

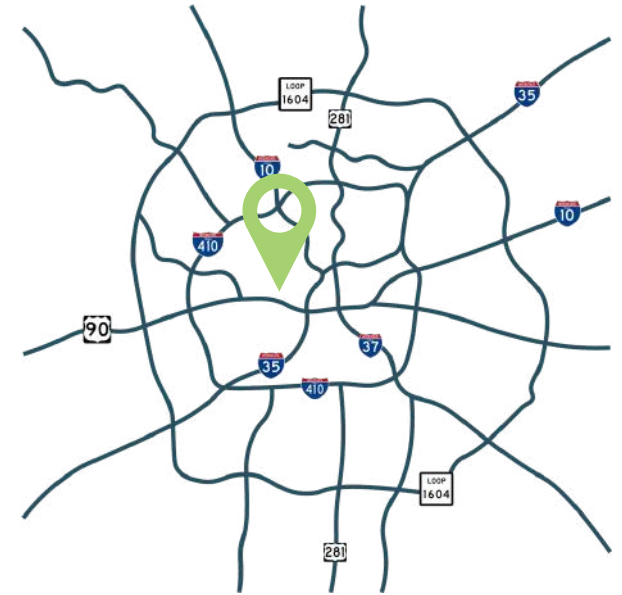
SPACE AVAILABLE

# LAS PALMAS SHOPPING CENTER

803 Castroville Rd, San Antonio, TX 78237, USA

Anchored by HEB, this center offers over 260,000 sf of retail space.

Located at the hard corner of Castroville Rd and General McMullen Dr., just west of downtown San Antonio. This highly dense, strong Hispanic populated area offers high traffic counts and strong demographics.



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## PROPERTY HIGHLIGHTS

1

**HEB Anchored center** - HEB is undergoing \$15.6 million renovation in 2025-2026.

2

**Traffic counts at this intersection** are over 44,000 VPD.

3

**Just 2 miles to Port San Antonio, Tech Port, JBSA-Kelly, and Lackland Air Force Base.**

# LAS PALMAS SHOPPING CENTER

SAN ANTONIO, TEXAS

## 2025 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	18,196	128,489	312,751
Households	5,905	43,034	116,115
Average HH Income	\$57,303	\$55,689	\$66,191
Median Age	36.0	35.6	36.7

## DESIRED USES

- Medical
- General Retail
- Government Services
- Retail Office

“

HEB is putting over \$15 million into planned renovations, which shows the strength of this area. Super dense population makes for a high traffic center.

