

151 Plaza

10234 Hwy 151 & 10222 W Military Dr., San Antonio, TX 78251

Retail Leasing
Opportunity



1,561 SF Inline 2nd Gen Space Available!



DOMINION
ADVISORY GROUP, INC.

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Property Highlights

Dominion Advisory Group, Inc. proudly presents 151 Plaza, a vibrant mixed retail/service development featuring two buildings totaling approximately 15,470 SF at the hard corner of Hwy 151 and Military Drive. The center includes “The Frontage” building on Hwy 151 and “The View” on Military Drive, offering excellent circulation, multiple drive-thru opportunities, and prominent freeway visibility. The project is fully built-out with a diverse tenant roster—Wicked Coffee, Tia’s Taco Hut, Mattenga’s Pizzeria, Pup Town Spa, Mr. Liquor, Artistic Precision, and Jerk Shack—creating strong daytime and evening traffic. The available 1,561 SF inline second-generation space is move-in ready with immediate availability and flexible lease terms. Located in the Westover Hills submarket near Christus Santa Rosa, the new Methodist hospital, SeaWorld, and Alamo Ranch, 151 Plaza serves a trade area with over 118,900 residents within 3 miles, average household incomes around \$90,000, and growing daytime employment exceeding 62,000. With 119 parking spaces and strong co-tenancy, this property offers a turnkey opportunity in a high-growth corridor with easy access and visibility.

TYPE: 2nd Gen NNN Lease

SIZE: 1,561 SF Inline Space

2023 VPD: Military - 27,984

151 - 121,880



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Commercial Real Estate Brokerage & Development
270 N. Loop 1604 East, Suite 150, San Antonio, TX 78232
Phone: (210) 308-6288

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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Demographics

	1 Mile	3 Mile	5 Mile
Population	16,243	121,356	318,997
Avg. Household Size	2.51	2.83	2.88
Household Income	\$78,590	\$81,364	\$79,448
Median-Age	32.4	33.3	33.8



