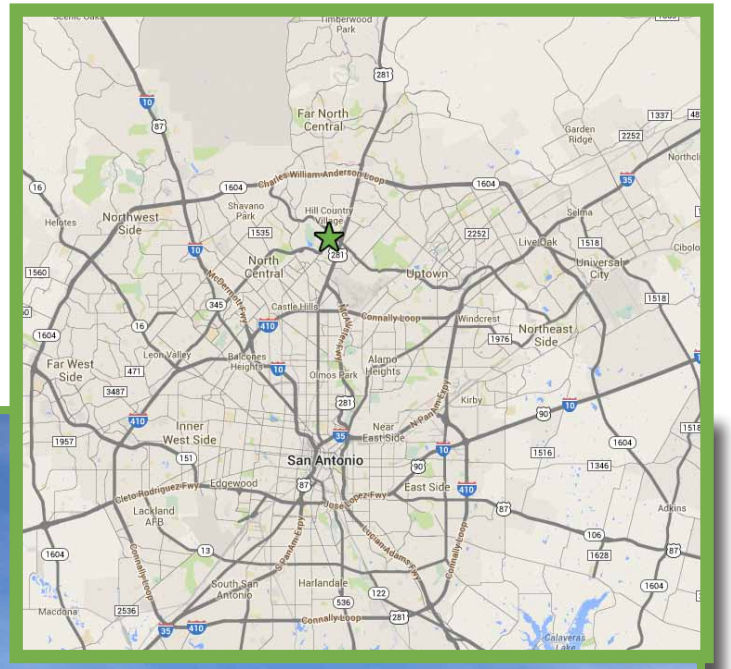
Mercado at Camino Real Shopping Center

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
f 210.593.0780

www.fulcrumsa.com

Marcus Shaffer
210.317.5563
marcus@fulcrumsa.com

fulcrum DEVELOPMENT

Mercado at Camino Real Shopping Center

Property Information

Space Available

- 924 SF
- 1,000 SF
- 1,500 SF

Lease Rates

- Call broker for pricing
- NNNs estimated to be $6.44/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:

