

Class A Office Space For Lease



## Via Dominion Office Complex

8 Dominion Dr, San Antonio, TX 78257

*Offered by:*  
Andrew J. Lyles  
Kimberly S. Gatley



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# Benefits

## Property Highlights

<b>Address</b>	8 Dominion Dr, San Antonio, TX 78257
<b>Location</b>	Dominion Dr & IH-10
<b>Property Details</b>	14,809 SF Building   3.2 ac. Land
<b>Legal Description</b>	NCB 16385 BLK 28 LOT MID IRR 142.52 FT OF 1 (CLUBHOUSE AREA) (INDEPENDENCE VILLAGE AT DOMINION PH-1)
<b>Zoning</b>	O-1 PUD
<b>Floors</b>	2
<b>Bldg. Class</b>	A
<b>Year Built</b>	2007
<b>Parking Ratio</b>	3.5:1,000

## Comments

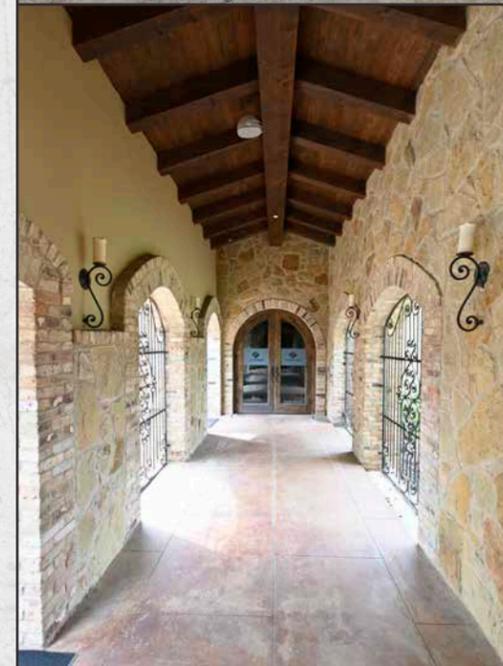
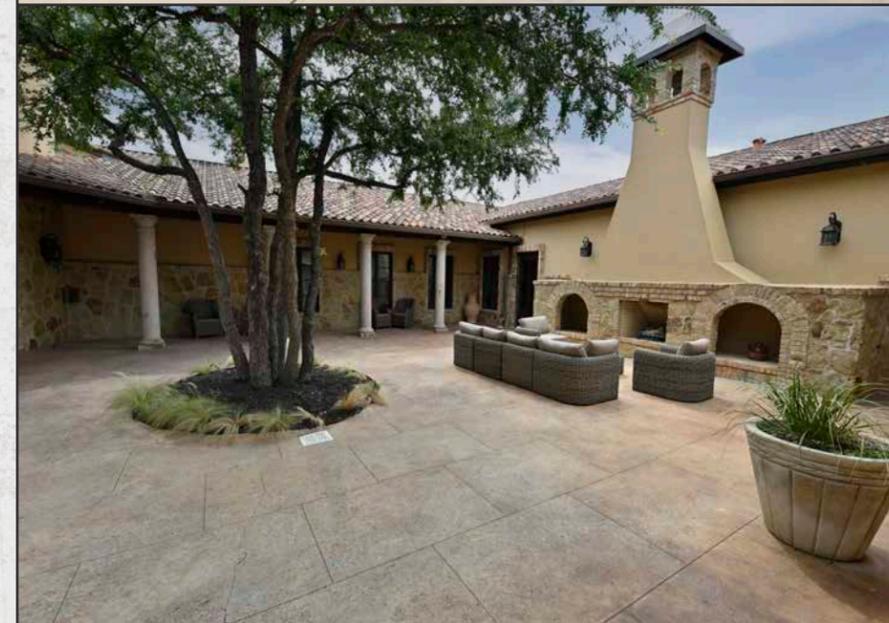
- Easy accessibility off IH-10
- Golf course view
- Gated security with after hours access card
- Class A office building with 12 ft ceilings
- Directly adjacent to The Dominion

