



FREESTANDING RESTAURANT FOR SUBLEASE

719 Castroville Rd, San Antonio, Texas 78237



Rick Carduner

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Carduner Commercial Inc

2161 NW Military Hwy., Ste. 402

San Antonio, Texas 78213



The information contained herein was obtained from sources deemed reliable; however, Carduner Commercial Inc makes no guarantees, warranties, or representations as to the accuracy or completeness or thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

LOCATION

719 Castroville Road
San Antonio, Texas 78237

AVAILABLE

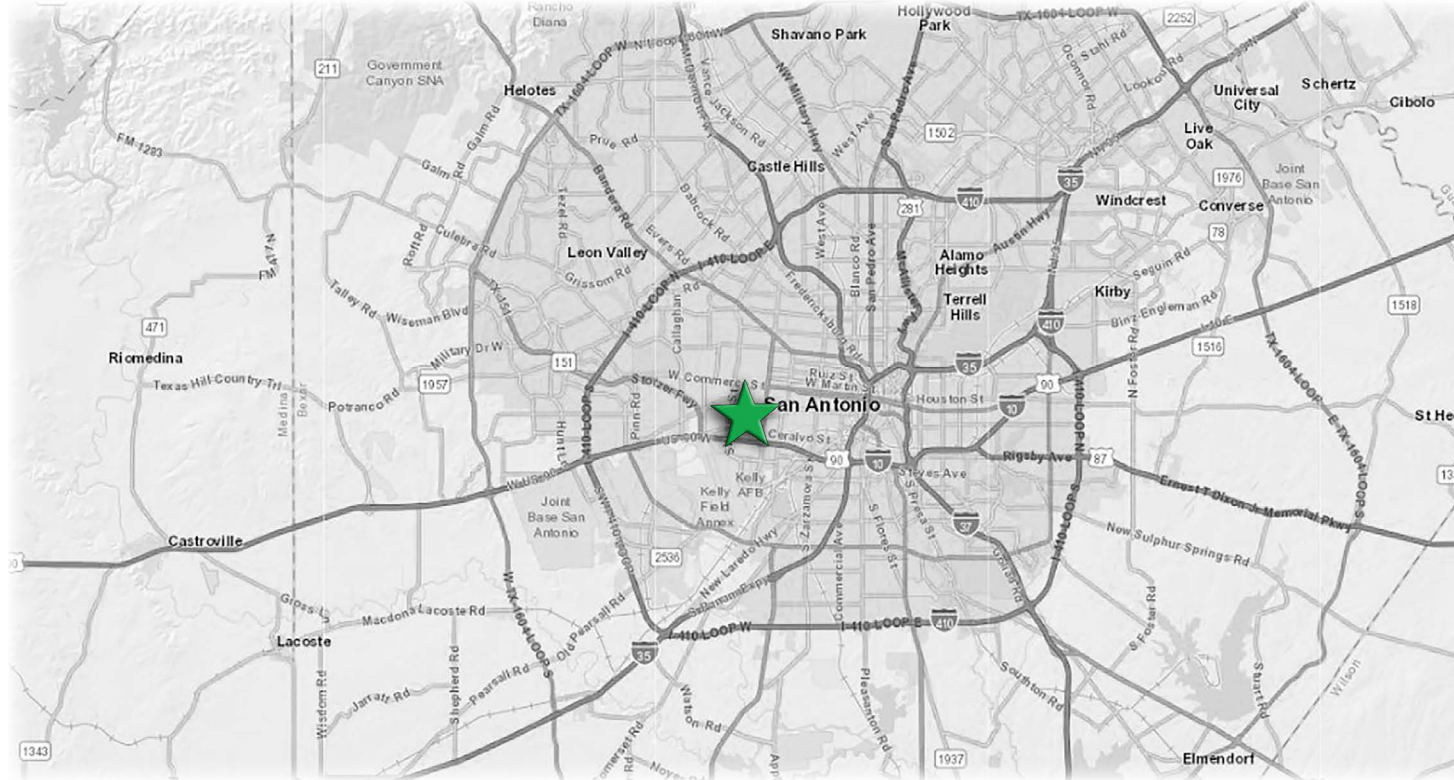
7,317 SF Restaurant Space

PRICE


Contact Broker


HIGHLIGHTS


- 📍 New building, less than two years old
- 📍 19,000 employees at Port San Antonio are less than 2 miles away
- 📍 Former Mambos Restaurant
- 📍 Densely populated area
- 📍 HEB anchored site
- 📍 H-E-B has announced a \$16 million renovation and improvement plan set to begin in 2026.
- 📍 Pylon sign on General McMullen



