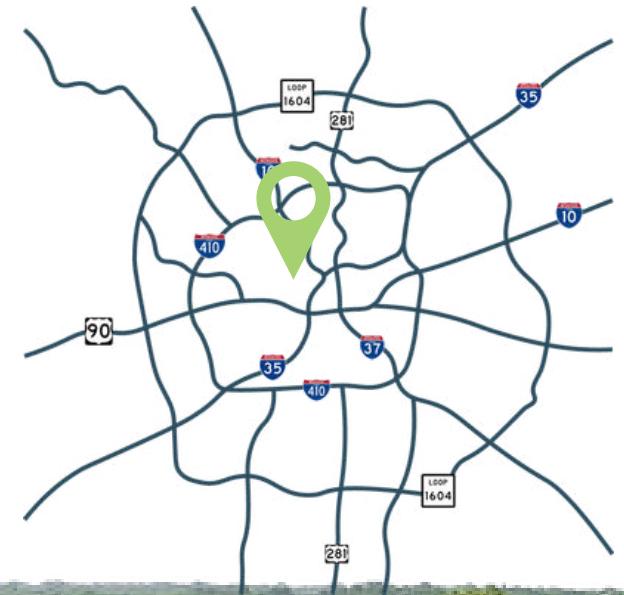


SPACE AVAILABLE

DECO PLAZA

1726 FREDERICKSBURG ROAD SAN ANTONIO, TX 78215

Deco Plaza is a prominent, multi-tenant neighborhood retail center situated along the bustling Fredericksburg Road commercial corridor in San Antonio's historic Deco District. Positioned conveniently near the I-10 corridor, this asset provides excellent visibility, high-traffic exposure, and exceptional accessibility for regional shoppers and local neighborhood residents.



PROPERTY HIGHLIGHTS

1

High-Visibility Location: Sits directly on the high-traffic Fredericksburg Road commercial corridor inside San Antonio's historic Deco District.

2

Excellent Highway Access: Located just minutes from the major I-10 corridor, ensuring fast commutes and easy regional accessibility

3

Built-in Customer Base: Positions retailers next to established neighborhood fixtures like the Deco Ballroom to draw constant local foot traffic.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	17,362	144,438	370,181
Household Income	\$74,699	\$72,912	\$80,843
Total Households	7,278	56,319	147,667
Median Age	41.8	38.7	37.1

DESIRED USES

- Chiropractor
- Physical Therapy Clinic
- Bakery
- Pizza Shops
- Coffee Shops
- Boba Tea Shop
- Insurance Agency
- Tax Office

DECO PLAZA

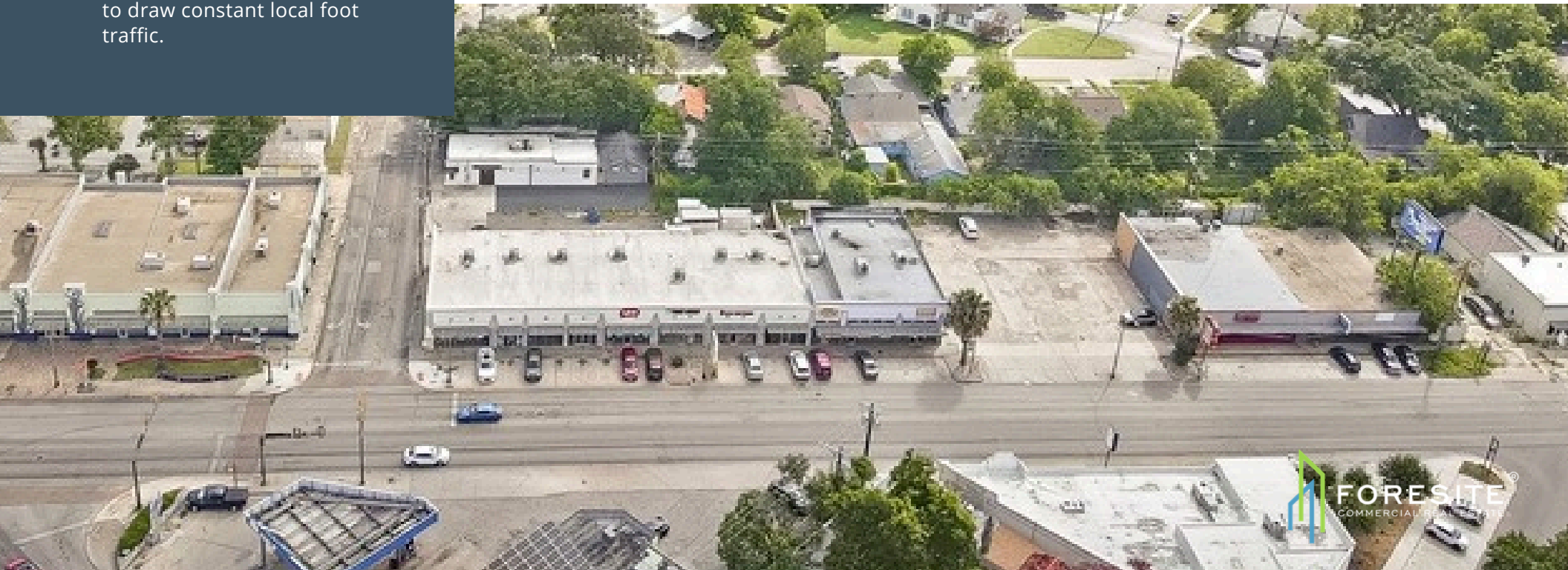
SAN ANTONIO, TEXAS

“

Deco Plaza offers an ideal location for a startup business or an opportunity for existing business expansion in an economically feasible and densely populated submarket.

Stephen Berchelmann

”



DECO PLAZA

SAN ANTONIO, TEXAS



PROPERTY SUMMARY

Year Built/Renovated	1926/2016
Available SF:	2,730 SF
Building Size:	9,030 SF
Rental Rate:	Contact Broker
Zoning:	C-2 NA
Parking:	20

DECO PLAZA

SAN ANTONIO, TEXAS



DECO PLAZA

SAN ANTONIO, TEXAS



	AVAILABLE SUITE 101		MAIL BOX • PRINTING POSTAL • SHIPPING	BRAVO MATTRESS	AVAILABLE SUITE 105	RUIZ TAILOR SHOP NOT PART	RIOS BARBACOA NOT A PART
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AVAILABLE SPACE

Suite	SF	Condition
Suite 101	1,230	2 nd Gen retail
Suite 105	1,500	2 nd Gen retail