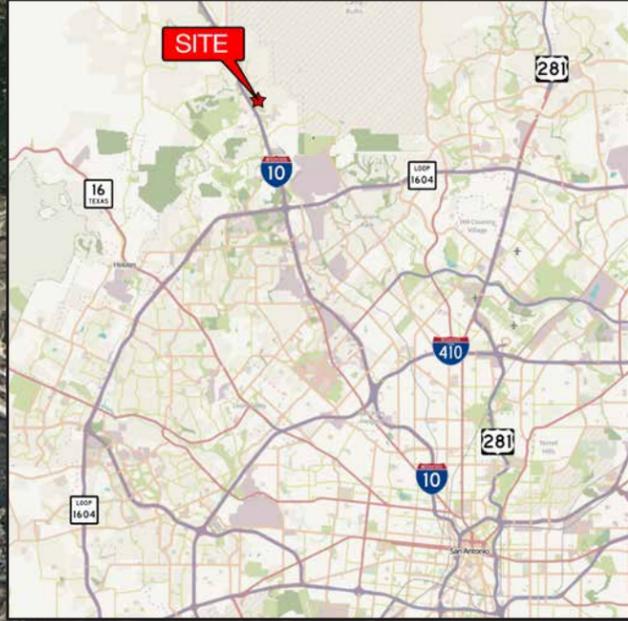
## Traffic Counts

IH-10, just north of Dominion Dr; 132,804 AADT (2024)

IH-10, just north of Loop 1604; 165,759 (2024)

Source: TxDOT Statewide Planning Map Average Annual Daytime Traffic





# Market Aerial & Location Map

**Apartment Complexes:**

- Park at Rialto - 274 units
- Mission City Church
- Grand at The Dominion Apts - 320 units
- The Abbey - 334 units
- Catalina - 255 units
- Enclave at Dominion - 275 units
- Marquis at Cresta Bella - 288 units
- Vista Ridge - 272 units
- Oak Hills Church
- Amara - 308 units
- Tribute @ The RIM - 380 units
- Retreat @ The RIM - 384 units
- Infinity @ The RIM - 310 units
- Axis @ The RIM - 308 units
- Arrive at Eilan - 539
- The Towers - 504 units
- Eilan Hotel & Spa
- Mira Vista - 390 units
- The Residences at La Canterra - 318 units
- Celeste at La Canterra - 300 units
- THE SHOPS AT LACANTERA - SEE PAGE 6
- Marquis at the RIM - 298 units
- Villas at the RIM - 427 units
- WaterWalk at the RIM - 78 units

**Churches:** Catholic Church, Baptist Church, Mission City Church, Grace Church, Grace Community Church, Trinity Grace Church, The Gathering Place Church

**Schools:** LEON SPRINGS ELEMENTARY SCHOOL

**Businesses & Retail:** Walmart, H-E-B, Tesla, LA FOGATA, KIN, ALDO'S, CHASE, Orange Leaf, Bourbon Street, NORTH PARK SUBARU, Volkswagen, LEXUS, Audi Dominion, CVS pharmacy, DUNKIN' DONUTS, LA GLORIA, diesel BARBERSHOP, Ferrari, Nustar Energy, RIM (SEE PAGE 7), Luminous Church, EchoPark AUTOMOTIVE CARVANA, TOPGOLF, ANDRETTI, Academy SPORTS-OUTDOORS, WHATABURGER, Merit COFFEE, Willie's, STARBUCKS COFFEE, FREETAIL BREWING CO., McALISTER'S BREADS

