

**For Lease**

# The Shops at Lincoln Heights

NEC of Jones Maltzberger and Basse Road  
San Antonio, TX 78209

*Specialty Retail & Restaurant  
Shopping Center*



**CBRE**

# Property Highlights

## Overview

Located in an established high-income area, **The Shops at Lincoln Heights** is a vibrant grocery-anchored center that offers a unique and upscale shopping experience. Situated within easy reach of the affluent neighborhoods of Alamo Heights, Terrell Hills, Olmos Park, and Monte Vista, this shopping center is a hub of activity and a go-to destination for residents seeking a convenient and enjoyable retail experience.



*252,359 SF of  
Specialty Retail &  
Restaurant space*



*Close Proximity to US  
281 N, the City's Primary  
North/South Corridor*



*1,094 – 3,209 SF  
Available*



*3 minutes away from the  
Alamo Quarry Market  
and Alamo Quarry  
Crossing*



*In addition to its excellent dining  
options, The Shops at Lincoln Heights  
is home to some of San Antonio's finest  
local retailers*



Fashion



Home Furnishings



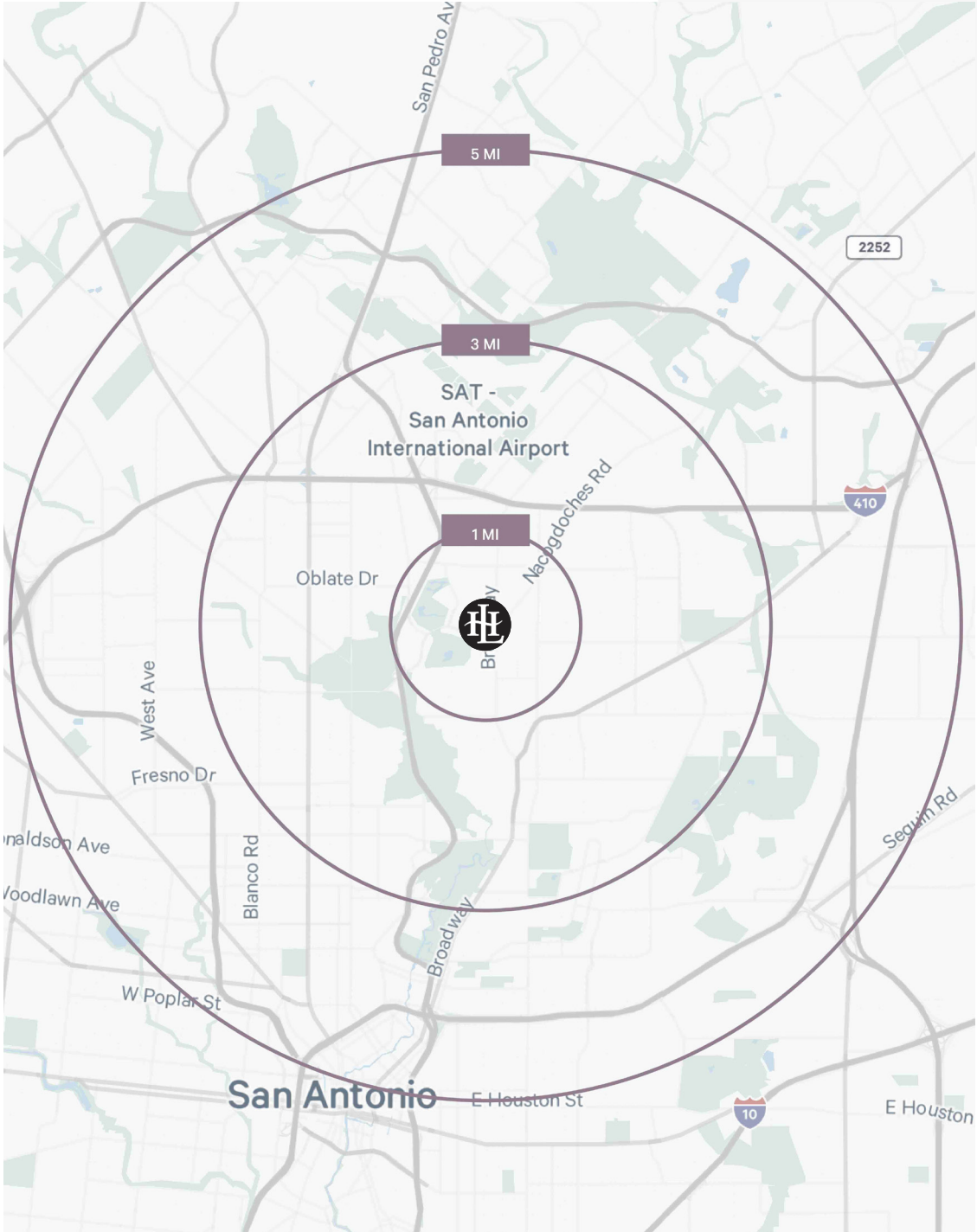
Wellness & Beauty





# Merchandising Vision

# Area Demographics

	1 MILE	3MILES	5 MILES
POPULATION			
2025 Population	13,224	93,577	261,506
2025 Daytime Population	23,654	160,877	407,109
HOUSEHOLD INCOME			
2025 Average HH Income	\$147,220	\$117,588	\$90,306
2029 Average HH Income	\$163,476	\$131,585	\$102,580
HOUSEHOLDS			
2025 Households	6,312	39,381	109,476
PLACE OF WORK			
2025 Businesses	1,131	8,337	18,739
2025 Employees	13,333	88,519	215,716
AGE			
2025 Median Age	42.5	39.1	37.3



