

Medical/Office For Lease



1804 NE Loop 410

San Antonio, TX 78217

Offered by:
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Benefits

Address	1804 NE Loop 410, San Antonio, TX 78217
Location	Loop 410 and Harry Wurzbach
Property Details	25,000 SF
Legal Description	NCB 12160 BLK LOT 10 JIM DEMENT SUBD
Bldg. Class	B
Year Built	1970
Floors	2
Zoning	C-2
Add On Factor	14%

Description

25,000 SF Modernized Medical Office Building with Ambulatory Surgical Center
This extensively renovated medical office building has been updated from top to bottom with new systems, finishes, and infrastructure. It offers a well-established medical address, now modernized to meet the needs of today’s healthcare providers and related tenants. Prominent signage is available on a new pylon sign with visibility from NE Loop 410.

Property Highlights

- Excellent visibility
- Convenient central location
- Ideal for medical and medical related uses
- 3.5:1000 parking ratio
- Undergoing complete building renovation
- New pylon sign
- Ownership on-site
- Courtesy patrol

Details

Available RSF	3,377
Lease Rate	Contact Broker
Note	Ownership occupying first floor
Add-On Factor	14%
First Month’s Rental	Due upon execution of lease document by Tenant
Deposit	Equal to one (1) month’s Base Rental (typical)
Financial Information	Required prior to submission of lease document by Landlord
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlord’s leasing representative.

Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord. This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

