

Roadrunner Creek

partners

FOR LEASE | 6010 UTSA Boulevard | SAN ANTONIO, TX 78249

PARK GOLF RENDERING



Bill Coats, CCIM | Sr Vice President
bill.coats@partnersrealestate.com
210.384.2352

Vicki Adelstein | Sr Vice President
vicki.adelstein@partnersrealestate.com
210.904.1085

FOR LEASE



PROPERTY HIGHLIGHTS

- Immediate vicinity of UTSA
- Surrounded by major employers (Valero, Security Services Co)
- Visibility and accessibility along UTSA Boulevard and direct access to I-10
- Positioned near The Rim and The Shops at La Cantera
- Densely populated trade area with strong daytime population
- Drive-Thru end cap opportunity
- Excellent visibility and frontage

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	12,509	88,882	228,210
Households	4,989	38,569	99,776
Avg HHI	\$101,906	\$120,479	\$129,725
Daytime Population	9,005	46,109	101,000

Base Rent

\$37 - \$39/SF/Yr

NNN's (2026)

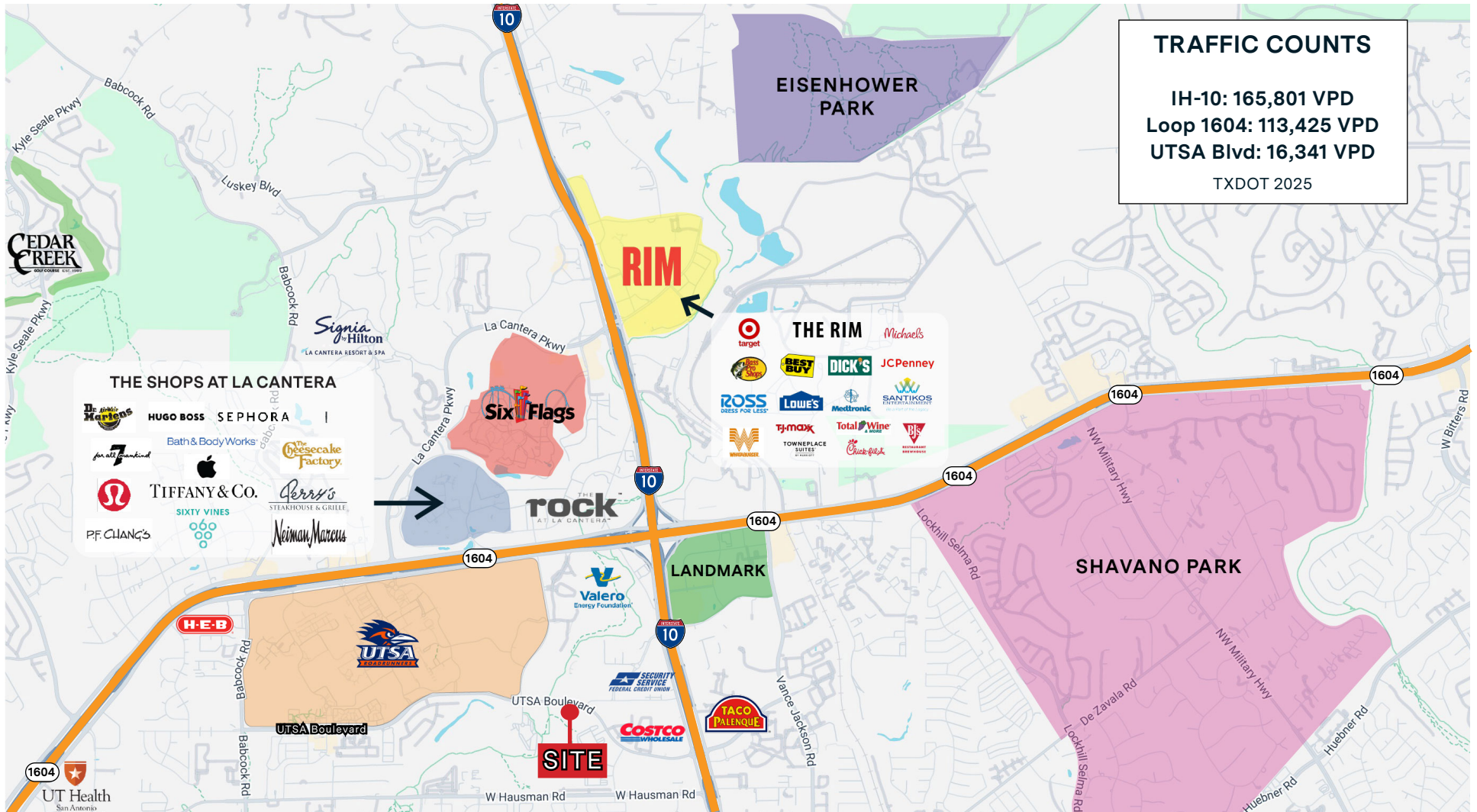
Est. \$12.34 PSF NNN'S

KEY BUSINESSES



Aerial Map

6010 UTSA BLVD
SAN ANTONIO, TEXAS



±2,500
Hotel Keys

±6,800
Apartment
Units

±42,000
UTSA
Students

Site Plan

6010 UTSA BLVD
SAN ANTONIO, TEXAS



Suite	Tenant
101	AVAILABLE - 1,897 SF
103	Alliance Veterinary
104	Insomnia Cookies
106	Smokey Mo's Tx BBQ
202	Chicken Salad Chick
203	Sienna Nails Salon
205	AVAILABLE - 1,509 SF (2nd Gen)
207/208/209	AVAILABLE - 1,657 - 5,817 SF



