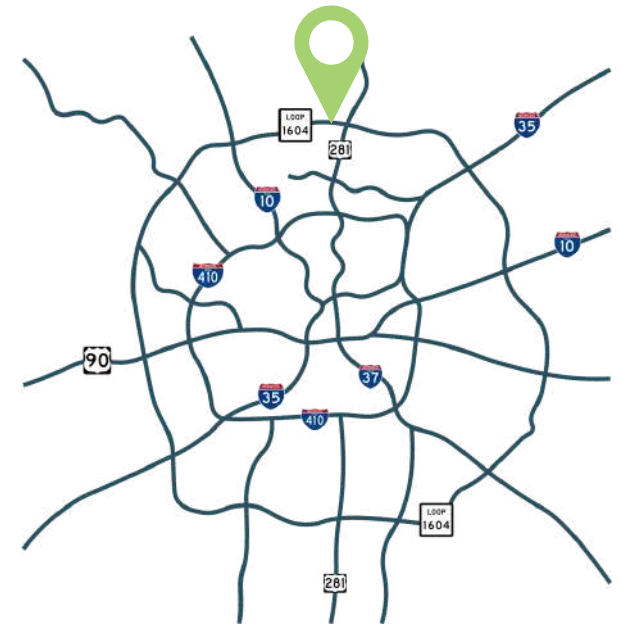


SPACE AVAILABLE

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.



KARA WALTERS
ASSOCIATE
(210) 816-2734
KWALTERS@FORESITECRE.COM

The information contained in this message has been obtained from sources deemed reliable. Foresite does not make any guarantees or representations regarding the accuracy or comprehensiveness of the information contained herein. Any projections, opinions, or assumptions are for example only. Foresite nor any of its clients accepts any liability for loss resulting from reliance on such information. There may be material differences between projected results and actual results. Any property offered for sale or lease may be withdrawn without notice.

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

”

VENTURA PLAZA

SAN ANTONIO, TEXAS

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



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



VENTURA PLAZA

SAN ANTONIO, TEXAS



TENANTS

Building A

- 1101 La Tea Da
- 1102 Dorothy's Dance Shop
- 1104 Nursery Couture
- 1105 COMING AVAILABLE 1/1/2026**
- 1106 Silo Restaurant
- 1109 Britton's Bicycle Shop
- 1201 AVAILABLE**
- 1203 AVAILABLE**
- 1204 Extreme Escape Room
- 1206 Silo Restaurant

Building B

- 2101 Costa Pacifica
- 2104 Authority Chiropractic
- 2105 Pureline Nutrition
- 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