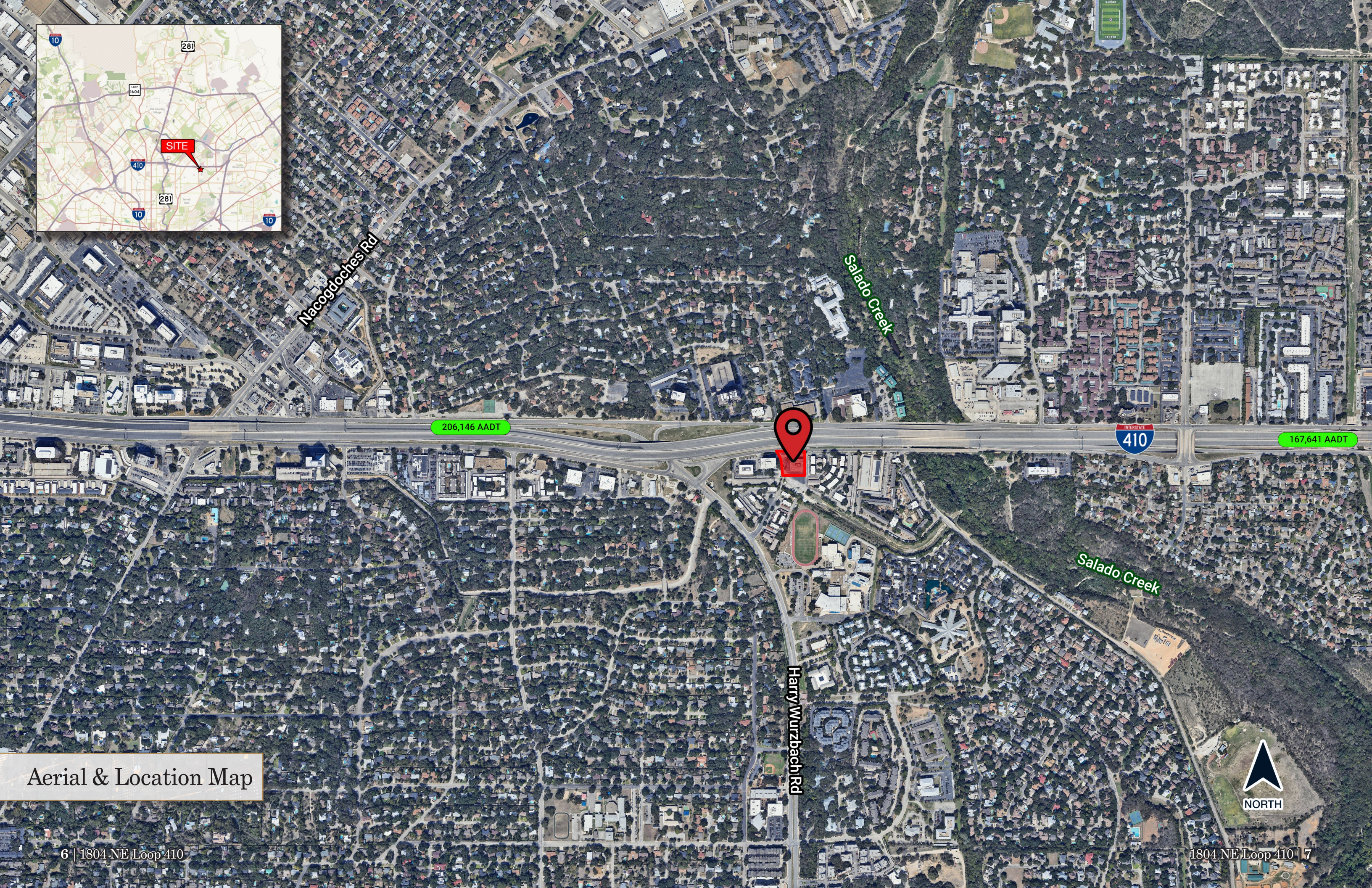
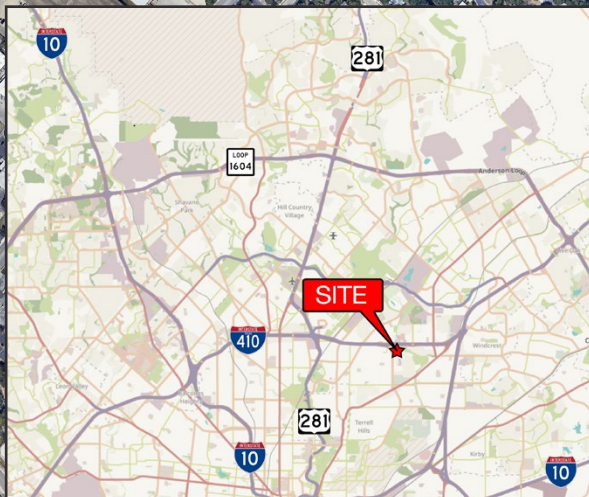
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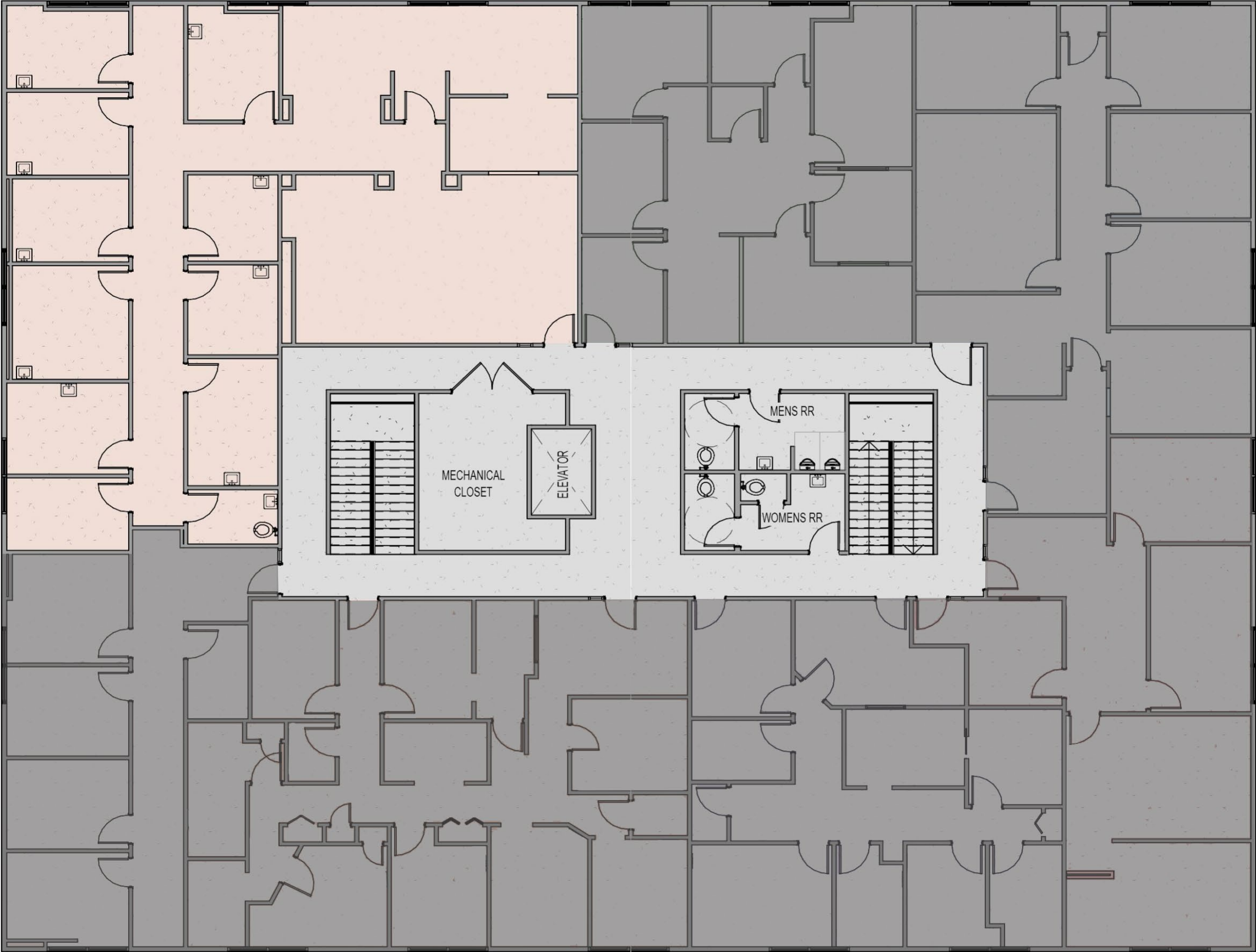
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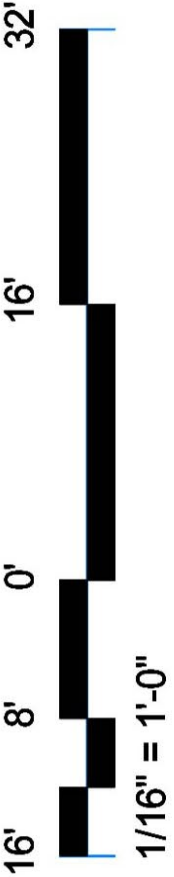
Aerial & Location Map



