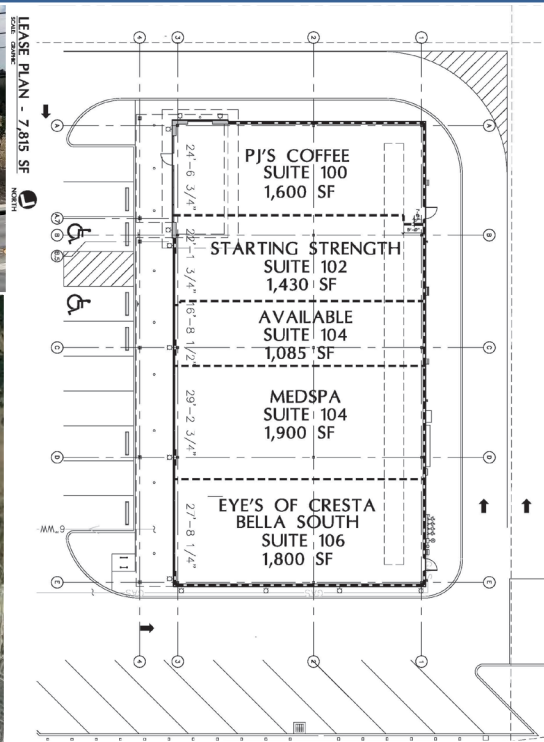


RETAIL/OFFICE SPACE FOR LEASE



CRESTA BELLA SOUTH | 19739 IH-10 WEST | SAN ANTONIO, TEXAS | 78256

PROPERTY DESCRIPTION

Cresta Bella South, also known as Camp Bullis South, is a 7,871 SF Retail/Office development located in a prime location between The Dominion and The Rim. The property is very well maintained, highly visible off IH-10, and has ample parking with the ability to have a drive-thru.

PROPERTY HIGHLIGHTS

- Parking ratio - 5.5 spaces : 1,000 SF
- Next exit after La Cantera Parkway & Six Flags on IH-10
- Signage on both IH-10 Access Road and Camp Bullis Rd
- Space can be divisible or contiguous
- Right across IH-10 from Faskin development next to the Ferrari dealership
- Within a mile from The Rim
- Within two miles from The Shops at La Cantera
- Beautiful landscaping

LEASE DETAILS

Total SF:	7,871 SF
Total Available SF:	1,085 SF
Lease Rate:	\$31 - \$33 PSF/YR*
Expenses:	\$10.05 PSF/YR**
Lease Term:	Five (5) Years Min.
Tenant Improvements:	TBD

*Rate based on deal structure and finish out needs of the Tenant
 **Expenses are an estimate, please confirm with Broker for exact NNN's.
 ***All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of terms and/or conditions, prior sale, lease or withdrawal without notice.

- Property manager located in Cresta Bella North, directly across Camp Bullis Rd
- High visibility from IH-10
- Total Population within a 1 mile radius is 4,084 with an Average Household Income of \$172,581
- Total Population within a 3 mile radius is 23,552 with an Average Household Income of \$143,658
- Total Population within a 5 mile radius is 100,709 with an Average Household Income of \$127,215



CRESTA BELLA SOUTH | IH-10 & CAMP BULLIS RD | SAN ANTONIO, TEXAS | 78256



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