2025 DEMOGRAPHIC SNAPSHOT

Total Population	1 mile	18,404
	3 mile	131,192
	5 mile	315,006

Daytime Population	1 mile	16,638
	3 mile	127,897
	5 mile	417,115

Avg. HH Income	1 mile	\$56,921
	3 mile	\$55,927
	5 mile	\$66,158

TRAFFIC COUNTS

S General McMullen
37,650 VPD (~24)



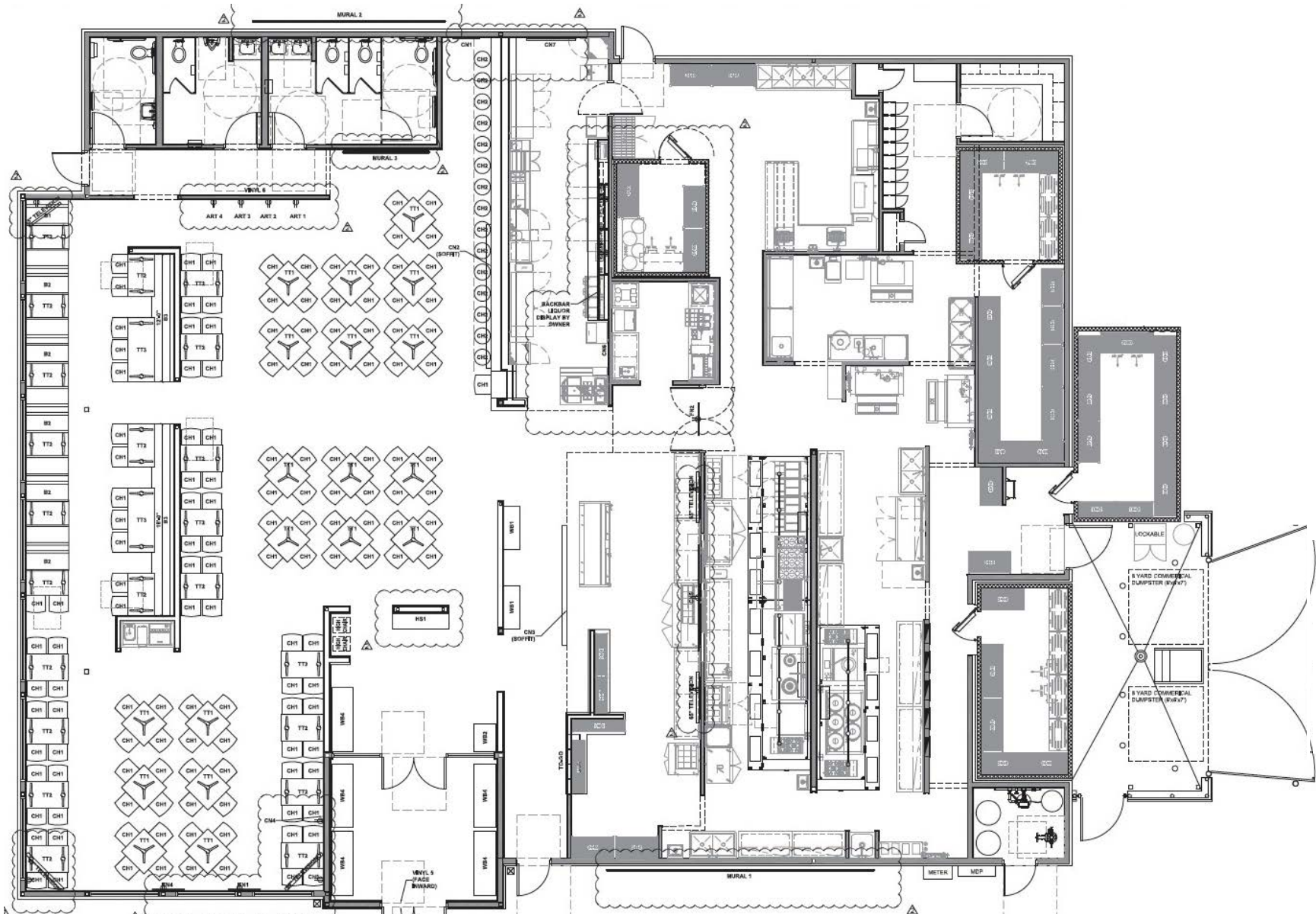
Castroville Rd
12,648 VPD (~20)

