

EMPIRE PLAZA

2118 s zarzamora st. san antonio, tx 78207

FOR SALE



CBRE

CONFIDENTIAL OFFERING MEMORANDUM

THE OFFERING

CBRE's Investment Properties Team has been exclusively retained to offer Empire Plaza, an 80,097-square-foot neighborhood shopping center situated on 7.78 acres at 2118 S. Zarzamora Street in San Antonio, Texas ("Property"). Strategically located less than five miles from Downtown San Antonio, Empire Plaza represents a compelling value-add investment opportunity with significant leasing upside in one of the city's most densely populated trade areas.

Currently 67% occupied, the Property is anchored by a mix of necessity-based and daily-use retailers including Dollar Tree, Grifols, Laundry Express, Total Wireless, Cricket, and Amigos Gas Station. Approximately one-third of the center remains available for lease, creating an immediate opportunity for investors to significantly increase net operating income through lease-up and tenant repositioning.

Empire Plaza benefits from exceptional visibility and accessibility along South Zarzamora Street, with exposure to more than 14,600 vehicles per day, and is located just north of Highway 90, which carries over 164,000 vehicles per day. A prominent pylon sign, substantial frontage, and approximately 500 parking spaces provide tenants and customers with excellent access and convenience. The Property serves a dense residential population of nearly 138,000 residents within a three-mile radius and is surrounded by a variety of educational institutions, multifamily communities, employers, and major transportation corridors that support consistent consumer traffic.

The offering presents investors with the rare opportunity to acquire a well-located community shopping center with meaningful occupancy upside, durable in-place cash flow, and multiple value-creation strategies. Through focused leasing efforts, tenant diversification, and potential operational enhancements, a new owner can unlock significant NOI growth while benefiting from the long-term strength of the San Antonio market and the property's irreplaceable infill location.



PROPERTY HIGHLIGHTS



Significant Value-Add Opportunity

- Empire Plaza is currently 67% occupied, providing investors with an immediate opportunity to create value through lease-up of approximately 26,000 square feet of vacant space.



Infill San Antonio & Dense Trade Area

- Located just 4.5 miles from Downtown San Antonio, the Property benefits from a strategic infill location within one of Texas' fastest-growing metropolitan areas.
- Nearly 138,000 residents live within a three-mile radius, providing a substantial built-in customer base for current and future tenants.



Pad Site Opportunity

- Amigos Gas Station/Food Mart is only paying \$28,800 for the prominent hard corner location.



Established Neighborhood Retail Anchor

- The center is anchored by a complementary mix of necessity-based retailers and service providers including Dollar Tree, Grifols, Laundry Express, and Amigos Gas Station, generating consistent daily traffic.



