

FOR LEASE

9443 DUGAS DR

9443 DUGAS DRIVE, SAN ANTONIO, TX 78245



FOR LEASE

KW COMMERCIAL | HERITAGE

1717 N Loop 1604 E
San Antonio, Texas 78232



Each Office Independently Owned and Operated

PRESENTED BY:

TODD HESS

O: (830) 660-0999

C: (830) 660-0999

todd-hess@att.net

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

9443 DUGAS DRIVE



OFFERING SUMMARY

LEASE RATE:	\$30 PER YEAR/SQFT \$9.20 PER YEAR ESTIMATED NNN
BUILDING SF:	6,300
RENTABLE SF:	6,300
FLOORS:	1

PROPERTY OVERVIEW

9443 Dugas Drive in San Antonio is a medical office building specifically configured for dialysis services. The facility is designed with a functional layout to accommodate dialysis treatment rooms, ensuring patient comfort and efficient workflow for medical staff. The building offers ample space for specialized medical equipment, patient care areas, and waiting rooms. Conveniently located in a medical district, the property provides easy access for patients and staff, with adequate parking and proximity to major roadways. Ideal for healthcare providers, this facility is well-suited for clinical operations focused on renal care.



KW COMMERCIAL | HERITAGE

1717 N Loop 1604 E
San Antonio, Texas 78232



Each Office Independently Owned and Operated

TODD HESS

O: (830) 660-0999
C: (830) 660-0999
todd-hess@att.net

LOCATION & HIGHLIGHTS

9443 DUGAS DRIVE



LOCATION INFORMATION

Building Name: 9443 Dugas Dr

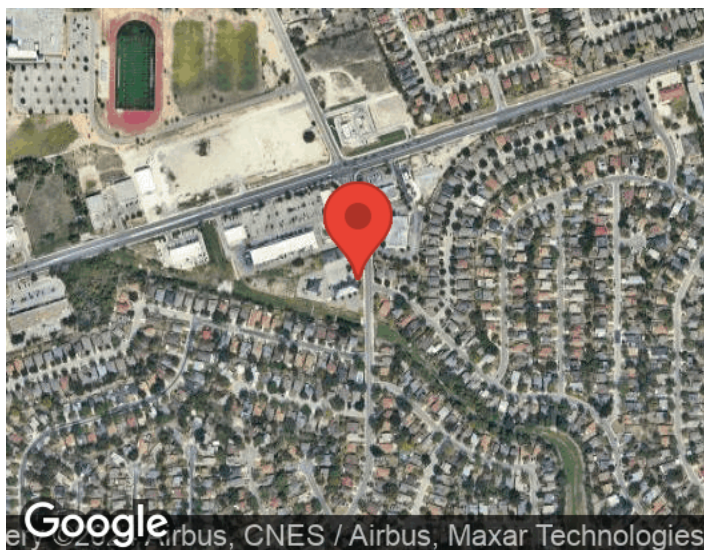
Street Address: 9443 Dugas Drive

City, State, Zip San Antonio, TX 78245



LOCATION OVERVIEW

Discover the vibrant energy of San Antonio surrounding the Medical Space 9443 Dugas Dr. Located in the heart of the city, this area offers a diverse range of attractions for retail and specialty center clientele. Nearby, the celebrated SeaWorld San Antonio invites visitors to immerse themselves in aquatic wonders, providing an outstanding draw for families and tourists. Additionally, the area boasts quick access to the scenic Government Canyon State Natural Area, offering recreational opportunities for outdoor enthusiasts. Cultural landmarks such as the historic San Antonio Missions and the dynamic retail offerings of The Rim Shopping Center further enhance the allure of the location. With its blend of entertainment, natural beauty, and retail experiences, the neighborhood encapsulates the essence of San Antonio's multifaceted appeal.