FOR MORE INFORMATION:

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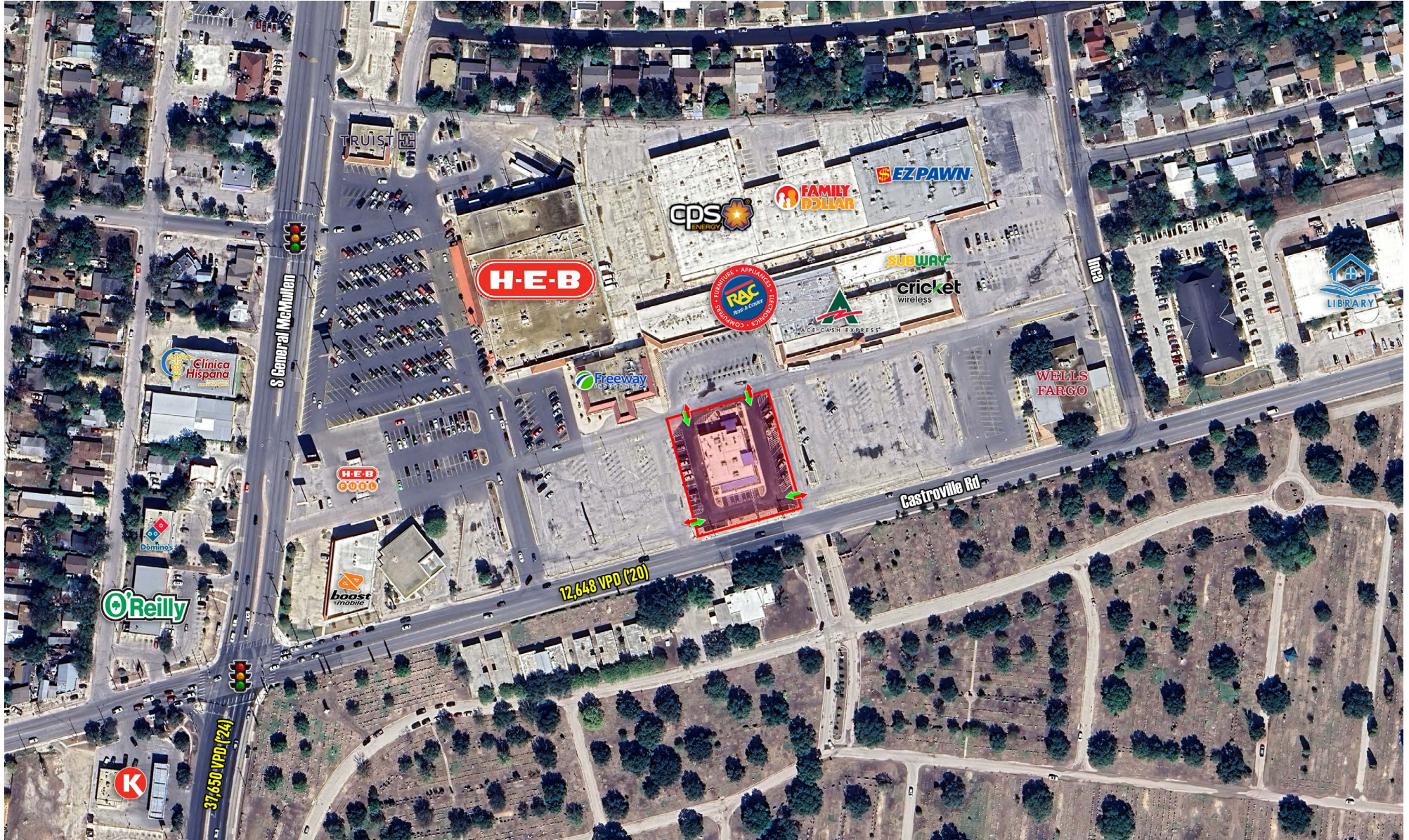
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