

EXCLUSIVE

FLEX BUILDING OPPORTUNITY

7038 Eckhert Rd, San Antonio, TX 78238



ENTRUST
COMMERCIAL ADVISORS

Powered by KW Commercial



Gustavo Torres, CCIM
210.219.3680
gus@entrust-ca.com
Lic. #681940

BOBBY PENA
956.310.9908
bobby@entrust-ca.com
LIC#822662

15510 VANCE JACKSON RD.
STE. 101
SAN ANTONIO, TX 78255

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PROJECT OVERVIEW

Entrust Commercial Advisors Group, a part of KW Commercial, is pleased to present an outstanding, well maintained, Flex building available for lease in San Antonio's sought-after Northwest submarket.

7038 Eckhert Rd. is strategically positioned near major thoroughfares, including Highway 410 and Bandera Rd. This property provides exceptional accessibility and is surrounded by a dynamic mix of industrial and professional businesses. Its updated exterior, known business park, and ample parking create a welcoming and professional environment.

Now available for lease is an 820-square-foot, ground-floor suite, offering the flexibility for custom build-out to suit specific tenant needs. With multiple ingress and egress options, the property ensures seamless convenience for employees and visitors alike.

Situated along one of San Antonio's premier industrial/retail corridors, 7038 Eckhert Rd. presents a unique opportunity for businesses looking to establish a strong presence in the thriving Northwest commercial district.

For more information or to schedule a tour, please contact us at your convenience.










PROJECT HIGHLIGHTS

- Established Northwest Market
- Ample Parking | 2.38 : 1,000 SF
- Population | 134,508 | 3 Mi.
- Avg. HH Income | \$81,881 | 3 Mi.
- Built Out Office | Ample Use Cases
- Outdoor Storage | Fenced Yard
- Convenient Access | Hwy 410 & Bandera Rd.



Optional
+800 SF
Warehouse

Available
820 SF
Office

-  RENTABLE BUILDING AREA (SF)
6,300 SF
-  TENANCY
Multi-Tenant
-  Occupied SF
5,488 SF (87%)
-  Available SF
820 SF (13%)
-  Lease Rate
\$1,600 per month
-  Land Area (AC)
0.51
-  YEAR BUILT
1979
-  SUBMARKET
Northwest
-  Ownership
Fee Simple
-  GEO ID
18567-005-0010





7038 Eckhert Rd

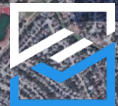
HOBBY LOBBY
W WINDSORBURGER
Cane's
Starbucks
CIRCLE K
DOLLAR GENERAL

Walmart
sam's club
PETSMART
THE HOME DEPOT
CINEMARK

SKECHERS
IHOP
Schlotzsky's
Jason's deli
TACO CABANA
Valero

BARNES & NOBLE
BEST BUY
DOLLAR TREE
ULTA BEAUTY
petco
Marshalls
OLD NAVY
Starbucks
Visionworks
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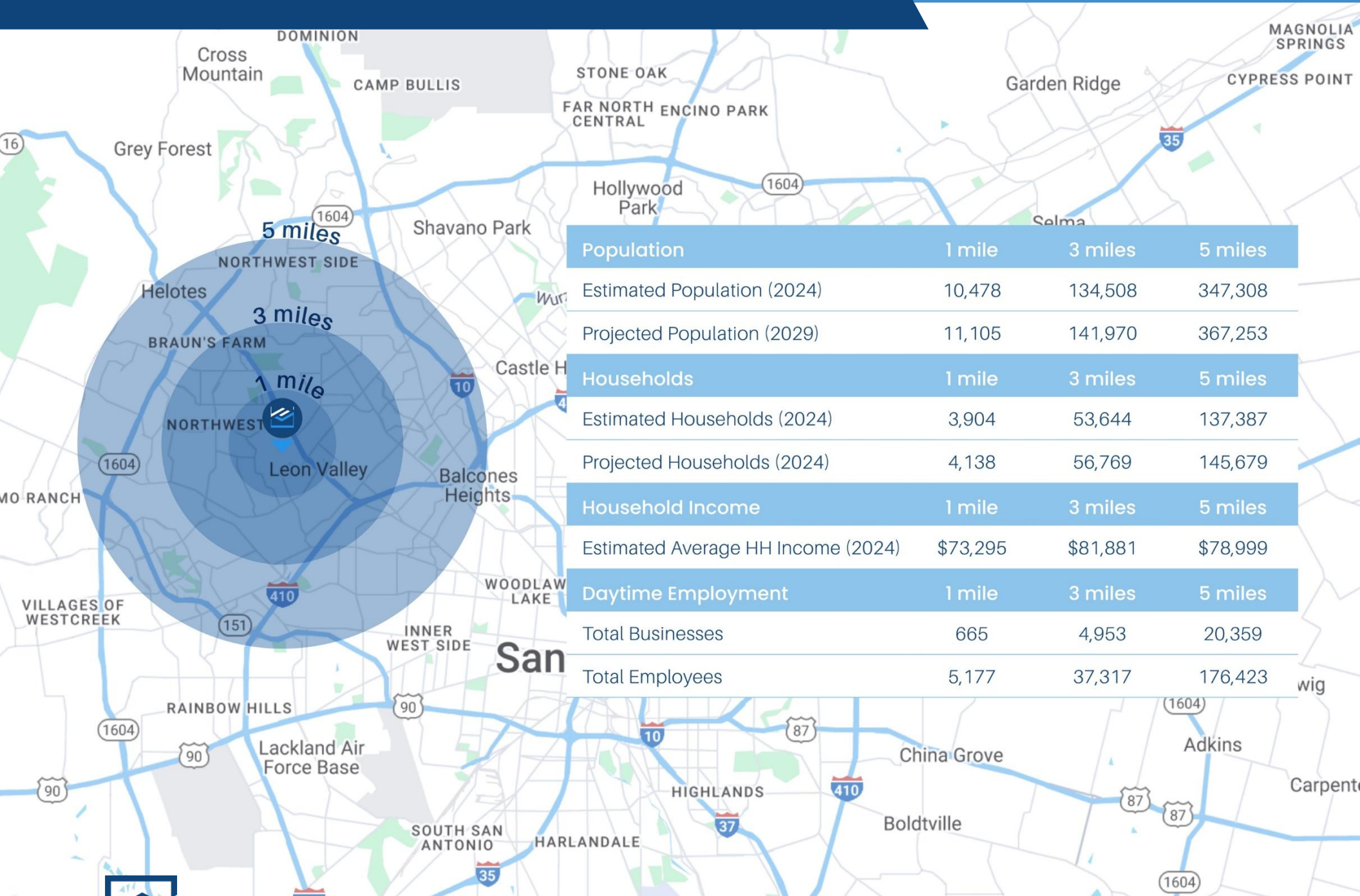
INGRAM PARK MALL
★ macy's
JCPenney
Dillard's
VANS
Foot Locker
JAMES AVERY
artisan jewelry











	1 mile	3 miles	5 miles
Population			
Estimated Population (2024)	10,478	134,508	347,308
Projected Population (2029)	11,105	141,970	367,253
Households			
Estimated Households (2024)	3,904	53,644	137,387
Projected Households (2024)	4,138	56,769	145,679
Household Income			
Estimated Average HH Income (2024)	\$73,295	\$81,881	\$78,999
Daytime Employment			
Total Businesses	665	4,953	20,359
Total Employees	5,177	37,317	176,423



