

RETAIL FOR LEASE/LAND FOR SALE

REDLAND PLAZA

2907 N LOOP 1604 E, SAN ANTONIO, TX 78259



ANCHORED BY



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EoS FITNESS ANCHORED RETAIL SPACE FOR LEASE

REDLAND PLAZA | 2907 N LOOP 1604 E , SAN ANTONIO, TX 78259



PROPERTY DESCRIPTION

Redland Plaza spans 9 acres and is a retail development situated on the northeast corner of Loop 1604 and Redland Road. With Eos Fitness as the national anchor and positioned strategically in one of San Antonio's most sought-after commercial zones, this property offers superb visibility from Loop 1604 and benefits from higher-than-average household incomes in its vicinity. Additionally, Redland Road serves as the primary eastbound exit from the newly constructed 1604 / 281 flyover.

PROPERTY HIGHLIGHTS

- 40,000 SF EoS Fitness Opening Early 2026
- 34,000 SF of Retail Space (Phase 1). 8536 SF Delivering in Early 2025 with Two Drive-thru End Caps
- Great Visibility to the 140,000+ VPD on 1604
- Pylon Sign with LED Signage for Marketing
- Patio Spaces for Restaurant uses
- Two Drive Thru End Caps Available for Prelease.

OFFERING SUMMARY

Lease Rate:	Negotiable
Max Contiguous SF:	1,205 - 4,568 SF
Lot Size:	9 Acres
Building Size:	42,536 SF
Drive Thru SF Available:	1,566 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,263	31,357	82,342
Total Population	8,312	82,350	216,453
Average HH Income	\$105,329	\$107,827	\$106,241

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EoS FITNESS



**1,000,000 +
MEMBERS**

**OVER 133+
LOCATIONS**

**HVLP (HIGH VALUE
LOW PRICE)**

16
GYMS

51
GYMS

70
GYMS

90
GYMS

133
GYMS

175+
GYMS

2015

2020

2022

2023

2025

2027

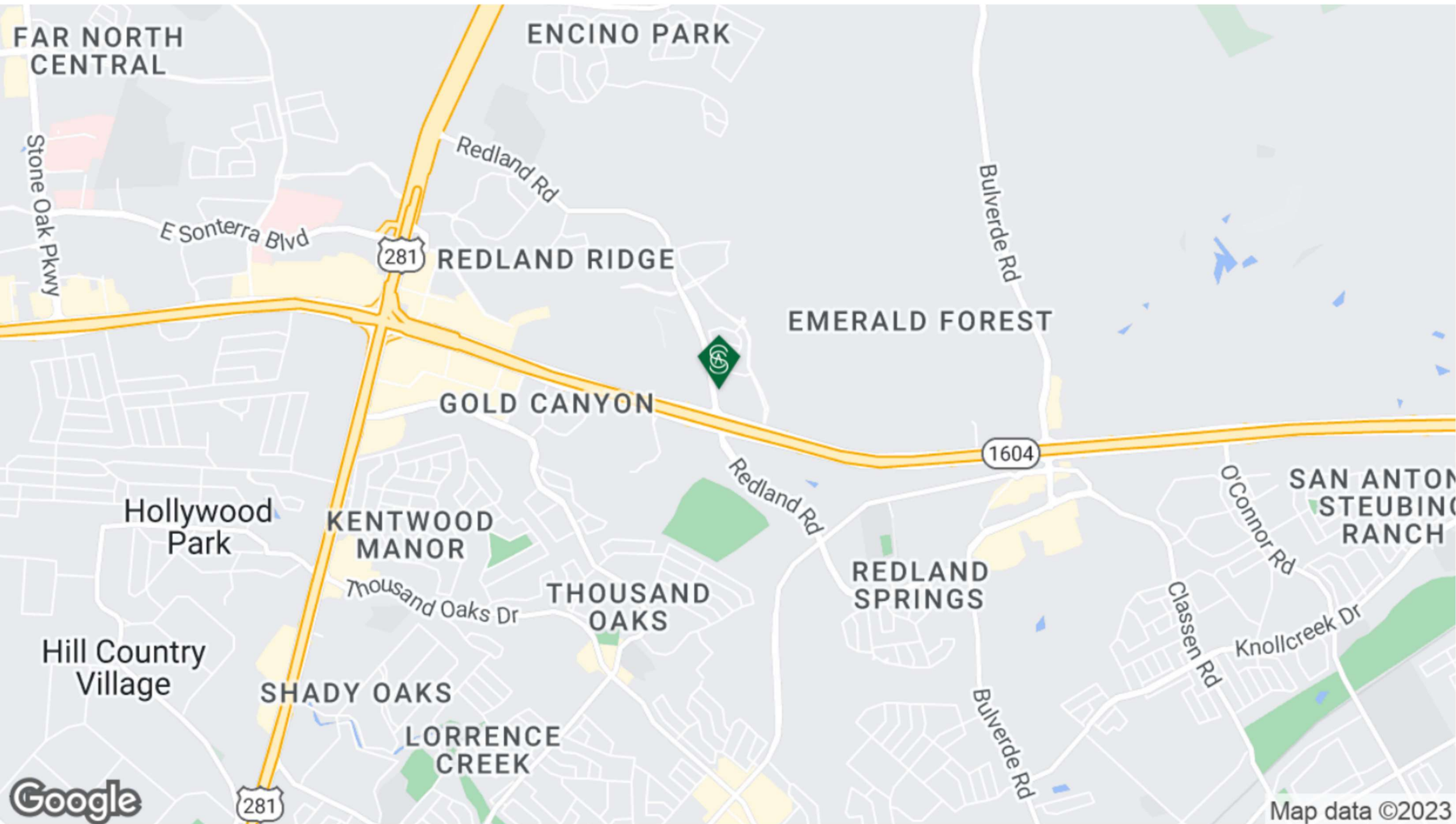
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LOCATED AT THE NEC OF LOOP 1604 & REDLAND ROAD