 Average Household Income  
 Broadway

### THE SHOPS AT LINCOLN HEIGHTS



### UPTOWN ALMO HEIGHTS



### DOWNTOWN



### QUARRY MARKET



### TERRELL HILLS

🏠 \$211,270

FORT SAM HOUSTON  
JOINT MILITARY BASE

### MAHNCKE PARK

🏠 \$72,075

University of  
Incarnate word

Trinity University

### ALAMO HEIGHTS

🏠 214,158

### THE QUARRY

🏠 \$113,890

### OLMOS PARK

🏠 \$239,628

### MONTE VISTA

🏠 \$121,098

### TOBIN HILL

🏠 \$115,222

### DOWNTOWN

🏠 \$83,464

### SOUTHTOWN ARTS DISTRICT

🏠 \$83,464

### QUARRY VILLAGE




### PEARL DISTRICT





### SOUTHTOWN







 Drive time to Lincoln Heights


**THE RIM**  
 30 MINUTES


**THE SHOPS AT LA CANTERA**  
 30 MINUTES

**THE VINEYARD**  
 20 MINUTES

**VILLAGE AT STONE OAK**  
 20 MINUTES


**SAN ANTONIO INTERNATIONAL AIRPORT**  
 10 MINUTES

**NORTH STAR MALL**  
 10 MINUTES

**ALAMO QUARRY MARKET**  
 3 MINUTES



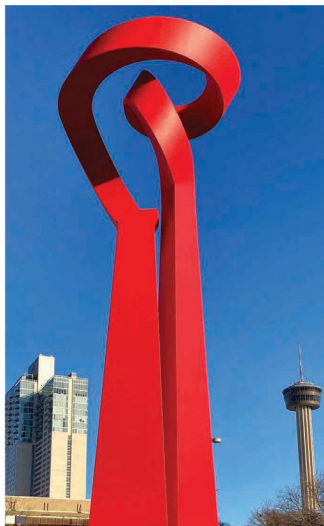
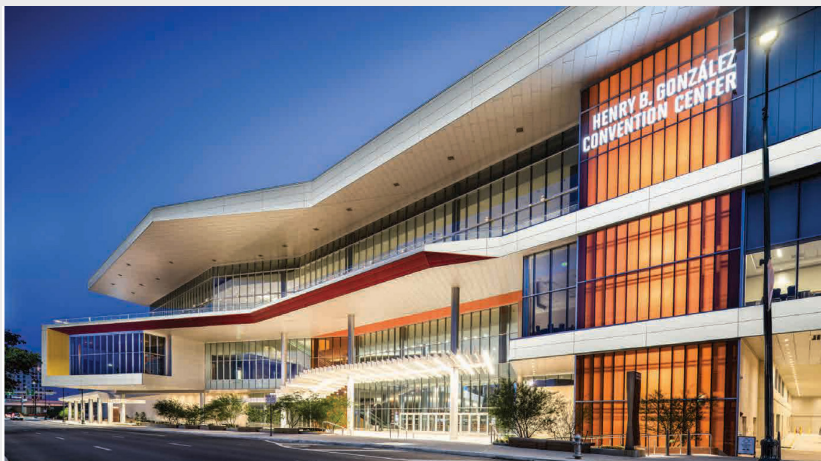
**PEARL DISTRICT**  
 15 MINUTES