AVAILABLE SPACE

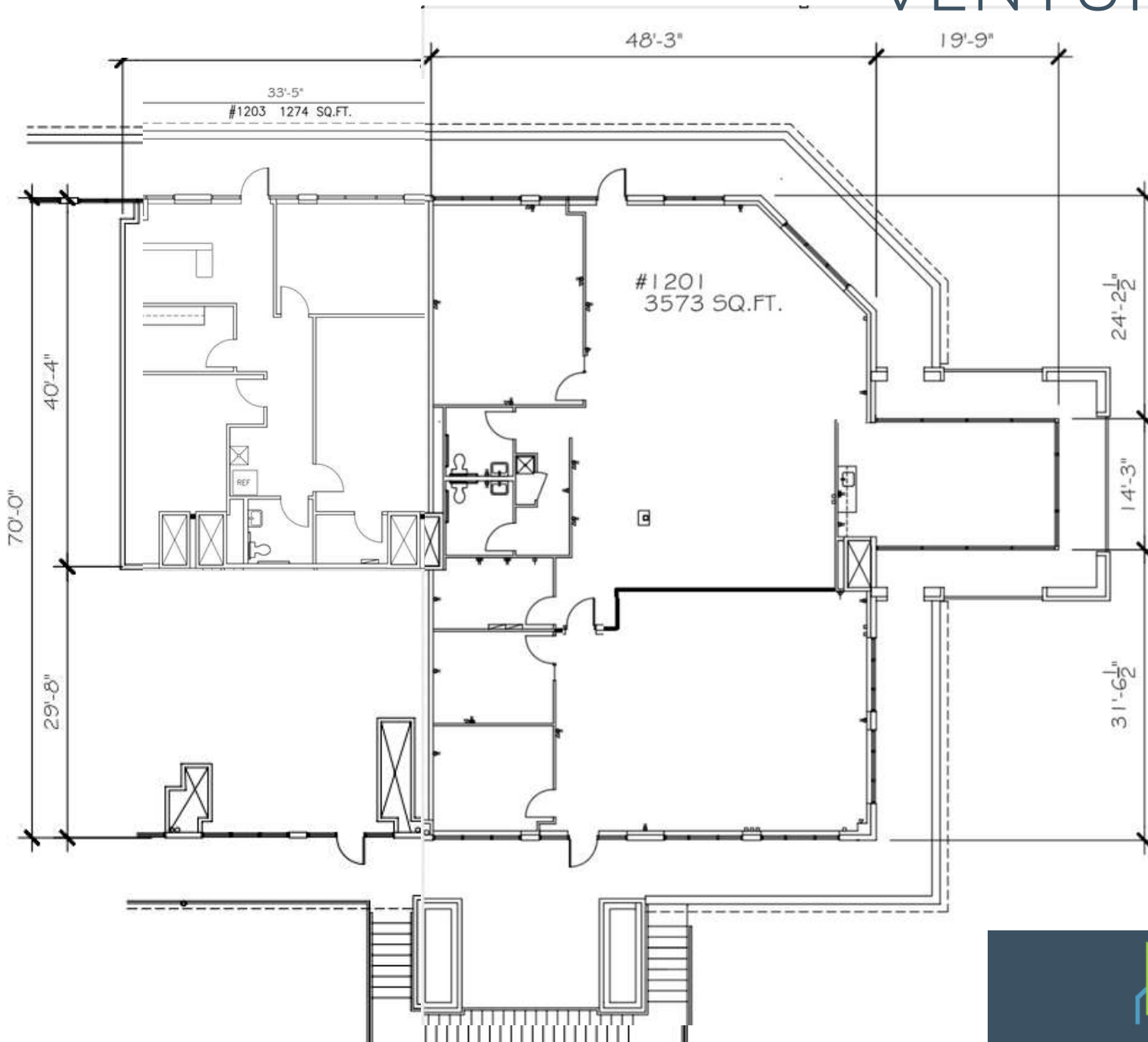
Suite	SF	Condition
Bldg A - 2 nd floor - 1201	3,573	2 nd generation retail/office*
Bldg A - 2 nd floor - 1203	1,274	2 nd generation office*
Bldg A - 1 st Floor - 1105	1,750	2 nd generation retail

