

7911 CULEBRA RD

7911 CULEBRA ROAD
SAN ANTONIO, TX 78251



BROWNING COMMERCIAL

REAL ESTATE

A division of Phyllis Browning Co Real Estate



FOR SALE

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PhyllisBrowning.com
6061 Broadway St
San Antonio, TX 78209
The Very Best for Texas



TABLE OF CONTENTS

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1 - PROPERTY INFORMATION	
Property Summary	4
Property Photos	5
Survey	7
2 - LOCATION INFORMATION	
BOUNDARY MAP	9
Regional Map	10
Demographics	11
Disclaimer	12

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PROPERTY INFORMATION

1

PROPERTY SUMMARY
PROPERTY PHOTOS
SURVEY

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PROPERTY SUMMARY

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Property Summary

Price:	\$1,400,000
Building SF:	3,339
Lot Size:	0.41 Acres
Frontage:	Culebra 168 Ft
Year Built:	1979
Tenants/Units:	2
Zoning:	C3
Submarket:	North West

Property Overview

7911 Culebra Rd presents a turnkey investment opportunity in a high-traffic San Antonio corridor. The property is configured as two units, both leased with tenants in place: Viva La Vida restaurant and Rumors bar, providing immediate cash flow. Offered for sale with an operating lease, this asset delivers stable income in a strong retail location with excellent visibility and access.

Location Overview

The Northwest San Antonio Retail Submarket demonstrated notable shifts over the past year, evidenced by changes in vacancy rates, rent growth, and the construction pipeline. By mid-March 2026, the vacancy rate had decreased to 4.1%, representing a modest improvement compared to the 4.4% recorded in the same period of 2025. This trend indicated a gradual tightening of the retail space supply, likely driven by steady tenant demand and a limited influx of new inventory. Northwest San Antonio's retail market appeared to be normalizing with regard to some key indicators in March, with landlords and developers adjusting strategies in response to changing demand and economic conditions. The combination of improved occupancy, slower rent growth, and a shrinking construction pipeline pointed toward a more balanced environment, where both tenants and property owners navigated evolving challenges and opportunities

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PROPERTY PHOTOS

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LOCATION INFORMATION

2

BOUNDARY MAP
REGIONAL MAP
DEMOGRAPHICS
DISCLAIMER

BOUNDARY MAP

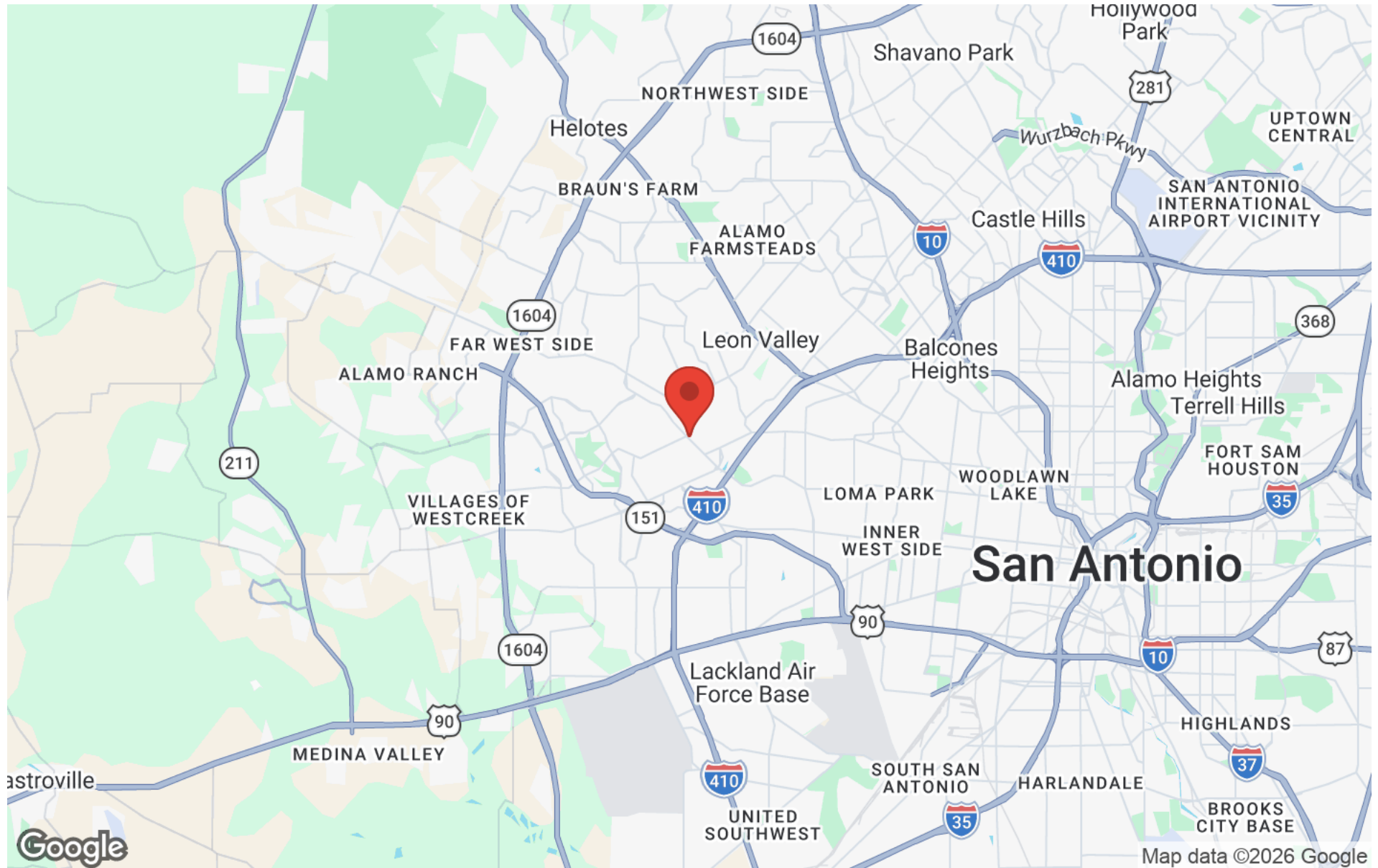
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REGIONAL MAP

