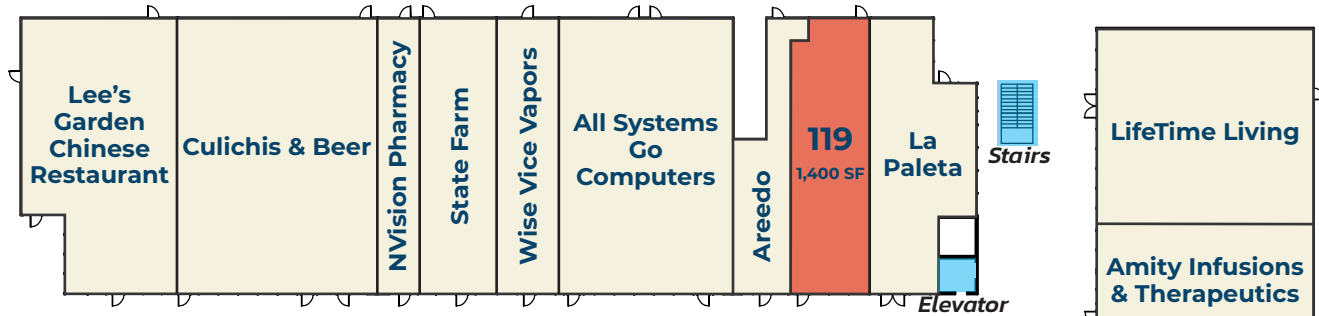
## 7271 WURZBACH



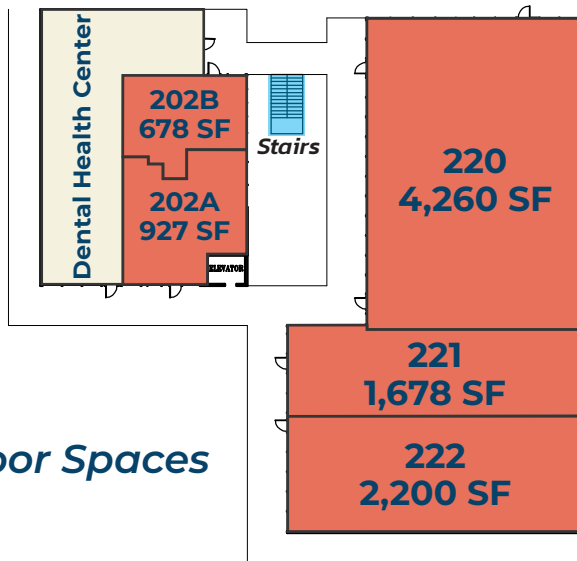
SUITE	AVAILABLE SPACE
119	1,400 SF
127	1,960 SF
128	2,573 SF
131	1,986 SF
133	1,863 SF
202A	927 SF
202B	678 SF
220	4,260 SF
221	1,678 SF
222	2,200 SF