TARGET
HOBBY LOBBY
Santikos Theatres
STARBUCKS COFFEE
CHIPOTLE MEXICAN GRILL
THE HOME DEPOT

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

t 210.593.0777
f 210.593.0780

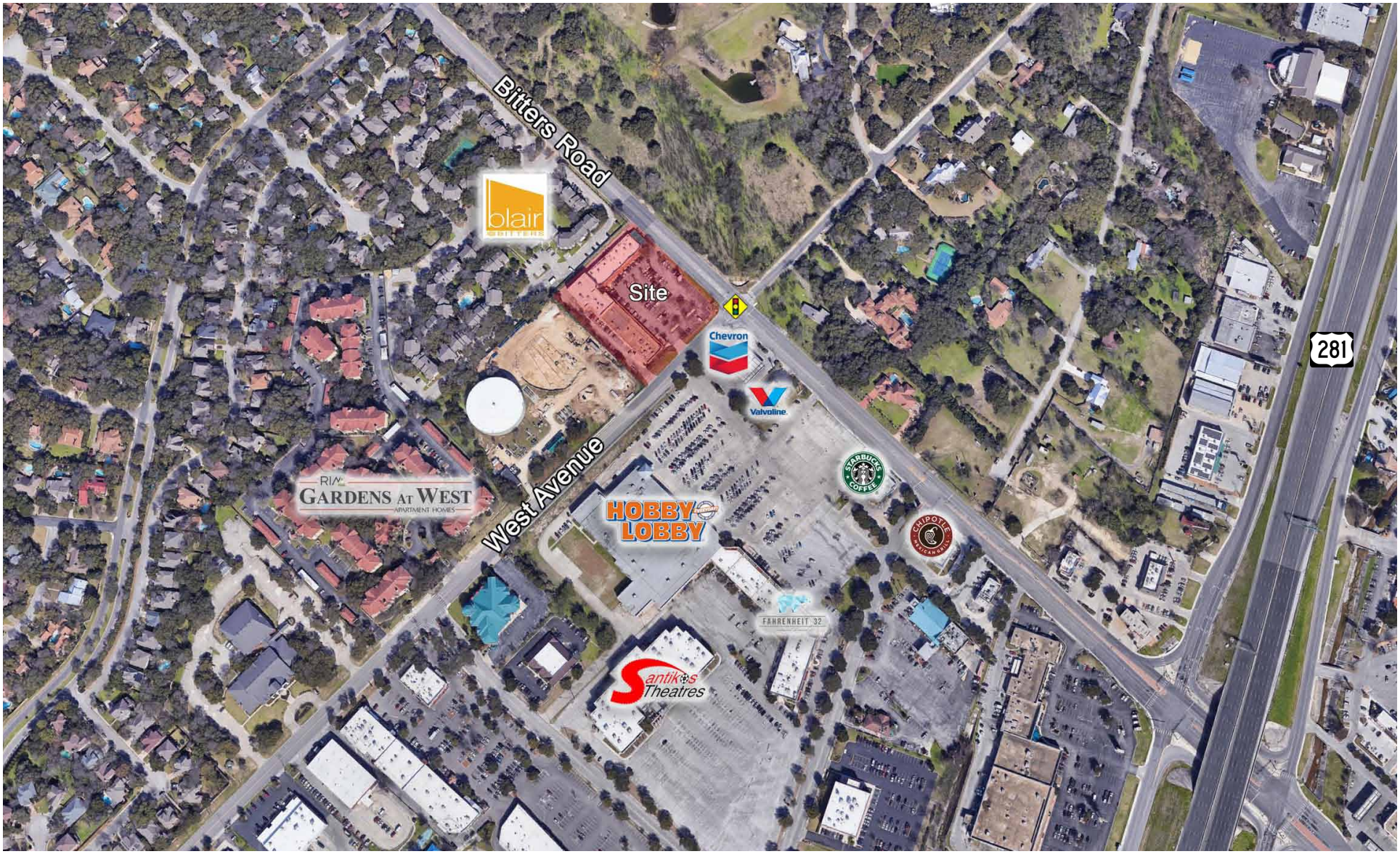
www.fulcrumsa.com

Marcus Shaffer
210.317.5563
marcus@fulcrumsa.com

fulcrum DEVELOPMENT

Mercado at Camino Real Shopping Center

Location Aerial



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

t 210.593.0777
f 210.593.0780

www.fulcrumsa.com

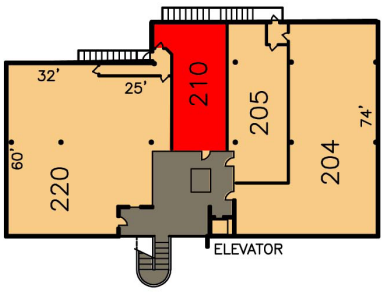
Marcus Shaffer
210.317.5563
marcus@fulcrumsa.com

fulcrum DEVELOPMENT

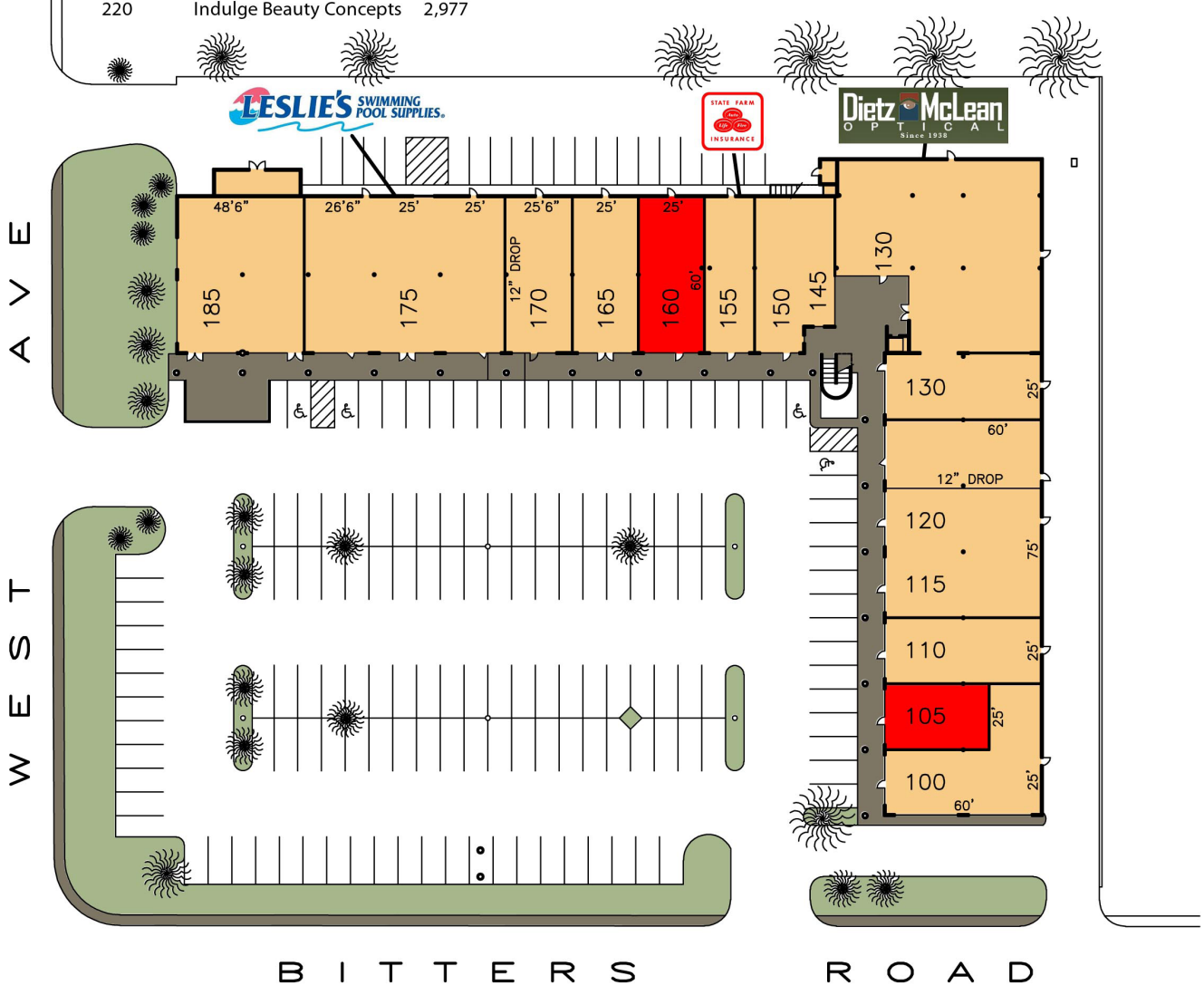
Mercado at Camino Real Shopping Center

Site Plan

Suite #	Tenant Name	SQ FT
100	Oak Park Cleaners	2,000
105	Vacant	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	Vacant	1,500
165	Liquor Bueno	1,495
170	CBD Plus USA	1,535
175	Leslie's Poolmart	4,546
185	Yummi Sushi	3,227
204	Villa Park	2,586
205	Dr. Snider	1,092
210	Vacant	924
220	Indulge Beauty Concepts	2,977



2nd FLOOR



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

t 210.593.0777
www.fulcrumsa.com

Marcus Shaffer
210.317.5563
marcus@fulcrumsa.com

fulcrum DEVELOPMENT