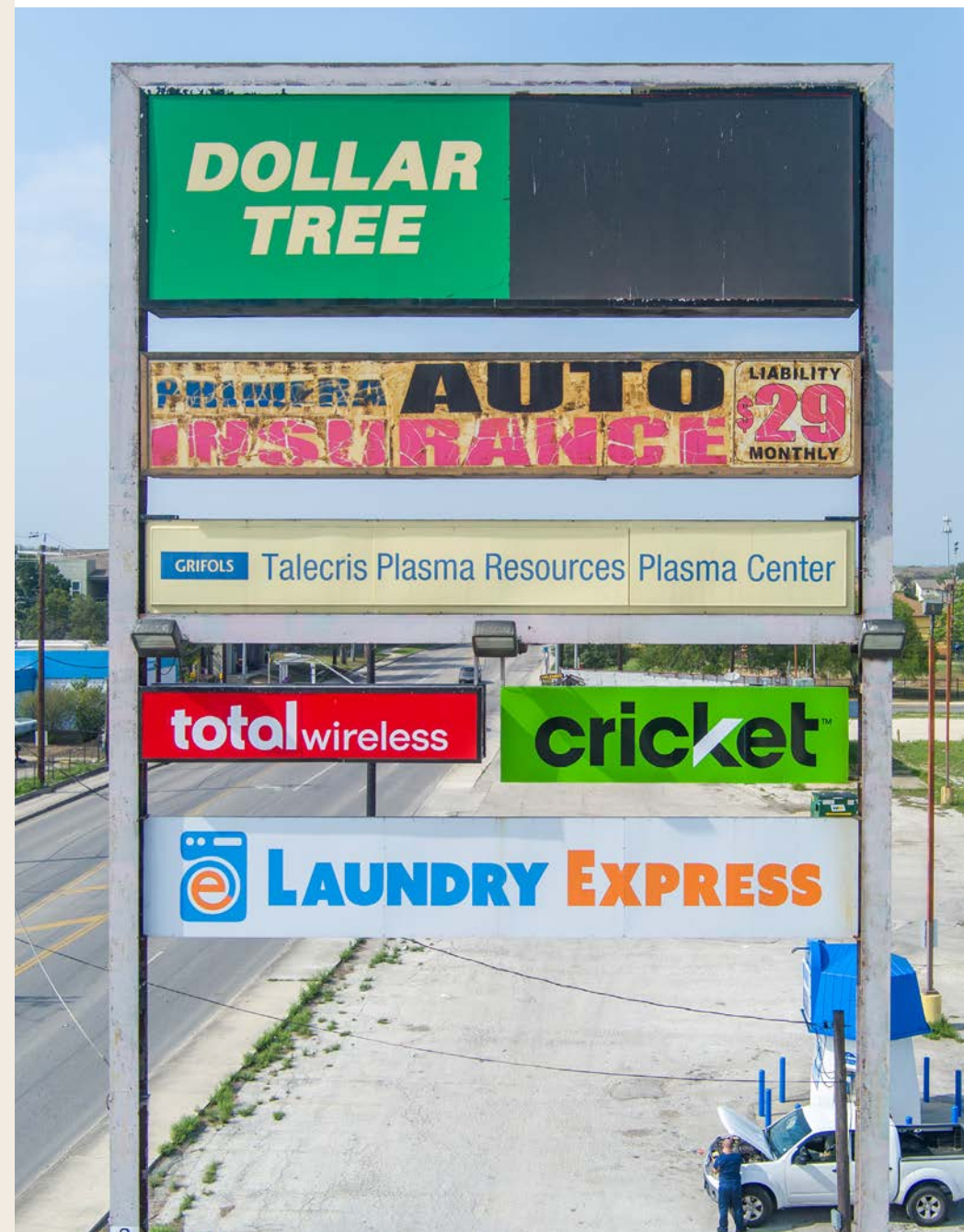
Exceptional Parking Ratio

- The Property features approximately 500 parking spaces, allowing it to accommodate high-volume retail users and future tenant expansion.



Prominent Signage Opportunity

- A large pylon sign and extensive frontage along Zarzamora Street provide superior tenant branding and visibility in a highly traveled retail corridor.