*V. Adelstein*

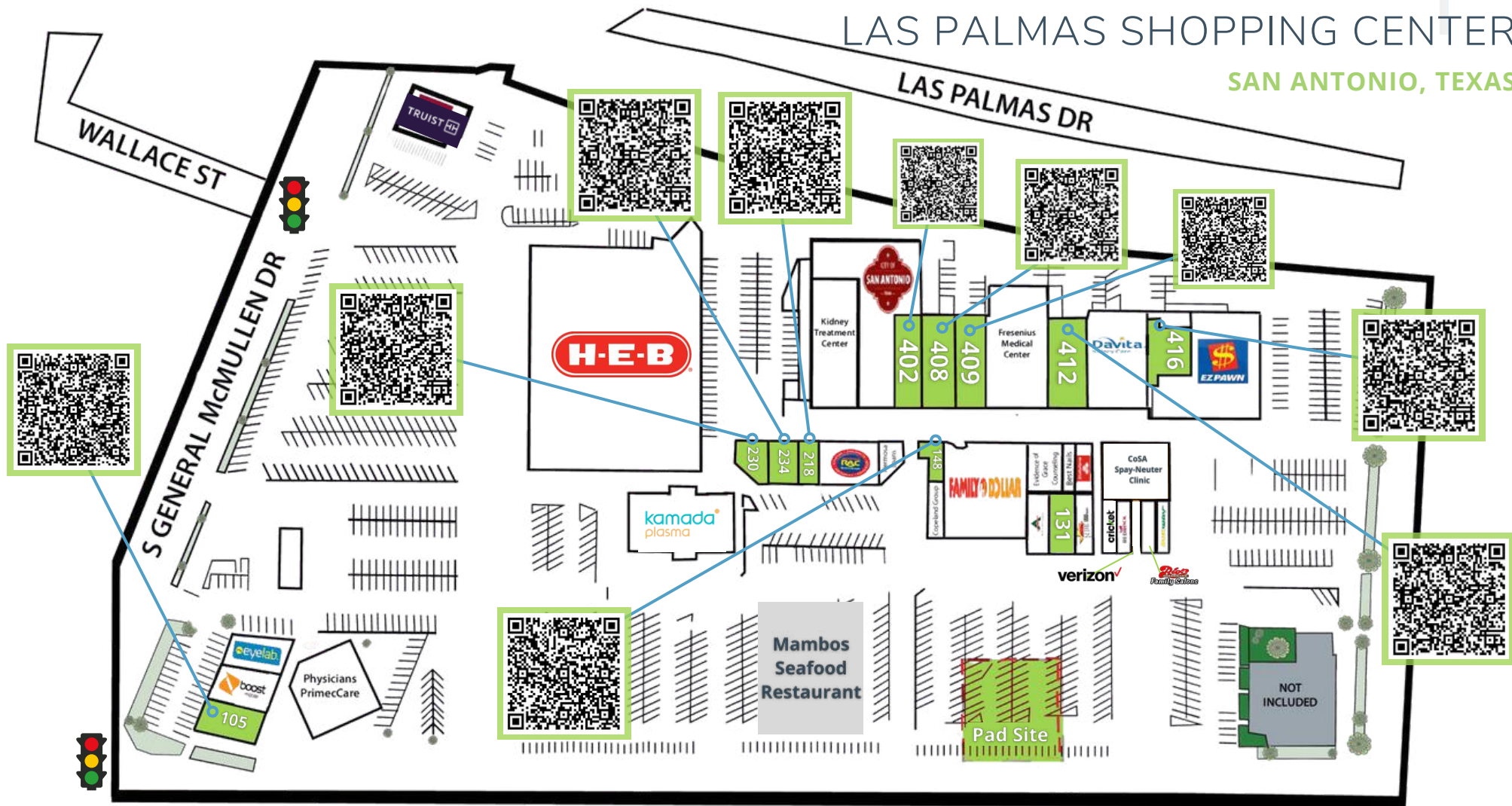
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# LAS PALMAS SHOPPING CENTER

SAN ANTONIO, TEXAS



## AVAILABLE SPACE

Castroville Rd

Suite Number	SF	Condition	
Suite 105	5,800	Former Office	
Suite 131	1,960	Former Medical	
Suite 148	2,500	Former Dentist	
Suite 218	1,350	Former Retail	Can combine for up to 5,800 sf
Suite 230	2,250	Former Retail	
Suite 234	2,200	Former Retail	
Suite 402	4,000	Former Retail Office	Can combine for up to 12,350 sf
Suite 408	4,600	Former Bank Office	
Suite 409	3,750	Former Retail with Open Space	
Suite 412	6,050	Former Dental Medical	
Suite 416B	3,550	Former Family Healthcare	

Click or scan the QR codes above  
to view a video walk-through of  
each available suite.



