

EXCLUSIVE

Retail / Office Suites – For Lease

6220 Binz Engleman Rd, San Antonio, TX 78244



ENTRUST
COMMERCIAL ADVISORS

Powered by KW Commercial



Candlewood Elementary School

New Residential Development

**Flexible Layout
Multi Tenant**

[Virtual Tour – Suite 103-A](#)

[Virtual Tour – Suite 104](#)



6220 Binz Engleman Rd

New Residential Development



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This Brochure (the “Brochure”) has been prepared by Entrust Commercial Advisors Group for informational purposes only in connection with a potential lease transaction. The information contained herein is believed to be reliable; however, no representation or warranty, express or implied, is made as to its accuracy, completeness, or correctness. Prospective tenants and lessors are encouraged to conduct their own independent investigation and due diligence and to consult with their legal, financial, and real estate advisors prior to entering into any lease agreement or related transaction.

This Brochure does not constitute an offer to lease, sublease, or otherwise convey any interest in the property, nor does it constitute a solicitation of an offer to lease. Any lease transaction will be subject to the execution of a mutually acceptable written lease agreement and satisfaction of applicable legal requirements.

The information contained herein is confidential and is intended solely for the use of the recipient in evaluating a potential lease transaction. It may not be reproduced, distributed, or disclosed, in whole or in part, without the prior written consent of Entrust Commercial Advisors Group.

Prospective tenants and lessors shall rely solely on their own inspection, investigation, and evaluation of the property and the terms of any proposed lease. Entrust Commercial Advisors Group and its representatives expressly disclaim any and all liability for representations or warranties, whether express or implied, contained herein.



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PROJECT OVERVIEW

Entrust Commercial Advisors Group, as part of KW Commercial, has been exclusively retained to market available retail and office suites at 6220 Binz Engleman Rd. in San Antonio, Texas.

Located within the Candlewood Center area, the property is a multi-tenant commercial building offering flexible small-suite availability for retail, office, service, and neighborhood business users. The property provides a practical setting for tenants seeking an accessible location in Northeast San Antonio, with suite sizes that can support a variety of small business operations.

Current availability includes Suite 103-A, totaling 1,431 SF, and Suite 104, totaling 818 SF. These suites offer an opportunity for businesses looking to establish or expand their presence near surrounding residential neighborhoods and established commercial activity.

The property also benefits from pylon signage visibility, helping tenants increase exposure along Binz Engleman Road while remaining convenient to nearby customers, employees, and service-area demand.

PROJECT HIGHLIGHTS

- Multi-tenant commercial property
- Flexible layout for retail, office.
- Located along Binz Engleman Rd. in SA
- Pylon sign visibility
- Bus line access
- Signalized intersection exposure