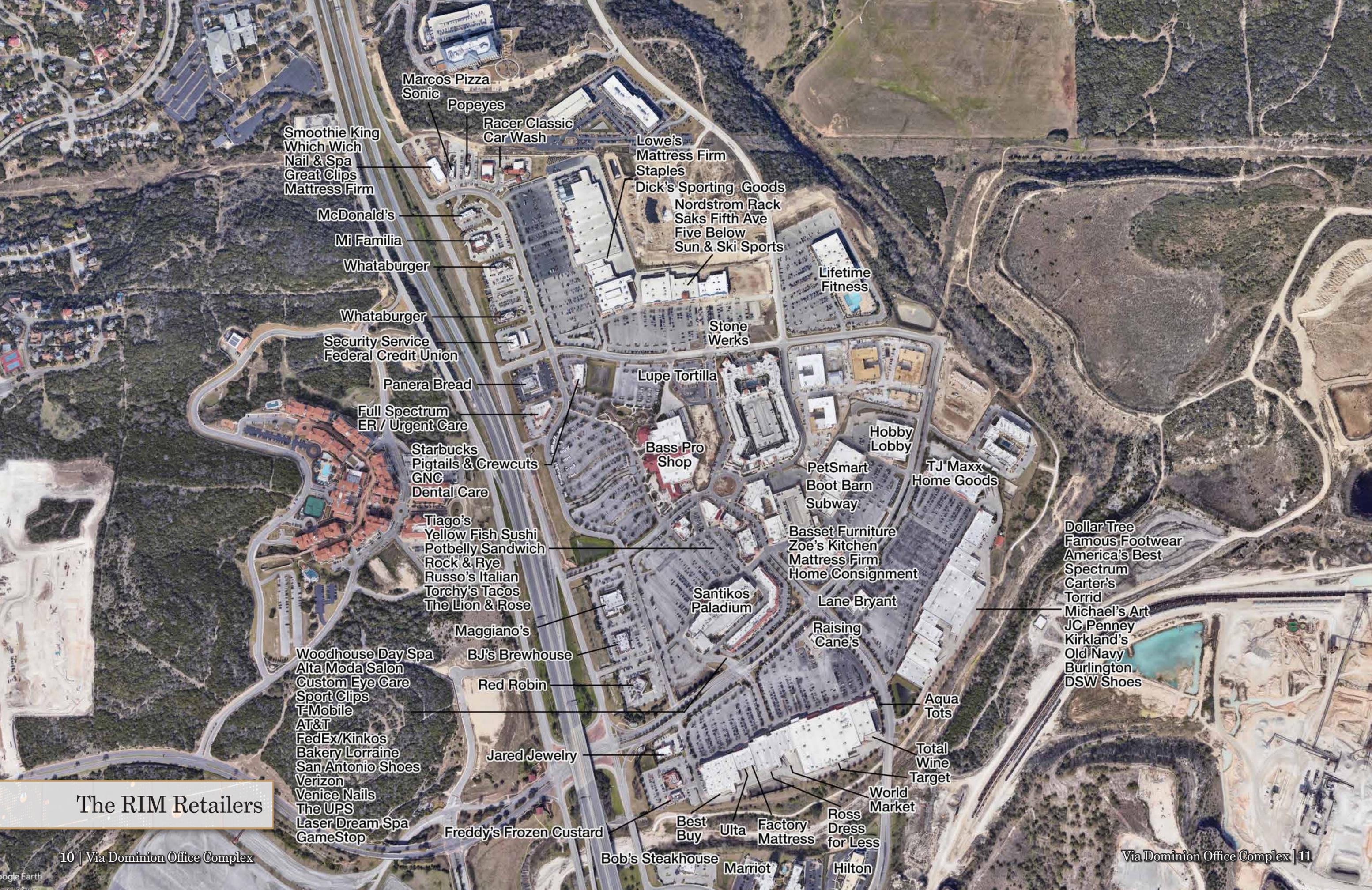
**Other:** Cinnabon, Leon Springs Pediatrics, Domino's, The Children's Hospital of San Antonio, Seafood Kitchen, Seafood Kitchen, The Children's Hospital of San Antonio, CVS pharmacy, DUNKIN' DONUTS, LA GLORIA, diesel BARBERSHOP, Ferrari, Nustar Energy, RIM (SEE PAGE 7), Luminous Church, EchoPark AUTOMOTIVE CARVANA, TOPGOLF, ANDRETTI, Academy SPORTS-OUTDOORS, WHATABURGER, Merit COFFEE, Willie's, STARBUCKS COFFEE, FREETAIL BREWING CO., McALISTER'S BREADS