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151 Plaza - The View

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The View



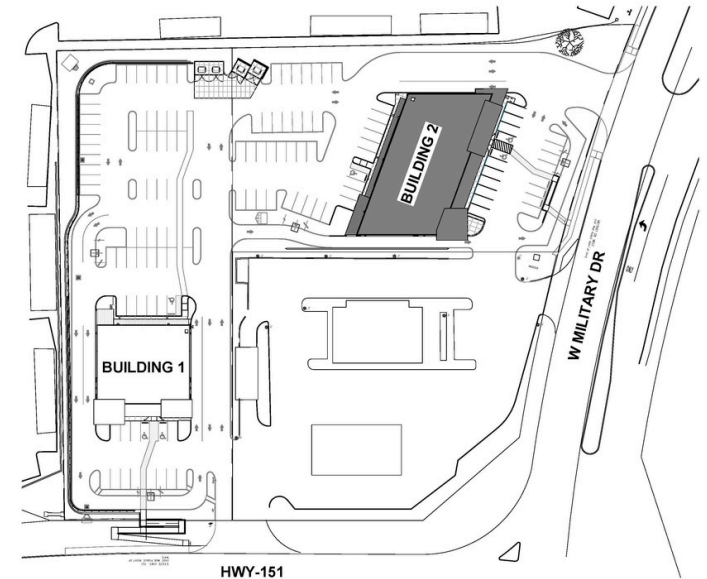
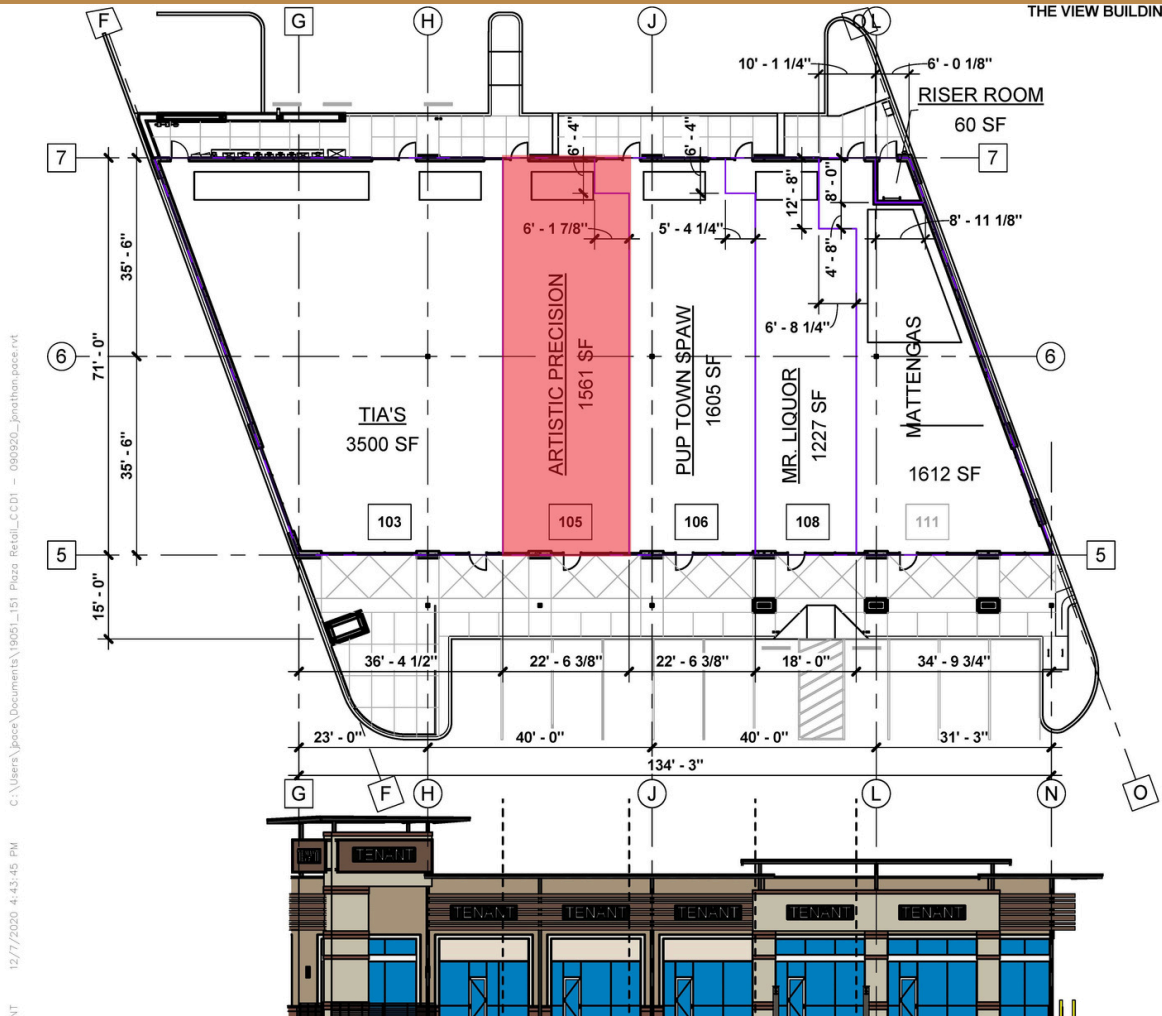
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151 Plaza - The View

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1
LP-2

SITE REFERENCE PLAN

SCALE: 1" = 100'-0"

AREA SCHEDULE - BUILDING 2

Name	Area	Comments
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TIA'S	3500 SF	EAST ENDCAP
ARTISTIC PRECISION	1561 SF	INLINE
PUP TOWN SPAW	1605 SF	INLINE
MR. LIQUOR	1227 SF	INLINE
MATTENGAS PIZZA	1612 SF	WEST ENDCAP
RISER ROOM	60 SF	SW CORNER