# Property Layout

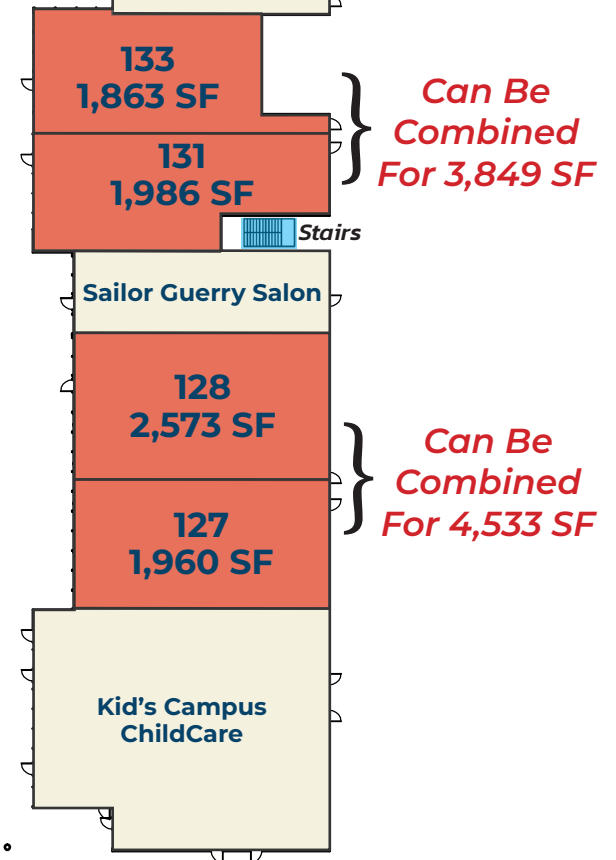
7271 WURZBACH



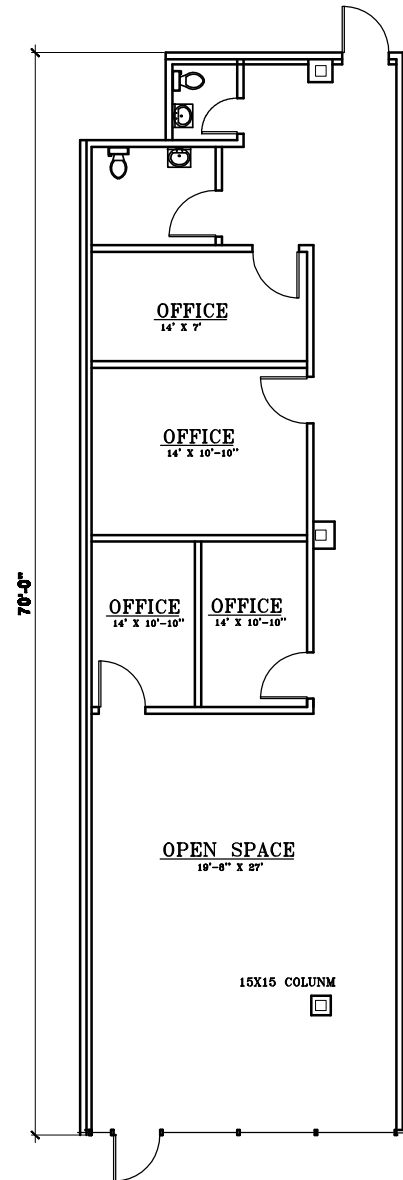