KW COMMERCIAL | HERITAGE

1717 N Loop 1604 E
San Antonio, Texas 78232



Each Office Independently Owned and Operated

TODD HESS

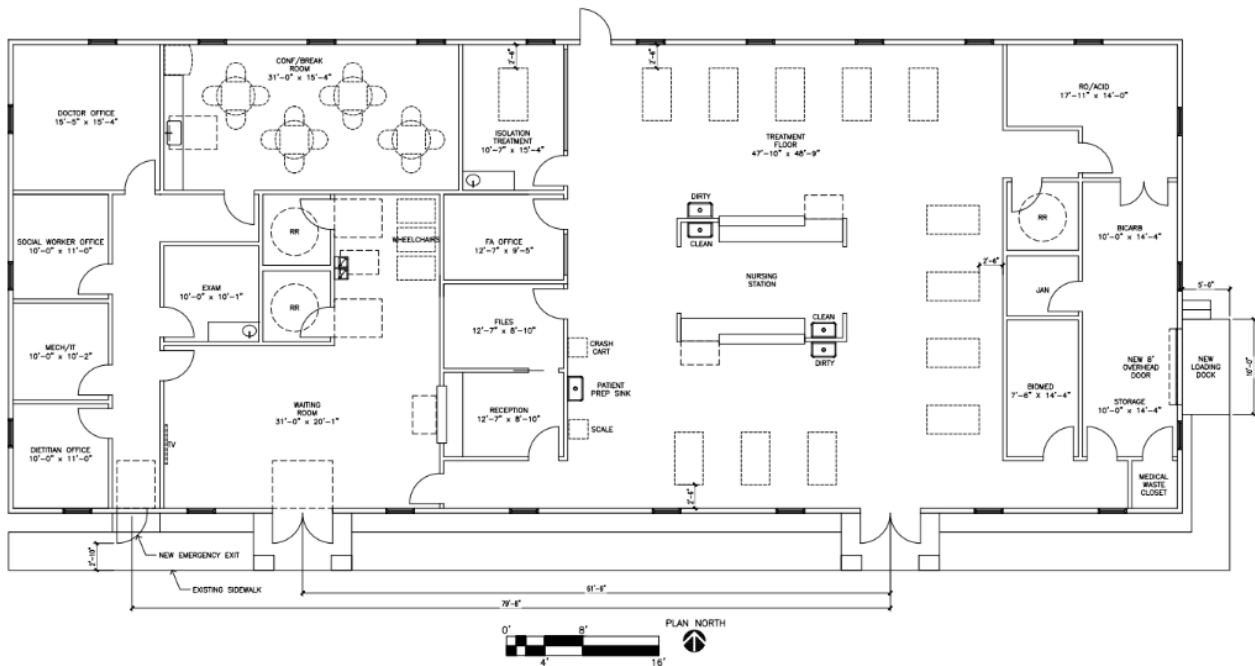
O: (830) 660-0999
C: (830) 660-0999
todd-hess@att.net