Bill Coats, CCIM
Sr Vice President
210.384.2352
bill.coats@partnersrealestate.com

Vicki Adelstein
Sr Vice President
210.904.1085
vicki.adelstein@partnersrealestate.com

Park Golf Renderings

COMING SOON - BREAKING GROUND THIS SUMMER 2026

6010 UTSA BLVD
SAN ANTONIO, TEXAS

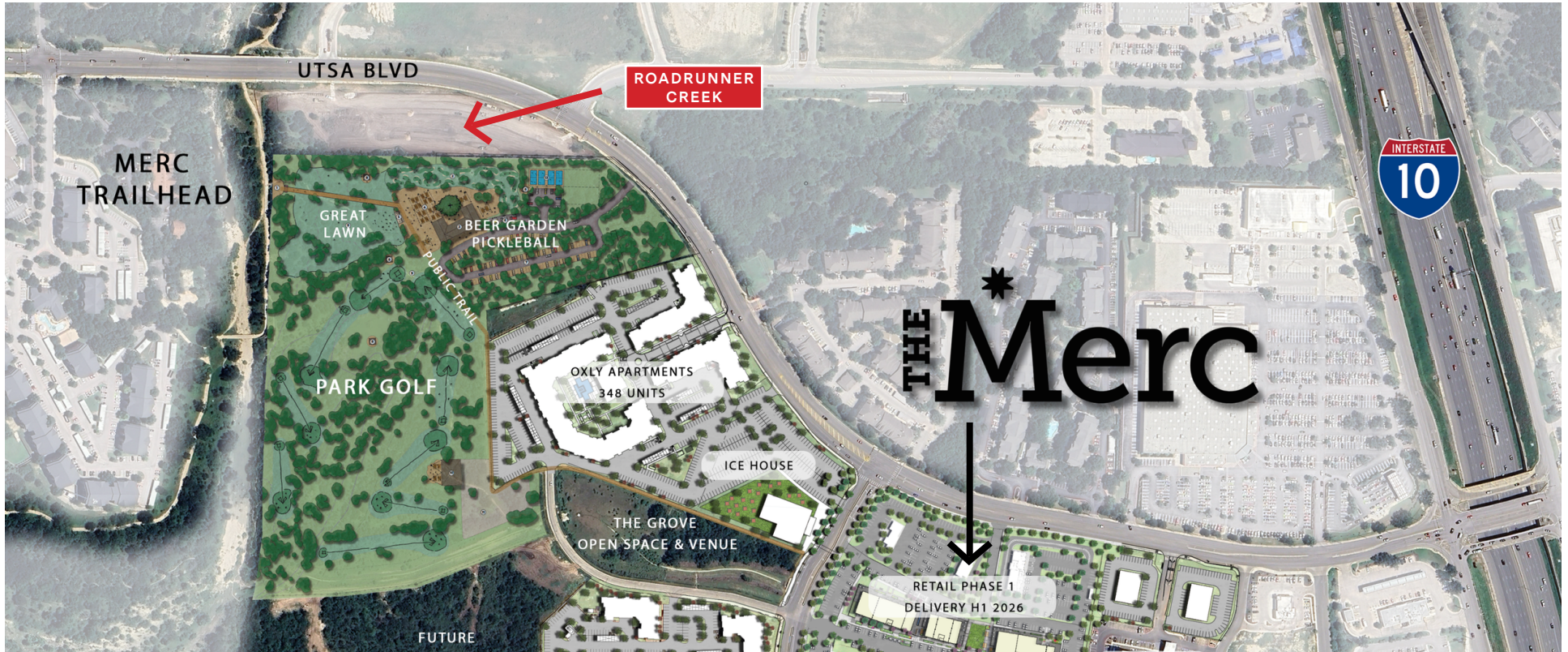


Bill Coats, CCIM
Sr Vice President
210.384.2352
bill.coats@partnersrealestate.com

Vicki Adelstein
Sr Vice President
210.904.1085
vicki.adelstein@partnersrealestate.com

We're Part of The Merc District

6010 UTSA BLVD
SAN ANTONIO, TEXAS



Their plans include:

- A trailhead connecting to Leon Creek Greenway
- Putt putt golf
- Pickleball
- Dynamic food and shopping
- Ice House
- Live Music

[CLICK TO LEARN MORE](#)



Property Photos

6010 UTSA BLVD
SAN ANTONIO, TEXAS



Bill Coats, CCIM
Sr Vice President
210.384.2352
bill.coats@partnersrealestate.com

Vicki Adelstein
Sr Vice President
210.904.1085
vicki.adelstein@partnersrealestate.com



For Leasing Inquiries

BILL COATS, CCIM

Sr Vice President

210.384.2352

bill.coats@partnersrealestate.com

VICKI ADELSTEIN

Sr Vice President

210.904.1085

vicki.adelstein@partnersrealestate.com

partners

ROADRUNNER CREEK



6010



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.



11-03-2025

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 parties 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 writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing 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.

PCR Brokerage San Antonio, LLC dba Partners	9003952	licensing@partnersrealestate.com	713-629-0500
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-985-4626
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Vicki Adelstein	540915	vicki.adelstein@partnersrealestate.com	210-446-3655
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date