First Floor Spaces



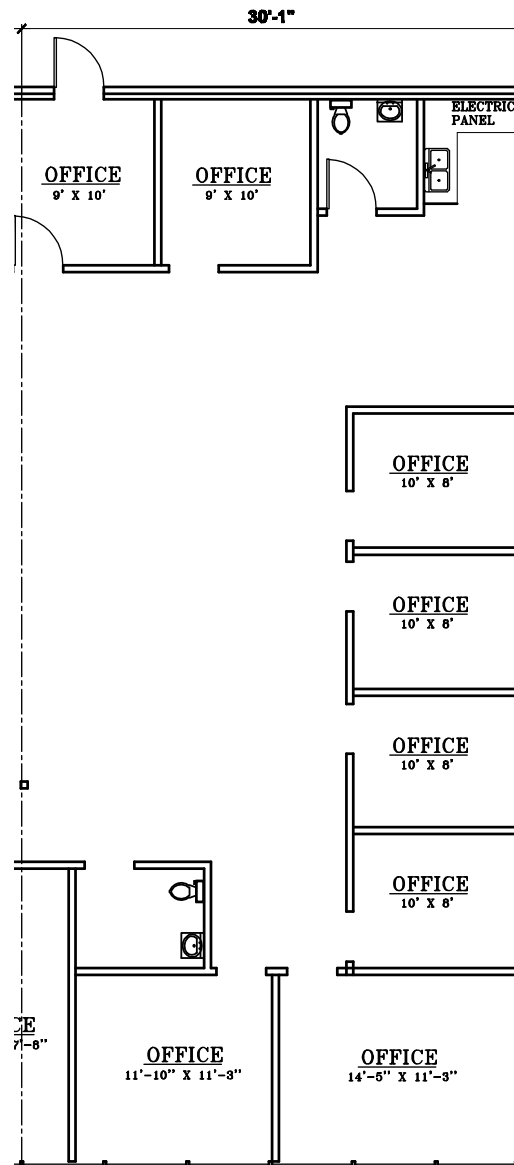
Second Floor Spaces



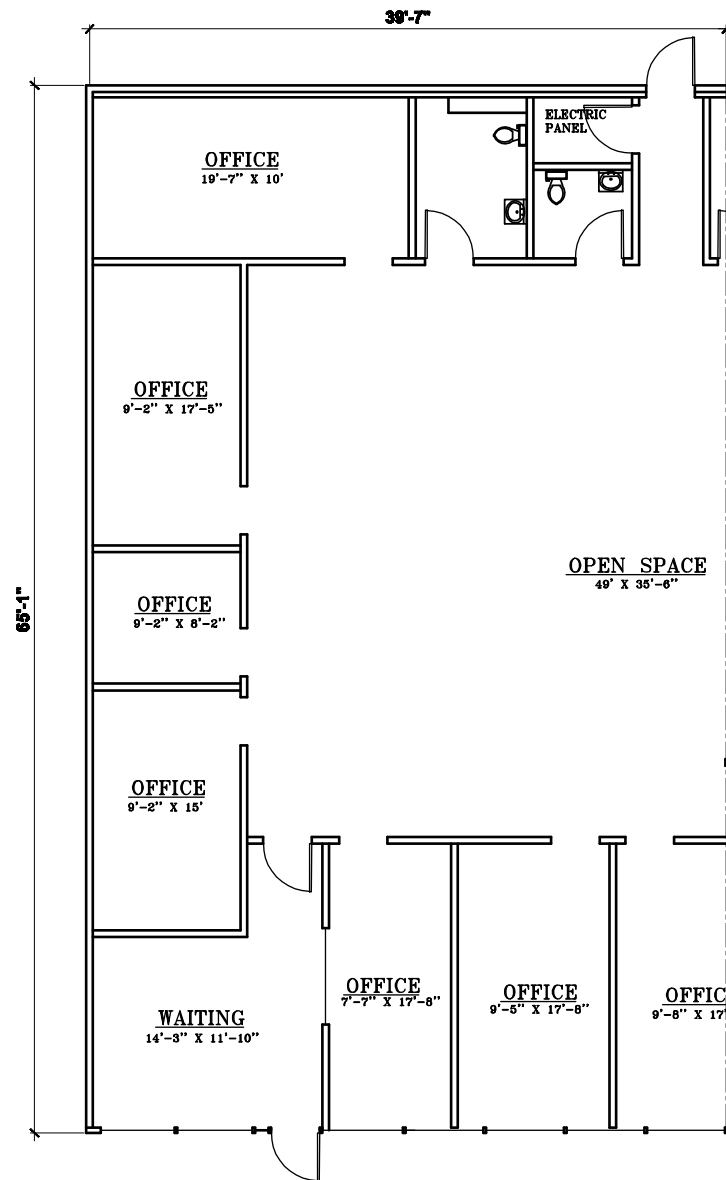