Location

2118 S Zarzamora St.
San Antonio, TX 78207

Land Area

7.78 AC

GLA

80,097 SF

Available SF

+/- 10,455 to 16,000 SF

Occupancy

67%

Parking

+/- 500 Spaces

SALE PRICE

Market

PROPERTY DETAILS

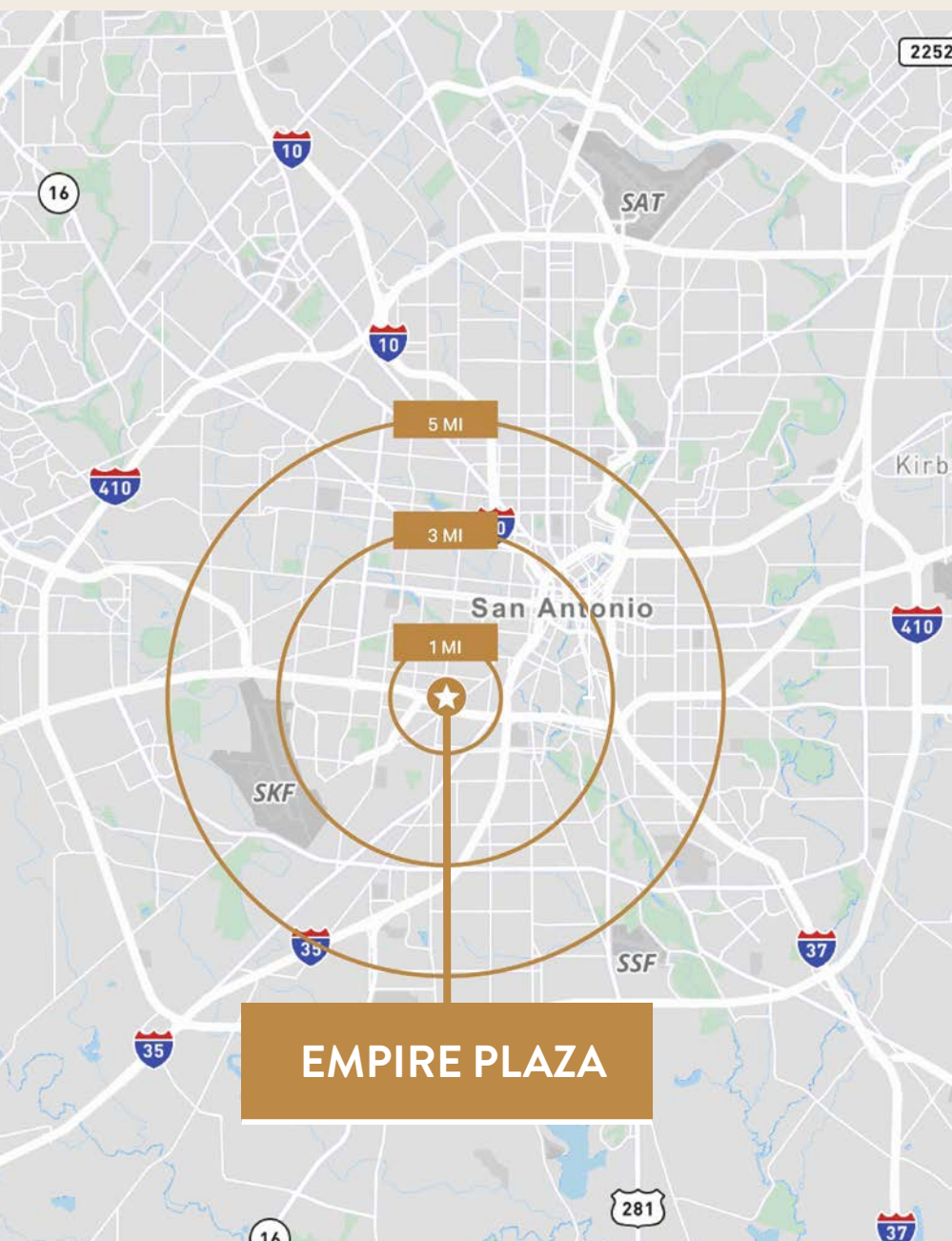


SAN ANTONIO MAP

EMPIRE PLAZA



EMPIRE PLAZA



DEMOGRAPHIC INFORMATION

	1 MILE	3 MILES	5 MILES
HOUSEHOLD INCOME			
2025 Average Household Income	\$54,929	\$61,206	\$66,439
2030 Average Household Income	\$60,158	\$67,416	\$72,695
HOUSEHOLDS			
2010 Households - Census	6,330	46,913	111,757
2020 Households - Census	6,560	47,880	116,215
2025 Households	6,411	49,072	118,560
POPULATION			
DENSE POPULATION			
2025 Population	18,896	137,756	319,548
DAYTIME EMPLOYEES			
2025 Businesses	276	4,884	12,254
2025 Employees	2,811	73,317	165,163

