



FOR LEASE

HEB Anchored Parliament Plaza

West Avenue & Blanco Road | San Antonio, TX



Parliament Plaza

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1,200 - 2,146 SF
Available

Contact Broker
Base Rent

\$6.00/SF/YR
Estimated NNN

ABOUT THE PROPERTY

- Anchored by H-E-B Grocery Store
- Multi-tenant center at busy intersection of Blanco Road & West Ave
- Located just south of Churchhill High School
- Ability to combine multiple spaces for large footprint
- 2nd Generation hair salon, dental office, and cell provider spaces available

NEARBY RETAILERS



TRAFFIC COUNTS

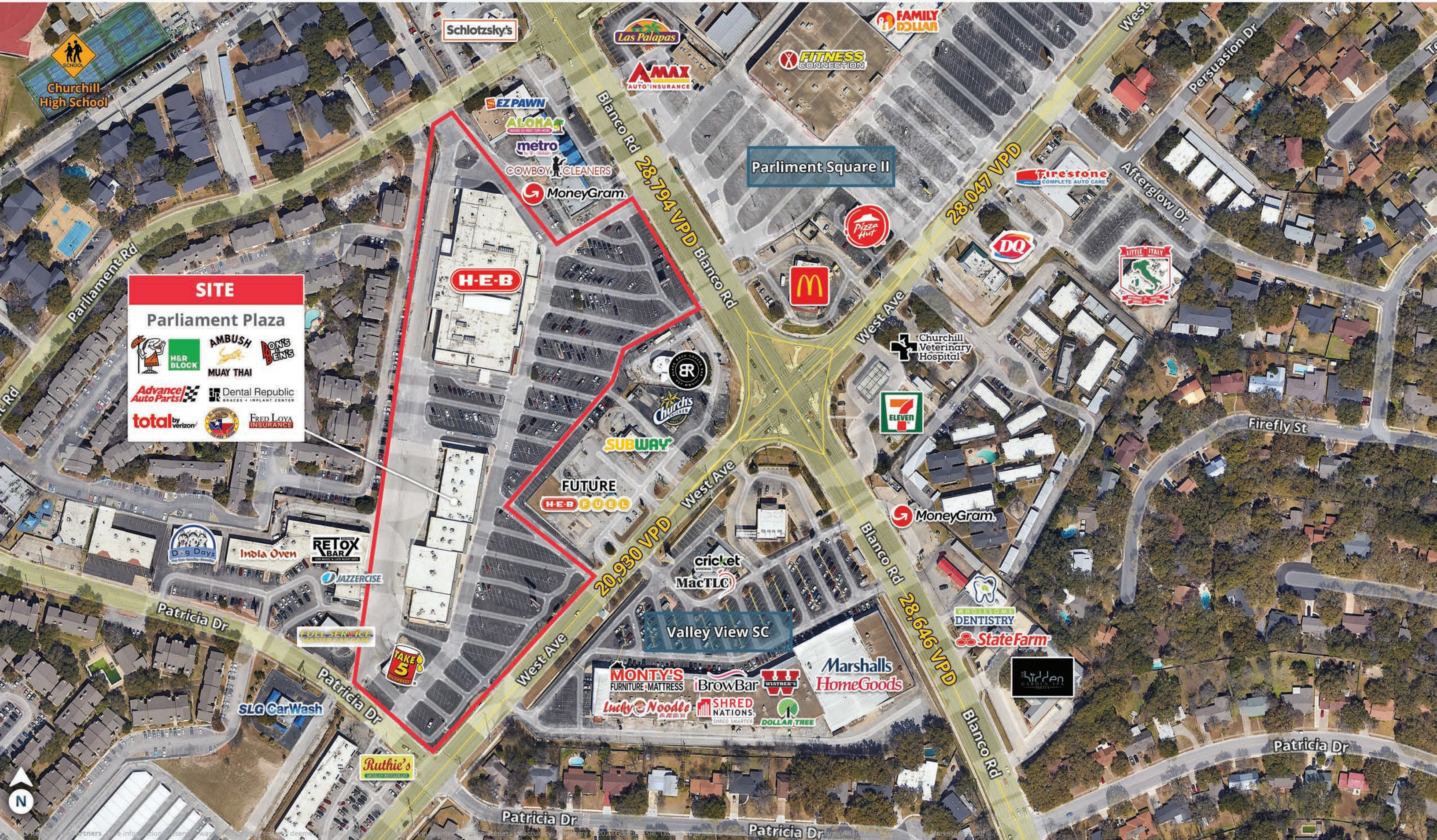
Interstate 410	307,764 VPD
Blanco Rd	36,384 VPD
West Ave	17,540 VPD

Year: 2021 | Source: ESRI

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SITE

Parliament Plaza

- AMBUSH
- H&R BLOCK
- MUAY THAI
- BOY'S BENS
- Advance Auto Parts
- Dental Republic BRACES • IMPLANT CENTER
- total by verizon
- FRED LOYA INSURANCE

Parliament Square II

Valley View SC



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Suite A	Don's & Ben's Liquor	2,840 SF
Suite B	Available	2,146 SF
Suite C	Advance Auto	6,361 SF
Suite D	Rodney Young Insurance	1,500 SF
Suite E	Available (Former Nail Salon)	1,500 SF
Suite F	Dental Republic	3,097 SF
Suite G	AAA Spa	2,000 SF
Suite H	TexMex Tacos	1,600 SF
Suite I-J	Ambush Muay Thai	4,346 SF
Suite K	Total by Verizon	1,600 SF
Suite L	H&R Block	1,600 SF
Suite M	Available (Shell Condition)	1,200 SF
Suite N	Little Caesar's	1,600 SF