PROPERTY PHOTOS

9443 DUGAS DRIVE



Floor plan



KW COMMERCIAL | HERITAGE
1717 N Loop 1604 E
San Antonio, Texas 78232

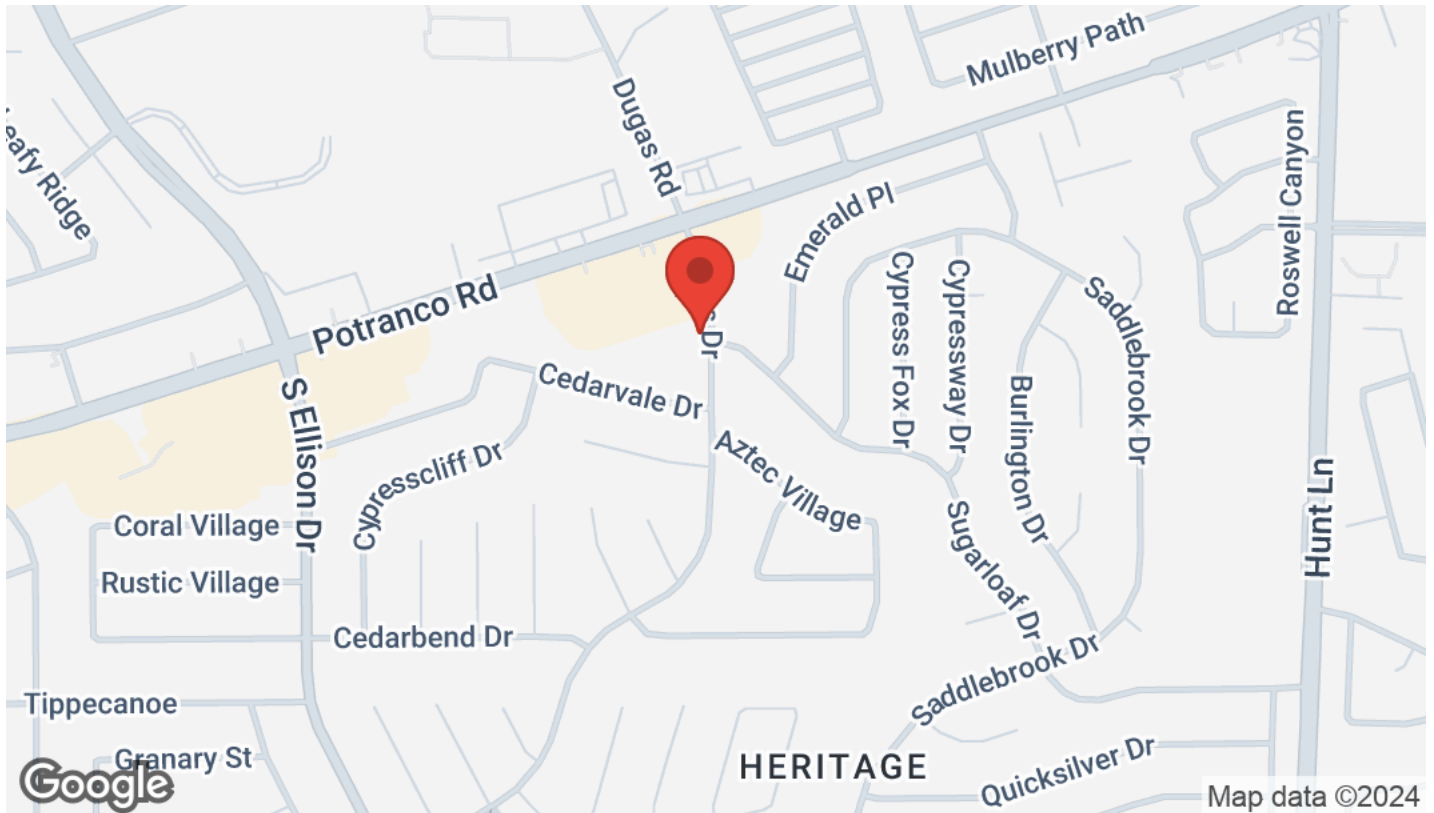
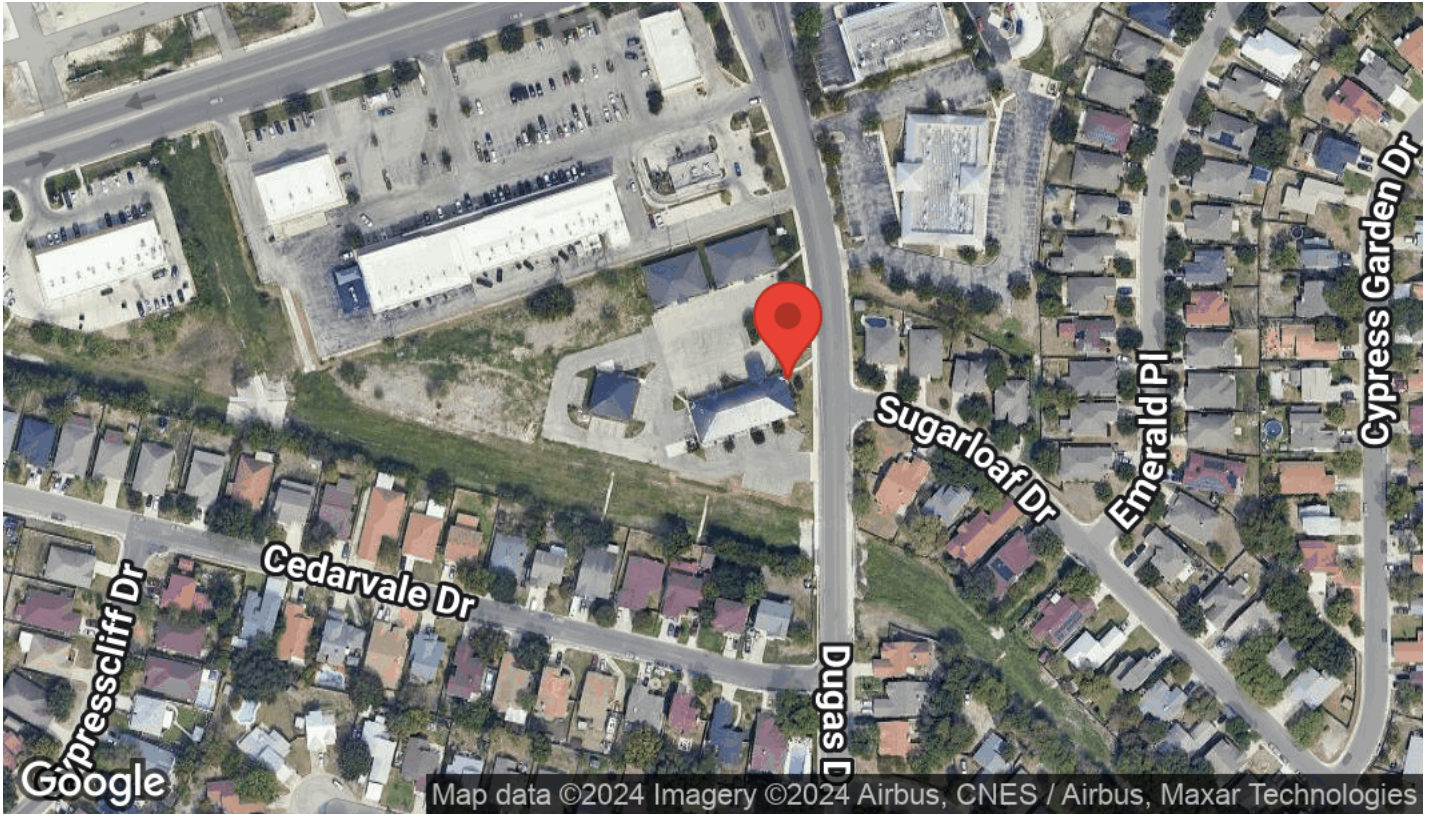