3,377 RSF
AVAILABLE



NOTE:
PLAN IS AS-BUILT
CONDITIONS
WITH
APPROXIMATE
DIMENSIONS,
HOWEVER
VERIFY IN FIELD



Demographics: 1-mile

Summary	Census 2020	2025	2030
Total Population	12,480	13,055	13,610
Total Households	5,911	6,360	6,760
Family Households	3,163	3,191	3,320
Average Household Size	2.07	2.02	1.98
Owner Occupied Housing Units	2,489	2,626	2,737
Renter Occupied Housing Units	3,422	3,734	4,023
Median Age	39.2	40.8	42.6

Trends 2025 - 2030	Area	State	National	
Population	0.8%	1.1%	0.4%	
Households	1.2%	1.4%	0.6%	
Family Population	0.8%	1.3%	0.5%	
Owner Occupied Housing Units	0.8%	1.8%	0.0%	
Median Household Income	2.3%	2.3%	2.5%	
Median Household Income	\$65,130	-	\$72,899	-
Average Household Income	\$110,171	-	\$120,606	-
Per Capita Income	\$51,632	-	\$57,569	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,806	54.5%	6,923	53.0%	6,986	51.3%
Black Alone	1,594	12.8%	1,644	12.6%	1,654	12.2%
American Indian	119	0.9%	134	1.0%	144	1.1%
Asian Alone	381	3.0%	438	3.4%	486	3.6%
Pacific Islander	23	0.2%	30	0.2%	35	0.3%
Some Other Race	1,196	9.6%	1,299	9.9%	1,435	10.5%
Two or More Races	2,361	18.9%	2,588	19.8%	2,869	21.1%
Hispanic (Any Race)	4,472	35.8%	4,867	37.3%	5,402	39.7%

Demographics: 3-mile

Summary	Census 2020	2025	2030
Total Population	84,098	82,629	82,187
Total Households	36,025	36,748	37,300
Family Households	20,517	19,790	19,724
Average Household Size	2.28	2.20	2.15
Owner Occupied Housing Units	16,828	17,261	17,822
Renter Occupied Housing Units	19,197	19,487	19,478
Median Age	37.5	38.5	39.8