TOTAL: 6 9565 SF



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The Frontage



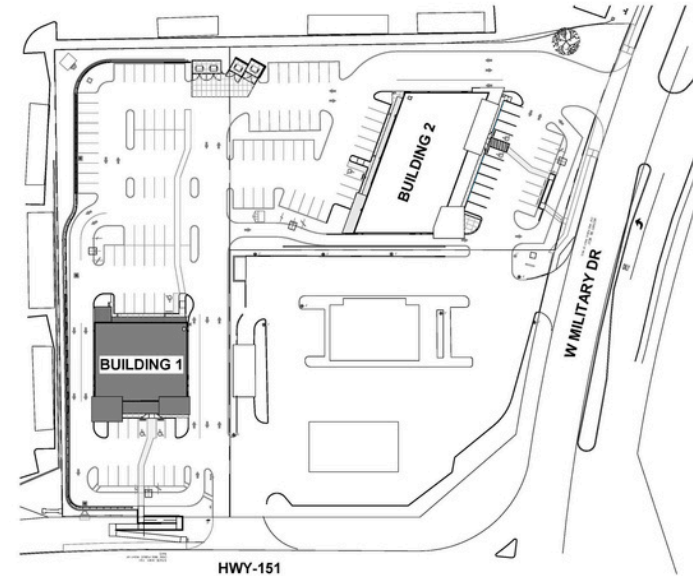
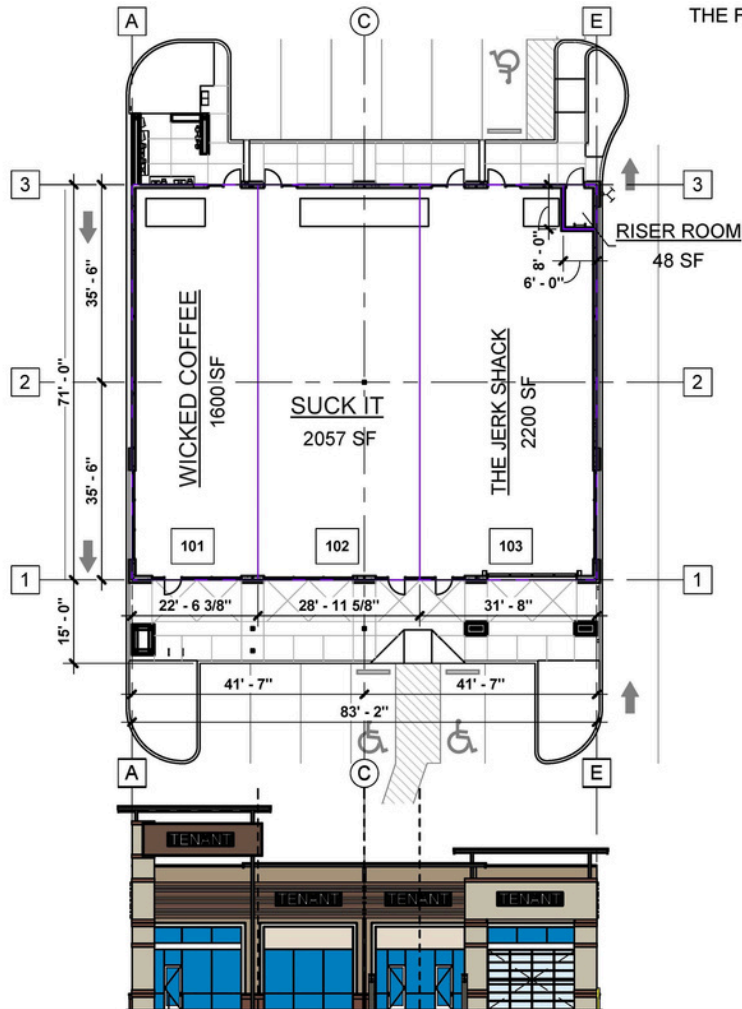
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151 Plaza - The Frontage

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1 SITE REFERENCE PLAN

SCALE: 1" = 100'-0"

AREA SCHEDULE - BUILDING 1

Name	Area	Comments
HOMETOWN BURGER	1600 SF	SOUTH ENDCAP
SARI SARI	2057 SF	INLINE
THE JERK SHACK	2200 SF	NORTH ENDCAP
RISER ROOM	48 SF	SW-CORNER
TOTAL: 4	5905 SF	