**DOWNTOWN SAN ANTONIO**  
 18 MINUTES





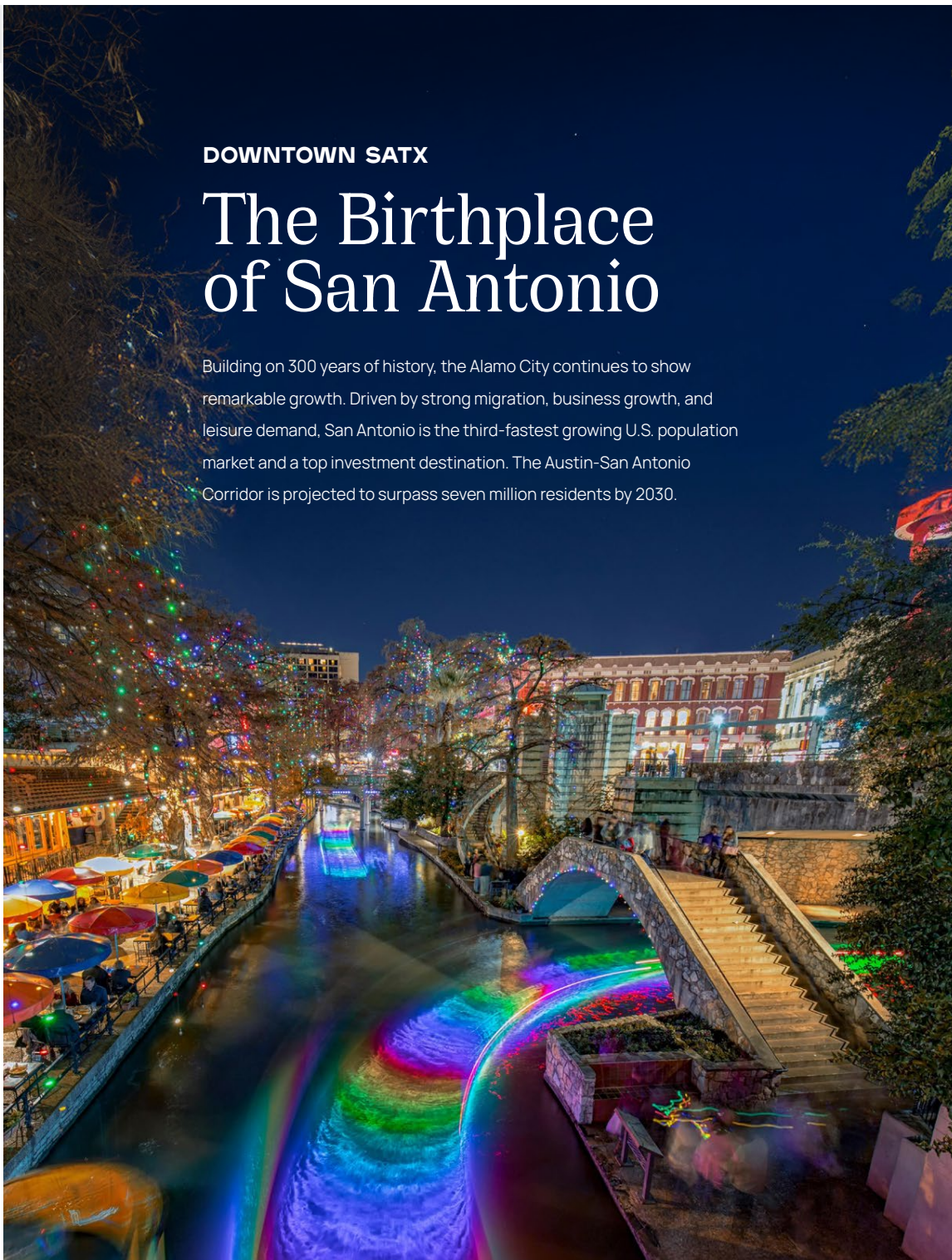
THE SHOPS AT LINCOLN HEIGHTS IS A PROMINENT LOCATION IN SAN ANTONIO



## DOWNTOWN SATX

# The Birthplace of San Antonio

Building on 300 years of history, the Alamo City continues to show remarkable growth. Driven by strong migration, business growth, and leisure demand, San Antonio is the third-fastest growing U.S. population market and a top investment destination. The Austin-San Antonio Corridor is projected to surpass seven million residents by 2030.





## PARKS & RECREATION

**300+**  
average sunny days per year

**16,000**  
acres of parkland

**Over 140**  
miles of trails in city parks and over 80  
miles of hike and bike trails in Howard  
W. Peak Trail System

First city in Texas to receive United  
Nations/Arbor Day Foundation's  
**"Tree City of the World"**  
designation

San Antonio Zoo **"Best Zoo in  
Texas"** according to 2024 Texas  
Travel Awards

San Antonio River 15-mile linear  
park recipient of coveted **Thiess  
International Riverprize**

Source: San Antonio Parks and Recreation, Visit San  
Antonio



## SPORTS SCENE

**San Antonio Spurs**  
Five-time NBA Champions

**San Antonio FC**

**San Antonio Missions**

**Valero Texas Open**  
Held annually since 1922

**UTSA Roadrunners**  
Division I

**Incarnate Word Cardinals**  
Division I

Source: Visit San Antonio



## FOOD AND DRINK

Home to the Culinary Institute of America  
**One of only three in the U.S.**

San Antonio is one of only two cities  