## SUITE 119 || 1,400 SF



## SUITE 127 || 1,960 SF

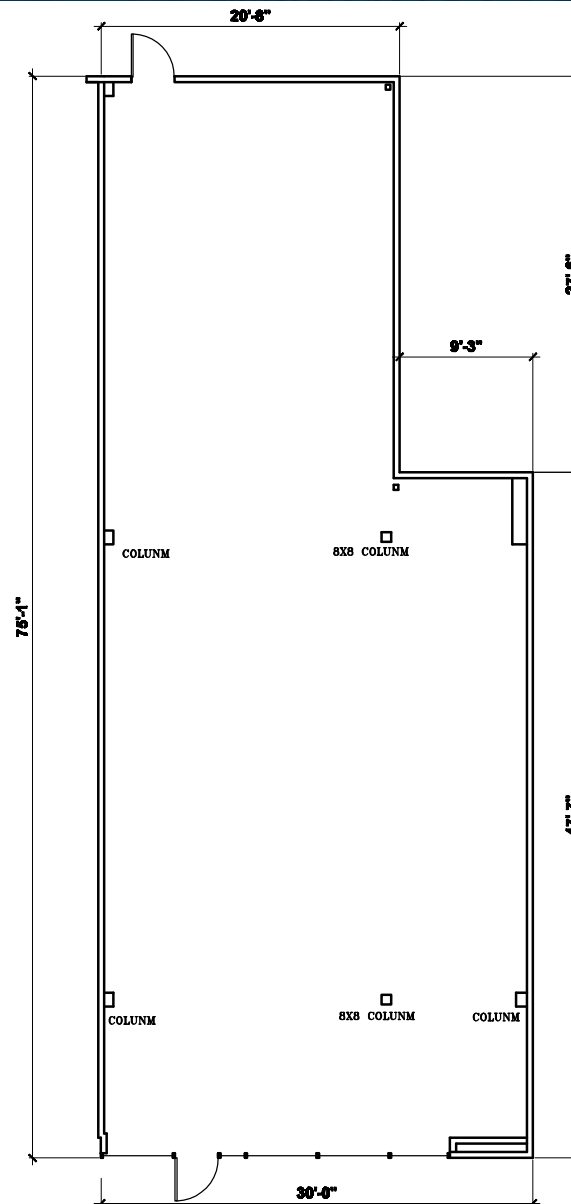


## SUITE 128 || 2,573 SF