# LAS PALMAS SHOPPING CENTER

SAN ANTONIO, TEXAS



## PROPERTY SUMMARY

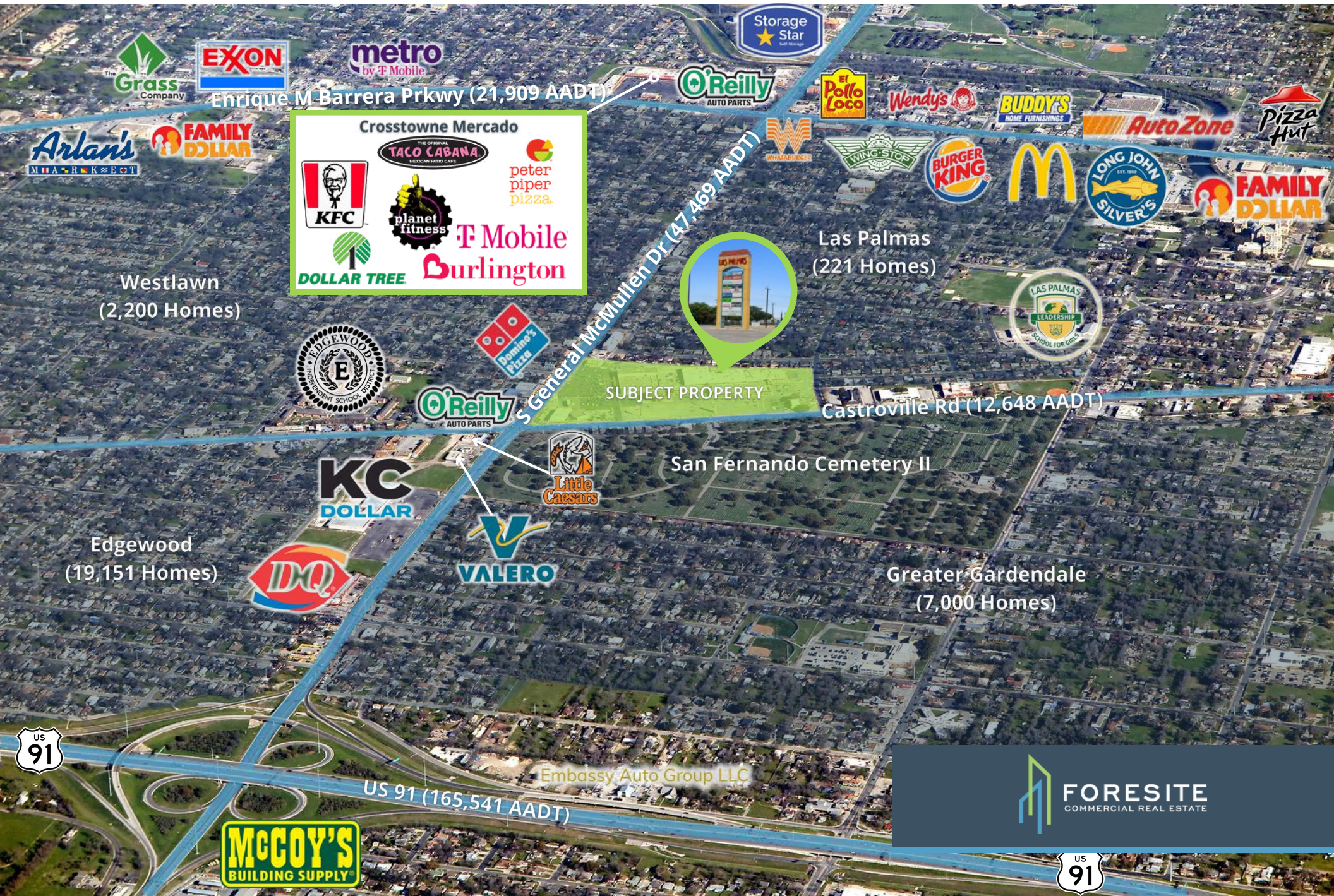
Available SF:	1,350-12,350 SF
Property Size:	21.83 Acres
Building Size:	256,669 SF
Rental Rate:	Contact Broker
Parking:	1574 Spaces
Zoning:	C-3R Limited





# LAS PALMAS SHOPPING CENTER

SAN ANTONIO, TEXAS





Kipp Camino Academy  
480 Students

Las Palmas Elementary  
100 Students

Jubilee Lake View  
University Prep  
504 Students

Las Palmas

eliminating racism  
empowering women  
**ywca**  
san antonio

Las Palmas  
Library

WELLS  
FARGO

REMCO  
AUTO INSURANCE  
UNION DE AUTO Y CASA

mile Magic  
Family Dental

**EZPAWN**

Davita  
Kidney Care

FRESENIUS  
MEDICAL CARE

cps

Innovative  
Renal Care

State Farm

SUBWAY  
verizon

FAMILY DOLLAR

RBC

KAMADA  
PLASMA

**H-E-B**

**MAMBO**  
SEAFOOD  
(Under Construction)

TRUIST

S General McMullen

Castroville Road

25,125 cpd '23

9,753 cpd '23

eye lab

boost  
mobile

HEALTH  
TEXAS  
PRIMARY CARE OUTPATIENT

**FORESITE**  
COMMERCIAL REAL ESTATE



## PORT SAN ANTONIO

One of the Largest Industrial Sites in South Texas  
1,900+ AC Tech Port Campus  
Home to 80+ Aerospace, Cybersecurity & Logistics Companies