in the nation to receive the  
**Creative City of Gastronomy**  
UNESCO designation

**Best Under-the-Radar food  
destination in the U.S.**

Home to 7  
**James Beard Award**  
semifinalist nominees 2025

Source: Visit San Antonio



## EDUCATION

**178,000**  
students enrolled in  
higher-education programs

**30+**  
higher-education facilities  
in San Antonio

**10**  
four-year universities

**6**  
community colleges

**+6%**  
increase in educational attainment in  
the last four years



## ART & CULTURE

**70+**  
museums, galleries and historical  
centers in San Antonio

**20+**  
music venues

San Antonio Missions National Historic  
Park designated the only **UNESCO  
World Heritage site** in Texas

### World-Famous Attractions

The Alamo  
Pearl Brewery  
San Antonio Riverwalk  
Missions National Historic Park  
Six Flags Fiesta Texas  
Sea World  
Texas Hill Country



## CONVENTIONS & EVENTS

**741,798 SF**  
of convention center space

**45,000+**  
citywide hotel rooms

**15,000+**  
downtown hotel rooms

### Fiesta San Antonio

\$340 million economic impact in 2019  
2.5 million annual attendees  
75,000 volunteers  
\$188 million in sales generated  
from non-local visitors









# *For All Leasing Inquiries Please Contact:*

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**CBRE**

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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.

## 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