Trends 2025 - 2030	Area		State	National
Population	-0.1%		1.1%	0.4%
Households	0.3%		1.4%	0.6%
Family Population	-0.1%		1.3%	0.5%
Owner Occupied Housing Units	0.6%		1.8%	0.0%
Median Household Income	1.6%		2.3%	2.5%
Median Household Income	\$66,104	-	\$71,625	-
Average Household Income	\$108,140	-	\$116,654	-
Per Capita Income	\$48,370	-	\$53,225	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	45,191	53.7%	42,896	51.9%	41,215	50.1%
Black Alone	8,120	9.7%	8,014	9.7%	7,717	9.4%
American Indian	829	1.0%	860	1.0%	877	1.1%
Asian Alone	2,426	2.9%	2,529	3.1%	2,615	3.2%
Pacific Islander	143	0.2%	147	0.2%	154	0.2%
Some Other Race	10,432	12.4%	10,684	12.9%	11,208	13.6%
Two or More Races	16,957	20.2%	17,498	21.2%	18,400	22.4%
Hispanic (Any Race)	36,444	43.3%	37,338	45.2%	39,332	47.9%

Demographics: 5-mile

Summary	Census 2020	2025	2030
Total Population	251,818	249,978	248,344
Total Households	100,073	102,723	104,187
Family Households	61,206	59,809	59,808
Average Household Size	2.43	2.35	2.30
Owner Occupied Housing Units	54,409	56,278	58,557
Renter Occupied Housing Units	45,664	46,445	45,630
Median Age	37.2	38.3	39.5

Trends 2025 - 2030	Area	State	National
Population	-0.1%	1.1%	0.4%
Households	0.3%	1.4%	0.6%
Family Population	0.0%	1.3%	0.5%
Owner Occupied Housing Units	0.8%	1.8%	0.0%
Median Household Income	1.8%	2.3%	2.5%
Median Household Income	\$69,623	-	\$76,299
Average Household Income	\$103,098	-	\$111,018
Per Capita Income	\$42,949	-	\$47,181