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REDLAND PLAZA SITE PLAN - AT LEASE WITH 40K SF EOS FITNESS

REDLAND PLAZA | 2907 N LOOP 1604 E , SAN ANTONIO, TX 78259



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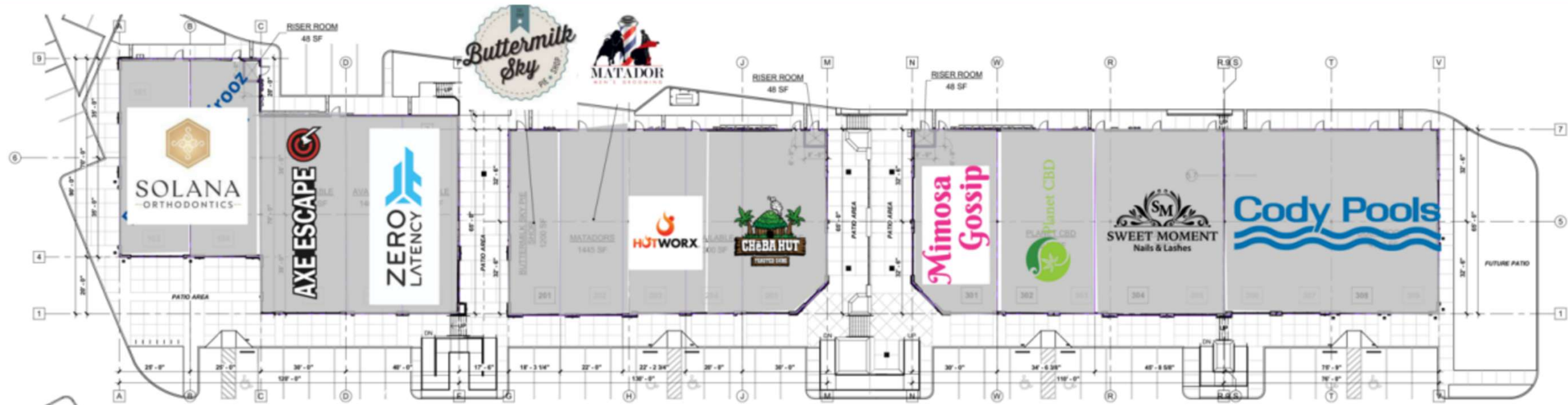
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 **SARFANI
COMMERCIAL
ADVISORS**