La Cantera Pkwy

N Loop 1604 W

# La Cantera Retailers



- Marcos Pizza
- Sonic
- Popeyes
- Racer Classic Car Wash
- Smoothie King
- Which Wich
- Nail & Spa
- Great Clips
- Mattress Firm
- McDonald's
- Mi Familia
- Whataburger
- Whataburger
- Security Service
- Federal Credit Union
- Panera Bread
- Full Spectrum ER / Urgent Care
- Starbucks
- Pigtails & Crewcuts
- GNC
- Dental Care
- Tiago's
- Yellow Fish Sushi
- Potbelly Sandwich
- Rock & Rye
- Russo's Italian
- Torchy's Tacos
- The Lion & Rose
- Maggiano's
- Woodhouse Day Spa
- Alta Moda Salon
- Custom Eye Care
- Sport Clips
- T-Mobile
- AT&T
- FedEx/Kinkos
- Bakery Lorraine
- San Antonio Shoes
- Verizon
- Venice Nails
- The UPS
- Laser Dream Spa
- GameStop
- BJ's Brewhouse
- Red Robin
- Jared Jewelry
- Freddy's Frozen Custard
- Bob's Steakhouse
- Best Buy
- Ulta
- Factory Mattress
- Ross Dress for Less
- Marriot
- Hilton
- Lupe Tortilla
- Bass Pro Shop
- Santikos Paladium
- World Market
- Lowe's
- Mattress Firm
- Staples
- Dick's Sporting Goods
- Nordstrom Rack
- Saks Fifth Ave
- Five Below
- Sun & Ski Sports
- Stone Werks
- Lifetime Fitness
- Hobby Lobby
- PetSmart
- Boot Barn
- Subway
- Basset Furniture
- Zoe's Kitchen
- Mattress Firm
- Home Consignment
- Lane Bryant
- Raising Cane's
- World Market
- Target
- Total Wine
- Aqua Tots
- TJ Maxx Home Goods
- Dollar Tree
- Famous Footwear
- America's Best
- Spectrum
- Carter's
- Torrid
- Michael's Art
- JC Penney
- Kirkland's
- Old Navy
- Burlington
- DSW Shoes

The RIM Retailers



Site Aerial

# Availability & Rates

<b>RSF Available</b>	Suite 106 - 261 SF Suite 113 - 3,323 SF Suite 209 - 534 SF
<b>Rate</b>	Call Broker for Pricing
<b>First Month's Rental</b>	Due upon execution of lease document by Tenant
<b>Term</b>	Three (3) years to ten (10) years
<b>Deposit</b>	Equal to one (1) month's Base Rental
<b>Financial Information</b>	Required prior to submission of lease document by Landlord
<b>Disclosure</b>	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and one (1) copy should be returned to Landlord's leasing representative

Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord. This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