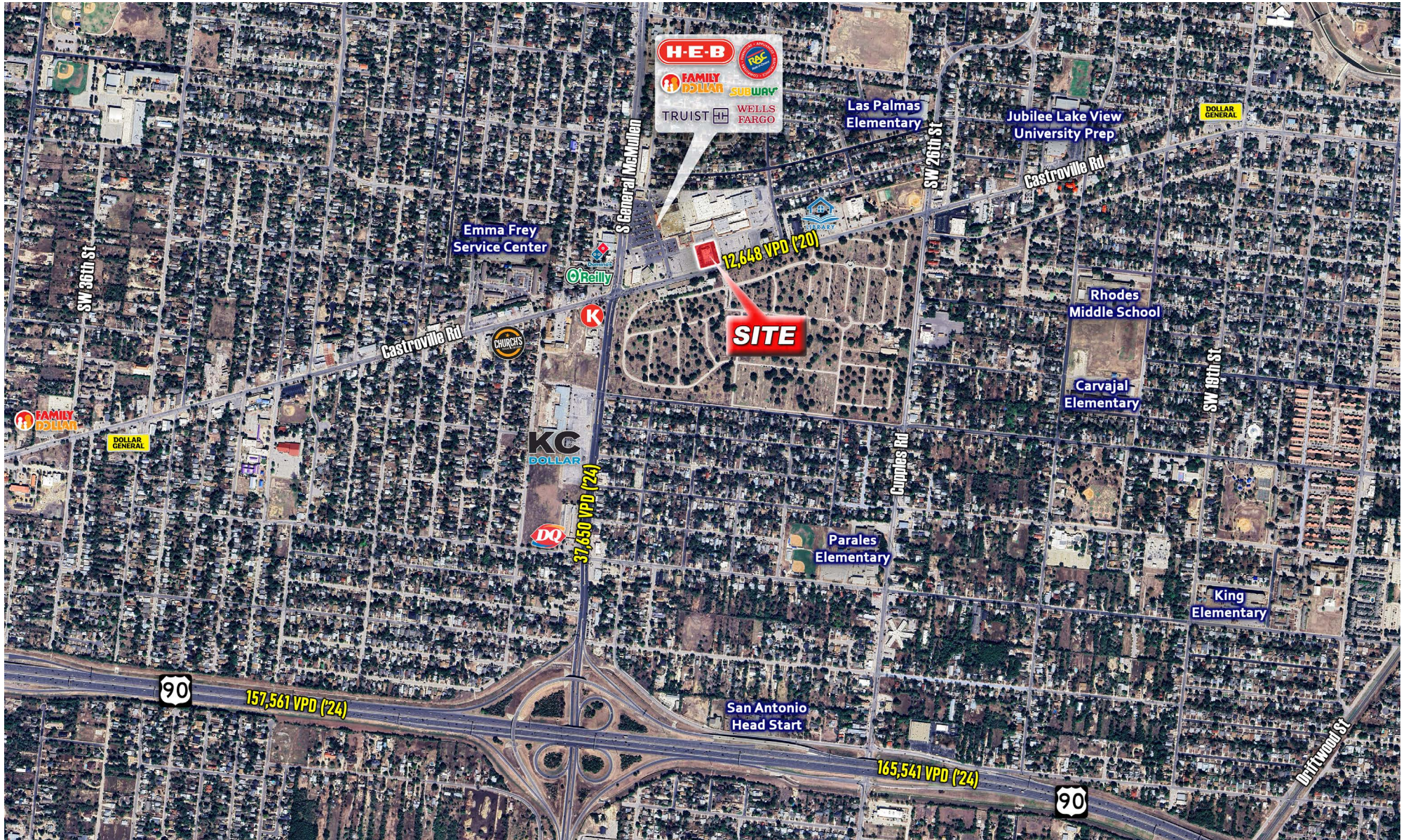
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Total
Population
(5 mi Radius)
324,700

