

Mercado at Camino Real Shopping Center

300 West Bitters, San Antonio, TX 78216

Bitters Road and West Avenue



10003 NW Military Hwy, Suite #2205  
San Antonio, TX 78231

t 210.593.0777  
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[www.fulcrumsa.com](http://www.fulcrumsa.com)

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DEVELOPMENT



### Space Available

- 1,535 SF

### Lease Rates

- Call broker for pricing
- NNNs estimated to be \$10.40/SF

### Traffic Counts

- Bitters Road: 28,838 VPD
- West Avenue: 8,593 VPD

Demographics	1 mile	3 mile	5 mile
Population	6,989	90,786	246,049
Households	2,380	41,463	102,164
Avg HH Income	\$125,632	\$90,184	\$99,609

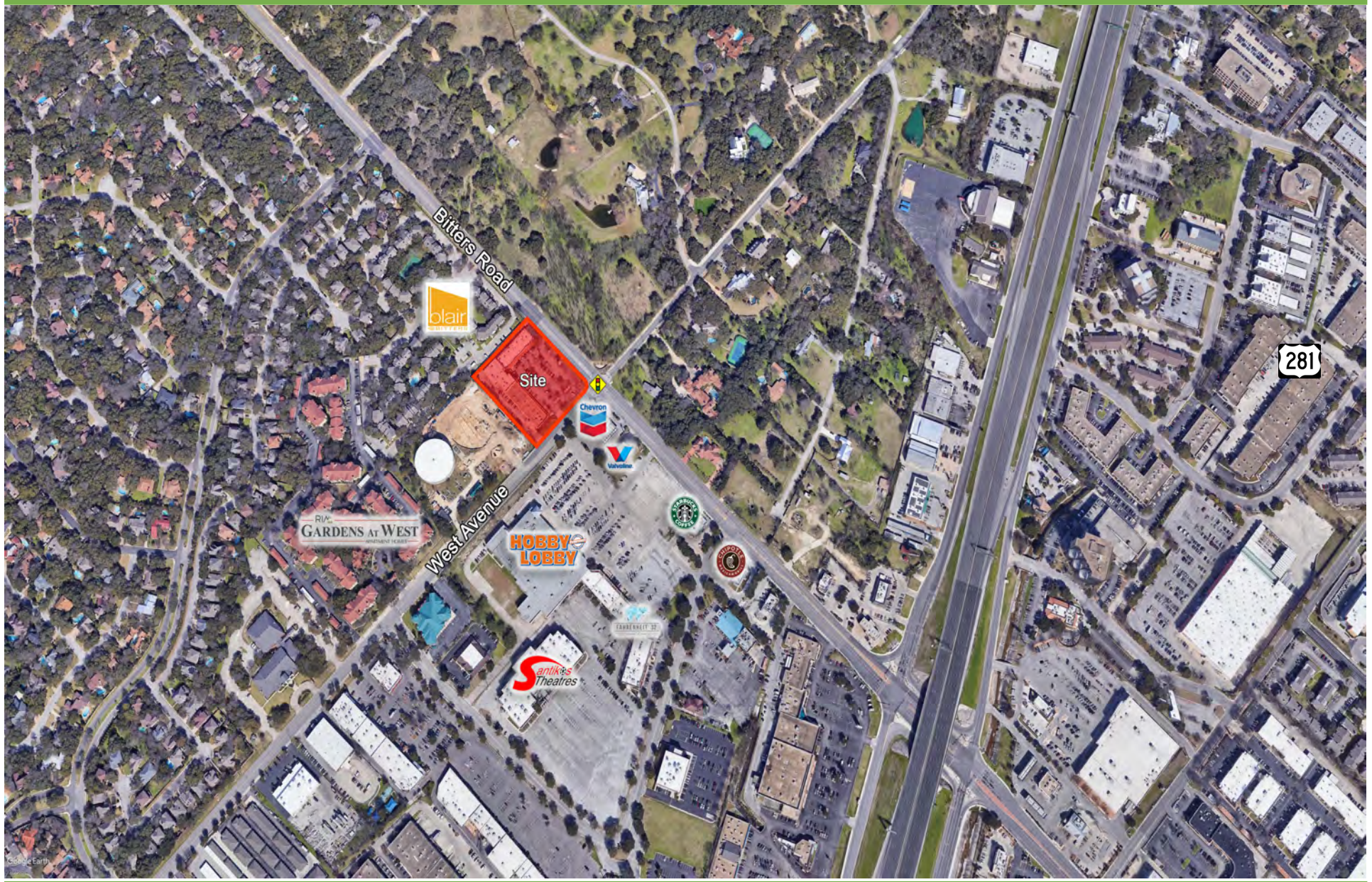