# Lease Contacts



**Andrew J. Lyles**  
Executive Vice President  
210 524 1309

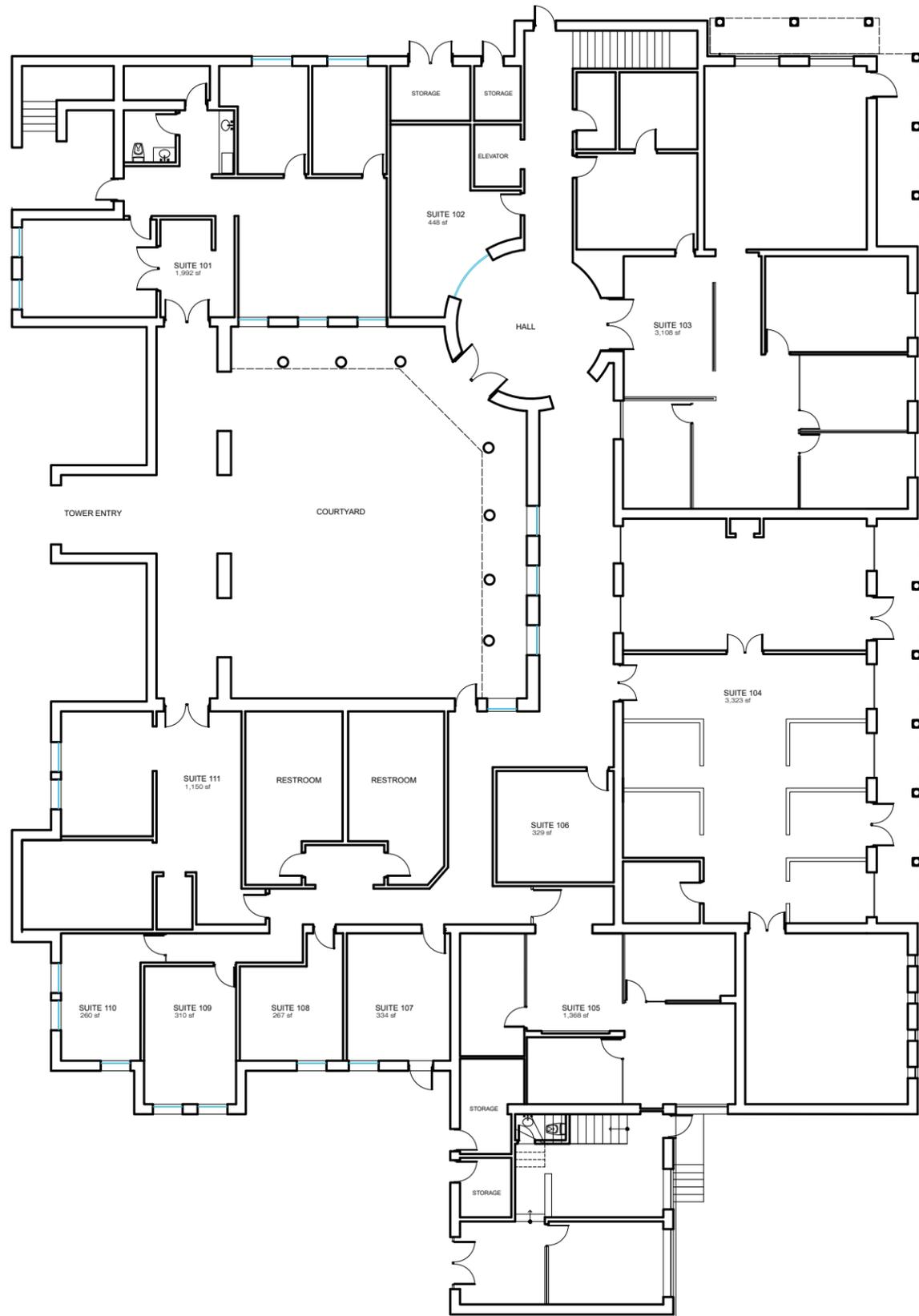
[Andrew.Lyles@reocsanantonio.com](mailto:Andrew.Lyles@reocsanantonio.com)  
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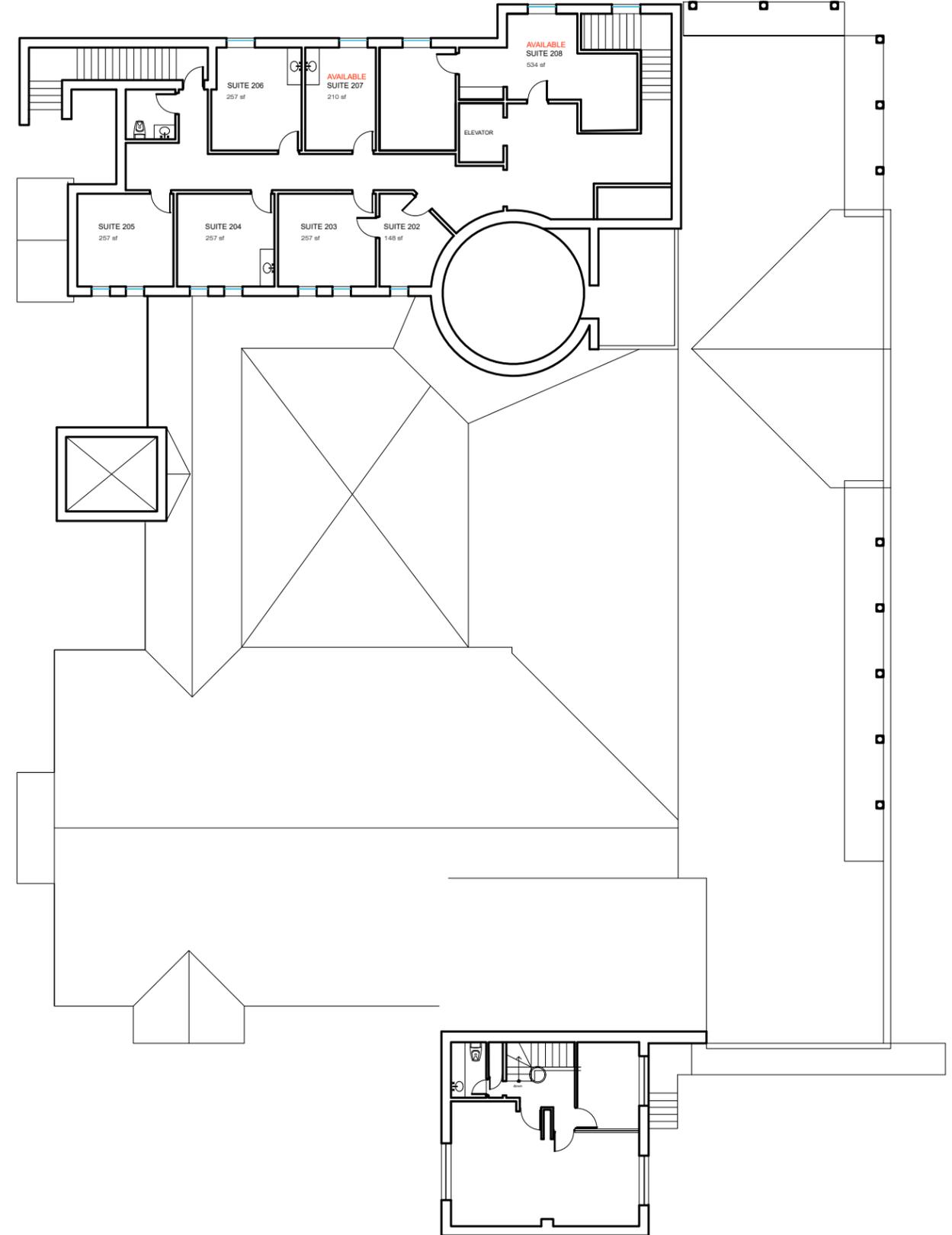
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# Floor Plan - Level 1