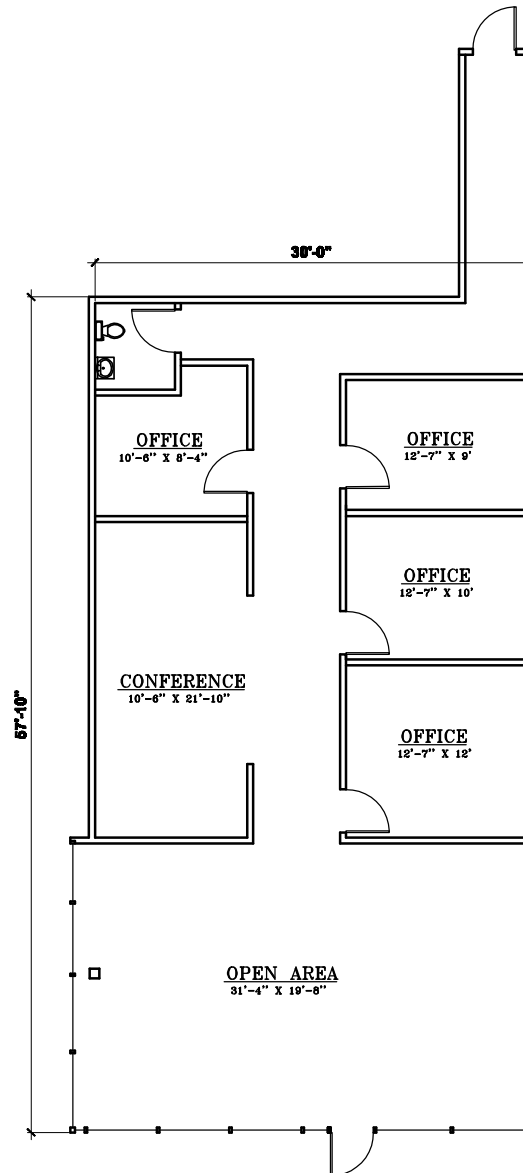




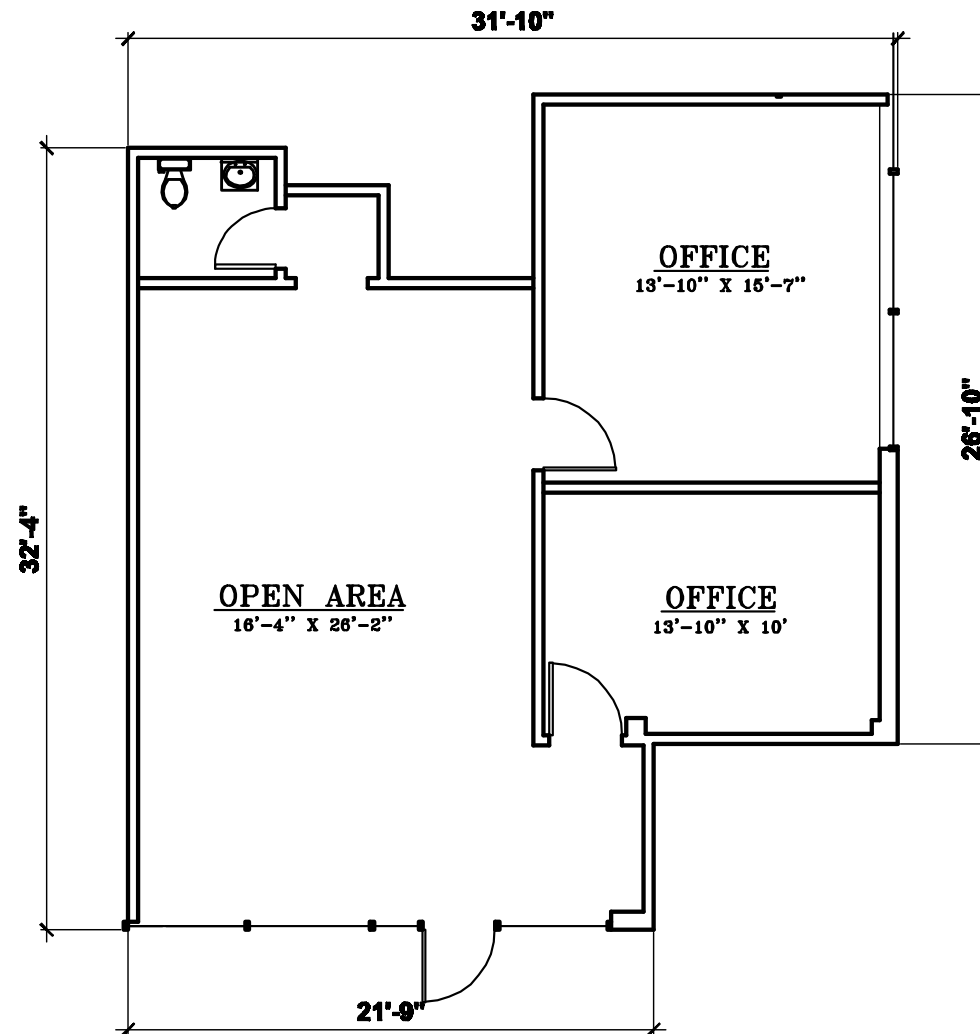
SUITE 131 || 1,986 SF



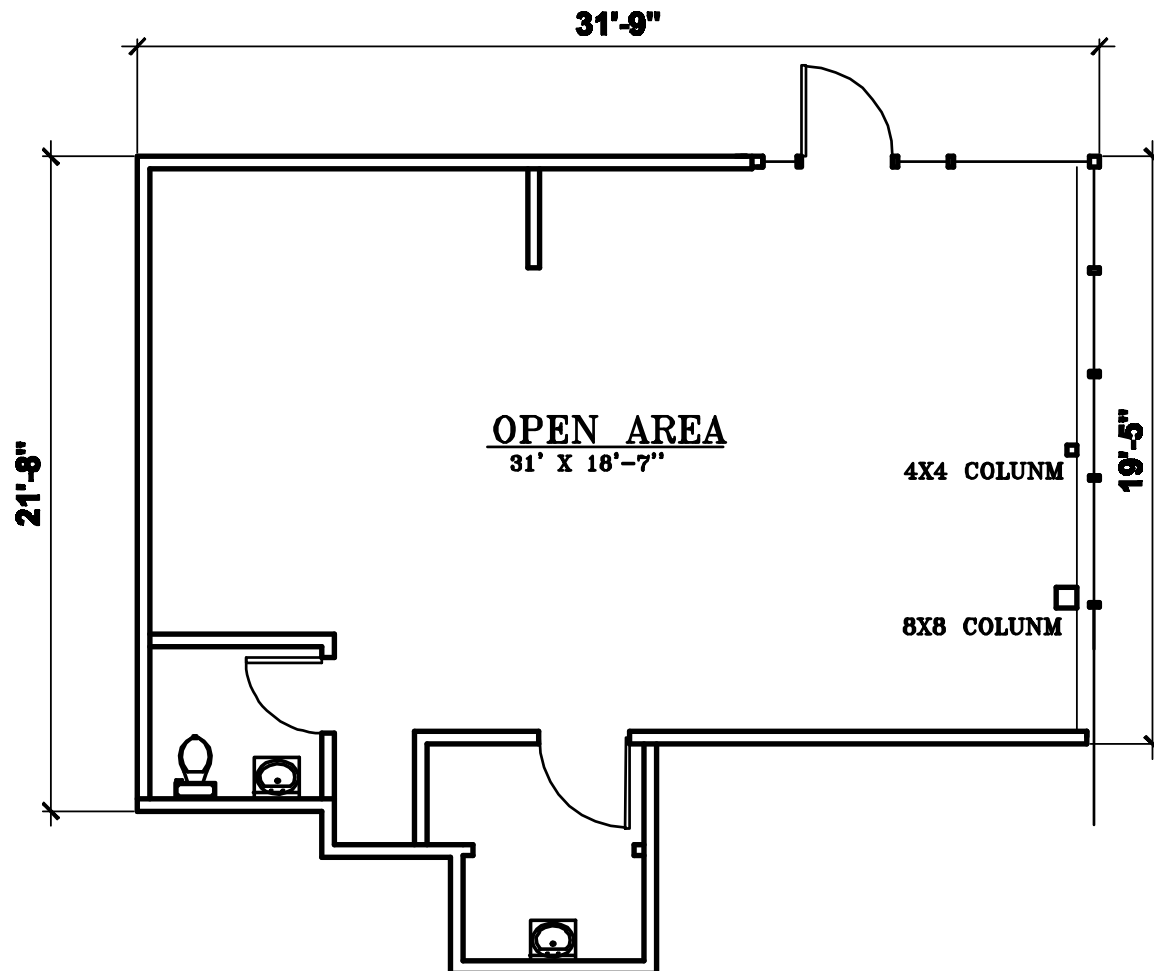