132,977 cpd '23

90

## LACKLAND AIRFORCE BASE

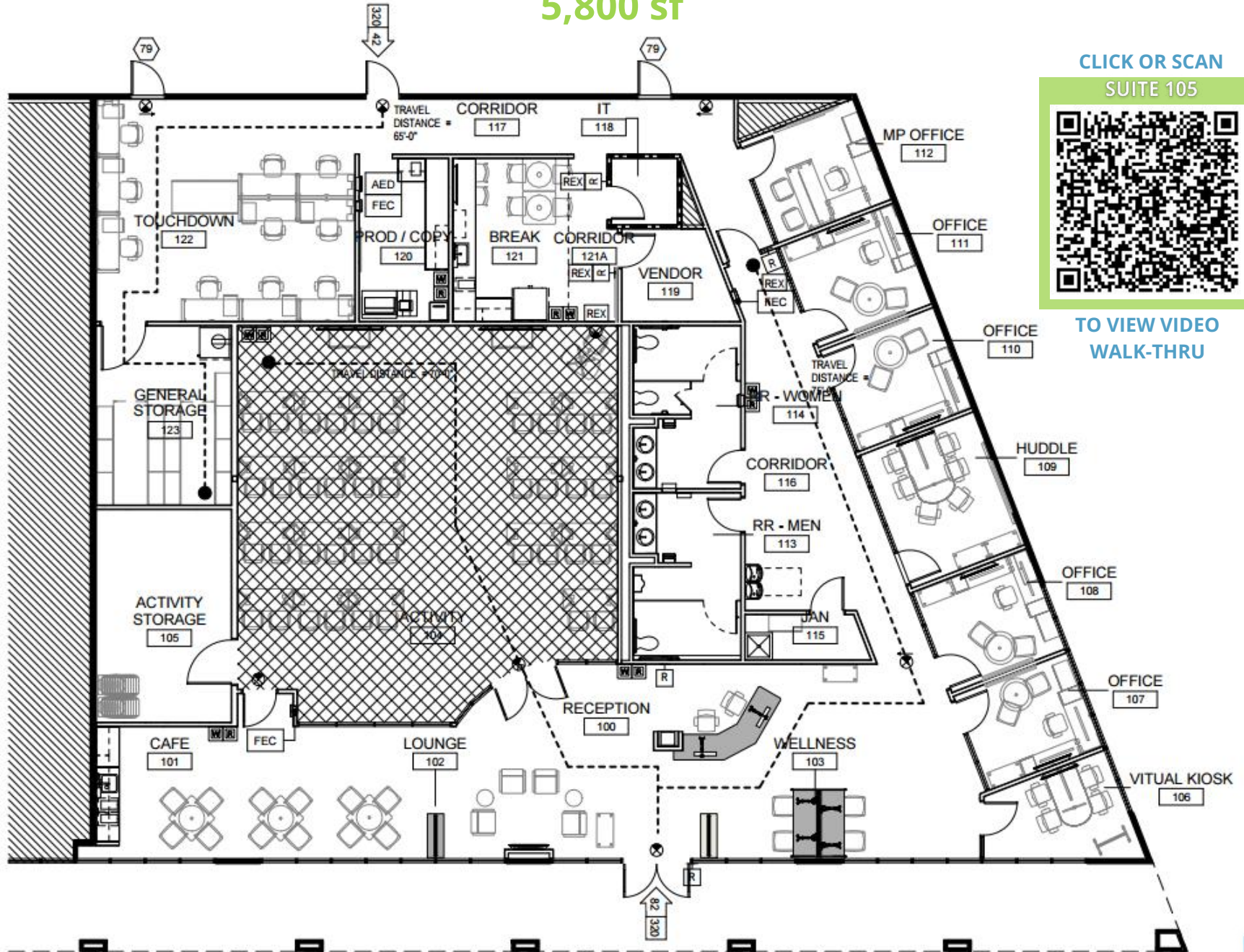


PART OF SAN ANTONIO'S JOINT BASE:  
67,350 Direct Employees Including  
32,300 Active-Duty Personnel  
\$55 Mil Direct Economic Impact





