

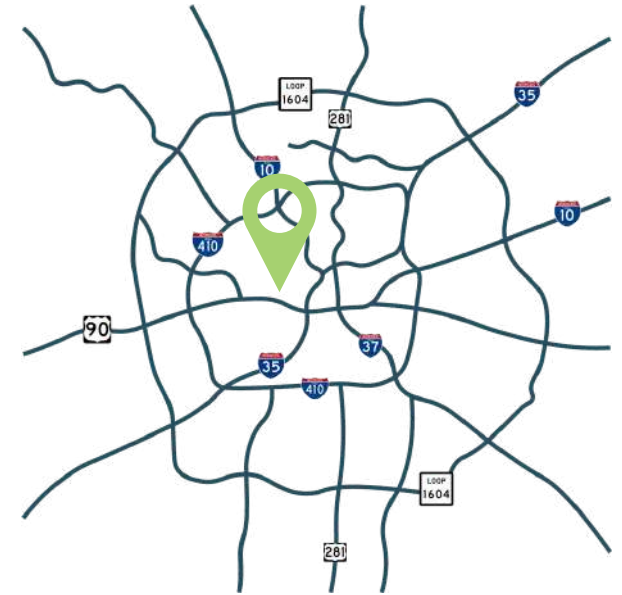
SPACE AVAILABLE

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.