## SUITE 133 || 1,863 SF



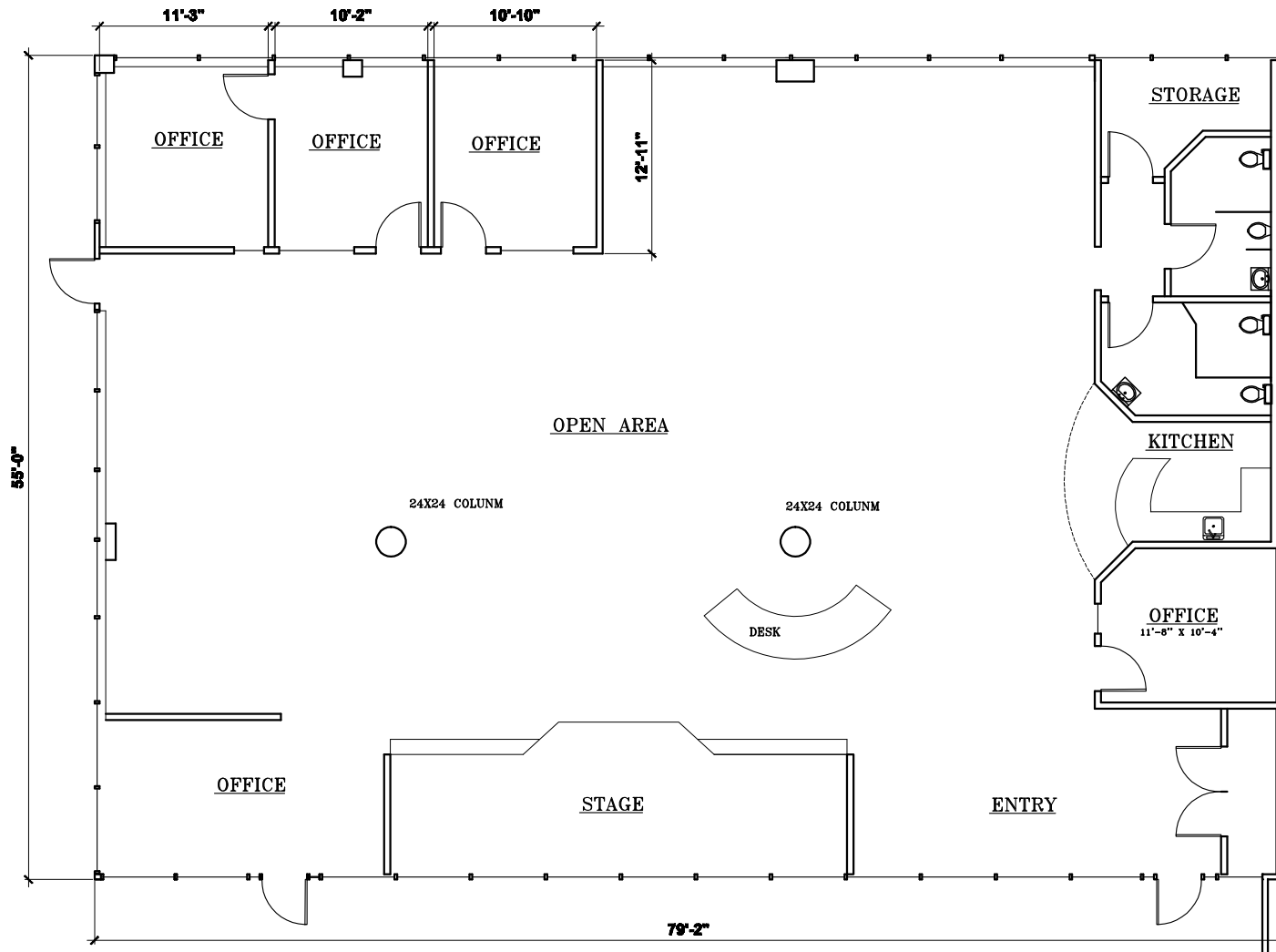
## SUITE 202A || 927 SF



