

**FOR LEASE**

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.



## Las Palmas Shopping Center

**803 Castroville Rd | San Antonio, TX | 78237**

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## PROPERTY HIGHLIGHTS

**1** **HEB Anchored center -**  
HEB is undergoing \$15.6 million renovation in 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

### 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



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

## AVAILABLE SPACE

| 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 408    | 4,600        | Former Bank Office  |
| Suite 409    | 3,750        | Former Retail with Open Space                             |
| Suite 412    | 6,050        | Former Dental Medical                                     |
| Suite 416    | 3,550        | Former Family Healthcare                                  |
| Suite 401    | 9,985        | Former Medical  |
| Pad Site     | .25 - 1 Acre | Ground Lease  |

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## 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    |

## Renderings of HEB Upgrades





Las Palmas Shopping Center

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Kipp Camino Academy  
480 Students

Jubilee Lake View  
University Prep  
504 Students

Las Palmas

Las Palmas Elementary  
100 Students

eliminating racism  
empowering women  
**YWCA**  
san antonio

Las Palmas  
Library

WELLS FARGO



## 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



90

132,977 cpd '23

San Fernando Cemetery II

Castroville Road

WELLS FARGO

Inca

verizon  
SUBWAY

ACE CASH EXPRESS

State Farm

EZPAWN

9,753 cpd '23

S General McMullen

30,778 cpd '23

MAMBO  
SEAFOOD

FAMILY DOLLAR

DAVITA  
Kidney Care

FRESENIUS  
MEDICAL CARE

HEALTH  
TEXAS

KAMADA  
PLASMA

RAE

boost mobile

eye lab

VALERO

HEB

TRUIST

Edgewood



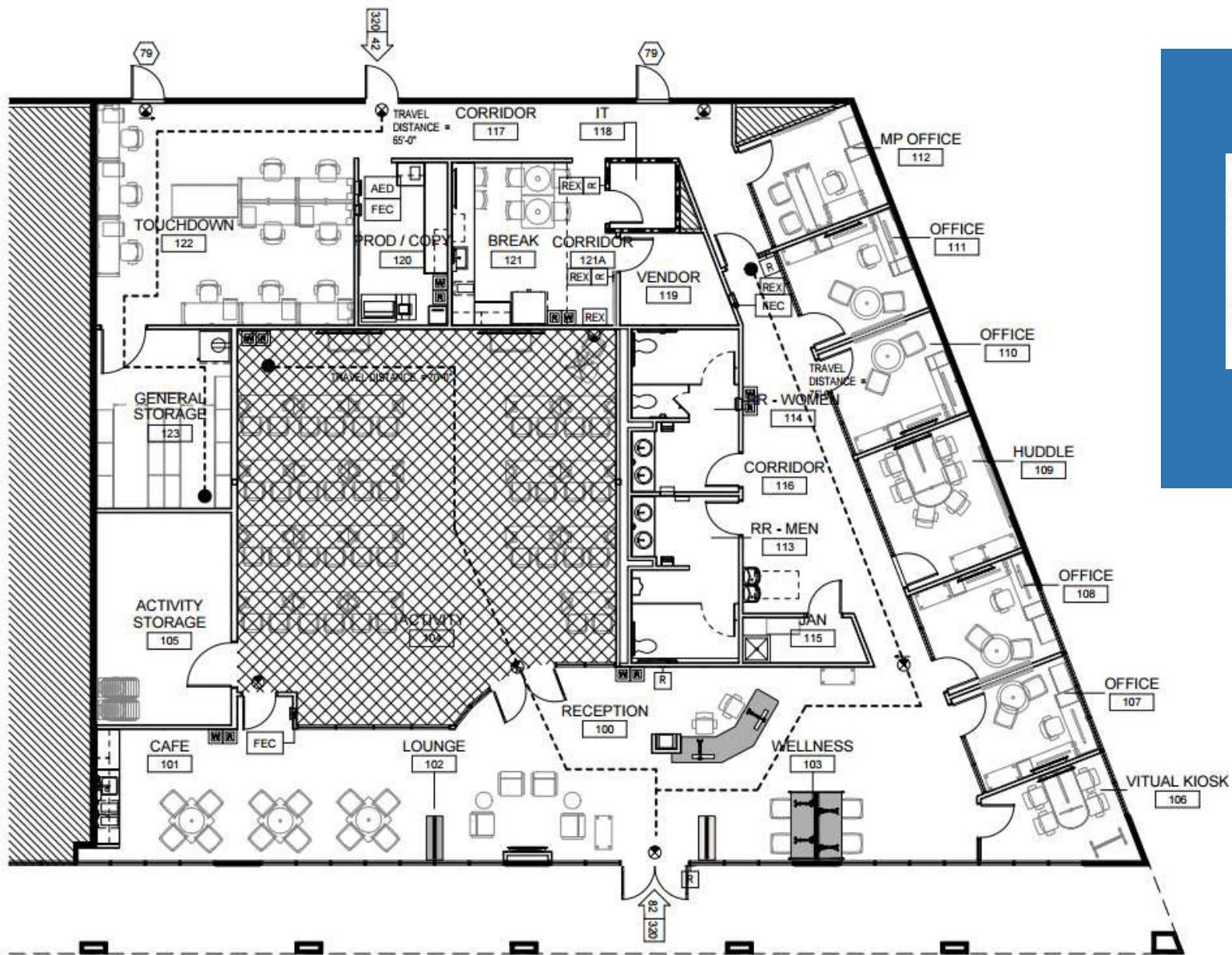
## LACKLAND AIRFORCE BASE

PART OF SAN ANTONIO'S JOINT BASE:  
67,350 Direct Employees Including  
32,300 Active-Duty Personnel  
\$55 Mil Direct Economic Impact

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Las Palmas Shopping Center

## **SUITE 105 5,800 SF**

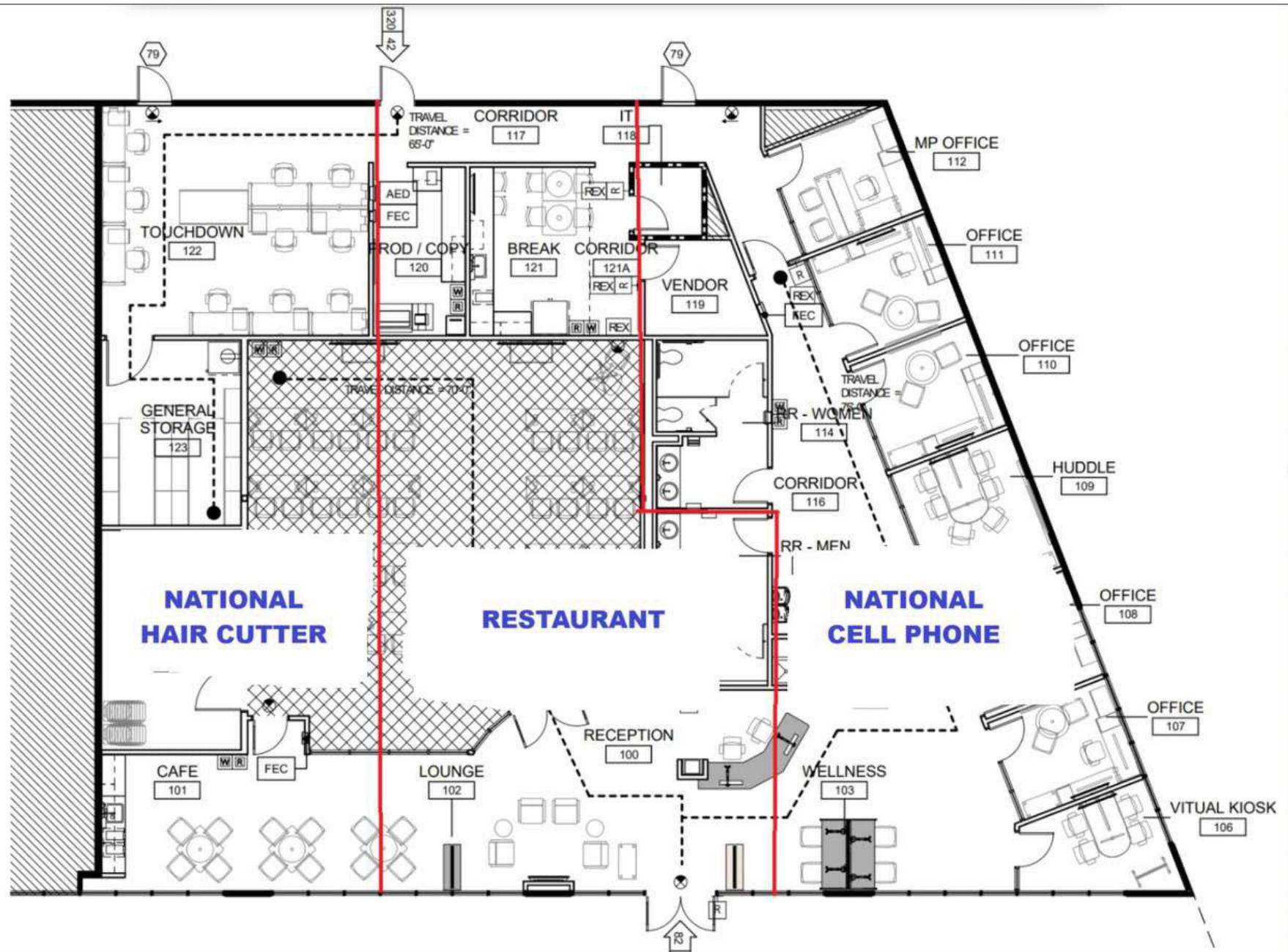


**CLICK OR SCAN  
SUITE 105**



## TO VIEW VIDEO WALK-THRU

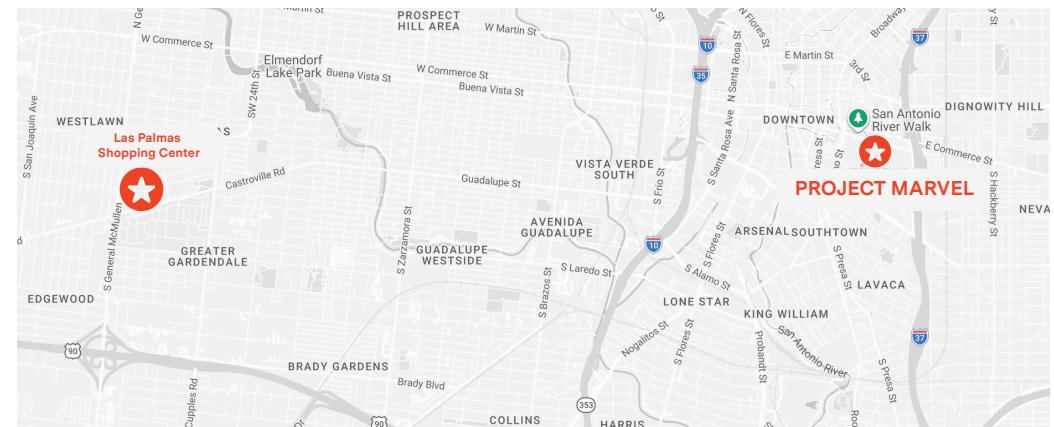
# Proposed Suite 105 SPLIT Plan | Suite Sizes are Approximate



# Article | San Antonio Business Journal



This details the estimated costs of each building in the proposed sports and entertainment district.



## Project Marvel land deal approved

The deal supports a \$1.3 billion downtown arena opening in 2032.

BY SHAY KHAN  
skhan@bizjournals.com

The city council advanced Project Marvel plans with the approval of a land acquisition near Hemisfair Park.

The San Antonio City Council unanimously approved a \$30 million offer to purchase 5.7 acres of federally owned land funded by the San Antonio Spurs on Jan. 15, during a council meeting.

The ordinance authorizes the city to offer the U.S. General Services Administration \$30 million, plus up to \$120,000 in closing costs, for three parcels: a seven-story federal office building at 727 E. Cesar E. Chavez Blvd and two parking lots at

610 and 611 Indianola Street.

The Spurs will cover the full amount under a Private Development Site Acquisition and Escrow Agreement, with a \$3 million earnest money deposit due by Jan. 26. The city will gain full ownership subject to a contingency deed in escrow.

If the arena project begins by Oct. 31, 2028, the city keeps the land. If not, the city can reimburse the Spurs, plus carrying costs, or transfer title to the team.

The property, which is appraised at \$29.9 million, will support future mixed-use development projected at \$1.4 billion over time. This private component is a key revenue source for the arena under the preliminary agreement approved back in August.

As the San Antonio Business Journal previously reported on Jan. 8, the parcels – including the federal office building on the GSA's accelerated disposition list – have

**\$30M**

The amount the city council approved to buy land needed for the downtown sports and entertainment district.

been a “significant buffer” to access in Hemisfair. City officials said the acquisition will improve park entrances and wayfinding while enabling “more appropriate uses” in the mixed-use district.

The federal government will lease back the office building for up to five years, with revenue expected to cover early operating costs. Project Marvel includes the new arena (\$1.3 billion estimated cost), convention center expansion, I-37 land bridge, Alamodome upgrades and more. Funding follows Bexar County voters’ November 2025 approval of Proposition B, raising the hotel occupancy tax from 1.75% to 2% (combined maximum 17%) and dedicating short-term vehicle rental tax revenue, generating about \$311 million for the arena over 30 years, primarily from visitors.

The GSA has up to 120 days to review, with potential closing by late July. The project remains on track for a 2032 opening.

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# For More Information, Please Contact



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# Information About Brokerage Services



2-10-2025

*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. **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.

**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.

|   |             |  |              |
|---|-------------|--|--------------|
| PCR Brokerage San Antonio, LLC dba Partners                       | 9003952     | licensing@partnersrealestate.com       | 713 629 0500 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email                                  | Phone        |
| Jon Silberman   | 389162      | jon.silberman@partnersrealestate.com   | 713 985 4626 |
| Designated Broker of Firm   | License No. | Email                                  | Phone        |
| Licensed Supervisor of Sales Agent/Associate                      | License No. | Email                                  | Phone        |
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|   | License No. | Email                                  | Phone        |
| Buyer/Tenant/Seller/Landlord Initials                             |             | Date                                   |              |