# Floor Plan - Level 2





# San Antonio Market Overview

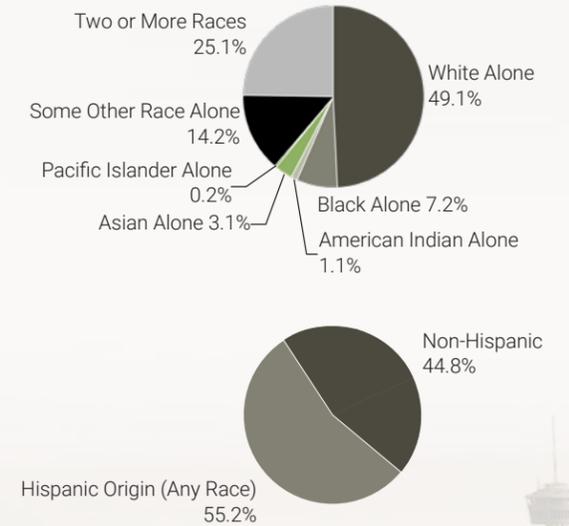
## Largest U.S. Cities

- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 **San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

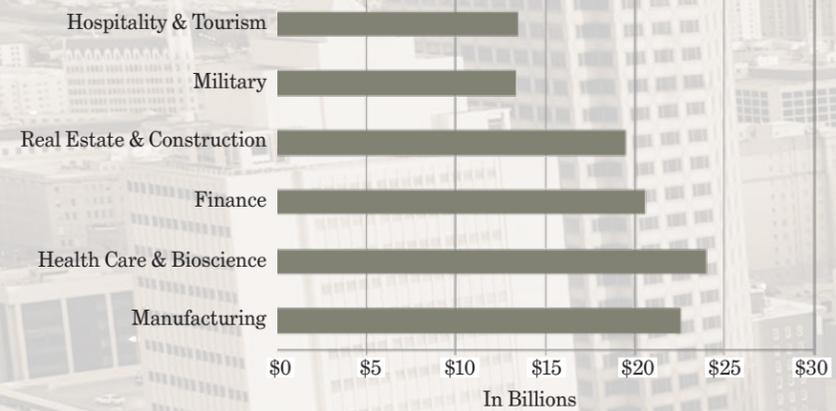


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

## Ethnicity 2024 Forecast



## Major Industries



## Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

## San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households	Avg. Household Income	Median Household Income	Per Capita Income
2010 Census	2,142,508	34.1	763,022	-	-	-
2020 Census	2,558,143	36.0	925,609	-	-	-
2024 Estimate	2,733,998	36.7	996,691	\$102,854	\$75,580	\$36,100
2029 Projection	2,931,790	37.8	1,080,836	\$118,460	\$84,692	\$41,175

Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2024 & 2029; Fortune



# 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.

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Buyer/Tenant/Seller/Landlord Initials

Date



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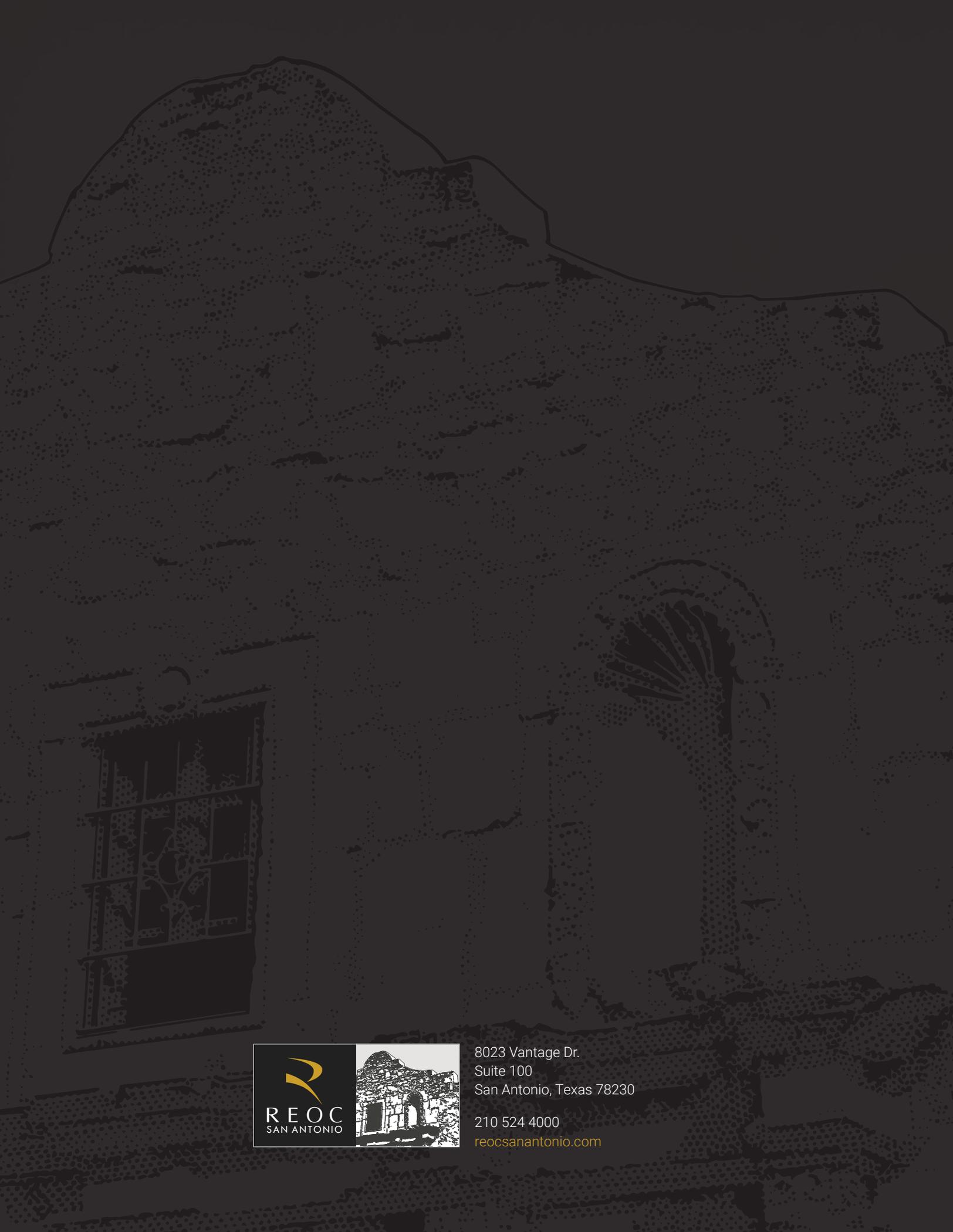
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Buyer/Tenant/Seller/Landlord Initials

Date



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