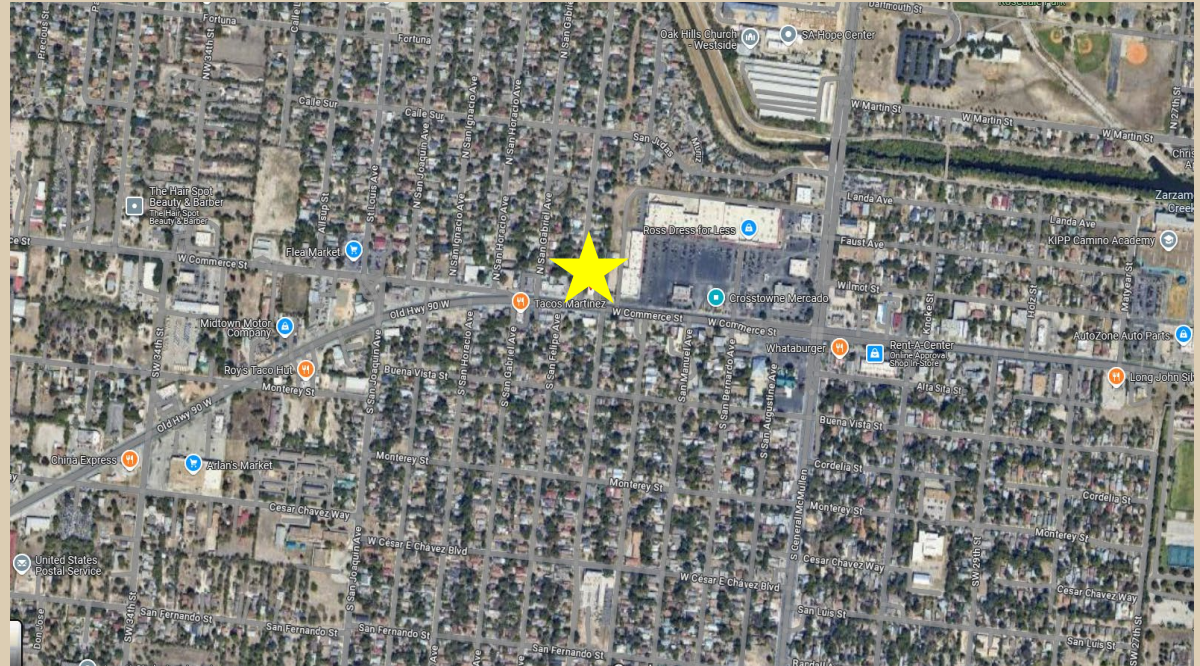


# CELEBRATE DENTAL

4965 W. Commerce St., San Antonio, Texas 78237



**CBG**  
REAL ESTATE  
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- Dedicated pylon signage and private parking for easier customer access along the bustling W. Commerce Street.
- Located in one of the most densely populated areas in San Antonio and near to Our Lady of the Lake University.

Reuben Bar Yadin  
[Reuben@cbgcre.com](mailto:Reuben@cbgcre.com) • (210) 424-8000

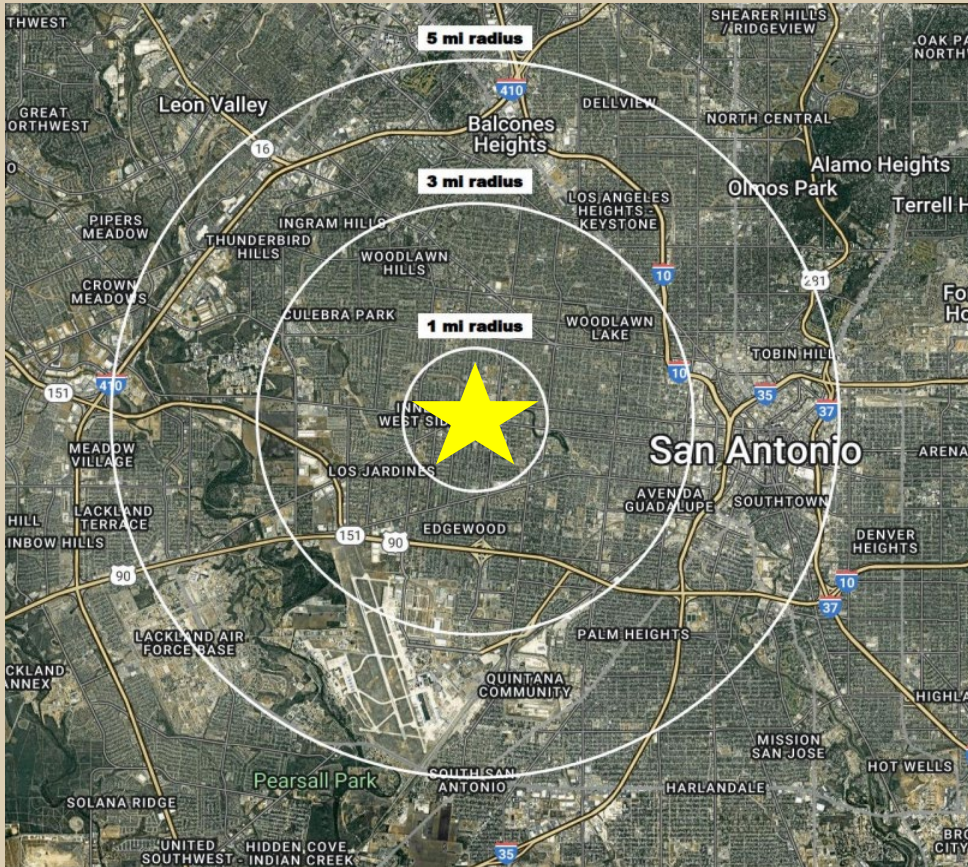
Greg Vasquez  
[GVasquez@cbgcre.com](mailto:GVasquez@cbgcre.com) • (210) 424-8000

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## Demographic Highlights

	1 Mile	3 Miles	5 Miles
Population	19,000	156,000	343,000
Average Household Income	\$68,000	\$69,000	\$82,000
Daytime Employees	4,000	41,000	153,000
Property Size:	+- 3,000 sf		
Lat/Long	29.4236   -98.5431		
Traffic Counts (VPD)	20,000 – W. Commerce (E)		



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# CELEBRATE DENTAL

4965 W. Commerce St., San Antonio, Texas 78237

✓ Call for Lease Rates

✓ NNNs: \$

+/-3,000 sf  
Freestanding building  
**AVAILABLE**