LEASING SUMMARY

EXCLUSIVE LEASING OPPORTUNITY



AVAILABLE BUILDING AREA

818 – 1,431 SF



LEASE RATE / SF

\$15.00



LEASE STRUCTURE

Triple-Net



TENANCY

Multi-Tenant



LAND AREA

1.36 AC



YEAR BUILT

1985



SUBMARKET

Northeast



TOTAL BUILDING SF

13,148 SF



PROPERTY TYPE

Retail / Office



ZONING

OCL



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AERIAL MAP

EXCLUSIVE LEASING OPPORTUNITY



AERIAL

EXCLUSIVE LEASING OPPORTUNITY



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EXTERIOR

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INTERIOR SUITE 103 A

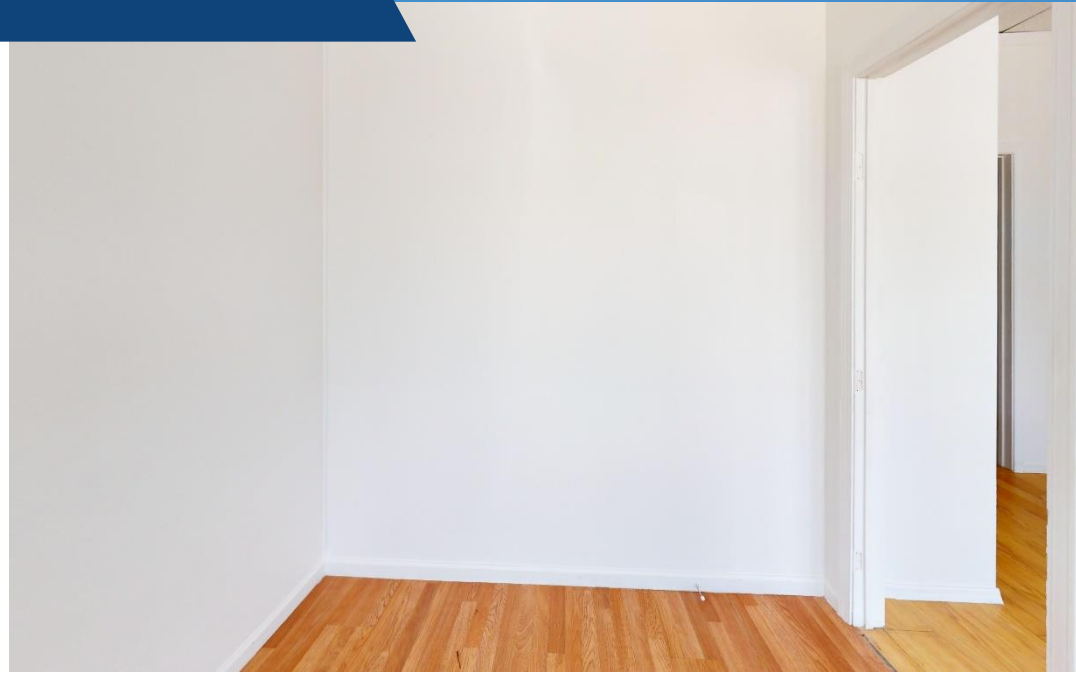
EXCLUSIVE LEASING OPPORTUNITY



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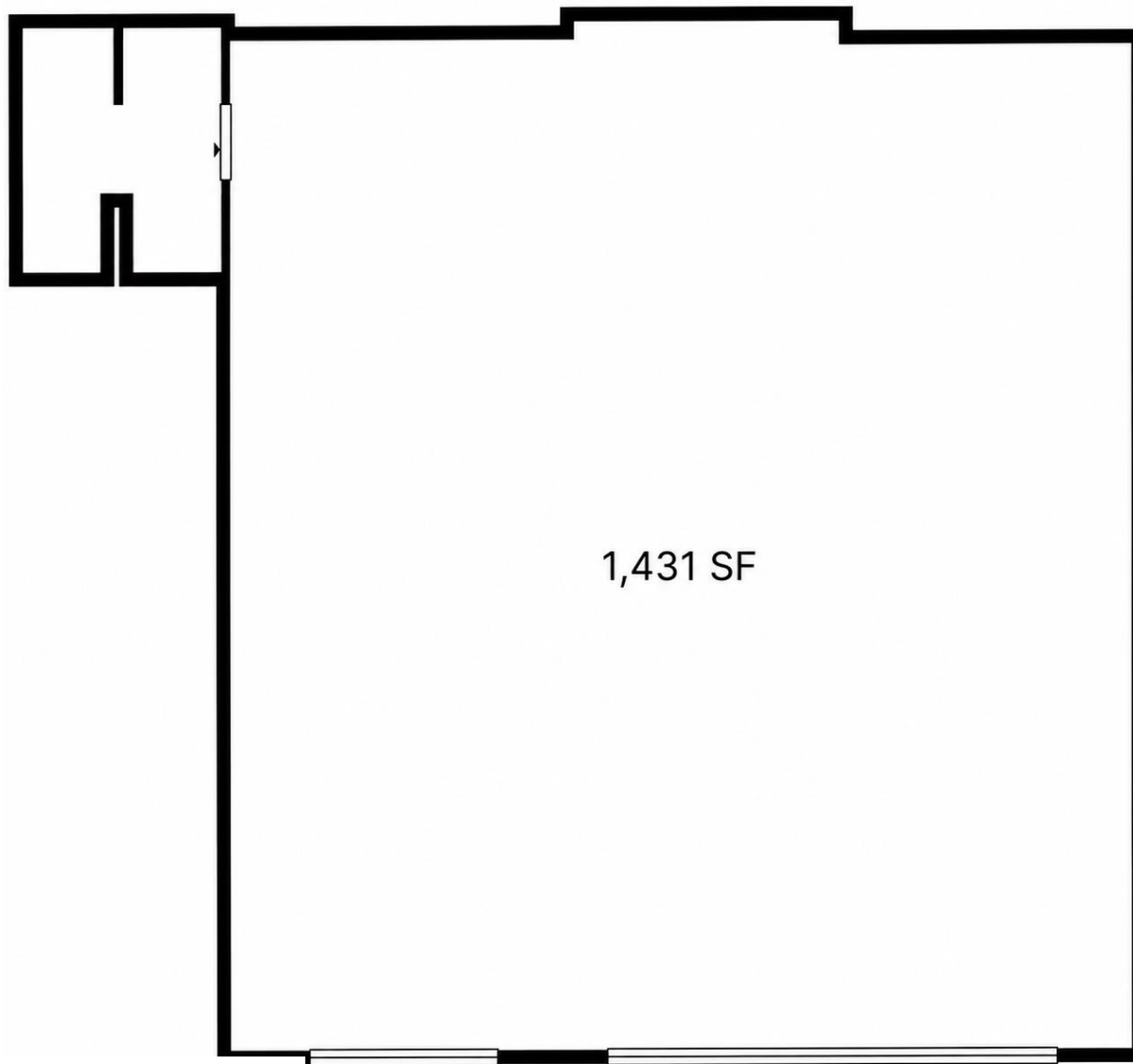
INTERIOR SUITE 104