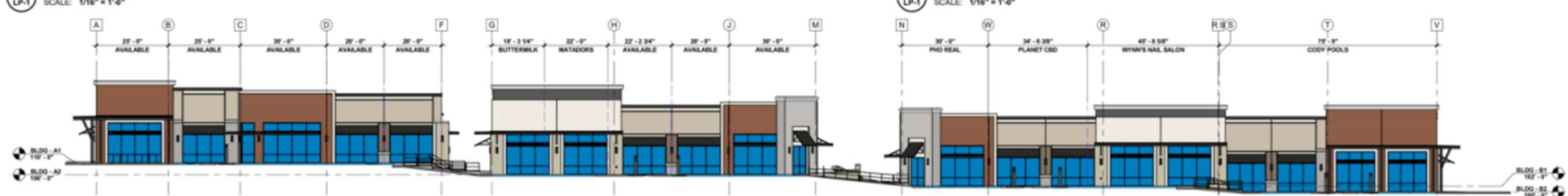
PHASE 1 - RETAIL FOR LEASE

REDLAND PLAZA | 2907 N LOOP 1604 E, SAN ANTONIO, TX 78259

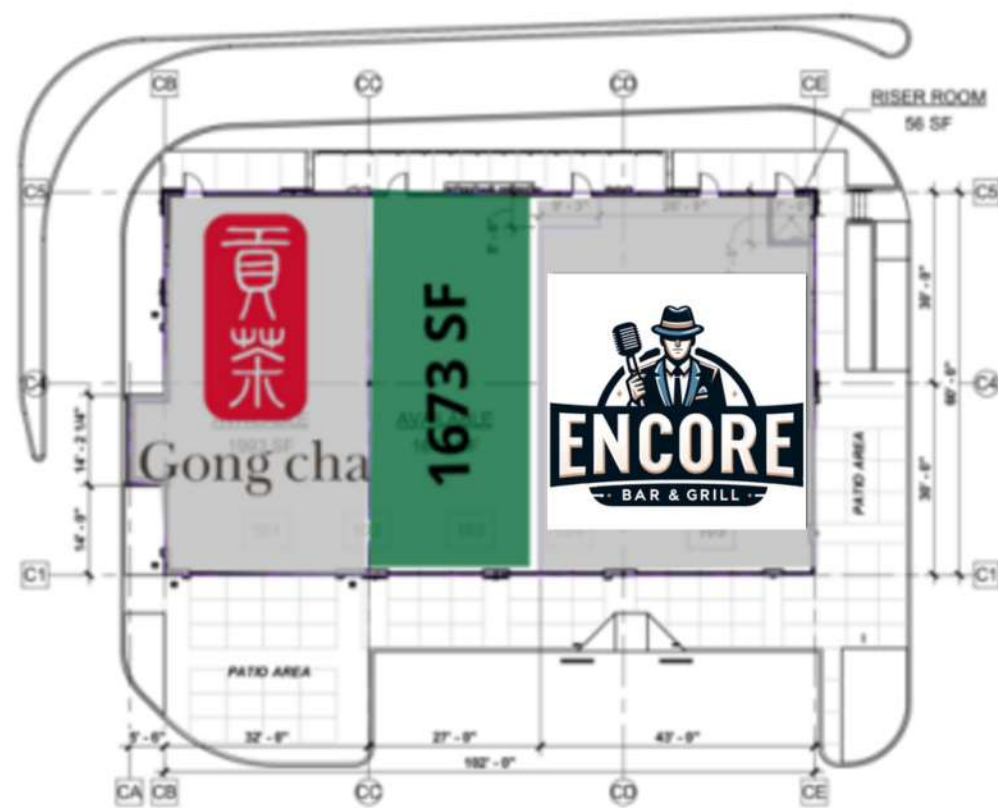


1 BUILDING 1 & 2 (2907 N LOOP 1604 E)

2 BUILDING 3 (2907 N LOOP 1604 E)



3 LEASING ELEVATION - BUILDING 1, 2 & 3



4 BUILDING C (2903 N LOOP 1604 E)

Area Schedule (Gross Building)			
Building	Area	Name	Comments
1	1750 SF	AVAILABLE	WEST ENDCAP
1	1702 SF	AVAILABLE	IN-LINE
1	2100 SF	AVAILABLE	CORNER ENDCAP
1	1400 SF	AVAILABLE	IN-LINE
1	1400 SF	AVAILABLE	EAST ENDCAP
1	48 SF	RISER ROOM	NORTH MID-CORNER
8400 SF			

Area Schedule (Gross Building)			
Building	Area	Name	Comments
2	48 SF	RISER ROOM	NE CORNER
2	1200 SF	BUTTERMILK SKY PIE SHOP	WEST ENDCAP
2	1445 SF	MATADORS	
2	1448 SF	AVAILABLE	
2	1300 SF	AVAILABLE	
2	1843 SF	AVAILABLE	COURTYARD EAST ENDCAP
7284 SF			

Area Schedule (Gross Building)			
Building	Area	Name	Comments
3	1843 SF	AVAILABLE	COURTYARD WEST ENDCAP
3	2245 SF	PLANET CBD	IN-LINE
3	3000 SF	WYNN'S NAIL SALON	B1-CENTRAL TOWER
3	4942 SF	CODY POOLS	EAST ENDCAP
3	48 SF	RISER ROOM	NW CORNER
12078 SF			

Area Schedule (Gross Building)			
Building	Area	Name	Comments
C	1960 SF	AVAILABLE	WEST ENDCAP - DRIVE-THRU
C	1671 SF	AVAILABLE	IN-LINE
C	2473 SF	B BULL-ROLL ON IN	EAST ENDCAP
C	56 SF	RISER ROOM	NE CORNER
6193 SF			
Total: 21 33655 SF			



5 LEASE ELVATION - BUILDING C

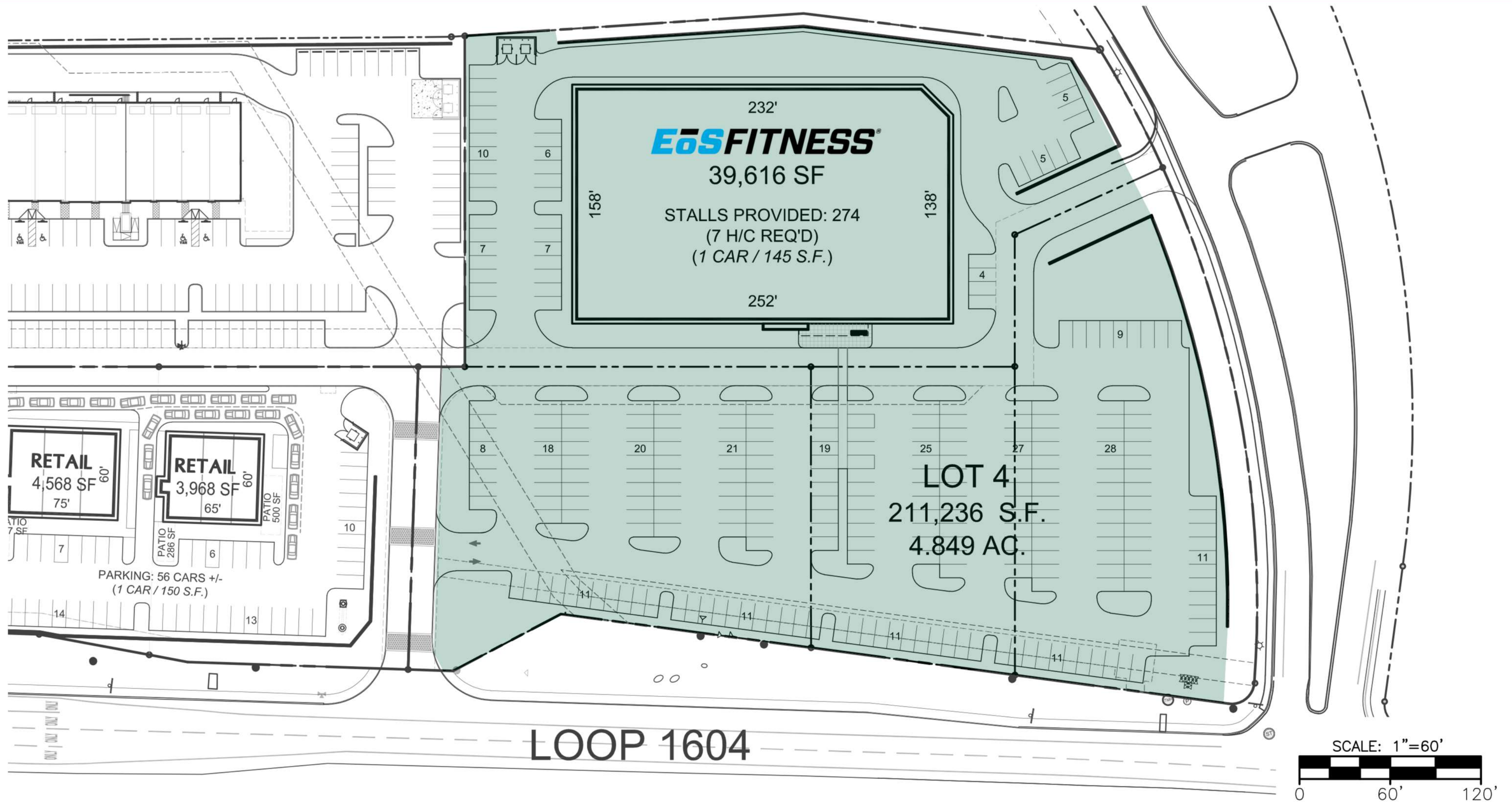
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PHASE 2 - AT LEASE WITH 40K SF EOS FITNESS

REDLAND PLAZA | 2907 N LOOP 1604 E , SAN ANTONIO, TX 78259



NORTH

1
SP-7

SITE PLAN - GYM

SCALE: 1" = 60'

i:\2023\23011
SP7_Gym - 110723.dwg
11/7/2023

REDLAND PLAZA - PHASE III

2935 N. LOOP 1604 E.
SAN ANTONIO, TEXAS

REPRODUCTION IN WHOLE OR IN PART
IS STRICTLY PROHIBITED

THIS CONCEPTUAL SITE PLAN IS FOR MARKETING PURPOSES ONLY AND HAS BEEN PREPARED FOR CLIENT BASED UPON PRELIMINARY AVAILABLE SITE INFORMATION AND IS NOT TO BE INTERPRETED AS A CONSTRUCTION DOCUMENT. ALL DIMENSIONS, GRADES, AND AREA CALCULATIONS INCLUDING PARKING REQUIREMENTS ARE SUBJECT TO VERIFICATION AND MODIFICATION BY A PROFESSIONAL CIVIL ENGINEER FOR COMPLIANCE WITH ALL NATIONAL, STATE, AND LOCAL REGULATIONS.

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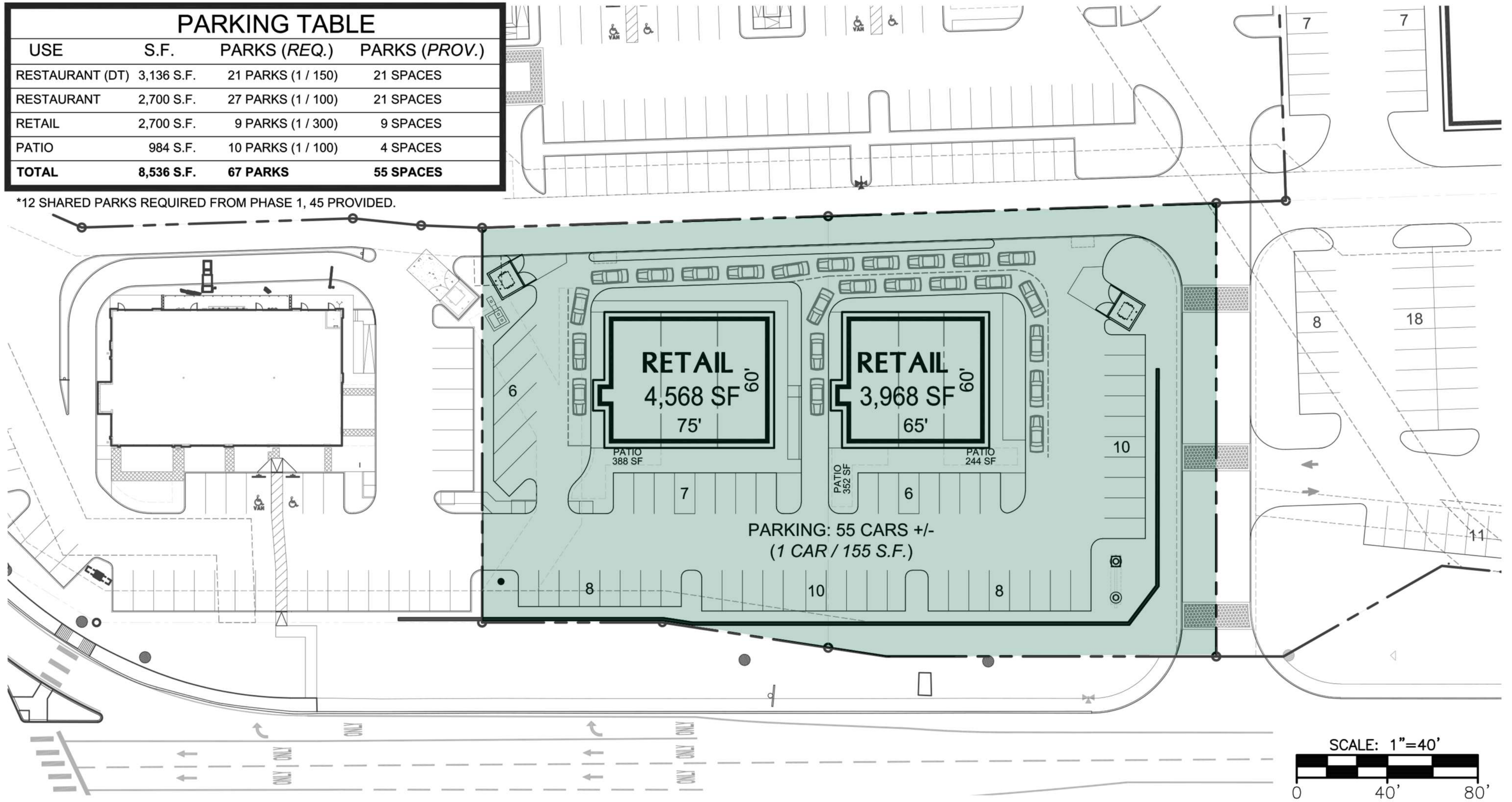


PHASE 2 - RETAIL FOR LEASE

REDLAND PLAZA | 2907 N LOOP 1604 E , SAN ANTONIO, TX 78259

PARKING TABLE			
USE	S.F.	PARKS (REQ.)	PARKS (PROV.)
RESTAURANT (DT)	3,136 S.F.	21 PARKS (1 / 150)	21 SPACES
RESTAURANT	2,700 S.F.	27 PARKS (1 / 100)	21 SPACES
RETAIL	2,700 S.F.	9 PARKS (1 / 300)	9 SPACES
PATIO	984 S.F.	10 PARKS (1 / 100)	4 SPACES
TOTAL	8,536 S.F.	67 PARKS	55 SPACES

*12 SHARED PARKS REQUIRED FROM PHASE 1, 45 PROVIDED.



1 SITE PLAN
SP-11 SCALE: 1" = 40'
 i:\2023\23011
 SP11 - 062124.dwg
 6/21/2024

REDLAND PLAZA - PHASE II

2919 N. LOOP 1604 E.
 SAN ANTONIO, TEXAS

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PHASE 2 - RETAIL LEASING PLAN

REDLAND PLAZA | 2907 N LOOP 1604 E , SAN ANTONIO, TX 78259



AREA SCHEDULE			
Number	Name	Area	Comments
Level 2			
101	RESTAURANT	1566 SF	WEST ENDCAP-DRIVE THRU
102	AVAILABLE	1503 SF	IN-LINE
103	AVAILABLE	1506 SF	EAST ENDCAP
Level 2: 3		4575 SF	
Level 1			
201	RESTAURANT	1566 SF	WEST ENDCAP-DRIVE THRU
202	AVAILABLE	1202 SF	IN-LINE
203	AVAILABLE	1205 SF	EAST ENDCAP-PATIO
Level 1: 3		3974 SF	
TOTAL: 6		8548 SF	

2 BUILDING 1 - LEASE PLAN
LP-1 SCALE: 1/8" = 1'-0"

1 BUILDING 2 - LEASE PLAN
LP-1 SCALE: 1/8" = 1'-0"



3 FRONT ELEVATION
LP-1 SCALE: 1/8" = 1'-0"

4 SITE REFERENCE PLAN
LP-1 SCALE: 1" = 60'-0"

LP-1 LEASING PLANS
REDLAND PLAZA - PHASE II
SCALE: As Indicated
PROJECT NO: 23011
6/27/2024

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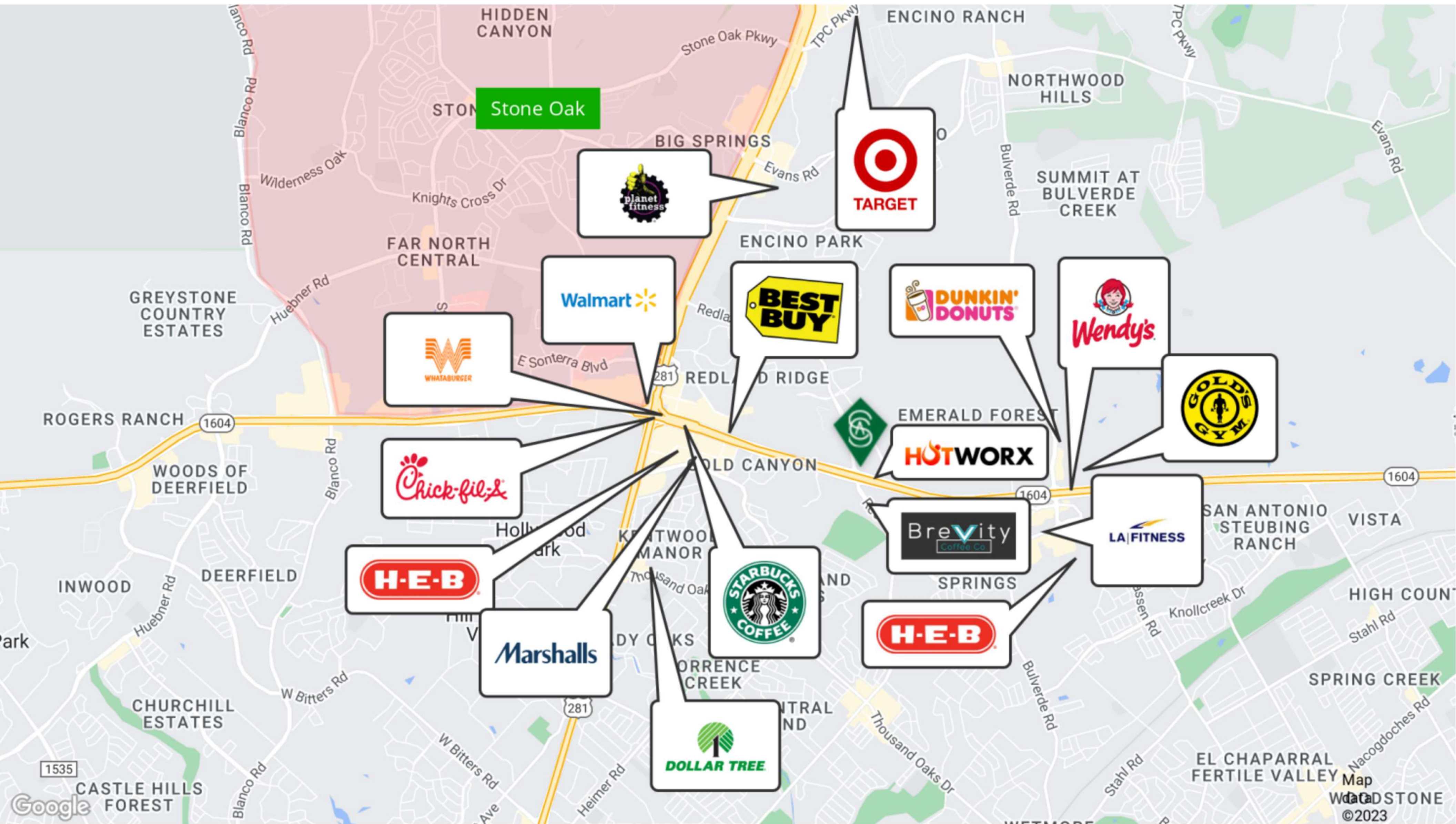
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SARFANI COMMERCIAL ADVISORS

MAP OF NEARBY RETAILERS

REDLAND PLAZA | 2907 N LOOP 1604 E , SAN ANTONIO, TX 78259



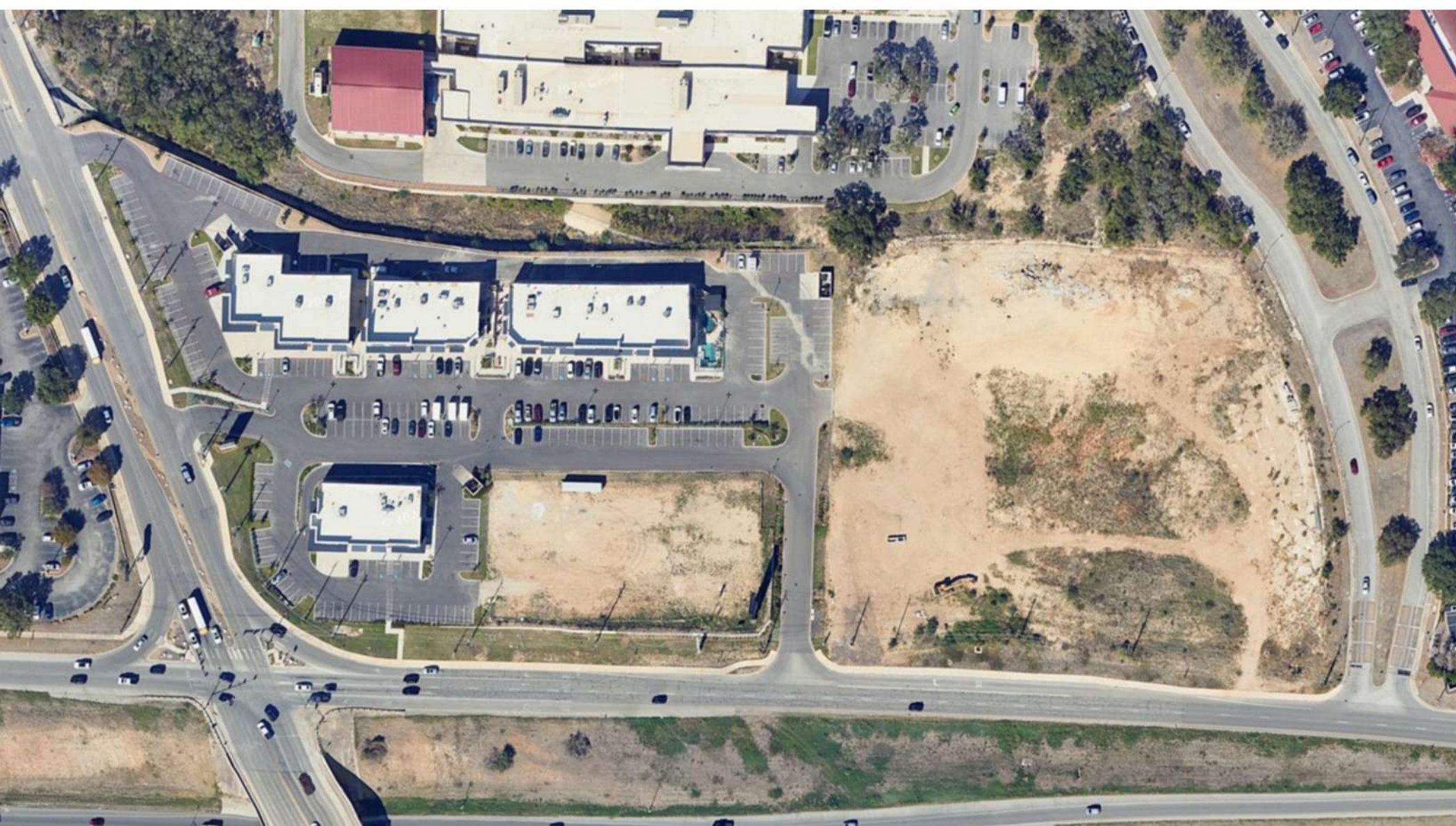
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RETAIL FOR LEASE & PADS FOR SALE

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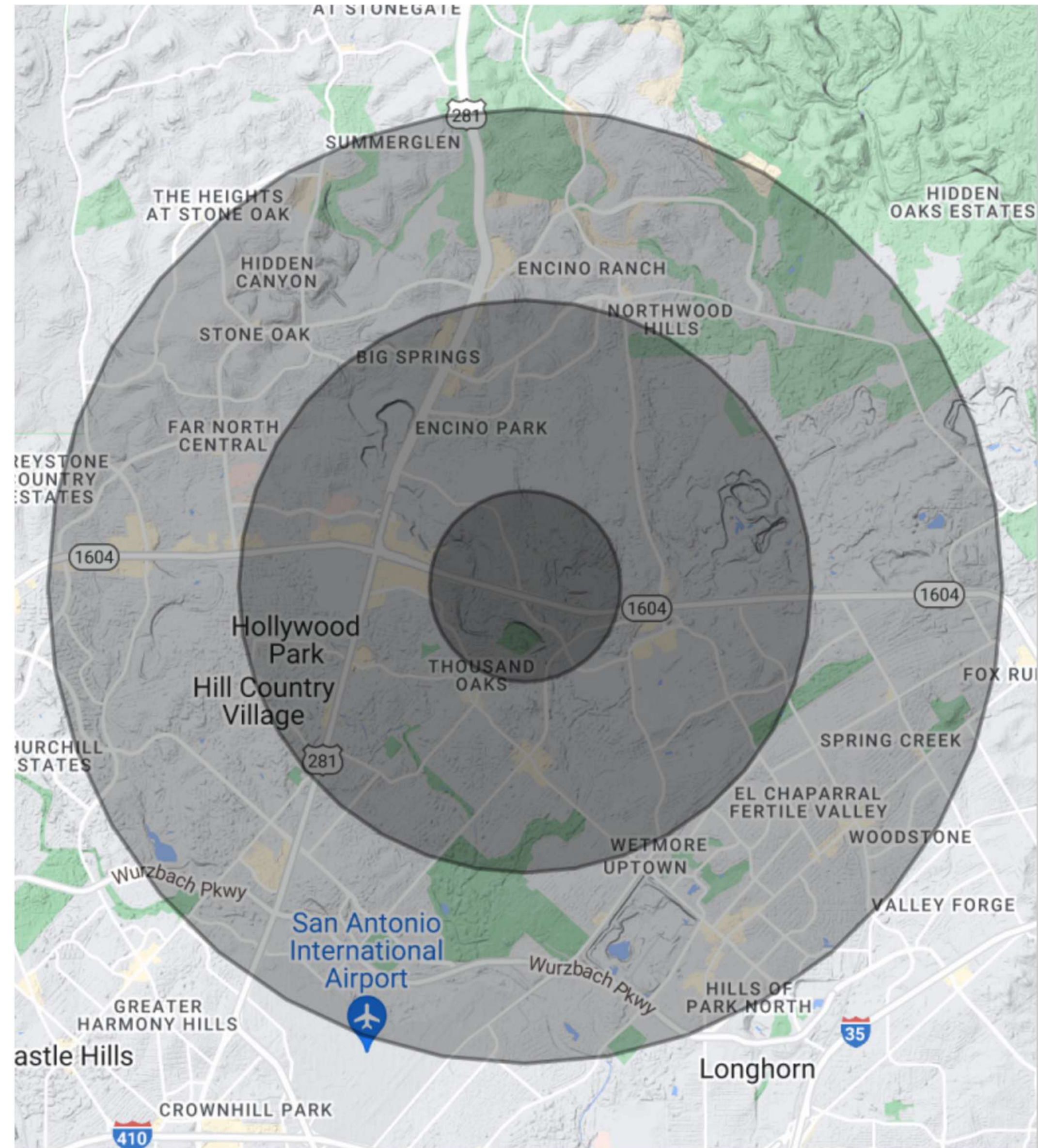
RETAIL FOR LEASE & PADS FOR SALE

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,312	82,350	216,453
Average Age	38.9	38.9	37.8
Average Age (Male)	41.5	38.0	36.4
Average Age (Female)	39.8	39.9	39.3
Daytime Employees	2,319	38,879	99,688

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,263	31,357	82,342
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$105,329	\$107,827	\$106,241
Average House Value	\$289,377	\$270,053	\$275,691
Median HH Income	\$86,261	\$89,542	\$84,744

* Demographic data derived from 2020 ACS - US Census



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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Buyer/Tenant/Seller/Landlord Initials

Date

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