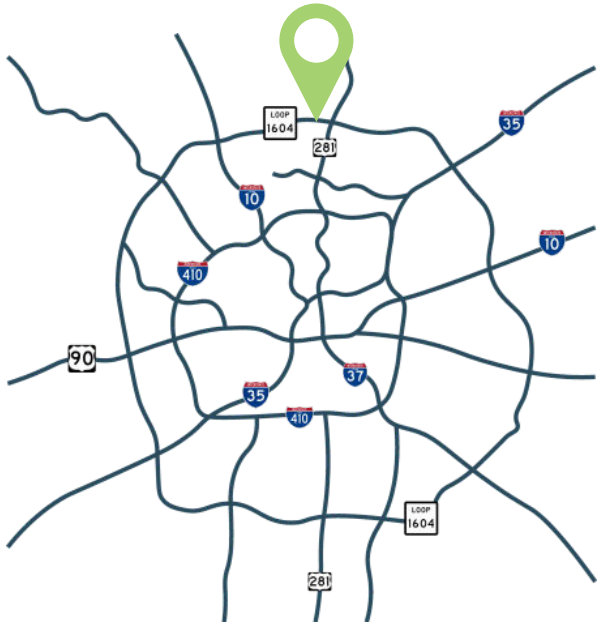
SPACE AVAILABLE

VENTURA PLAZA

434-530 N. LOOP 1604 WEST| SAN ANTONIO, TEXAS | 78232

Upscale mixed-use center that offers retail and office tenants an opportunity to be located in the heart of North San Antonio. Center has excellent access and visibility to Loop 1604, the Stone Oak medical center, and high-income neighborhoods.





FORESITE®
COMMERCIAL REAL ESTATE

KARA WALTERS
ASSOCIATE
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VENTURA PLAZA

SAN ANTONIO, TEXAS

WHAT I LOVE ABOUT THIS PROPERTY:

> A beautiful, Class A mixed use center, offering a range of delicious cuisine, boutique retail and high-end offices.

KARA WALTERS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	11,245	83,641	206,899
Household Income	$148,575	$154,212	$141,615
Households	5,252	34,094	84,733
Median Age	41.2	39.6	38.9

JOIN THESE TENANTS

Alamo Title Company

SILO elevated cuisine & bar

WELLS FARGO

TLC Laser Eye Centers

COSTA PACIFICA

PROPERTY HIGHLIGHTS

1. **Visibility** is excellent. The two-story, well lit project makes a statement.
2. **High traffic counts** on Loop 1604 North and nearby Blanco Road, and easy freeway access to both directions on Loop 1604.
3. **Close proximity** to a multitude of affluent residential communities along with major retail and medical facilities.

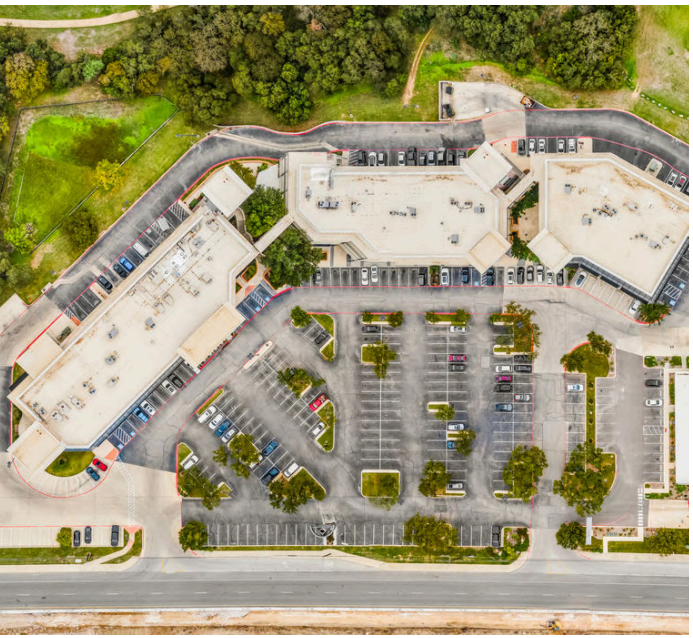


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VENTURA PLAZA

SAN ANTONIO, TEXAS





With The Club at Sonterra's golf course as its backdrop, Ventura Plaza offers views for second story tenants. The array of mainstay restaurants boasts high sales and offers locals many options. With plenty of parking, the strong tenant line-up brings in a constant flow of traffic.



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VENTURA PLAZA

SAN ANTONIO, TEXAS



FORESITE®
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VENTURA PLAZA

SAN ANTONIO, TEXAS



TENANTS

Building A

1101	La Tea Da
1102	Dorothy's Dance Shop
1104	Nursery Couture
1105	Taste Buds Kitchen
1106	Silo Restaurant
1109	Britton's Bicycle Shop
1201	Hispano Seguros
1203	GradePower Learning.
1204	Extreme Escape Room
1206	Silo Restaurant

Building B

2101	Costa Pacifica
2104	Authority Chiropractic
2105	Available 06/07/2027
2107	K. Charles & Co.
2201	Weigand Law Firm
2202	Wells Fargo
2204	Alamo Title Company

Building C

3101	BCS Floors
3103	The Pilates Studio
3104	Lift and Revive Med Spa
3201	TLC Laser Eye Center
3100	Alamo Title Company
3204	Business office

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AVAILABLE SPACE

Suite Number	SF	Condition
Suite 2105	1,400	2nd Gen Retail

Available Lease: 06/01/2027

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.

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;
- 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.

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