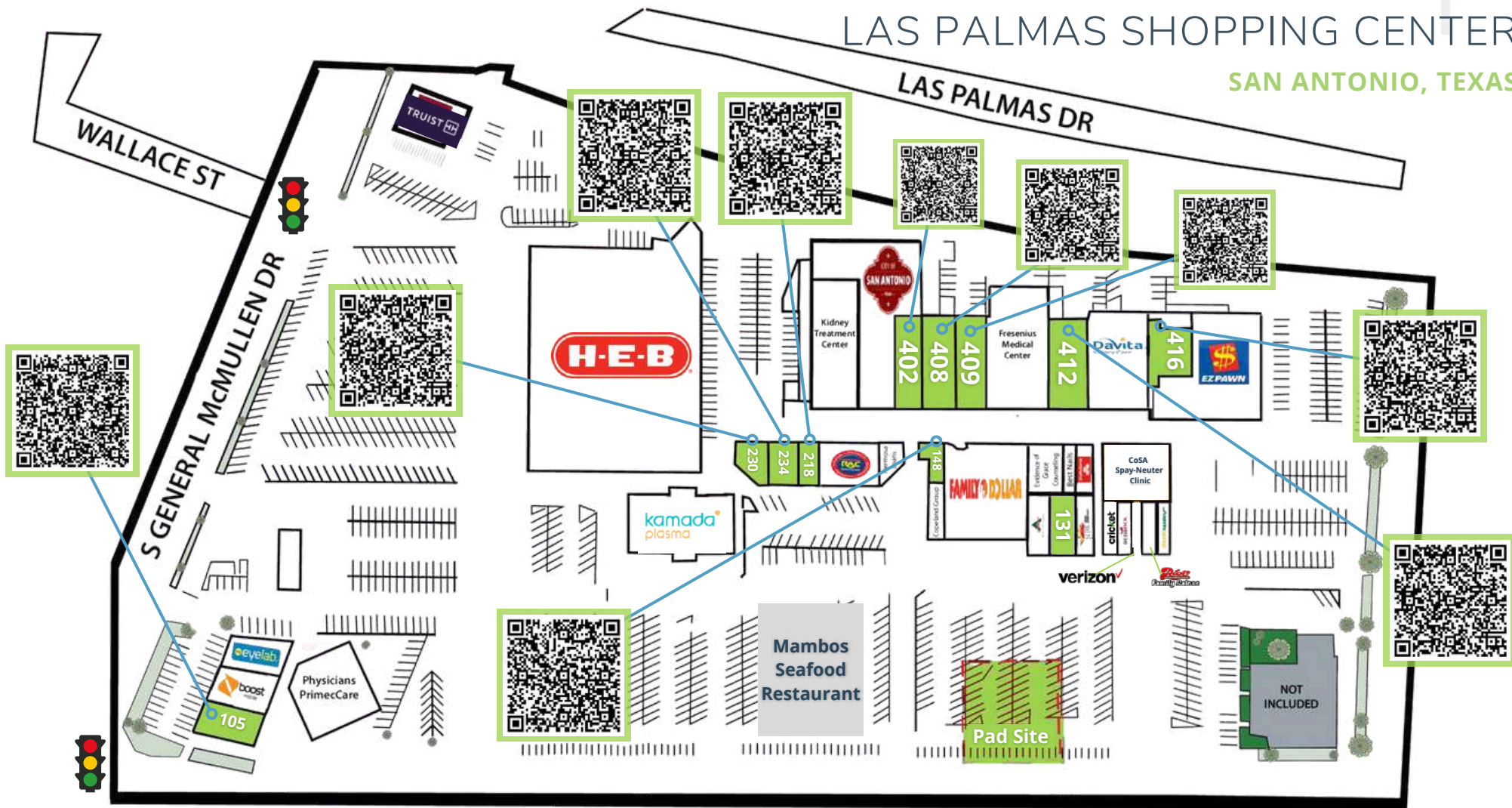
V. Adelstein

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LAS PALMAS SHOPPING CENTER

SAN ANTONIO, TEXAS



AVAILABLE SPACE

Castroville Rd

Suite Number	SF	Condition
Suite 105	1,000-5,800	White Box (Plans to Split - See attached proposed layout)
Suite 131	1,960	Former Medical
Suite 148	2,500	Former Dentist
Suite 218	1,350	Former Retail
Suite 230	2,250	Former Retail
Suite 234	2,200	Former Retail
Suite 402	4,000	Former Retail - AT LEASE
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

Can combine for up to 5,800 sf

Can combine for up to 12,350 sf

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

LAS PALMAS SHOPPING CENTER

SAN ANTONIO, TEXAS



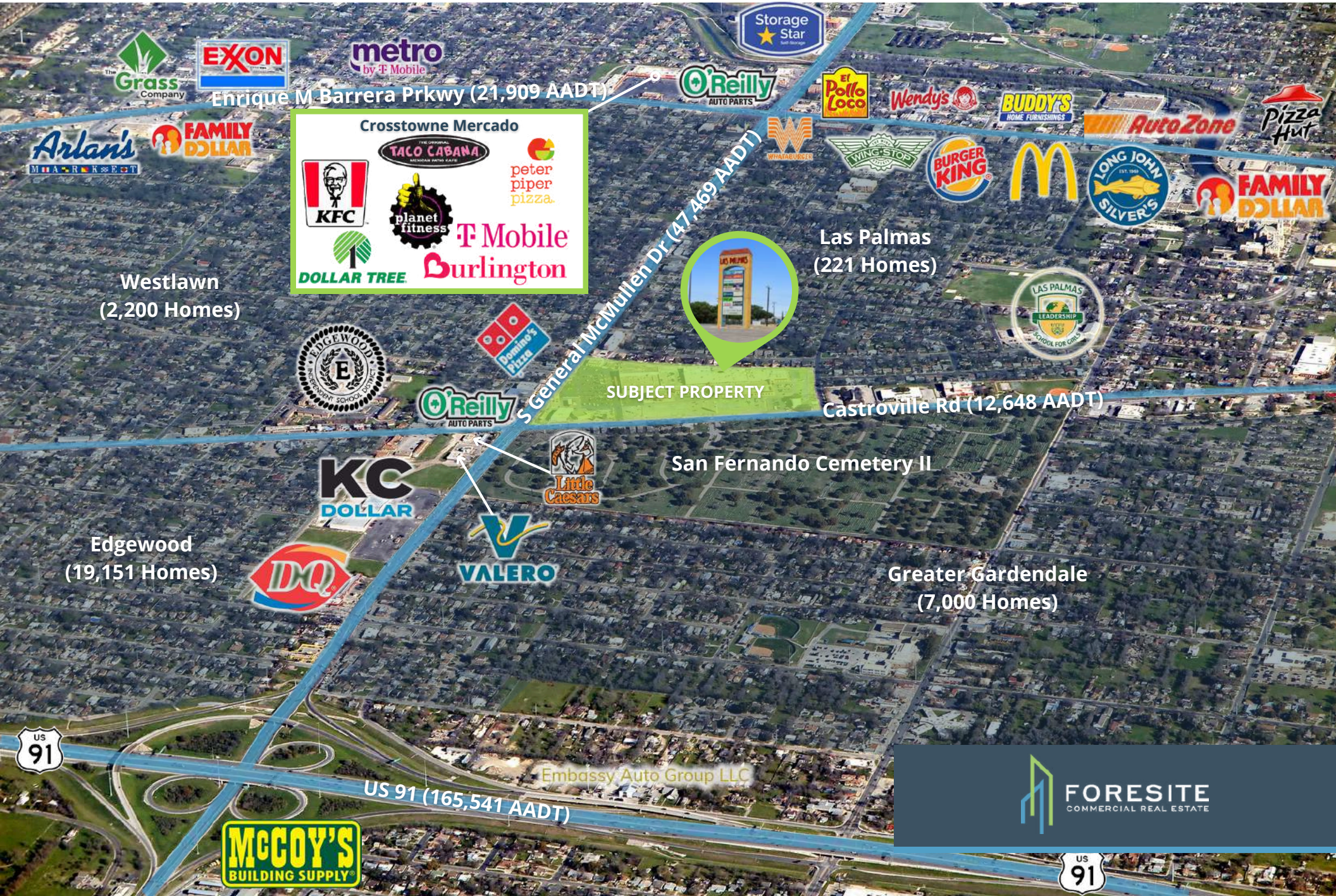
PROPERTY SUMMARY

Available SF:	1,000-12,350 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
SERVICIOS DE AUTO Y CASA