Each Office Independently Owned and Operated

TODD HESS
O: (830) 660-0999
C: (830) 660-0999
todd-hess@att.net

LOCATION MAPS

9443 DUGAS DRIVE



KW COMMERCIAL | HERITAGE

1717 N Loop 1604 E
San Antonio, Texas 78232



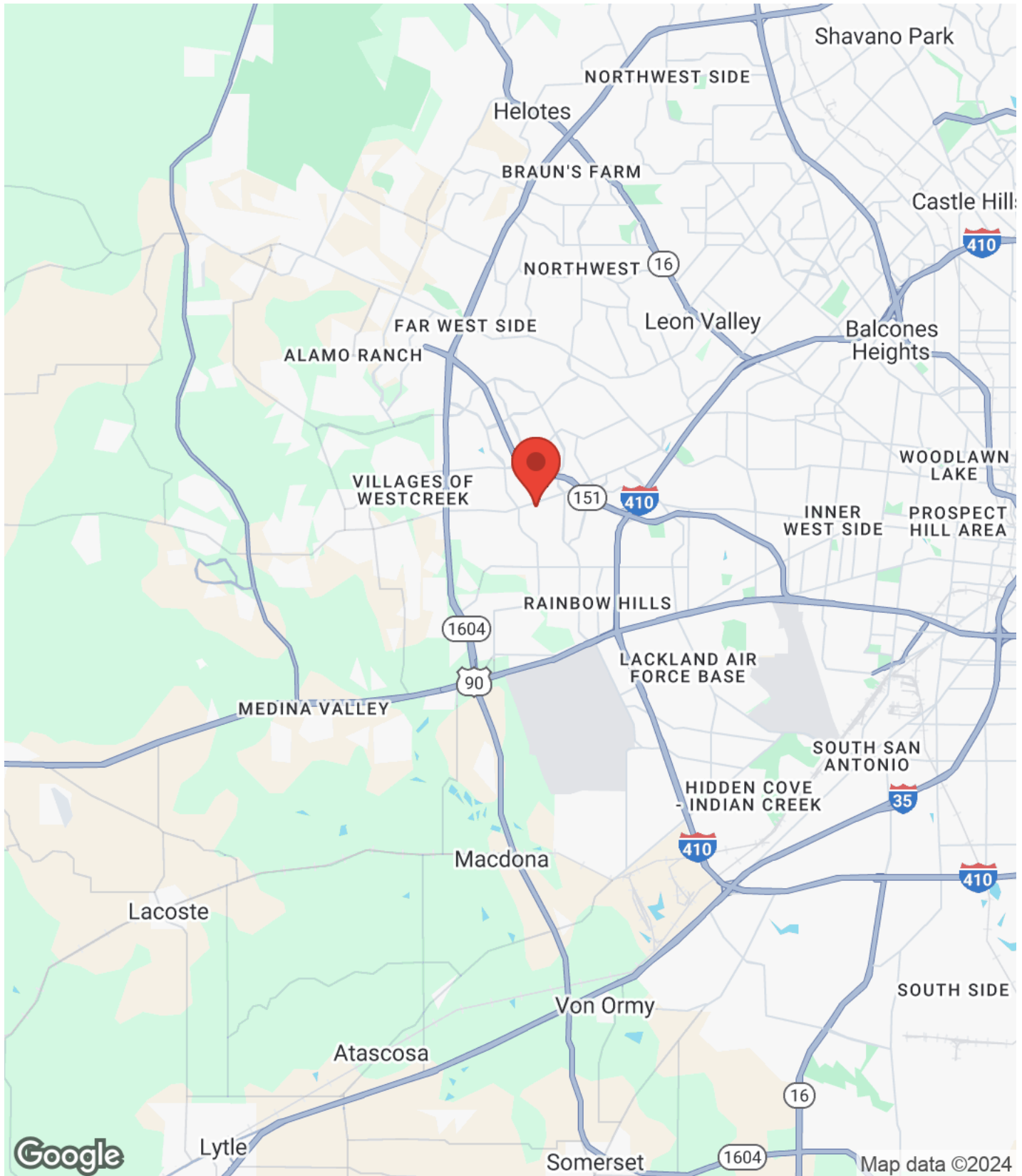
Each Office Independently Owned and Operated