CUSTOMER PROFILE

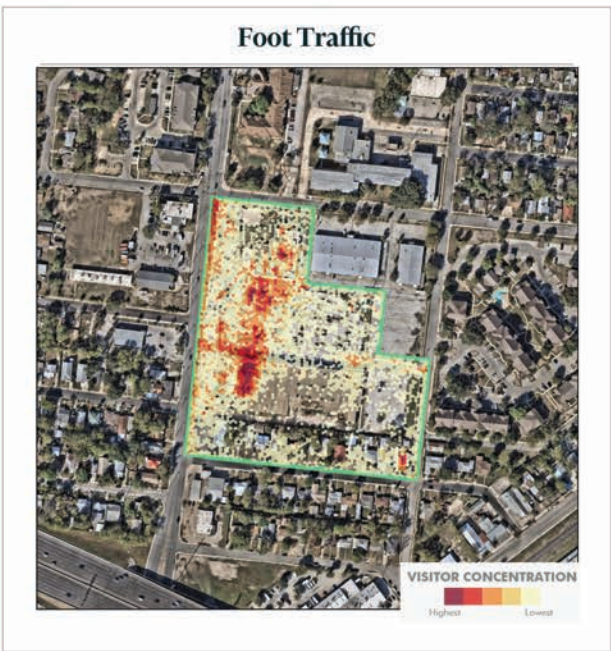
Empire Plaza

2118 S Zarzamora St.
San Antonio, TX 78207

Study Period: April 2025- March 2026

Massive Mobile Data

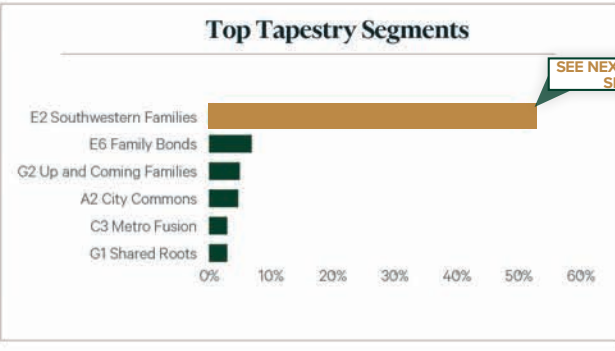
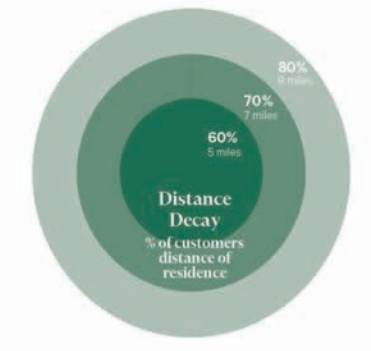
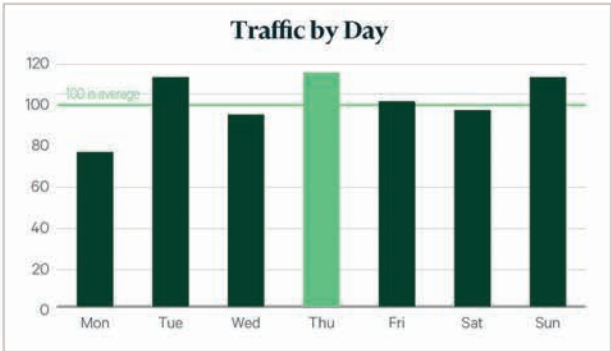
Data sourced from a wide range of varied mobile apps (SDKs) providing a location analysis solution for location decisions that is dramatically changing the way retailers consider their market strategy. By analyzing sophisticated mobile data, we are creating an accurate picture of customers. Whether used for retail, site selection, trade area analysis, marketing or visitor profiling, mobile data is the most trusted solution for strategic marketplace analysis.



Trade Area Demographics

Total Population	349,470
Daytime Population	435,877
Median Age	37.5
Avg Dwell Time	130 minutes per visit

Educational Attainment	4.4% Associates 5.6% Bachelors 3.3% Graduate
Avg Household Income	\$63,062
Visitor Frequency	Return (28.3%) One-Time (71.7%)



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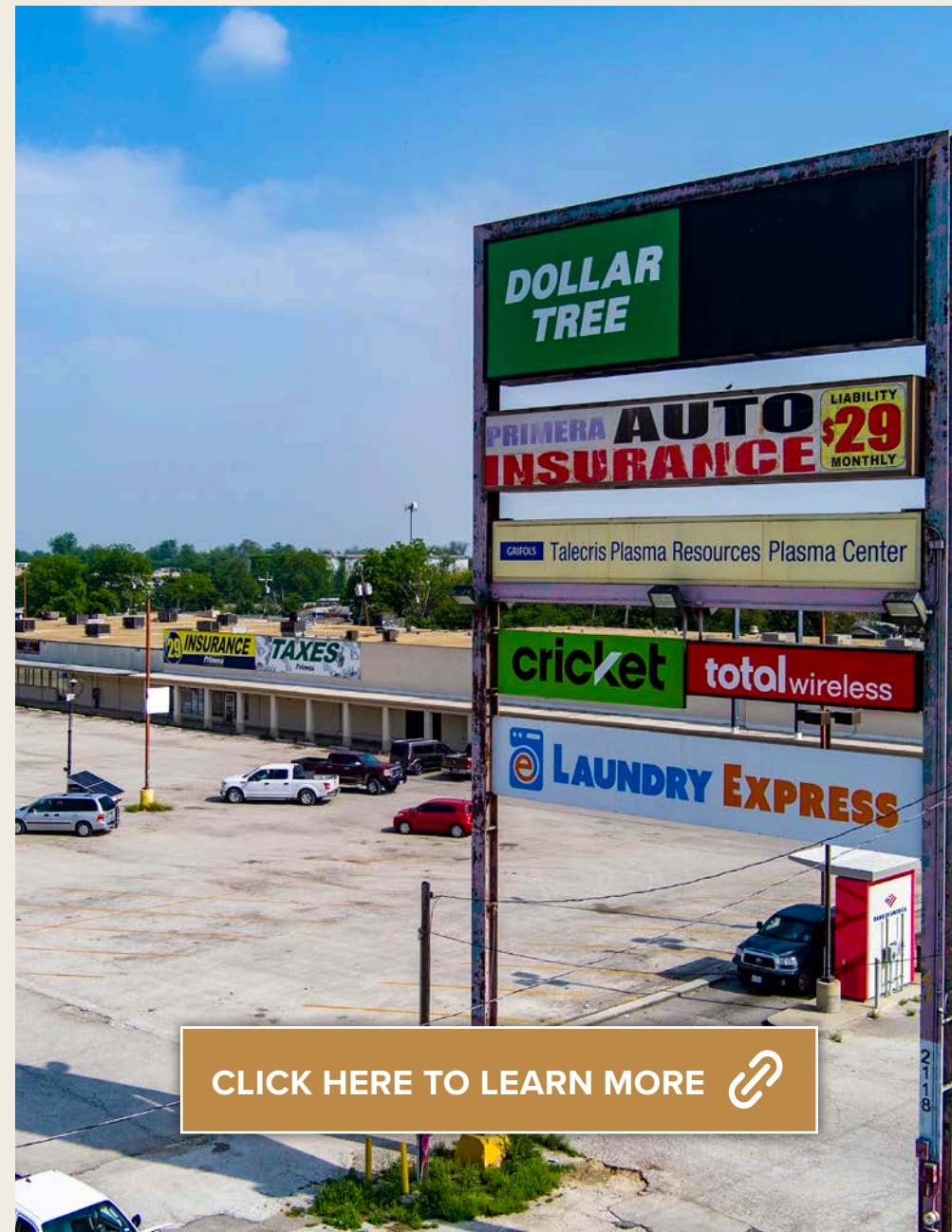
TAPESTRY DETAILS

SEGMENT E2

Households in these neighborhoods are primarily young families located in and around urban centers and suburbs in the Southwest. These households are mainly composed of married couples or single-parent families, and this segment includes a significant share of multi-generational households, including adult children living with parents. Communities are culturally diverse, with many residents born outside of the United States. Household incomes are split between the lower and middle tiers, often supplemented by social security or public assistance. The working-age population is largely employed in office administrative support, services, construction, or building maintenance occupations. Houses are mainly single-family detached dwellings built before 1970. Half of all homes are owned, and a quarter of homeowners have a mortgage. Commutes are typically less than 30 minutes, although a portion travel much longer distances to work each day.

