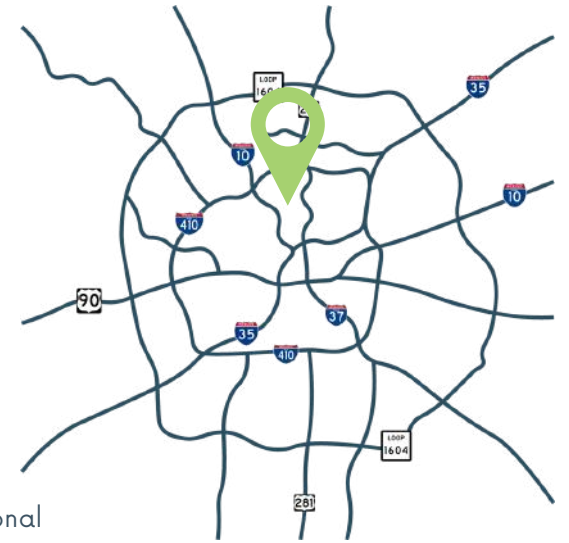


SPACE AVAILABLE

# NORTH TOWNE PLAZA

6900 SAN PEDRO AVENUE | SAN ANTONIO, TEXAS | 78216

North Towne Plaza, situated just one mile south of North Star Mall and major highway Loop 410, offers an exceptional opportunity for retailers seeking a high-visibility location in a vibrant commercial corridor. This 84,397 square foot neighborhood center boasts 403 parking spaces and frontage along both San Pedro Avenue and Oblate Drive, ensuring easy access and excellent exposure. The plaza benefits from steady foot traffic and proximity to major retailers like HEB, Walgreens and McDonald's. The property features pylon signage, a dedicated turn lane, and signalized intersections, enhancing its accessibility and appeal.



**VICKI ADELSTEIN**  
SENIOR ASSOCIATE  
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## WHAT I LOVE ABOUT THIS PROPERTY:

“

North Towne Plaza blends high visibility and easy access with a strong neighborhood feel - it's the kind of place where national retailers can thrive while still feeling connected to the local community.

*V. ADELSTEIN*

”

# NORTH TOWNE PLAZA

SAN ANTONIO, TEXAS

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	11,532	106,072	304,595
Household Income	\$79,973	\$111,283	\$102,980
Households	4,671	42,538	130,241
Median Age	39.2	39.2	37.4

## DESIRED USES

- International Grocery
- Gym / Fitness
- Discount Retailer
- Family Entertainment

## PROPERTY HIGHLIGHTS

- 1 Large, Flexible Space with Ample Parking:** The former Big Lots space offers a sizeable footprint suitable for a wide variety of national retail concepts, supported by 403 parking spaces and prominent pylon signage for brand exposure
- 2 Prime Location and Visibility:** Located on the high-traffic San Pedro Avenue corridor, the center offers excellent street visibility, multiple access points and is just one mile from North Star Mall - one of San Antonio's busiest retail hubs.
- 3 Strong Surrounding Retail Synergy:** The center benefits from nearby national anchors including HEB, Walgreens, McDonald's and other high-performing retailers, providing strong consumer draw and traffic throughout the day.





# NORTH TOWNE PLAZA

SAN ANTONIO, TEXAS



## PROPERTY SUMMARY

Building Size:	84,397 sf
Property Size:	6.0992 ac
Year Built:	1988
Ceiling Heights:	12 ft
Parking:	403 spaces
Zoning:	C-2 Commercial
NNN Rate:	\$7.15/psf
Pylon Signage:	Available
Loading Dock:	Yes





# NORTH TOWNE PLAZA

SAN ANTONIO, TEXAS

NORTH STAR  
MALL

SAT  
SAN ANTONIO  
INTERNATIONAL AIRPORT

ALAMO QUARRY MARKET

SUBJECT PROPERTY

SAN PEDRO AVENUE

OBLATE DRIVE



FORESITE  
COMMERCIAL REAL ESTATE



# NORTH TOWNE PLAZA

SAN ANTONIO, TEXAS



DOWNTOWN  
SAN ANTONIO



Casa Dulce  
Candy and more



SUBJECT PROPERTY



FORESITE  
COMMERCIAL REAL ESTATE



# NORTH TOWNE PLAZA

SAN ANTONIO, TEXAS





# NORTH TOWNE PLAZA

SAN ANTONIO, TEXAS



## AVAILABLE SPACE

CLICK OR SCAN THE QR CODES ABOVE TO VIEW A VIDEO WALK-THROUGH OF EACH AVAILABLE SUITE

Suite Number	SF	Condition
115	5,375	Former Retail
118/119	31,254	Former Big Lot's
121	3,000	<b>At Lease</b>
154	2,437	Former Retail Office





## 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.

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Regulated by the Texas Real Estate Commission

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

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