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FLOORPLAN | Suite 103 A

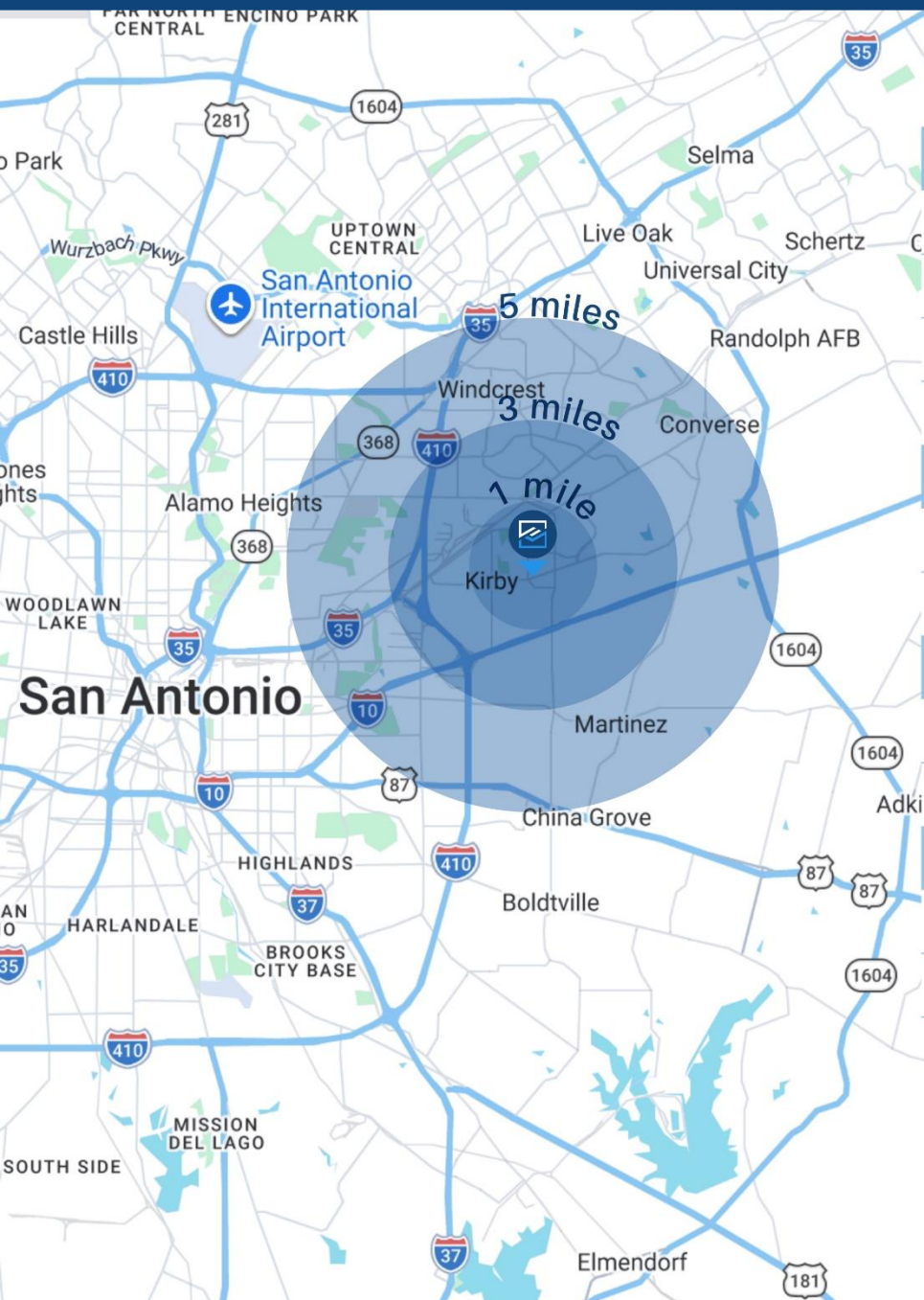


FLOORPLAN | Suite 104



DEMOGRAPHICS

EXCLUSIVE LEASING OPPORTUNITY



Population	1 mile	3 miles	5 miles
Estimated Population (2025)	16,243	70,363	196,603
Projected Population (2030)	16,917	74,094	207,798
Annual Growth (2020-2025)	-0.1%	1.0%	1.5%
Annual Growth (2025-2030)	0.8%	1.1%	1.5%
Households	1 mile	3 miles	5 miles
Estimated Households (2025)	5,047	23,347	67,432
Projected Households (2030)	5,262	24,612	71,294
Household Income	1 mile	3 miles	5 miles
Average Household Income	\$85,970	\$83,157	\$82,555
Median Household Income	\$68,345	\$66,418	\$65,646
Daytime Employment	1 mile	3 miles	5 miles
Total Businesses	161	1,700	8,132
Total Employees	1,756	21,180	59,786



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW

(A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov