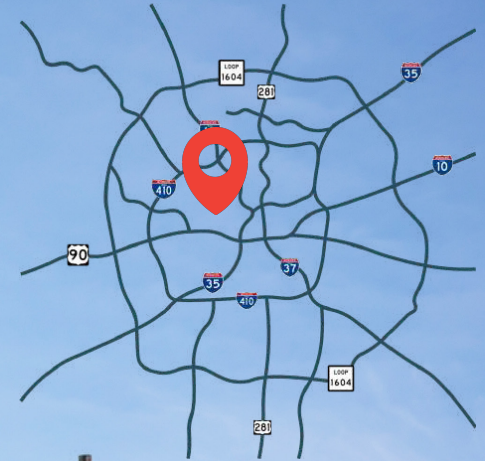


FOR LEASE

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.**

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

Las Palmas Shopping Center

“

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

”



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 416B	3,550	Former Family Healthcare
Suite 401	9,985	Former Medical
Pad Site	.25 - 1 Acre	Ground Lease



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



Las Palmas Shopping Center

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



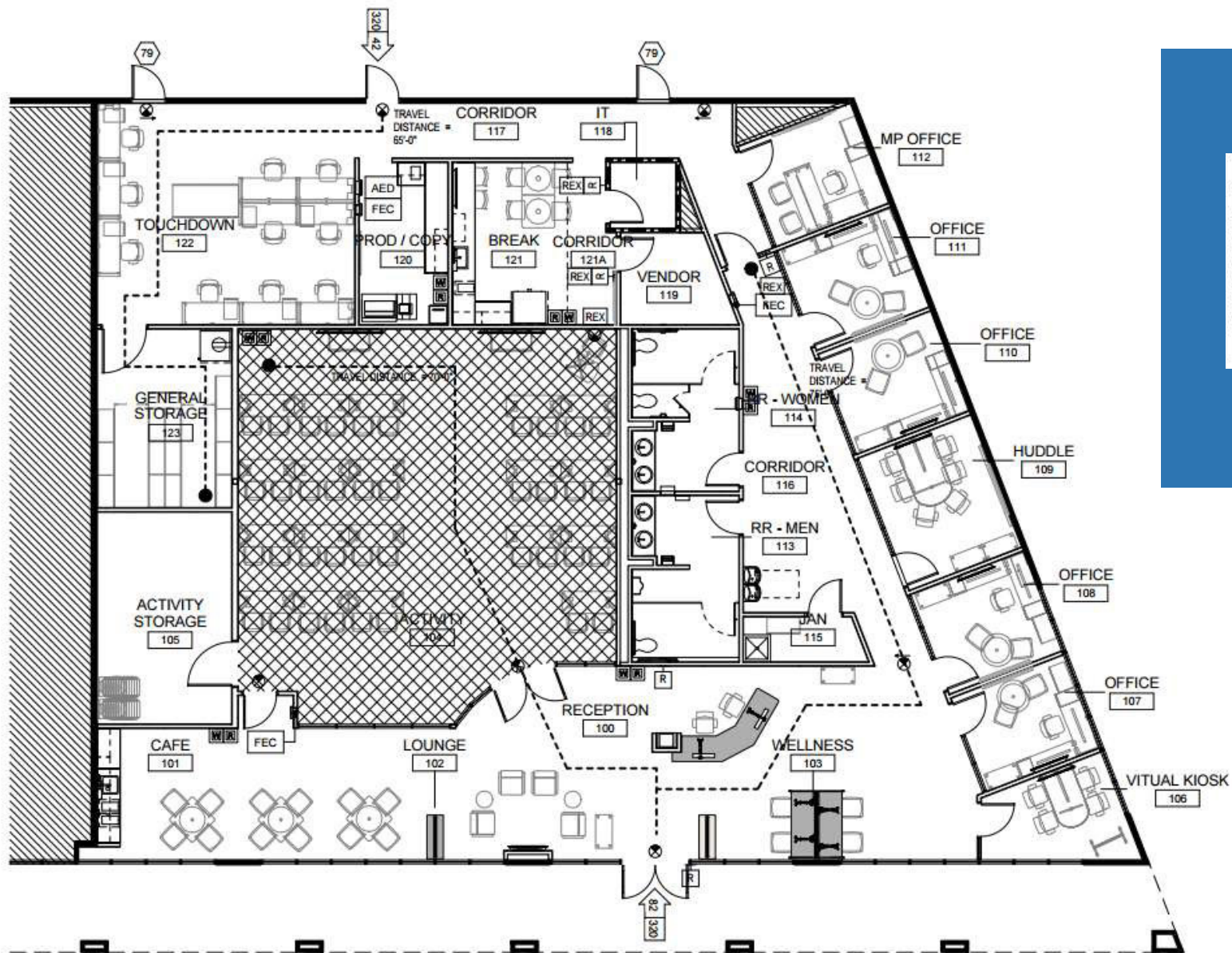
PART OF SAN ANTONIO'S JOINT BASE:
67,350 Direct Employees Including
32,300 Active-Duty Personnel
\$55 Mil Direct Economic Impact



Las Palmas Shopping Center

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SUITE 105 5,800 SF

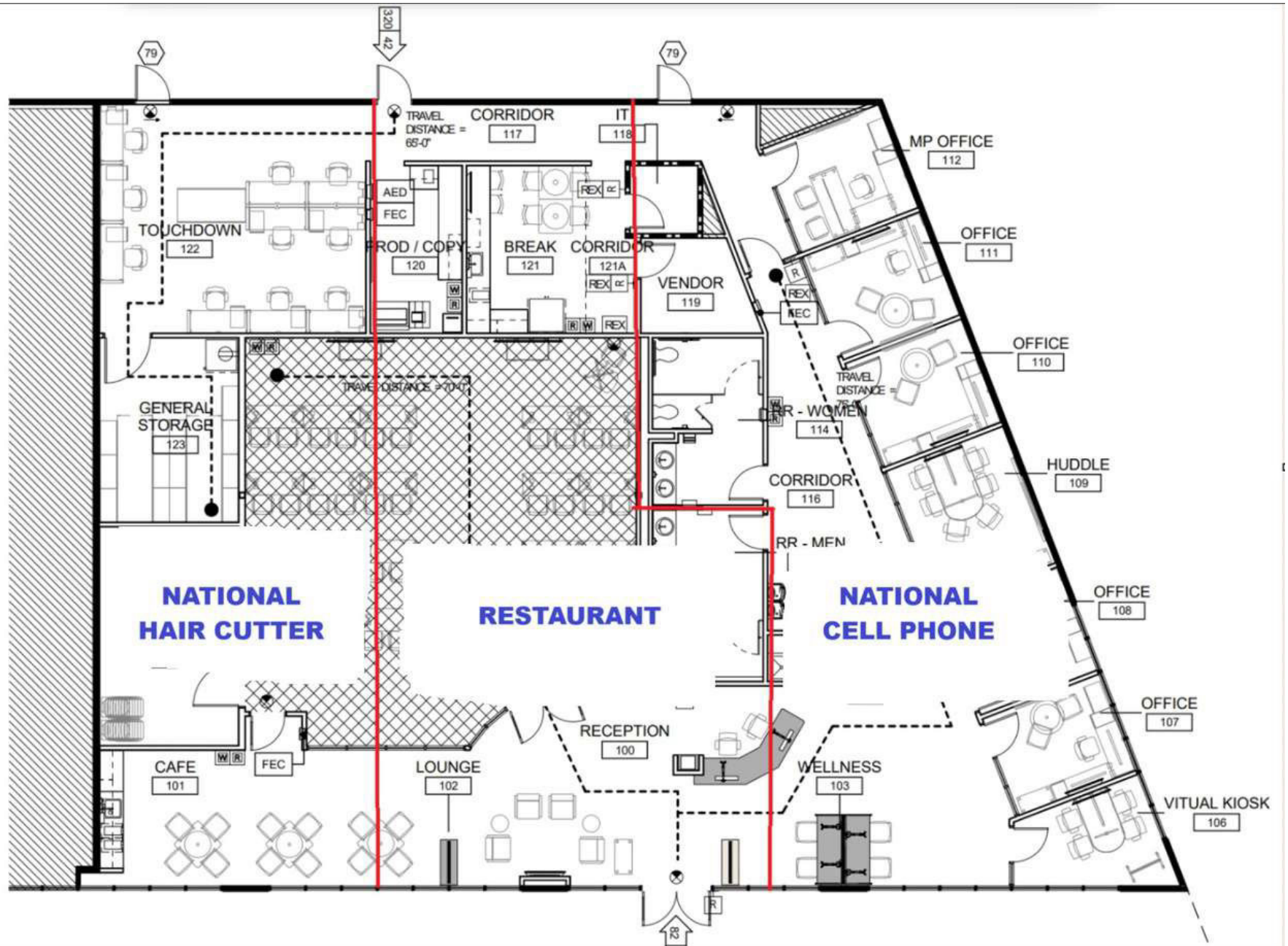


CLICK OR SCAN
SUITE 105



TO VIEW VIDEO
WALK-THRU

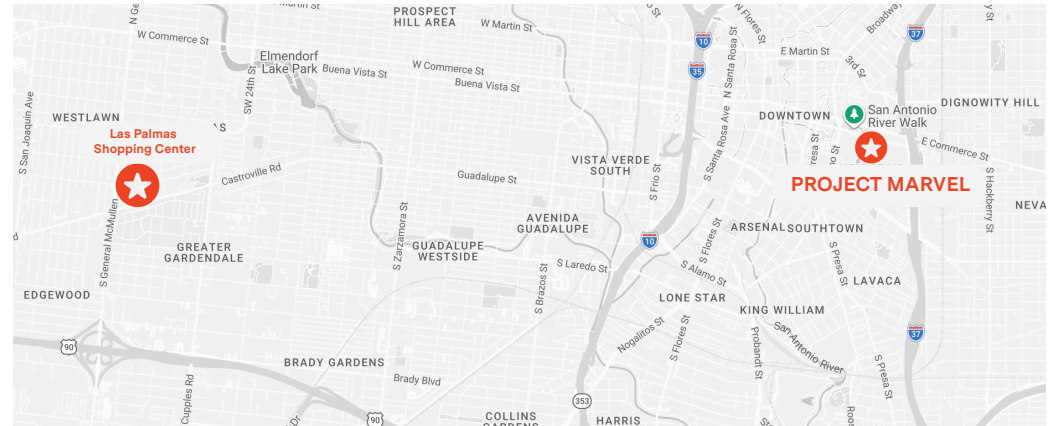
Proposed Suite 105 SPLIT Plan | Suite Sizes are Approximate



Article | San Antonio Business Journal



is 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.

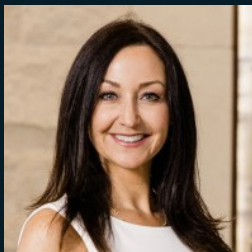
The federal government will lease back the office building for up to five years, with revenue expected to cover early operating costs. Project Marvel includes the new arena (\$1.3 billion estimated cost), convention center expansion, I-37 land bridge, Alamodome upgrades and more. Funding follows Bexar 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.

Las Palmas Shopping Center

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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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>

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