mile Magic
Family Dental

TRUIST
FC

H-E-B

Davita
Kidney Care
FRESENIUS
MEDICAL CARE

cps
Innovative
Renal Care

EZPAWN

State Farm

SUBWAY
verizon

FAMILY DOLLAR

R&C

KAMADA
PLASMA

MAMBO
SEAFOOD
(Under Construction)

Castroville Road

S General McMullen

HEALTH
TEXAS

eye lab

boost
mobile

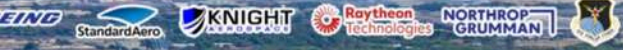
25,125 cpd '23

9,753 cpd '23

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



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



90

132,977 cpd '23

Edgewood

9,421 cpd '23

Las Palmas Garden Apartments
100 Units

San Fernando Cemetery II

9,753 cpd '23

25,125 cpd '23

Castroville Road

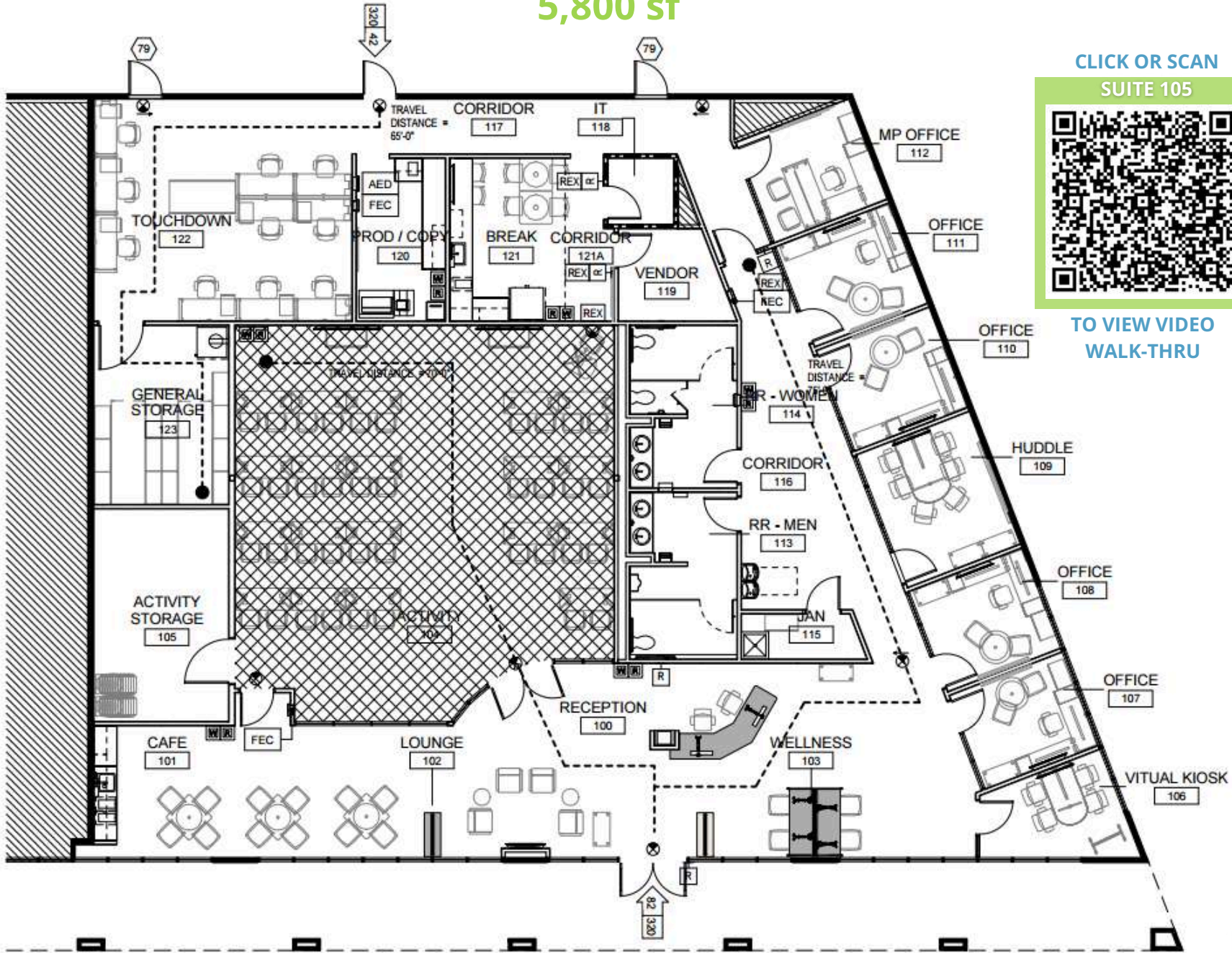
WELLS FARGO

Inca

Las Palmas Drive

SUITE 105

5,800 sf

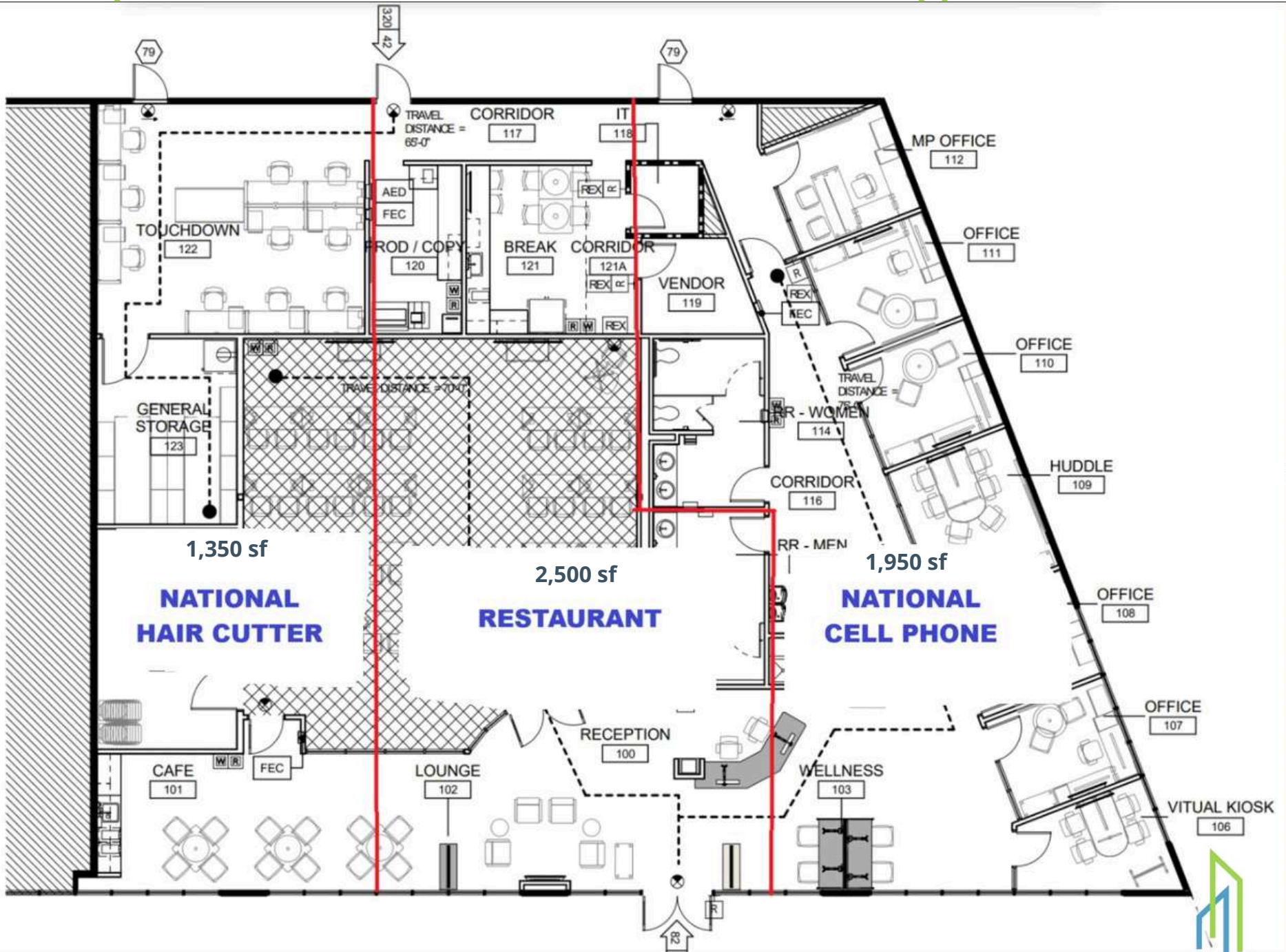


CLICK OR SCAN
SUITE 105

A square QR code with a black and white pixelated pattern, enclosed in a thin black border. It is positioned to the right of the floor plan, above the video walk-thru text.

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>
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Designated Broker of Firm		E-Mail	Phone
<u>Chad Knibbe</u>	<u></u>	<u>cknibbe@foresitecre.com</u>	<u>(210) 816-2734</u>
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>
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Sales Agent/ Associate's Name		E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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