

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

Connally Loop 410: 257,200 VPD

Blanco Road: 19,100 VPD

San Pedro Ave: 41,000 VPD

AADT, 2025

KEY TENANTS



2 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.

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	5,200
Round Table Pizza	L01D	110	2,420
SA IV Center	L01E	111	1,600
Hummus Republic	L01F	112	1,540
Snelling Staffing Services	L01G	113	1,500
VACANT	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
Escapology Escape Room	L05N	142	6,200
VACANT	L05P	144	4,745
VACANT	L05Q	145	2,352
Wrigleyville Hot Dogs	L05R	146	1,710

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

Business	Space #	Ste #	Sq Ft
Taroko Sports	T03	108	27,365
BioMat USA	T04	101	18,142
Panda Express	T05A	109	2,200
Lucent Orthodontics	T05B	112	3,417
VACANT	T05C	101	2,006
Gold Feather Chicken Bar	T05D	106	2,500
Milan Laser Hair	T05E	103	1,517
Vans Nails	T05F	102	1,600
Freddys Custard & Burgers	T06		3,492
PNC Bank	T07		2,285
T Mobile	T08A	103	2,500
Cleaning Ideas	T08B	102	1,028
Baskin Robbins	T08C	101	1,100
Target	T11		128,863
Baby Vision Ultrasound	T09A	101	1,382
CPS Energy	T09B	102	3,000
Sally Beauty	T09C	104	1,550
Sports Clips	T09D	105	1,200
Hermes Music	T09E	106	3,000
VACANT	T09F	107	1,160
Platos Closet	T10A	103	8,000
Clothes Mentor	T10B	105	9,050
AquaTots	T10D	109	5,050
Alamo Popcorns	T10E	111	3,000
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

TOTAL SQUARE FEET
635,325

Site Plan - 410 Level

842 NORTHWEST LOOP 410
SAN ANTONIO, TEXAS

842 Northwest Loop 410, San Antonio, TX 78216

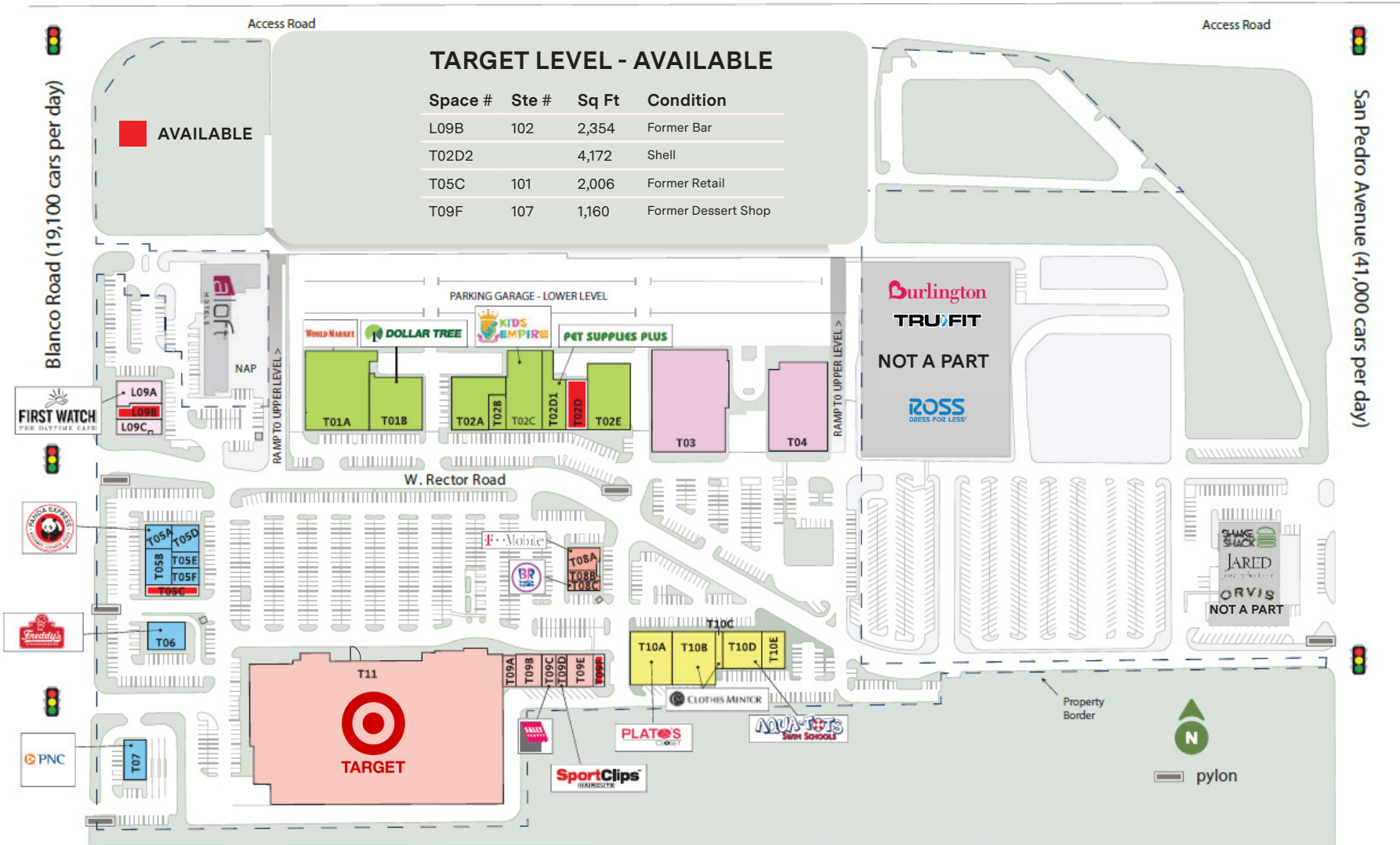
Connally Loop / Interstate 410 (257,200 cars per day)



Site Plan - Target Level

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



For Leasing Information, Please Contact



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Owned & Managed By



DHANANI
PRIVATE EQUITY GROUP



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and

- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____