**5,800 sf**



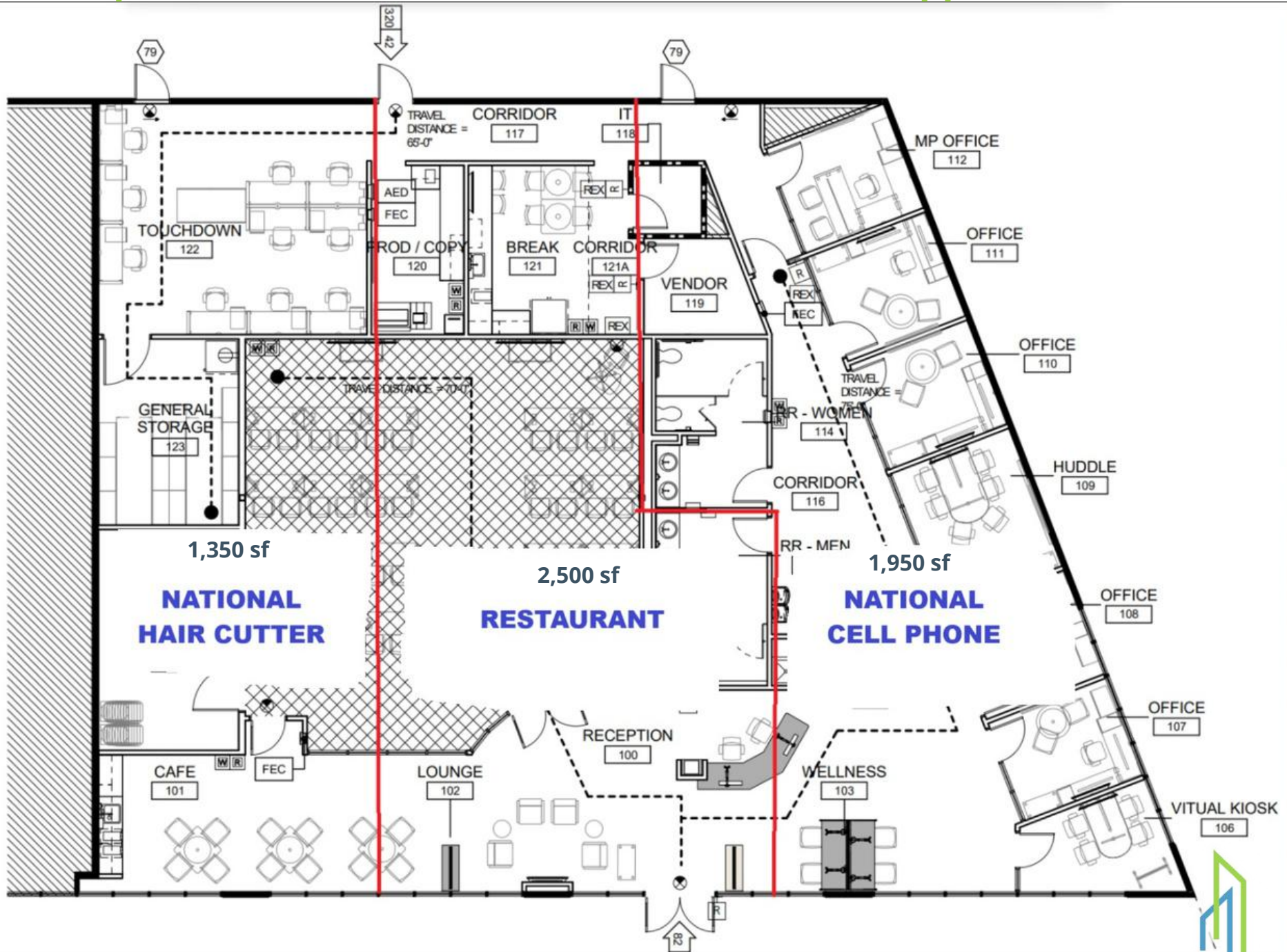
CLICK OR SCAN  
SUITE 105



**TO VIEW VIDEO  
WALK-THRU**



## Proposed Suite 105 SPLIT Plan - Suite sizes are approximate







## 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.



### 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

### 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 or subagent by the buyer or buyer's agent.

**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. **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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

<u>Foresite Real Estate, Inc.</u>	<u>9003568</u>	<u></u>	<u>(210) 816-2734</u>
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	Licensed No.	E-Mail	Phone
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Designated Broker of Firm		E-Mail	Phone
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Licensed Supervisor of Sales Agents/ Associate		E-Mail	Phone
<u>Vicki Adelstein</u>	<u>540915</u>	<u>vadelstein@foresitecre.com</u>	<u>(210) 816-2734</u>
Sales Agent/ Associate's Name		E-Mail	Phone
<u>Bill Coats</u>	<u>710200</u>	<u>bcoats@foresitecre.com</u>	<u>(210) 816-2734</u>
Sales Agent/ Associate's Name		E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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