



SUNSET RIDGE

6300 N. New Braunfels Ave.
San Antonio, Texas

FOR LEASE

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- LOCATION:** Southeast corner North New Braunfels and Brees
- SIZE:** 102,453 SF
- CURRENT TENANTS:** CVS, EZ's, Double Dave's Pizza, La Fonda, Greenhouse Gallery, Baskin-Robbins, Jefferson State Bank, Fleet Feet and more
- SPACE AVAILABLE:** Up to 10,000sf --- **END CAP AVAILABLE**
- BASE RENT:** Please call to discuss.
- LEASE TERM:** 5 – 10 years
- EXPENSES:** Estimated to be \$6.77 PSF
- LOCAL DRAW:** Sunset Ridge Shopping Center has been a staple of the local community for over 50 years. Whatever it is you need, you can find it in the eclectic shops and boutiques of Sunset. Throughout the years, it remains a truly unique shopping center that reminds locals what it means to call San Antonio home.



COMMENTS:

- Historic shopping center serving the Alamo Heights and Terrel Hills neighborhoods
- Located less than a mile from Alamo Heights High School
- Easy access from both N. New Braunfels and Brees
- On-Site facilities management

DEMOGRAPHICS:

	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Pop. <i>2006 est</i>	13,595	93,648	270,093
Avg. HH Inc. <i>2006 est</i>	\$100,480	\$77,483	\$58,960
No. of HH <i>2000 est</i>	6,591	40,309	110,528

MapInfo

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