### Area Retailers:



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Location Aerial



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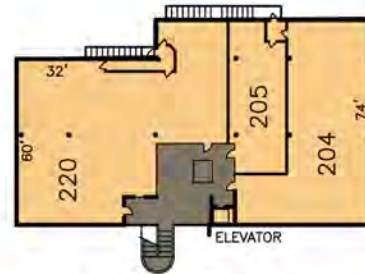
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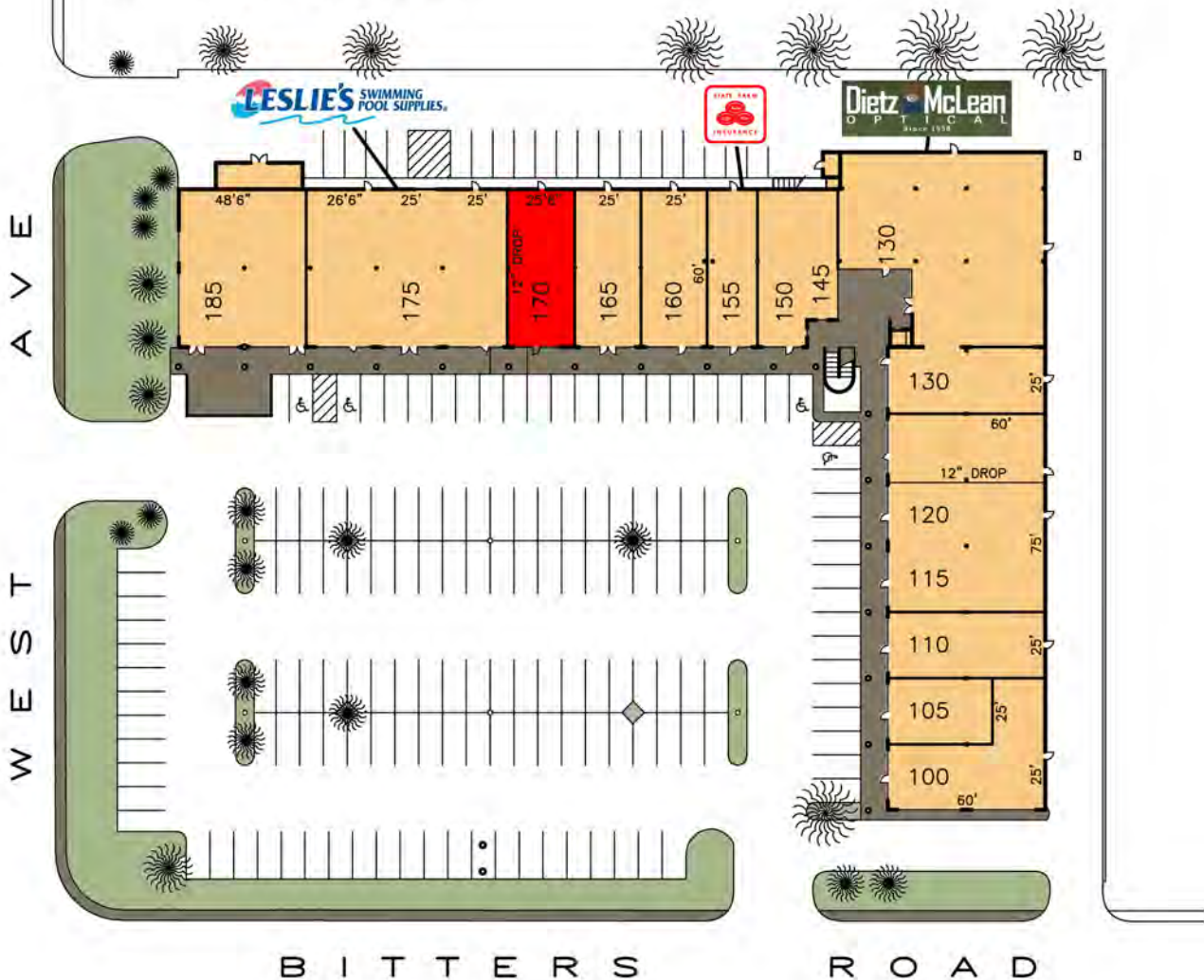
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Suite #	Tenant Name	SQ FT
100	Oak Park Cleaners	2,000
105	Nara Thai Massage	1,000
110	La'Nailtique	1,500
115	Taste of Asia	4,500
130	Dietz McLean Optical	6,294
145-150	Shades of Love	1,730
155	State Farm Insurance	1,140
160	Fine Whines & Lickers Dog Bar & Spa	1,500
165	Austin Vacuum	1,495
170	Available	1,535
175	Leslie's Poolmart	4,546
185	Yummi Sushi	3,227
204	Villa Park	2,586
205	Indulge Beauty Concepts	1,092
220	Indulge Beauty Concepts	3,901



2nd FLOOR



REVISED 1-14-20