Total
Households
(5 mi Radius)
117,720

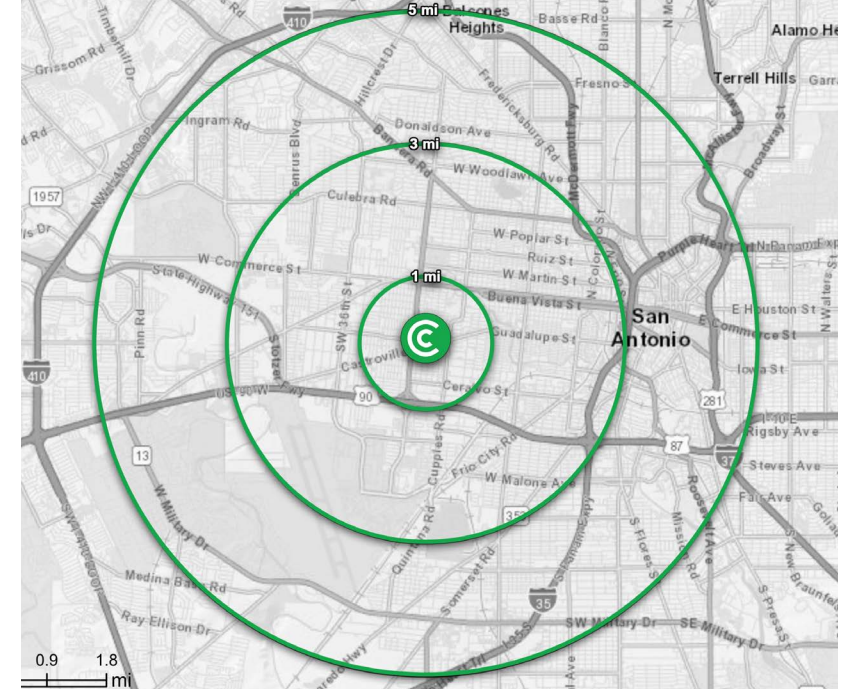
Daytime
Population
(5 mi Radius)
417,115

Average
HH Income
(5 mi Radius)
\$66,158

Population Summary	1 mile	3 miles	5 miles
2010 Total Population	21,222	145,043	337,618
2020 Total Population	19,518	137,462	324,700
2020 Group Quarters	246	5,153	12,135
2025 Total Population	18,404	131,192	315,006
2025 Group Quarters	207	5,335	12,606
2030 Total Population	17,485	126,553	309,845
2025-2030 Annual Rate	-1.02%	-0.72%	-0.33%
2025 Total Daytime Population	16,638	127,897	417,115
Workers	5,289	50,386	244,352
Residents	11,349	77,511	172,763

Household Summary	1 mile	3 miles	5 miles
2010 Total Households	6,183	42,827	110,307
2010 Average Household Size	3.38	3.22	2.92
2020 Total Households	6,072	43,681	115,107
2020 Average Household Size	3.17	3.03	2.72
2025 Total Households	5,972	43,660	117,720
2025 Average Household Size	3.05	2.88	2.57
2030 Total Households	5,818	43,108	119,420
2030 Average Household Size	2.97	2.81	2.49
2025-2030 Annual Rate	-0.52%	-0.25%	0.29%
2025 Families	4,224	30,023	72,102
2025 Average Family Size	3.68	3.56	3.36
2030 Families	4,070	29,295	71,371
2030 Average Family Size	3.61	3.50	3.31
2025-2030 Growth Rate	-0.7%	-0.5%	-0.2%

Median Household Income	1 mile	3 miles	5 miles
2025	\$41,688	\$41,226	\$47,830
2030	\$45,497	\$45,636	\$53,418



2025 Pop 25+ by Educational Attainment	1 mile	3 miles	5 miles
Total	11,772	85,348	210,709
Less than 9th Grade	20.6%	16.1%	13.2%
9th - 12th Grade, No Diploma	16.9%	15.3%	12.2%
High School Graduate	26.9%	29.7%	27.1%
GED/Alternative Credential	7.7%	7.3%	6.6%
Some College, No Degree	13.9%	17.0%	17.5%
Associate Degree	5.5%	5.9%	6.8%
Bachelor's Degree	5.6%	5.4%	9.9%
Graduate/Professional Degree	2.9%	3.2%	6.6%

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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.



11-3-25

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 partners to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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 written to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in written not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Carduner Commercial	9008529	rick@cardunercommercial.com	210-402-3500
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard Carduner	349911	rick@cardunercommercial.com	210-402-3500
Designated Broker of Firm	License No.	Email	Phone
Richard Carduner	349911	rick@cardunercommercial.com	210-402-3500
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____ Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov