



PLAZA
LAS CAMPANAS

THE LOCATION THAT RESONATES
HUEBNER AT NORTH LOOP 1604 WEST
SAN ANTONIO, TEXAS



PLAZA
LAS CAMPANAS

GARAGE



Eddie V's
PRIME SEAFOOD



BUILDING A

BUILDING C

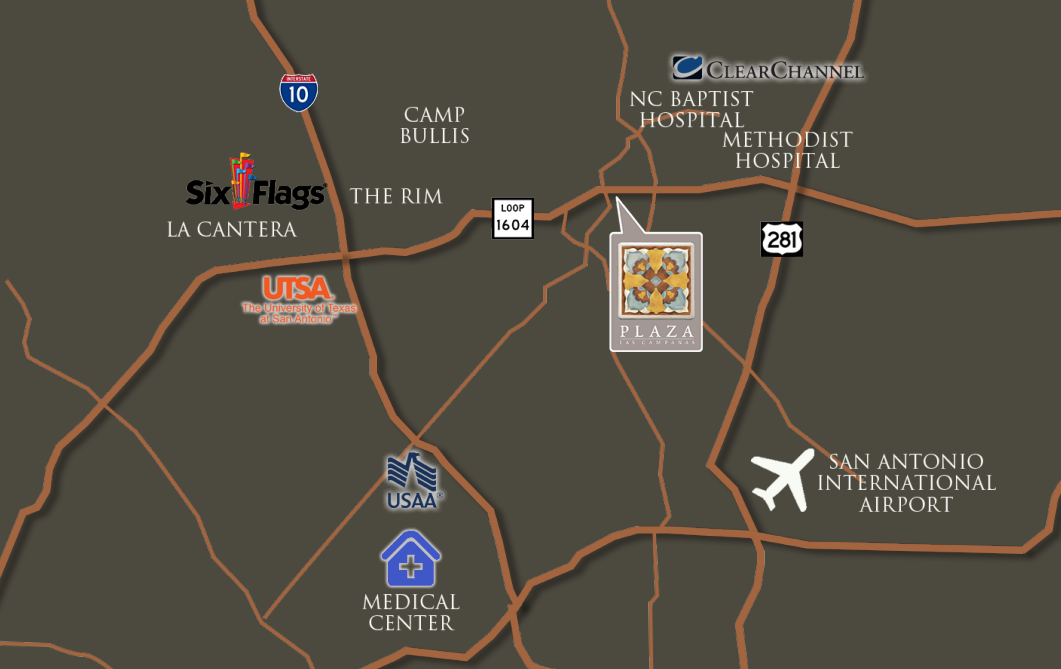
SITE D



LOOP 1604 ACCESS RD

HOEBNER RD

PLAZA LAS CAMPANAS



PLAZA

L A S C A M P A N A S

ADDRESS

1826 N LOOP 1604 W, SAN ANTONIO, TX 78248

TOTAL AVAILABLE

■ BUILDING A	13,635 SF
■ BUILDING C (1ST FLOOR)	2,459 SF
■ SITE D - DEVELOPED LAND LEASE	1.309 AC

RATES (NNN)

■ BUILDING A - OFFICE	CONTACT BROKER
■ BUILDING C - RETAIL (1ST FLOOR)	CONTACT BROKER

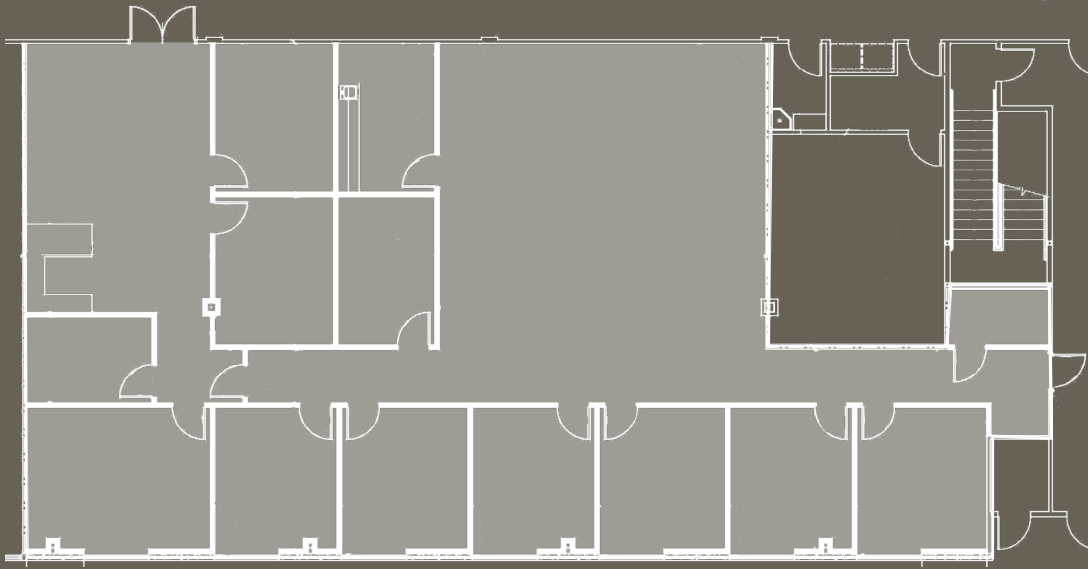
FEATURES & AMENITIES

- AMPLE SURFACE PARKING WITH A 1:300 PARKING RATIO
- ON-SITE DINING AMENITIES INCLUDE EDDIE V'S, DJ'S, BLU PRIME AND STARBUCKS
- UNIQUE TENANT MIX INCLUDING ON-SITE BANKING
- THREE LEVEL STRUCTURED PARKING GARAGE - VALET DROP-OFF
- PYLON AND PROJECT SIGNAGE AVAILABLE WITH PROMINENT VISIBILITY TO LOOP 1604 AND HUEBNER RD
- AREA SURROUNDED BY SEVERAL WELL ESTABLISHED RESIDENTIAL NEIGHBORHOODS WITH SOME OF THE STRONGEST DEMOGRAPHICS IN THE CITY
- PROXIMITY TO ADDITIONAL AMENITIES AT THE VINEYARDS, STONE OAK, LA CANTERA AND THE RIM
- LOOP 1604 & HUEBNER RD OFFER EXCEPTIONAL CIRCULATION, PROVIDING CONVENIENT ACCESS TO MEDICAL FACILITIES IN STONE OAK, THE SOUTH TEXAS MEDICAL CENTER, IH-10, AND US 281

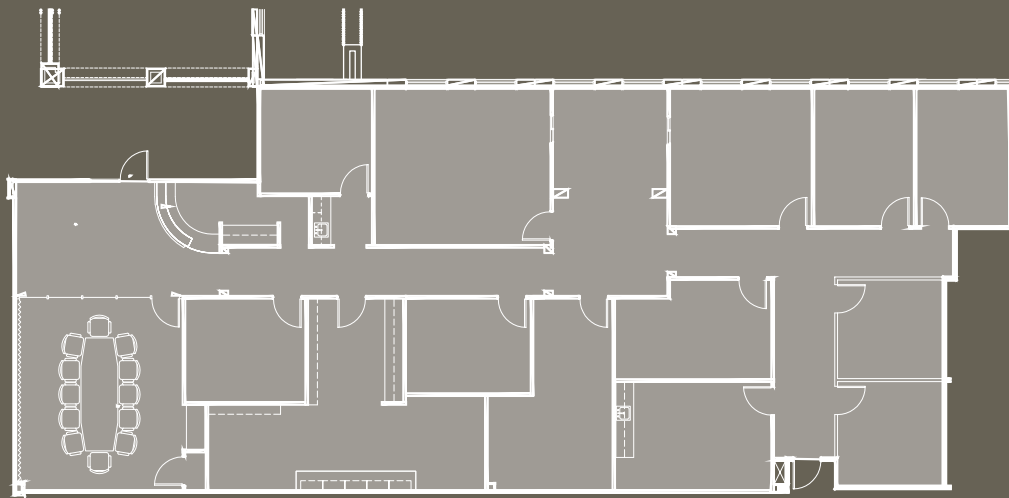




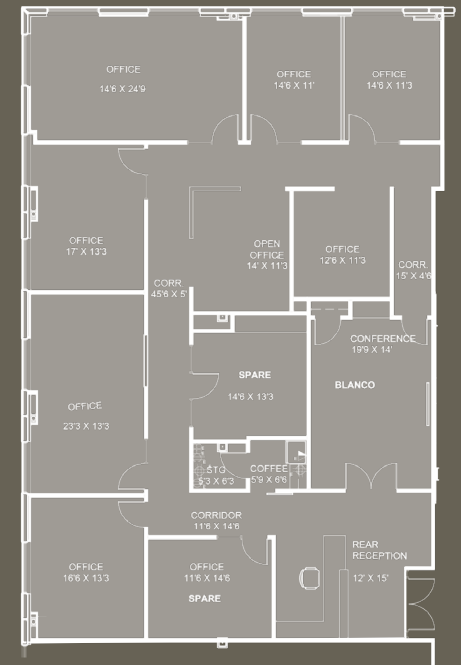
PLAZA
LAS CAMPANAS



STE 175
4,298 RSF

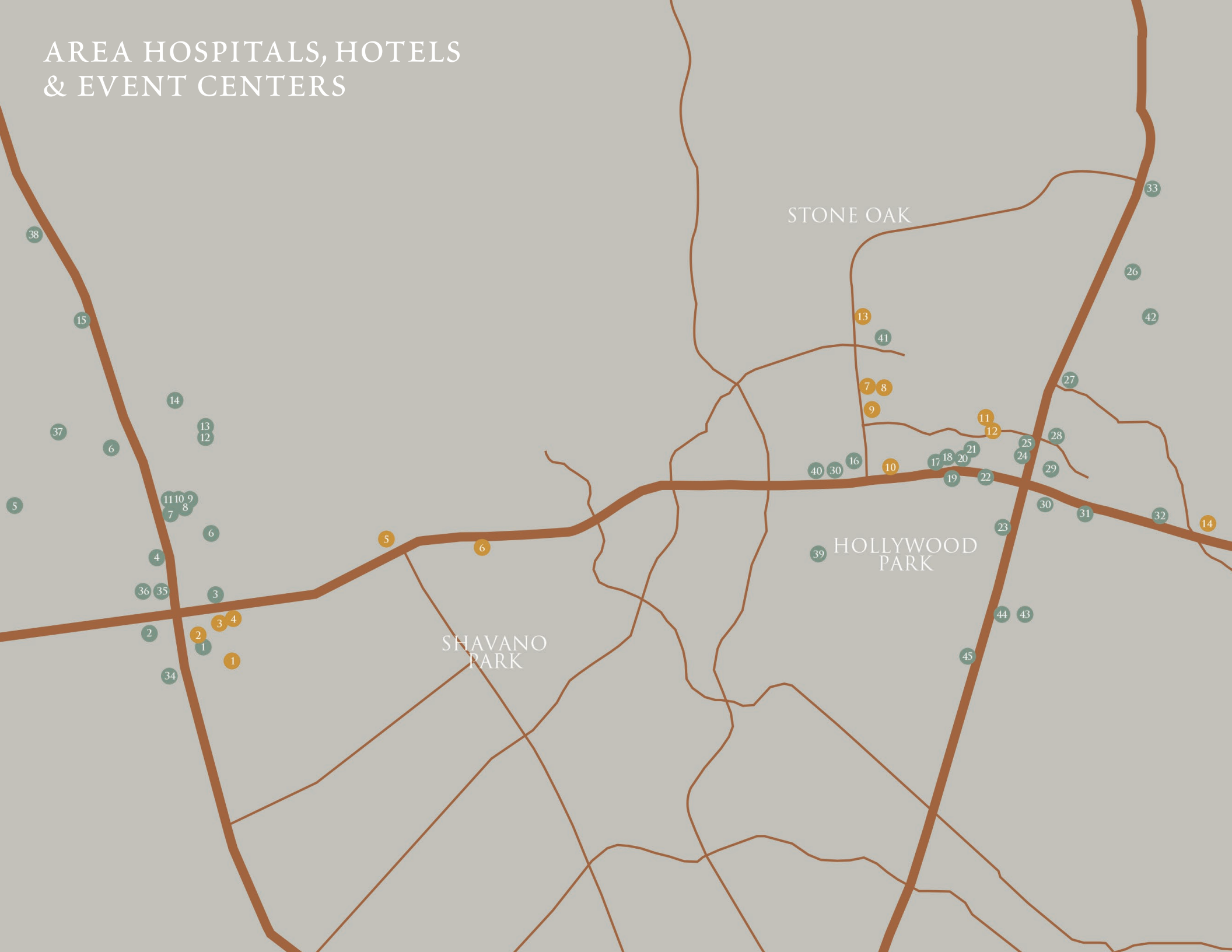


STE 250
5,339 RSF



STE 275
3,998 RSF

AREA HOSPITALS, HOTELS & EVENT CENTERS



HOTELS & EVENT CENTERS

1. EMBASSY SUITES BY HILTON
2. DRURY INN & SUITES
3. WATERWALK SAN ANTONIO
4. MOTEL 6
5. LA CANTERA RESORT & SPA
6. EILAN HOTEL AND SPA
7. HILTON GARDEN INN
8. TRU BY HILTON
9. HOME2 SUITES BY HILTON
10. RESIDENCE INN BY MARRIOTT
11. COURTYARD BY MARRIOTT
12. LA QUINTA INN & SUITES
13. TOWNE PLACE SUITES BY MARRIOTT
14. SPRINGHILL SUITES BY MARRIOTT
15. HOME SUITES HILL COUNTRY
16. HOMEWOOD SUITES BY HILTON
17. DRURY INN & SUITES
18. DRURY PLAZA HOTEL
19. STAYBRIDGE SUITES
20. LA QUINTA INN & SUITES
21. RESIDENCE INN BY MARRIOTT
22. FAIRFIELD INN & SUITES BY MARRIOTT
23. DAYS INN & SUITES BY WYNDHAM
24. BEST WESTERN PLUS HILL COUNTRY SUITES
25. HYATT PLACE
26. EXTENDED STAY AMERICA SUITES
27. HOLIDAY INN
28. COURTYARD BY MARRIOTT
29. HOME2 SUITES BY HILTON
30. COMFORT SUITES
31. HAMPTON INN
32. WOODSPRING SUITES
33. TRU BY HILTON
34. SECURITY SERVICE EVENT CENTER
35. TUSCANY WEDDING VENUE
36. THE ROCK
37. CROWN RIDGE BANQUET HALL
38. THE GARDENS AT WEST GREEN
39. VOIGHT CENTER
40. SAN ANTONIO SHRINE AUDITORIUM
41. BANQUET HALL AT HOLY TRINITY
42. ENCINO PARK COMMUNITY CENTER
43. CHRISTOPHER HALL
44. THE EVENT CENTER AT ST MARK'S
45. ELEVATE EVENTS

HOSPITALS

1. METHODIST HOSPITAL LANDMARK
2. METHODIST HEALTHCARE SYSTEM OFFICE
3. PAM HEALTH SPECIALTY HOSPITAL OF SAN ANTONIO
4. CUMBERLAND SURGICAL HOSPITAL
5. BAPTIST NEIGHBORHOOD HOSPITAL - SHAVANO PARK
6. PRECISION ASSIST
7. NORTH CENTRAL BAPTIST HOSPITAL
8. CHRISTUS SANTA ROSA PHYSICIANS AMBULATORY SURGERY CENTER - STONE OAK
9. METHODIST AMBULATORY SURGERY CENTER - NORTH CENTRAL
10. STONE OAK SURGERY CENTER
11. METHODIST HOSPITAL STONE OAK
12. SOUTH TEXAS SPINE & SURGICAL HOSPITAL
13. SPECIALTY FOR CHILDREN SAN ANTONIO

AREA RESTAURANTS



RESTAURANTS

1. RED LOBSTER
2. LONGHORN STEAKHOUSE
3. OLIVE GARDEN
4. VELVET TACO
5. PARRY'S PIZZERIA
6. JINYA RAMEN
7. THE SICILIAN BUTCHED
8. FOGO DE CHAO BRAZILIAN STEAKHOUSE
9. PAPPADEAUX
10. CHEDDAR'S SCRATCH KITCHEN
CHUY'S
PLUCKERS WING BAR
KONA GRILL
ROCK & BREWS
11. CHICKEN N PICKLE
12. 54TH STREET
13. BOB'S STEAK & CHOP HOUSE
14. VIA 313
15. RED ROBIN GOURMET BURGERS
BJS RESTAURANT & BREWHOUSE
MAGGIANO'S LITTLE ITALY
16. HOPBODDY BURGER BAR
GLORIA'S LATIN CUISINE
POSITANO
LUXOR MEDITARRANEAN CUISINE
CAVA
17. BAKUDAN RAMEN
SOUTHERLEIGH HAUTE SOUTH
NORTH ITALY
18. BASAO BRAZILIAN STEAKHOUSE
19. THE SOCIAL AT EILAN
RUTH CRIS STEAKHOUSE
PIATTI'S
UNI'KO JAPANESE LOUNGE
AL TACO
20. THE CAPITAL GRILLE
J.ALEXANDER'S
21. LA PANADERIA
22. ELSEWHERE TOO
23. LAS PALAPAS
FREDDY'S FROZEN CUSTARD & STEAKHOUSE
WILLIE'S GRILL & ICEHOUSE
SCUZZI'S
24. MCALISTER'S DELI
WHATABURGER
25. PAESANO'S
26. THAI HUT
PAPA JOHN'S PIZZA
LENNY'S GRILL & SUBS
27. GALPÃO GAUCHO BRAZILIAN STEAKHOUSE
28. BIG'Z BURGER JOINT
29. BURGER KING
30. **BLUPRIME STEAKHOUSE**
EDDIE V'S PRIME SEAFOOD
DJ'S BAR & GRILL
31. CHICK FIL A
32. J-PRIME STEAKHOUSE
SNOOZE AN A.M.EATERY
HOPDODDY BURGER BAR
33. STONEWERKS BIG ROCK GRILLE
PASHA MEDITERRANEAN GRILL



PLAZA

34. ALDINO THE VINEYARD
35. SUSHISHIMA JAPANESE RESTAURANT
DEMO'S GREEK FOOD
36. CAFE VIDA II
37. DAE GEE KOREAN BBQ
HEAVENLY PHO VIETNAMESE CUISINE
38. WAHKEE CHINESE SEA FOOD CUISINE
TACO BLVD
39. THAI BURI
PHO DELIGHT
40. KAFFEINATED
JIMS
41. WHATABURGER
TACO PALENQUE
42. POPEYES LOUISIANA KITCHEN
MCDONALD'S
43. EL JALISCO GRILL
44. EL MIRASOL
45. COSTA PACIFICA
SILO ELEVATED CUISINE
NONNA OSTERIA
P.TERRY'S BURGER STAND
46. EGGSPECTION
47. CAVA
FULL BELLY CAFE & BAR
TARKA INDIAN
48. CHAMA GAUCHA BRAZILIAN STEAKHOUSE
TORCHY'STACOS
49. JERUSALEM GRILL
APPLEBEE'S GRILL & BAR IHOP
50. LE PEEP
THE ROXBURY
51. SABAI THAI KITCHEN
52. SUSHI SEVEN
MIAN NOODLES & DUMPLINGS
53. TRILOGY PIZZA & WINE
URBAN BRICKS
54. VIDA MIA
55. MILANO ITALIAN GRILL
56. LOVA CAFE
EL TACO STONE OAK
LITTLE CAESER'S PIZZA
MOCHINUT
57. LOS GUERO TACO DINER
INDIA TAJ PALACE
PIZZA HUT
JERSEY MIKE'S SUBS
58. TAQUERIA DATAPOINT
59. WENDY'S
60. RAISIN CANE'S
61. TOROKO SUSHI
DELICIOUS TAMALES
62. LAS QUESABROSAZ
63. TAIPEI RESTAUARANT
64. KATERINA RESTAURANT
SUSHI ZUSHI
65. MELLOW MUSHROOM
TORO KITCHEN & BAR
CUISE
66. KIRBY'S STEAKHOUSE
67. SUBWAY
68. FIRST WATCH

69. KUMORI SUSHI & TEPPANYAKI
70. FORK & BOWL AMERICAN BISTRO
71. JIMMY JOHN'S
SALATA
SMASHING CRAB
72. SAN ANTONIO WINGS
73. EMBERS WOOD FIRE KITCHEN & TAP
74. MAIZ COCINA MEXICANA
MUNCHIES
GORDITAS DONA TOTA
75. LA PANADERIA
76. THE HOPPY MONK
77. JASON'S DELI
78. FIVE GUYS
PEACH COBBLER FACTORY
HONMACHI SUSHI & TEPPANYAKI
79. CHUCK E CHEESE
80. AY CHIWAWA!
81. WHATABURGER
82. SCHLOTZSKY'S
83. WILD JAPANESE BBQ & SUSHI & SHABU
84. LAS PALAPAS
TACOS VITALI
85. BILL MILLER BBQ
86. LAGUNA MADRE
87. TERIYAKI MADNESS
SUBWAY
PHO NGUYEN RESTAURANT
88. THE TOASTED YOLK CAFE
SHAWKOOL BAR & GRILL
WAYBACK BURGERS
89. CHICK FIL A
FISH CITY GRILL
90. RED ROBIN GOURMET BURGERS
91. STOUT'S PIZZA
92. CHUY'S
LA MADELEINE
93. AVENIDA BRAZIL BRAZILIAN STEAKHOUSE
94. PEI WEI
95. THE MAGNOLIA PANCAKE HAUS

RANK	TOP 10 RESTAURANTS IN ALCOHOL SALES*
1	BLUE PRIME*
2	THIRSTY HORSE SALOON
3	EDDIE V'S PRIME SEAFOOD*
4	EL MIRASOL AT ALON
5	DJ'S BAR & GRILL*
6	PAESANO'S
7	MYRON'S AT ALON
8	STONE STREET PUB
9	FREDERICK'S BISTRO
10	THE LOST BAR & GRILL

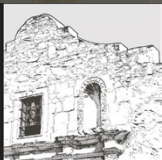
AS REPORTED JAN - FEB 2024 BY ALCOHOLSALES.COM
(ESTABLISHMENTS WITHIN A 3 MILE RADIUS OF 78248 ZIP CODE)
*PART OF PLAZA LAS CAMPANAS



LEASING TEAM

BRIAN D. HARRIS, CCIM
EXECUTIVE VICE PRESIDENT
BHARRIS@REOCSANANTONIO.COM
DIRECT LINE 210 524 1314

ANDREW J. LYLES
EXECUTIVE VICE PRESIDENT
ANDREW.LYLES@REOCSANANTONIO.COM
DIRECT LINE 210 524 1306



8023 VANTAGE DR, SUITE 100
SAN ANTONIO TX 78230
REOCSANANTONIO.COM
210 524 4000



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



2-10-2025

Information About Brokerage Services

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:
 - 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.

REOC General Partner, LLC	493853	alyles@reocsanantonio.com	(210) 524-4000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	(210) 524-1306
Designated Broker of Firm	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	(210) 524-1306
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brian Dale Harris	405243	bharris@reocsanantonio.com	(210) 524-1314
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



Information About Brokerage Services

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.

REOC General Partner, LLC License No. **493853** Email alyes@reocsanantonio.com Phone **(210) 524-4000**
 Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Andrew J. Lyles License No. **720555** Email alyes@reocsanantonio.com Phone **(210) 524-1306**
 Designated Broker of Firm

N/A License No. **N/A** Email **N/A** Phone **N/A**
 Licensed Supervisor of Sales Agent/
 Associate

Andrew J. Lyles License No. **720555** Email alyes@reocsanantonio.com Phone **(210) 524-1306**
 Sales Agent/Associate's Name

Buyer/Tenant/Seller/Landlord Initials _____ Date _____



8023 Vantage Drive, Suite 100
San Antonio TX 78230
reocsanantonio.com
210 524 4000