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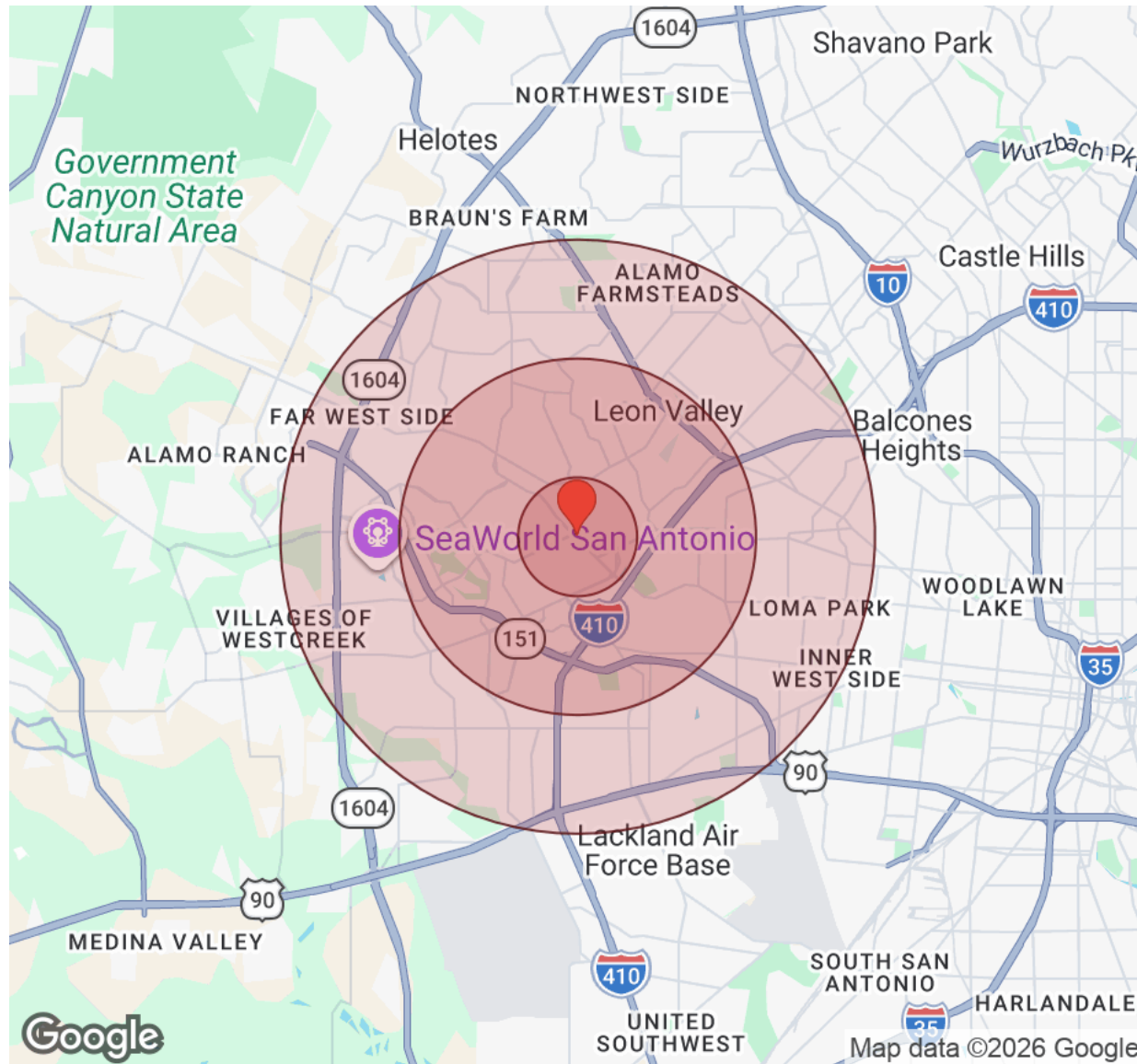


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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	8,113	57,010	163,168
Female	8,742	60,293	171,059
Total Population	16,855	117,303	334,226

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,234	24,939	71,792
Black	1,825	10,663	25,869
Am In/AK Nat	25	188	535
Hawaiian	15	141	334
Hispanic	10,774	74,839	218,216
Asian	669	4,481	11,631
Multiracial	280	1,842	5,147
Other	32	223	668

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,299	49,291	135,760
Occupied	6,833	45,899	125,836
Owner Occupied	2,687	21,541	65,442
Renter Occupied	4,146	24,358	60,394
Vacant	465	3,393	9,923

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	3,304	22,521	65,287
Ages 15 - 24	2,601	17,865	49,462
Ages 25 - 54	7,654	51,420	144,169
Ages 55 - 64	1,575	11,267	33,068
Ages 65+	1,721	14,229	42,239

Income	1 Mile	3 Miles	5 Miles
Median	\$66,518	\$70,130	\$68,341
Under \$15k	393	3,353	10,243
\$15k - \$25k	334	2,586	8,526
\$25k - \$35k	600	3,922	9,996
\$35k - \$50k	1,411	6,209	16,531
\$50k - \$75k	1,005	8,142	22,954
\$75k - \$100k	948	6,895	18,241
\$100k - \$150k	1,124	7,772	21,352
\$150k - \$200k	541	3,496	8,704
Over \$200k	476	3,522	9,289

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