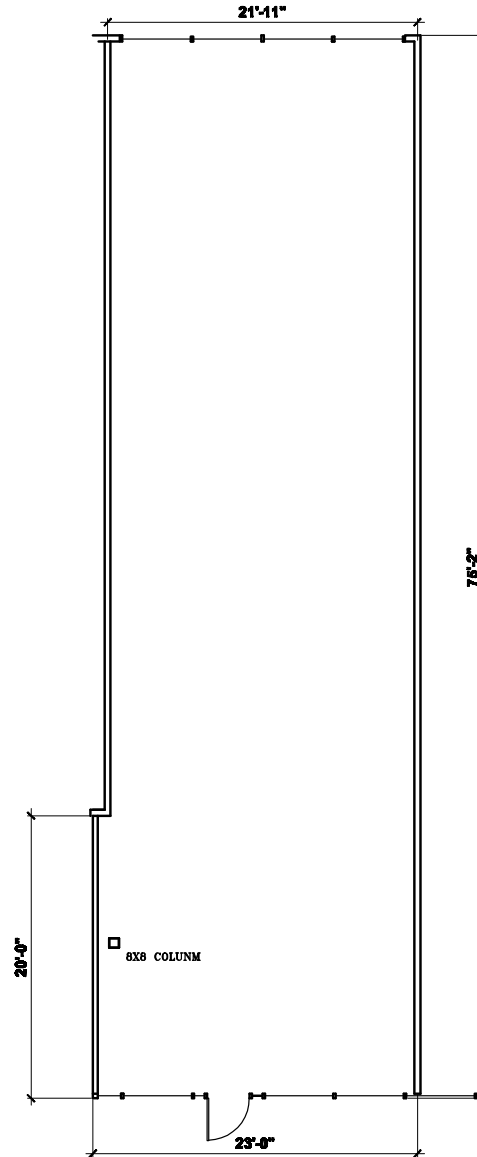
## SUITE 202B || 678 SF



## SUITE 220 || 4,260 SF



SUITE 221 || 1,678 SF



## SUITE 222 || 2,200 SF

