

FOR LEASE

Park North Shopping Center

842 NORTHWEST LOOP 410
SAN ANTONIO, TEXAS 78216



Vicki Adelstein
Senior Vice President
210.904.1085
vicki.adelstein@partnersrealestate.com

Amanda Powell
Senior Associate
210.384.2354
amanda.powell@partnersrealestate.com


DHANANI
PRIVATE EQUITY GROUP


partners

FOR LEASE



PROPERTY HIGHLIGHTS

- ±635,000 SF regional power center on ±46 acres along Loop 410.
- Target-anchored with dominant national co-tenancy.
- High-visibility, high-traffic infill location with multiple access points.
- Entertainment-driven destination generating all-day traffic.
- Dense, affluent trade area with strong spending power.
- Flexible leasing options from inline to anchor spaces.

DEMOGRAPHICS

| | 3 Mile | 5 Mile | 7 Mile |
|--------------------|----------|-----------|---------|
| Population | 103,997 | 309,224 | 593,153 |
| Households | 43,866 | 136,431 | 252,861 |
| Avg HHI | \$98,263 | \$110,765 | 105,533 |
| Daytime Population | 90,715 | 206,188 | 532,261 |

TRAFFIC COUNTS

Conally Loop 410: 257,200 VPD

Blanco Road: 19,100 VPD

San Pedro Ave: 41,000 VPD

AADT, 2025

KEY TENANTS



Directory

842 NORTHWEST LOOP 410
SAN ANTONIO, TEXAS

| Business | Space # | Ste # | Sq Ft |
|---------------------------------|---------|-------|--------|
| Verizon | L01A | 101 | 3,177 |
| Kickin It Sneakers & Streetwear | L01B | 103 | 4,860 |
| Ooh La La Korean BBQ | L01C | 107 | 5200 |
| Round Table Pizza | L01D | 110 | 2,420 |
| SA IV Center | L01E | 111 | 1600 |
| Hummus Republic | L01F | 112 | 1,540 |
| Snelling Staffing Services | L01G | 113 | 1,500 |
| Miguelitos Mexican Restaurant | L01H | 115 | 5,087 |
| DPEG MANAGEMENT | L01J | 119 | 1,250 |
| VACANT | L01L | 121 | 1,900 |
| VACANT | L01M | 123 | 1,527 |
| VET Emergency | L05A1 | 103 | 5,500 |
| VACANT | L05A2 | 105 | 2,500 |
| Impression Bridal | L05B | 107 | 7,147 |
| Air Force | L05C | 109 | 2,054 |
| Army | L05D | 110 | 1,500 |
| GameOver | L05E | 111 | 1,580 |
| FedEx | L05F | 112 | 1,800 |
| ArTea Bubble Tea | L05G | 114 | 3,825 |
| Asiana Nails Lounge | L05H | 120 | 5,117 |
| Academy the Massage | L05I | 122 | 10,047 |
| SP Café -Vietnamese | L05J | 126 | 4,010 |
| VACANT | L05L | 136 | 2,075 |
| VACANT | L05M | 138 | 1,997 |
| Escapology Escape Room | L05N | 142 | 4,200 |
| VACANT | L05P | 144 | 4,745 |
| VACANT | L05Q | 145 | 2,352 |
| Wrigleyville Hot Dogs | L05R | 146 | 1,710 |

**TOTAL SQUARE FEET
635,325**

| Business | Space # | Ste # | Sq Ft |
|-------------------------------|---------|-------|--------|
| Chipotle | L06A | 101 | 2,400 |
| Spectrum | L06B | 103 | 3,175 |
| Vitamin Shoppe | L06C | 107 | 3,480 |
| Wells Fargo | L06D | 101 | 3,372 |
| AT&T | L06E | 103 | 1,200 |
| Salata Salad Bar | L06F | 105 | 2,129 |
| DXL | L06G | 106 | 7,798 |
| La Madeleine | L03 | | 4,646 |
| Twin Peaks | L04 | | 7,934 |
| Earth Burger Vegetarian | L07 | | 1,708 |
| Tiffs Treats | L08A | 106 | 1,200 |
| JTI Diamond | L08B | 105 | 900 |
| VACANT | L08D | 104 | 2,880 |
| First Watch Breakfast Brunch | L09A | 107 | 3,753 |
| VACANT | L09B | 102 | 2,354 |
| Pho 4 Star Noodle | L09C | 101 | 2,397 |
| Pinstack | L10A | 200 | 52,900 |
| VACANT | L10F | 210 | 18,204 |
| Ogle School - Hair Nails Skin | L10G | 226 | 14,000 |
| Outlaw Pickleball | L11AB | 202 | 21,604 |
| Norris Center | L11C | 207 | 33,043 |
| LOL Comedy Club | L11D | 312 | 9,595 |
| Alamo Drafthouse | L11E | 307 | 40,230 |
| World Market | T01A | 123 | 18,300 |
| Dollar Tree | T01B | 119 | 10,000 |
| Mallorca Studios | T02A | 113 | 8,000 |
| Shangri-La Dresses | T02B | 111 | 2,000 |
| Kid Empire Indoor Playground | T02C | 109 | 10,000 |
| Pet Supplies Plus | T02D1 | | 6,884 |
| VACANT | T02D2 | | 4,172 |
| QuikTrip Offices | T02E | 102 | 8,500 |

Adjacent Tenants (Not a Part)

| | | |
|---------------------|-----|-----|
| Burlington | NAP | N/A |
| Longhorn Steakhouse | NAP | N/A |
| A Loft Hotels | NAP | N/A |
| Frost Bank | NAP | N/A |
| Ross | NAP | N/A |
| TruFit Athletics | NAP | N/A |

Site Plan - 410 Level

842 NORTHWEST LOOP 410
SAN ANTONIO, TEXAS

842 Northwest Loop 410, San Antonio, TX 78216

Connally Loop / Interstate 410 (257,200 cars per day)



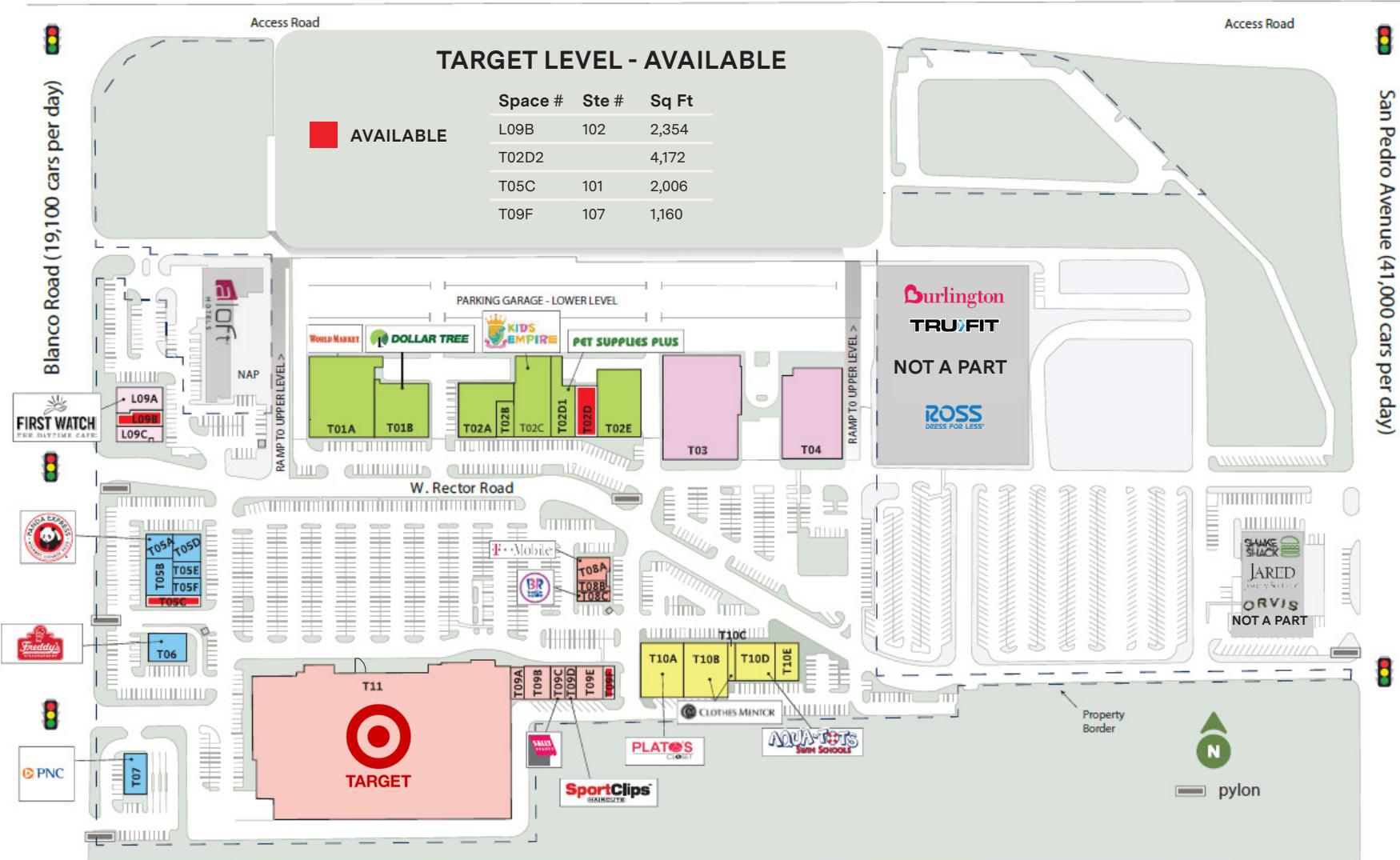
The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2025 Partners. All rights reserved.

partners

Site Plan - Target Level

842 NORTHWEST LOOP 410
SAN ANTONIO, TEXAS

Connally Loop / Interstate 410 (257,200 cars per day)



Retail Aerial

842 NORTHWEST LOOP 410
SAN ANTONIO, TEXAS



partners



For Leasing Information, Please Contact



Vicki Adelstein
Senior Vice President
210.904.1085
vicki.adelstein@partnersrealestate.com



Amanda Powell
Senior Associate
210.384.2354
amanda.powell@partnersrealestate.com

Owned & Managed By



DHANANI
PRIVATE EQUITY GROUP



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. **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 |
| Vicki Adelstein | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |
| Buyer/Tenant/Seller/Landlord Initials | | Date | |