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Area Highlights

- Projected growth to 20,000 medical employees and staff
- 280 acres of medical use under development or fully developed
- Quick commute for visitors to SeaWorld and Six Flags
- Alamo Community College in close proximity
- Over 140,000 vehicles per day



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US Department of Veterans Affairs

Westover Hills is the site of San Antonio's latest VA outpatient clinic, providing a wide range of health care services for veterans. Construction began in April 2019 on a VA outpatient clinic at two previously undeveloped parcels of land totaling just over 24 acres along State Highway 151 and Rogers Road. The new facility opened in November 2022. The three-story San Antonio Northwest Health Care Center cost approximately \$68 million to develop and span nearly 237,000 square feet. It provides a centralized location for coordinated health care services in primary care, mental health, specialty care, consolidated medical-surgical specialties, diagnostic services, dental, eye care, women's health, radiology, and pharmacy. The VA outpatient is located less than a mile away from 151 Plaza, providing patients and staff close proximity to the center



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Proximity to Growth

There is simply no other area of San Antonio which can claim the #1 status of such phenomenal growth like the Shaenfield to-Alamo Ranch Area. The Shaenfield-Culebra-Alamo Ranch Corridor, along West Loop 1604 at Highway 151, is the most dynamic commercial development area of the San Antonio MSA. This major area is also anchored by the largest growing new housing sector of the entire metro area accompanied by eleven high schools, scores of elementary and middle schools, and San Antonio's emerging West-Side Medical Center. The new West-Side Medical Center currently includes a (1) Santa Rosa Acute Care Hospital, and a (2) recently completed 300,000 sf Veteran Affairs Hospital. Under construction are two more hospitals involving (3) The Baptist Hospital System, and (4) The Methodist Hospital System. Additionally, (5) The University Hospital System has acquired over 100 acres for a new campus that was recently announced as one of their next major projects. The University Hospital System campus is located directly across the street from the Shaenfield Ranch Phase I. In total, it is estimated that the emerging West-Side Medical Center Area will employ 20,000 people not including hundreds of ancillary vendors and commercial-related activities.



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Baptist Health System Expansion

Baptist Health System's new medical campus at 3011 W Loop 1604 N officially opened in late 2024 and is now fully operational. The facility brings approximately 2,000 new healthcare professionals to the area and serves as a major anchor for the surrounding medical corridor. The campus is designed to support a wide range of services, including outpatient care, specialty clinics, and diagnostic imaging, creating a consistent stream of visitors and employees. Its location—just minutes from 151 Plaza—further enhances the demand for retail, dining, and service providers in this fast-growing part of Northwest San Antonio.



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Other Nearby Hospitals



Methodist Hospital System

Loop 1604 & Hwy 151

Completed 2024

Est. Employee Count: 2k

51,291 Daily Traffic Counts



Christus Santa Rosa Hospital

Hwy 151 & Westover Hills

Completed June 2025

Est. Employee Count: 2k

23,741 Daily Traffic Counts



VA Hospital

9939 State Hwt 151

Completed 2020

Est. Employee Count: 2k

23,502 Daily Traffic Counts



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3-Mile Demographics

Business



2,196

Total Businesses



30,879

Total Employees



2.83

Avg. Household
Size

Key Facts

121,356

Population



33.3

Median Age

Education



24.7%

HS Graduate

36.0%

Some College
& Associates

32.6%

Bachelors+

Employment



67.3%

White Collar



19.3%

Blue Collar



16.1%

Services

5.0%

Unemployment
Rate

Income



\$177,756

Median Net Worth



\$81,364

Median Household
Income



\$35,238

Per Capita Income



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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.

2-10-2025



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.

Dominion Advisory Group, Inc	434365	lbaumgardner@askdag.com	210-308-6288
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Sales Agent/Associate's Name	License No.	Email	Phone
Jack Monreal	718716	jmonreal@askdag.com	210-308-6288
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant / Seller/Landlord Initials

Date