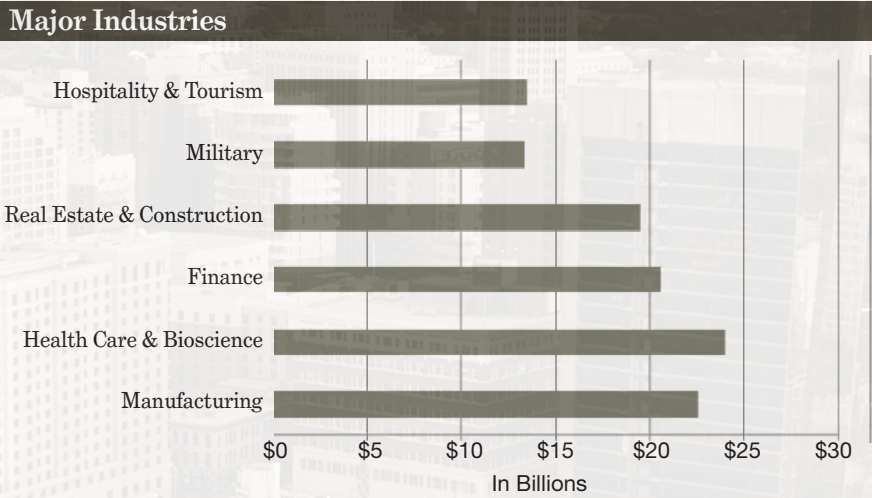
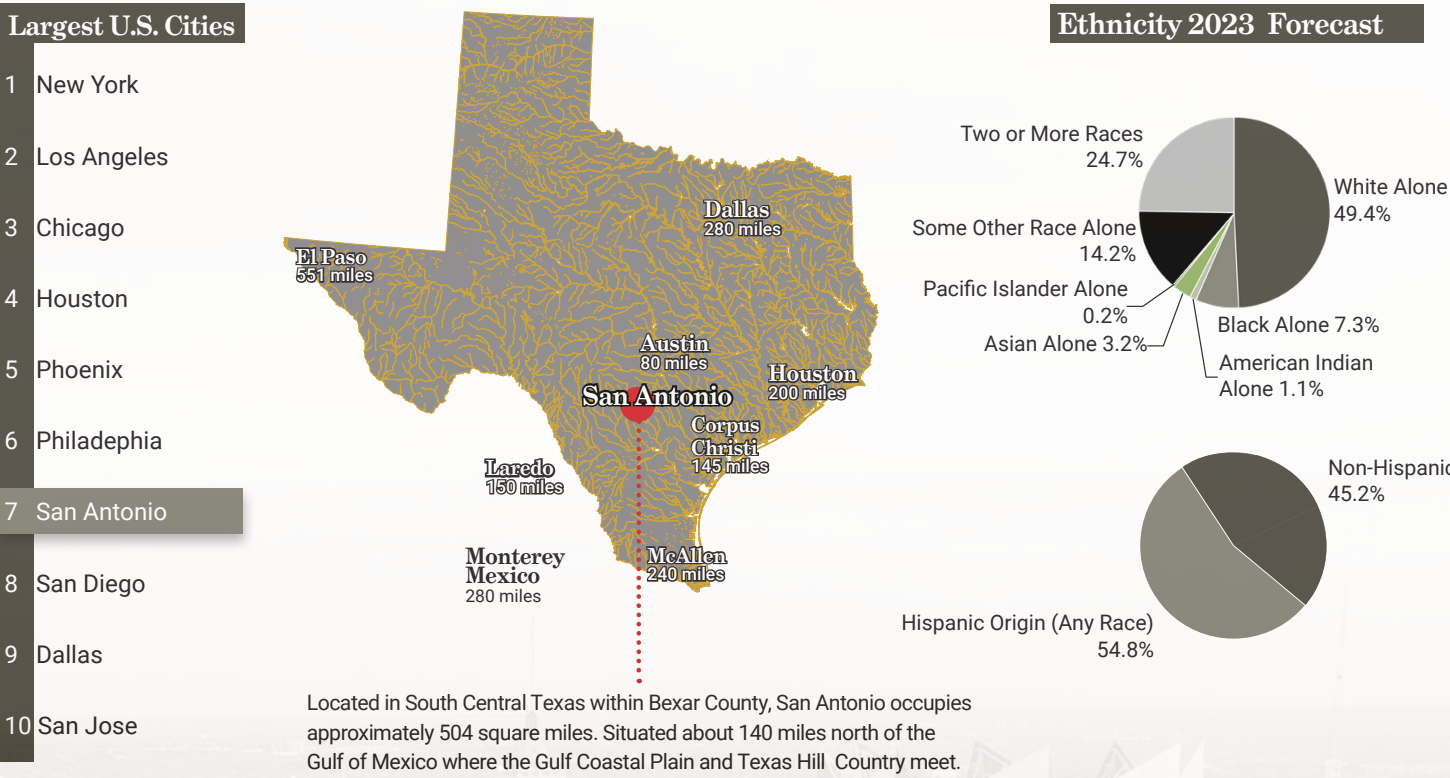
Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	127,759	50.7%	122,019	48.8%	116,452	46.9%
Black Alone	24,808	9.8%	24,860	9.9%	24,144	9.7%
American Indian	2,723	1.1%	2,868	1.1%	2,904	1.2%
Asian Alone	6,931	2.8%	7,311	2.9%	7,530	3.0%
Pacific Islander	502	0.2%	527	0.2%	542	0.2%
Some Other Race	32,935	13.1%	34,141	13.7%	35,871	14.4%
Two or More Races	56,160	22.3%	58,252	23.3%	60,902	24.5%
Hispanic (Any Race)	118,842	47.2%	122,850	49.1%	129,096	52.0%

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Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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San Antonio Market Overview



Fortune 500 Companies		
SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

San Antonio-New Braunfels Metro Area						
2010 Census	2,142,508	34.1	763,022	—	—	—
2020 Census	2,558,143	36.0	925,609	—	—	—
2023 Estimate	2,698,487	36.5	984,040	\$98,647	\$68,549	\$36,100
2028 Projection	2,872,957	37.3	1,059,737	\$111,302	\$77,763	\$41,175

Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2023 & 2028; Fortune



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.

2-10-2025



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. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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

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