**Spaces can be combined for a total of 4,847 sf*



VENTURA PLAZA

SAN ANTONIO, TEXAS



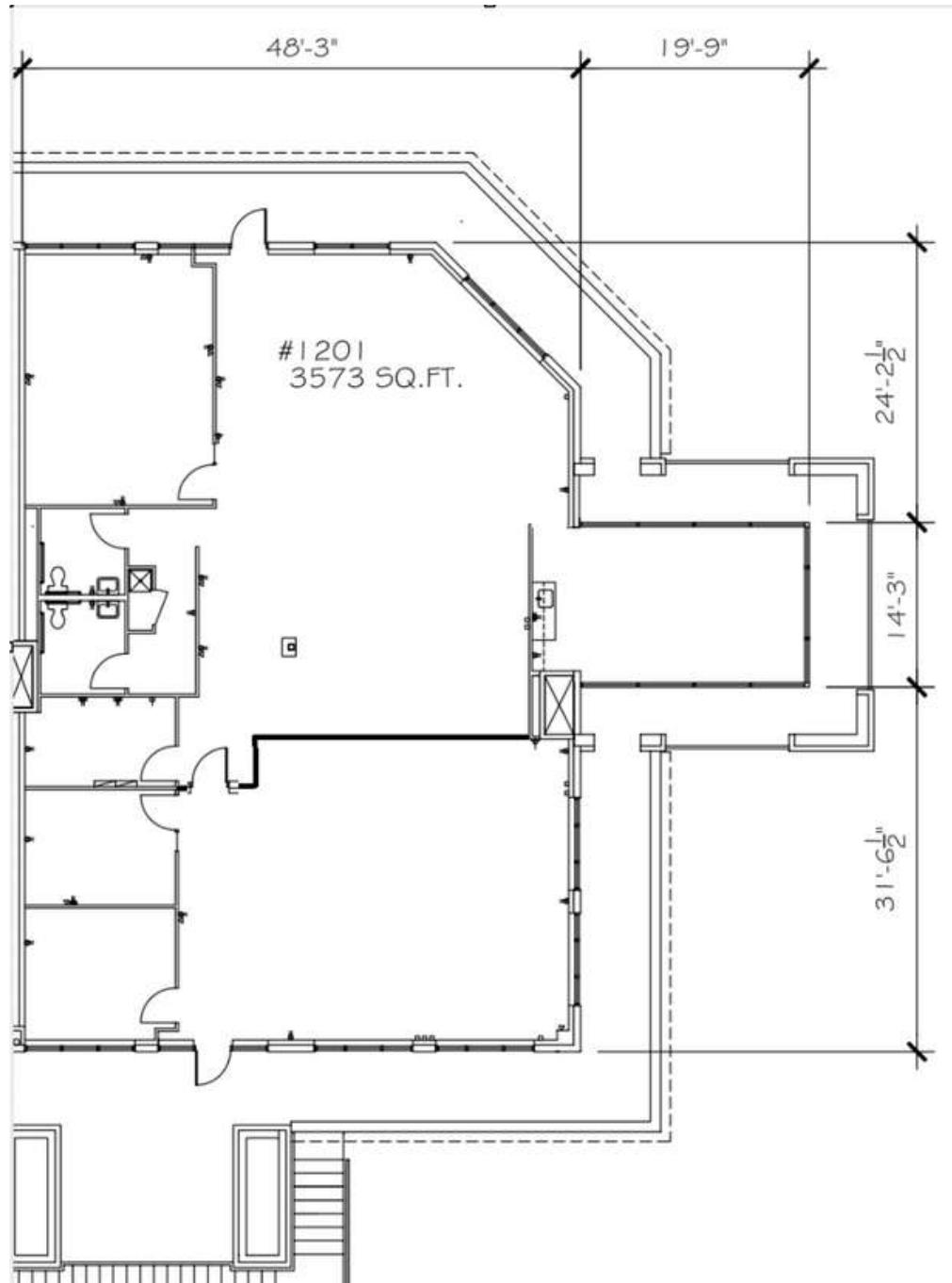
Building A
Suites 1201 & 1203
Can be combined
for 4,847 SF