TODD HESS

O: (830) 660-0999
C: (830) 660-0999
todd-hess@att.net

REGIONAL MAP

9443 DUGAS DRIVE



KW COMMERCIAL | HERITAGE

1717 N Loop 1604 E
San Antonio, Texas 78232



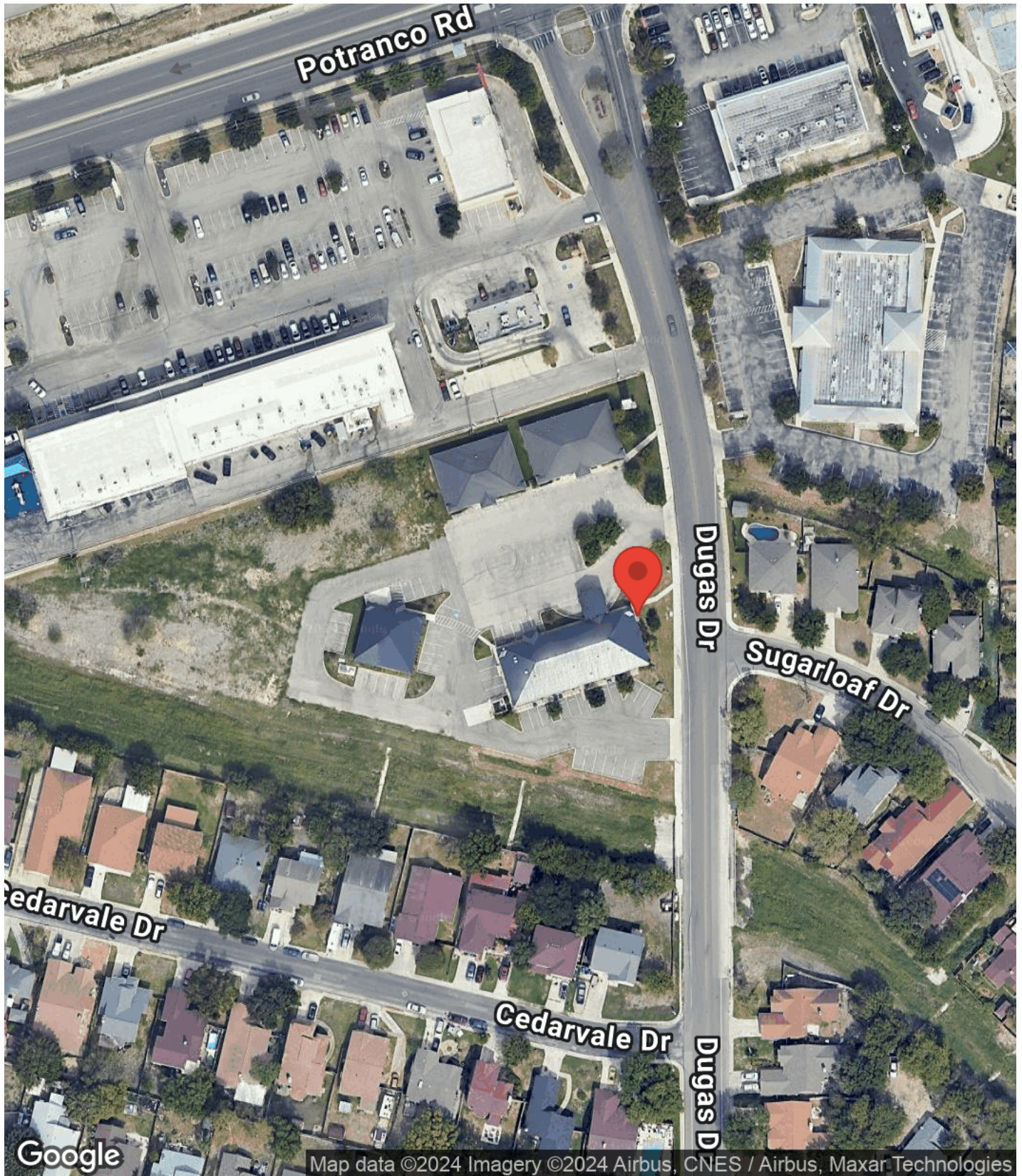
Each Office Independently Owned and Operated

