

Peñuelas Avenue, Querétaro

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- ✓ **NEXT TO OXXO, A CONVENIENCE STORE CHAIN.**
- ✓ **HIGH-TRAFFIC AREA**
- ✓ **INDUSTRIAL SUBDIVISION SURROUNDED BY RESIDENTIAL HOUSING**

Total Rentable Area: **1,883 sq ft**

Parking Spaces: **5 parking spaces directly in front of the unit**

Monthly Rent: **MXN \$250/m²**

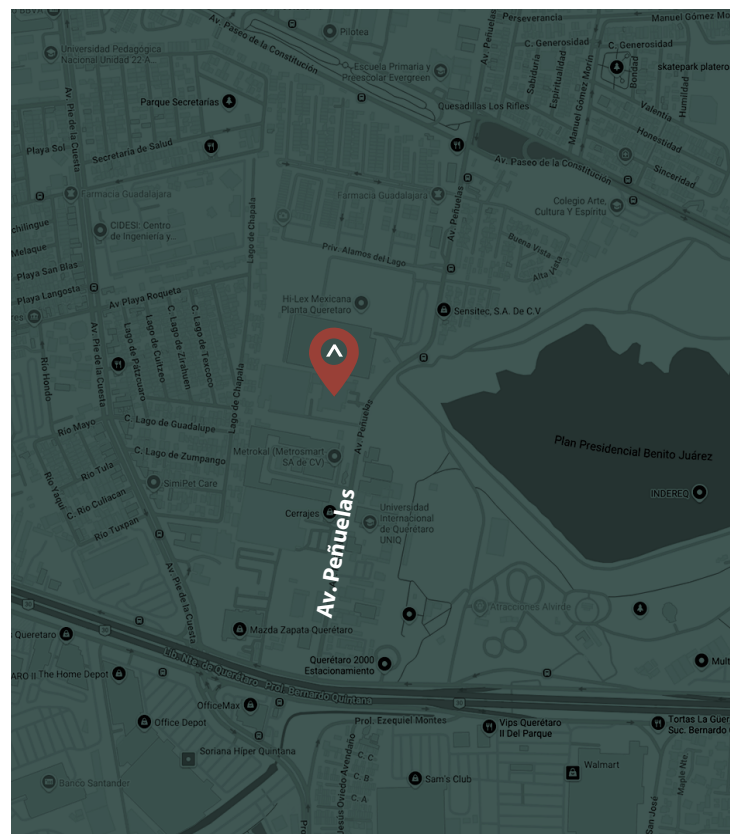
Located in the Industrial San Pedrito Peñuelas subdivision in Querétaro, this retail space benefits from a fully urbanized area, surrounded by residential housing and high vehicular traffic.

The property is situated next to Oxxo and in close proximity to universities, schools, and parks, ensuring consistent foot traffic and strong commercial demand.


It features five parking spaces directly in front of the premises, providing immediate accessibility for customers and enhancing its appeal for convenience retail, services, and everyday consumption businesses.



Address: **Av. Peñuelas 7, Peñuelas, CP 76140, Santiago de Querétaro, Qro.**



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ARCHITECTURAL PLAN