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VENTURA PLAZA

SAN ANTONIO, TEXAS



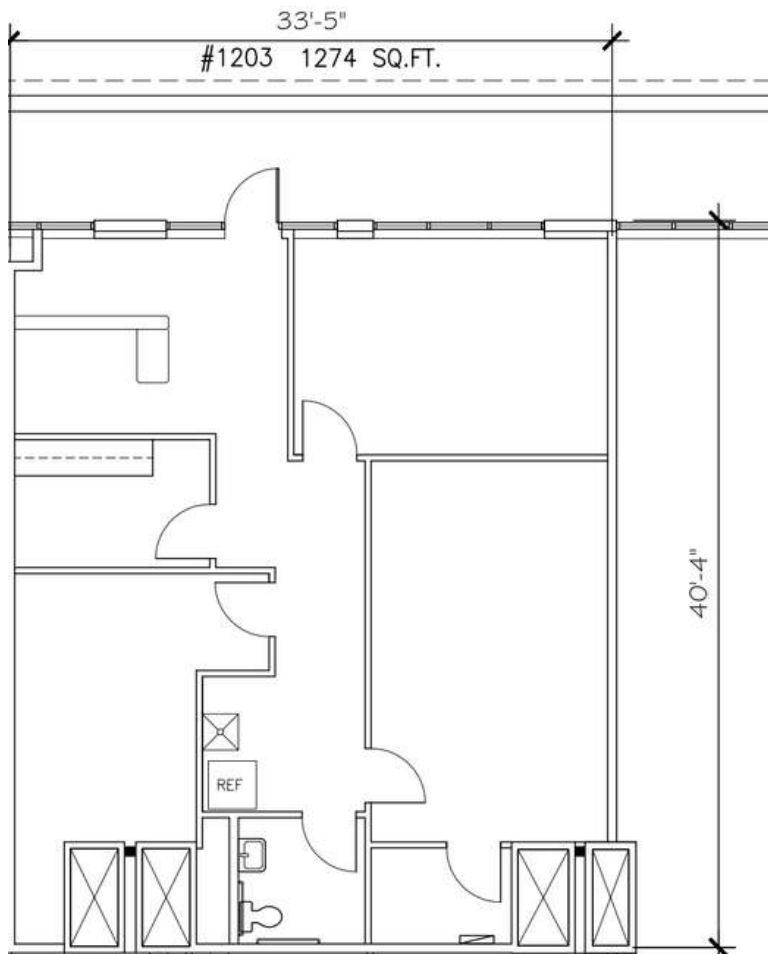
Building A
Suite 1201
3,573 SF



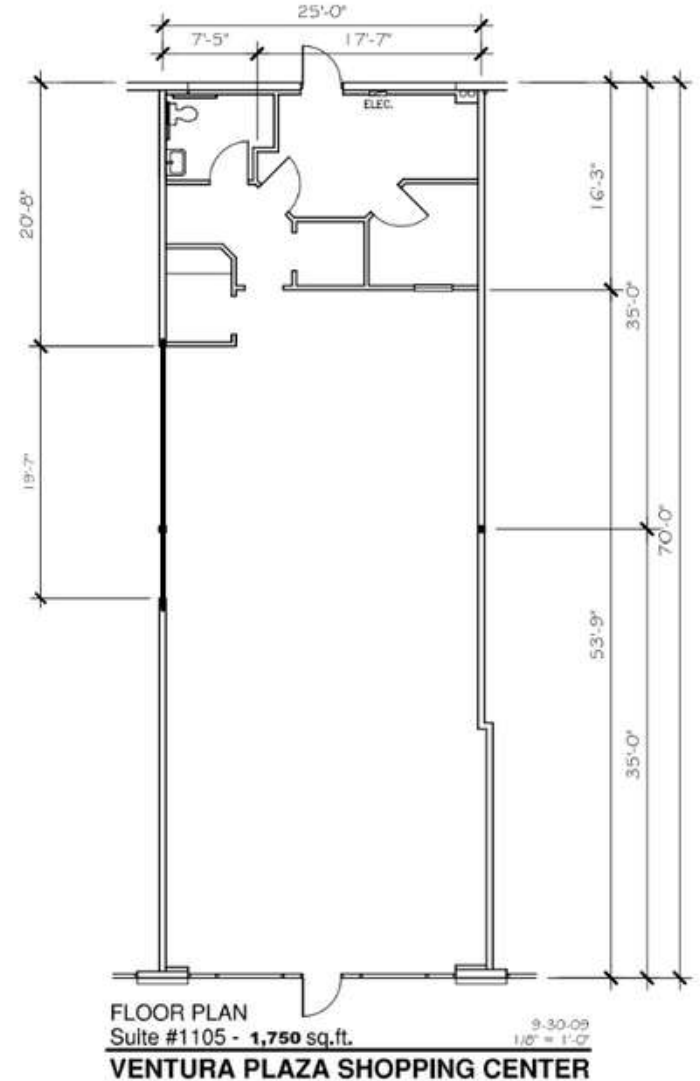
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VENTURA PLAZA

SAN ANTONIO, TEXAS



Building A
Suite 1203
1,274 SF







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
<u>Bethany Babcock</u>	<u>598255</u>	<u>bbabcock@foresitecre.com</u>	<u>(210) 816-2734</u>
Designated Broker of Firm		E-Mail	Phone
<u>Chad Knibbe</u>	<u>497303</u>	<u>cknibbe@foresitecre.com</u>	<u>(210) 816-2734</u>
Licensed Supervisor of Sales Agents/ Associate		E-Mail	Phone
<u>Kara Walters</u>	<u>808054</u>	<u>kwalters@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

IABS 1-0