TODD HESS

O: (830) 660-0999
C: (830) 660-0999
todd-hess@att.net

AERIAL MAP

9443 DUGAS DRIVE



KW COMMERCIAL | HERITAGE

1717 N Loop 1604 E
San Antonio, Texas 78232



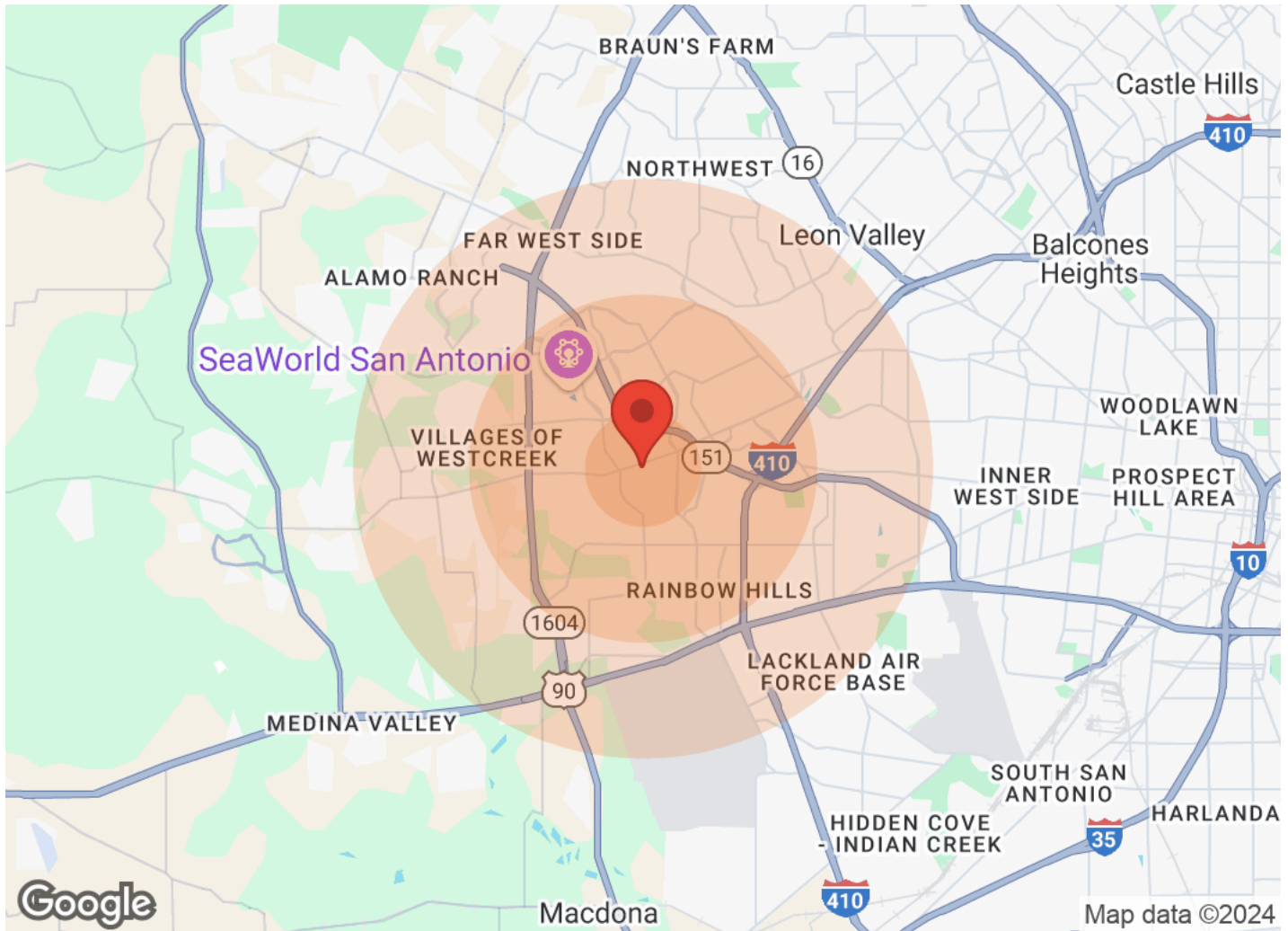
Each Office Independently Owned and Operated

TODD HESS

O: (830) 660-0999
C: (830) 660-0999
todd-hess@att.net

DEMOGRAPHICS

9443 DUGAS DRIVE



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	12,515	61,526	121,604	Median	\$67,356	\$59,637	\$50,730
Female	11,951	59,953	120,518	< \$15,000	483	3,446	8,125
Total Population	24,466	121,479	242,122	\$15,000-\$24,999	410	3,678	7,612
				\$25,000-\$34,999	796	4,318	8,737
Age				\$35,000-\$49,999	1,041	6,867	13,631
Ages 0-14	6,262	29,910	59,675	\$50,000-\$74,999	2,407	10,155	19,742
Ages 15-24	3,734	18,741	37,587	\$75,000-\$99,999	1,219	6,386	11,791
Ages 25-54	9,370	47,988	95,241	\$100,000-\$149,999	1,164	4,384	8,444
Ages 55-64	2,605	12,262	24,417	\$150,000-\$199,999	230	1,103	1,932
Ages 65+	2,495	12,578	25,202	> \$200,000	13	449	748
				Housing			
Race				Total Units	7,831	41,498	83,948
White	16,634	85,777	173,235	Occupied	7,417	39,110	79,101
Black	2,189	10,618	18,512	Owner Occupied	5,414	25,003	50,672
Am In/AK Nat	86	431	745	Renter Occupied	2,003	14,107	28,429
Hawaiian	16	48	106	Vacant	414	2,388	4,847
Hispanic	15,662	78,835	160,753				
Multi-Racial	10,036	44,658	91,214				

KW COMMERCIAL | HERITAGE
 1717 N Loop 1604 E
 San Antonio, Texas 78232



Each Office Independently Owned and Operated

TODD HESS
 O: (830) 660-0999
 C: (830) 660-0999
 todd-hess@att.net