LIFESTYLE PATTERNS

- + Budget-conscious residents tend to shop at discount grocery and department stores, and fast food is the preferred dining out option.
- + Common purchases are baby and children's products, such as food, clothing, and toys. Family outings to movie theaters and theme parks are also featured.
- + Many households own three or more mobile devices, used for entertainment, social media, and staying connected with friends and family, both locally and abroad. Television is another favored source of entertainment, and most homes own multiple sets.
- + Households often carry a credit card balance each month and wire money to support distant family members.



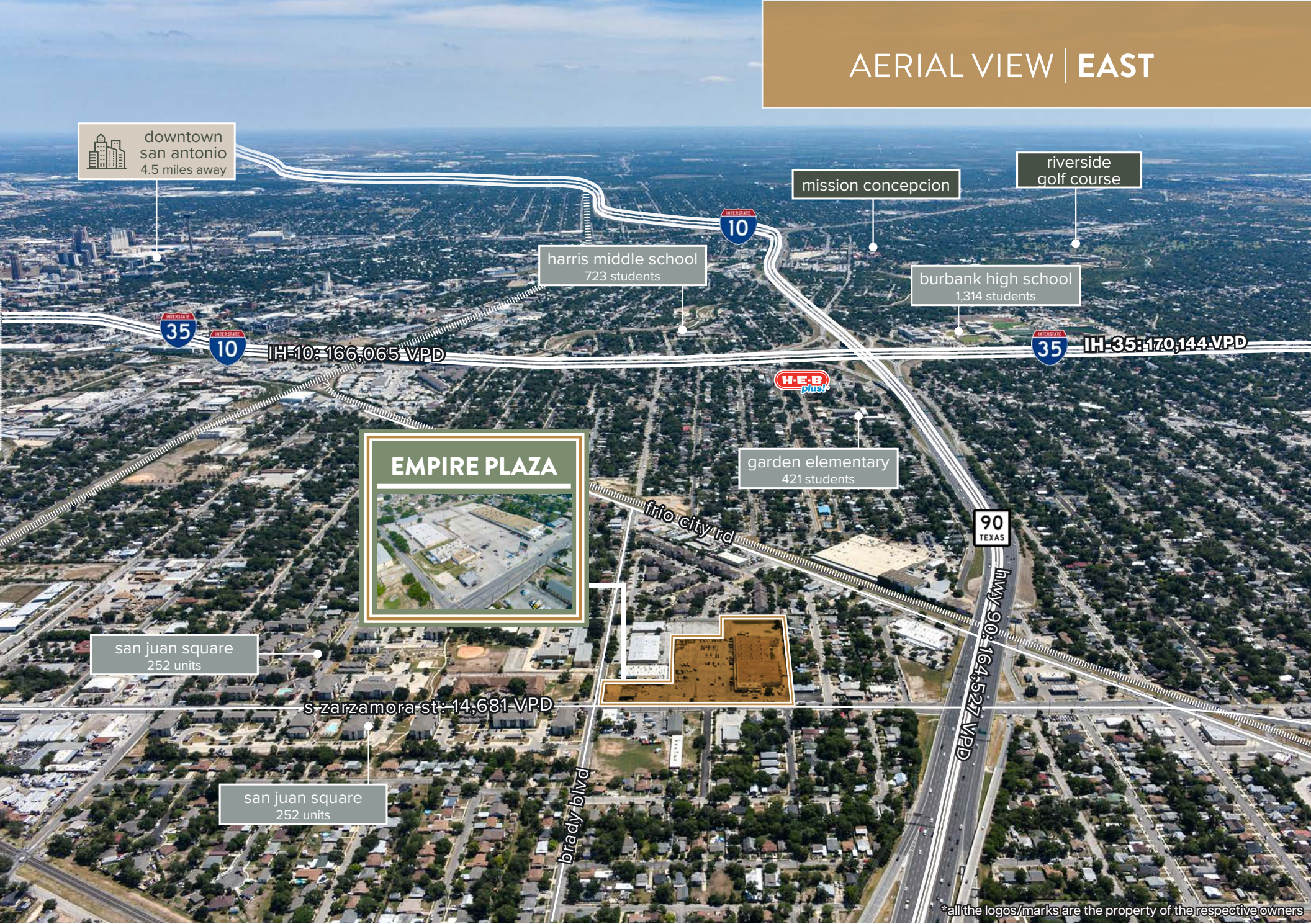
[CLICK HERE TO LEARN MORE](#)