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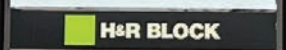


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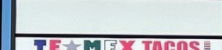
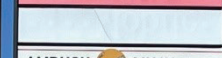
West Avenue & Blanco Road | San Antonio, TX



Fronting
West Ave



Fronting
Blanco Rd



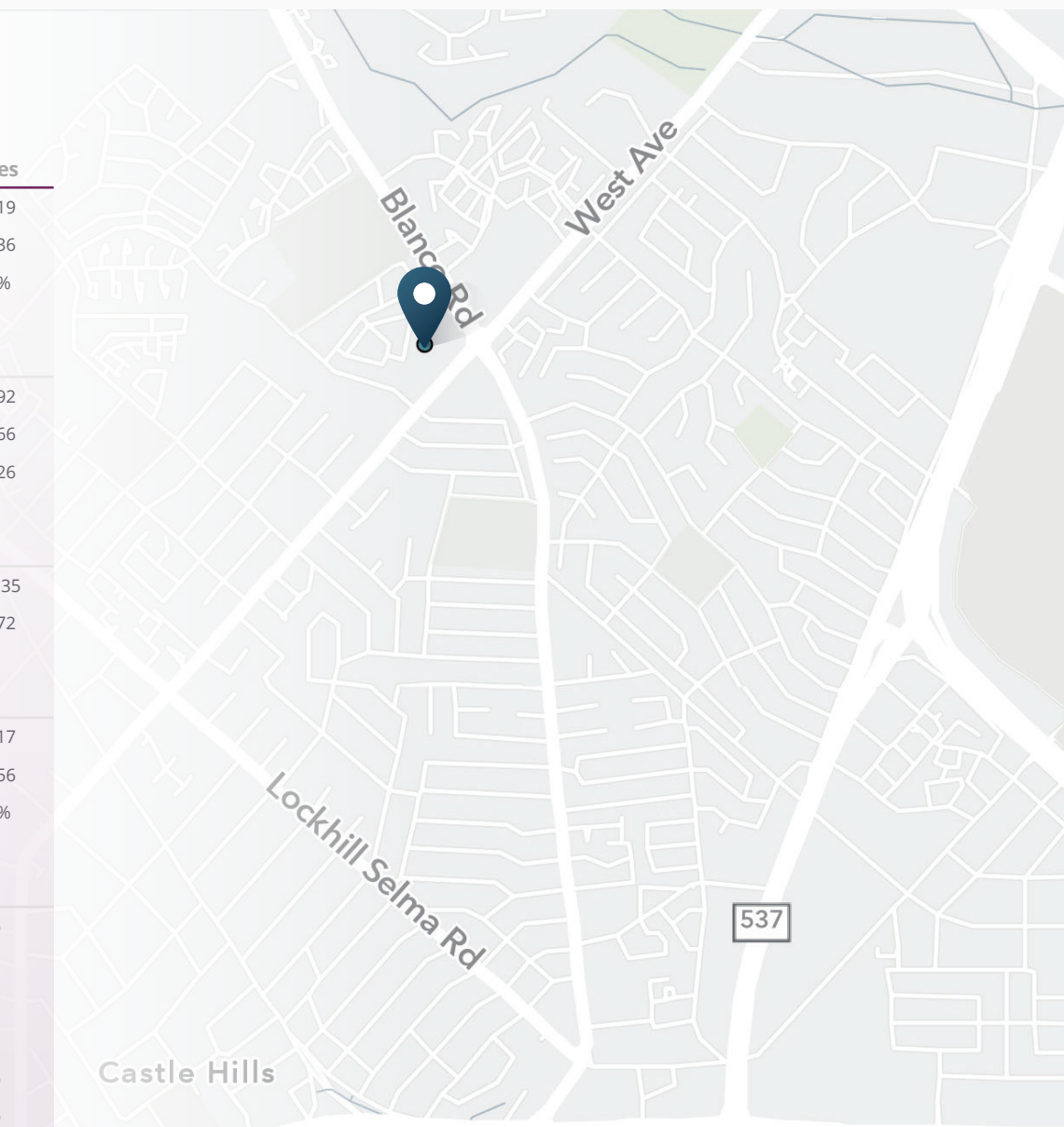
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DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2024 Estimated Population	19,566	89,995	284,119
2029 Projected Population	18,868	87,767	279,236
Proj. Annual Growth 2024 to 2029	-0.72%	-0.50%	-0.35%
Daytime Population			
2024 Daytime Population	17,249	142,115	435,392
Workers	10,082	102,603	305,766
Residents	7,167	39,512	129,626
Income			
2024 Est. Average Household Income	\$78,559	\$99,092	\$100,135
2024 Est. Median Household Income	\$53,866	\$67,417	\$66,472
Households & Growth			
2024 Estimated Households	8,985	39,760	124,717
2029 Estimated Households	8,766	39,232	124,256
Proj. Annual Growth 2024 to 2029	-0.49%	-0.27%	-0.07%
Race & Ethnicity			
2024 Est. White	44%	51%	50%
2024 Est. Black or African American	8%	5%	6%
2024 Est. Asian or Pacific Islander	3%	3%	5%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	43%	40%	39%
2024 Est. Hispanic (Any Race)	59%	53%	52%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

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.

SRS Real Estate Partners	9005621	wes.babb@srsre.com	512.236.4600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Wes Babb	349786	wes.babb@srsre.com	512.236.4660
Designated Broker of Firm	License No.	Email	Phone

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 or 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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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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