AERIAL VIEW | SOUTH



EMPIRE PLAZA





AERIAL VIEW | NORTH



woodlawn lake park

elmendorf lake park

lanier high school
1,612 students

sarah king elementary
589 students

sa produce
distribution center

san juan square
252 apartments

AutoZone
FAMILY DOLLAR

san juan square
252 units

san juan square 2
144 units

EMPIRE PLAZA

s zarzamora st: 14,681 VPD

brady blvd

frio city st

90
TEXAS

hwy 90: 164,527 VPD

*all the logos/marks are the property of the respective owners

MARKET SUMMARY



San Antonio, Texas is conveniently located in South Central Texas along I-35 and I-10, is one of the fastest growing regions in the United States. The San Antonio Metropolitan Statistical Area (MSA) occupies approximately 7,387 square miles and spans eight counties including Atascosa, Bandera, Bexar, Comal, Guadalupe, Kendall, Medina and Wilson County. This area is home to nearly 2.6 million residents which ranks the MSA as the 25th largest metropolitan area in the United States, and third in the state of Texas.

From a thriving economy and a culturally diverse workforce, the Alamo City is the perfect place for growth and opportunity. San Antonio's cost of living continuously ranks amongst the lowest of U.S. cities which makes not only for an affordable lifestyle, but an attractive place to conduct business. Keeping the cost of living low and quality of life high is a unique balance offered in San Antonio, and the reason why the Alamo City continues to grow and thrive.

The strength of the city's economic structure is its diverse business culture, making San Antonio's economic performance in recent years among the strongest of the large cities in Texas. The San Antonio-New Braunfels metro registered a job growth rate of 4.0% in June 2023, according to the Bureau of Labor Statistics. This is on par with the state's rate and is projected to grow an additional 0.14% by the end of 2023. Moreover, San Antonio is expected to outperform most major metros in the nation in regards to its GDP and employment growth over the next 5 years, according to Oxford Economics. For decades, San Antonio was primarily driven by the military and hospitality industries. With growth in energy, healthcare, education, manufacturing, logistics, business and tech-related services, San Antonio has a more diverse industry base, which was key to its recovery from the Great Recession and continued expansion.

San Antonio's robust economy coupled with its historic and diverse culture, strong military ties, and festive spirit are just part of what attracts more than 41 million visitors and 16,330 net migrating residents per year. From the modern Henry B. Gonzales Convention Center, to the historic Alamo and recently expanded Riverwalk, it is of little surprise that San Antonio is a top destination for new residents, tourists, and business travelers alike.



**FASTEST-GROWING
CITY IN THE NATION**

U.S. Census Bureau



**BEST FINANCIALLY MANAGED
BIG CITY IN THE U.S.**

Milken Institute



**NUMBER 1 IN POST-PANDEMIC
DOWNTOWN RECOVERY**

CityLab/Bloomberg 2023

financial **ANALYSIS**





CONTACT US

BRADLEY SUTTLE

Senior Vice President
+1 210 253 6035
bradley.suttle@cbre.com

JOE ELDER

Vice President
+1 210 548 6098
joe.elder@cbre.com

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