

For Lease

The Shops at Lincoln Heights

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

*Specialty Retail & Restaurant
Shopping Center*



CBRE

Property Highlights

Overview

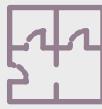
Located in an established high-income area, **The Shops at Lincoln Heights** is a vibrant grocery-anchored center that offers a unique and upscale shopping experience. Situated within easy reach of the affluent neighborhoods of Alamo Heights, Terrell Hills, Olmos Park, and Monte Vista, this shopping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



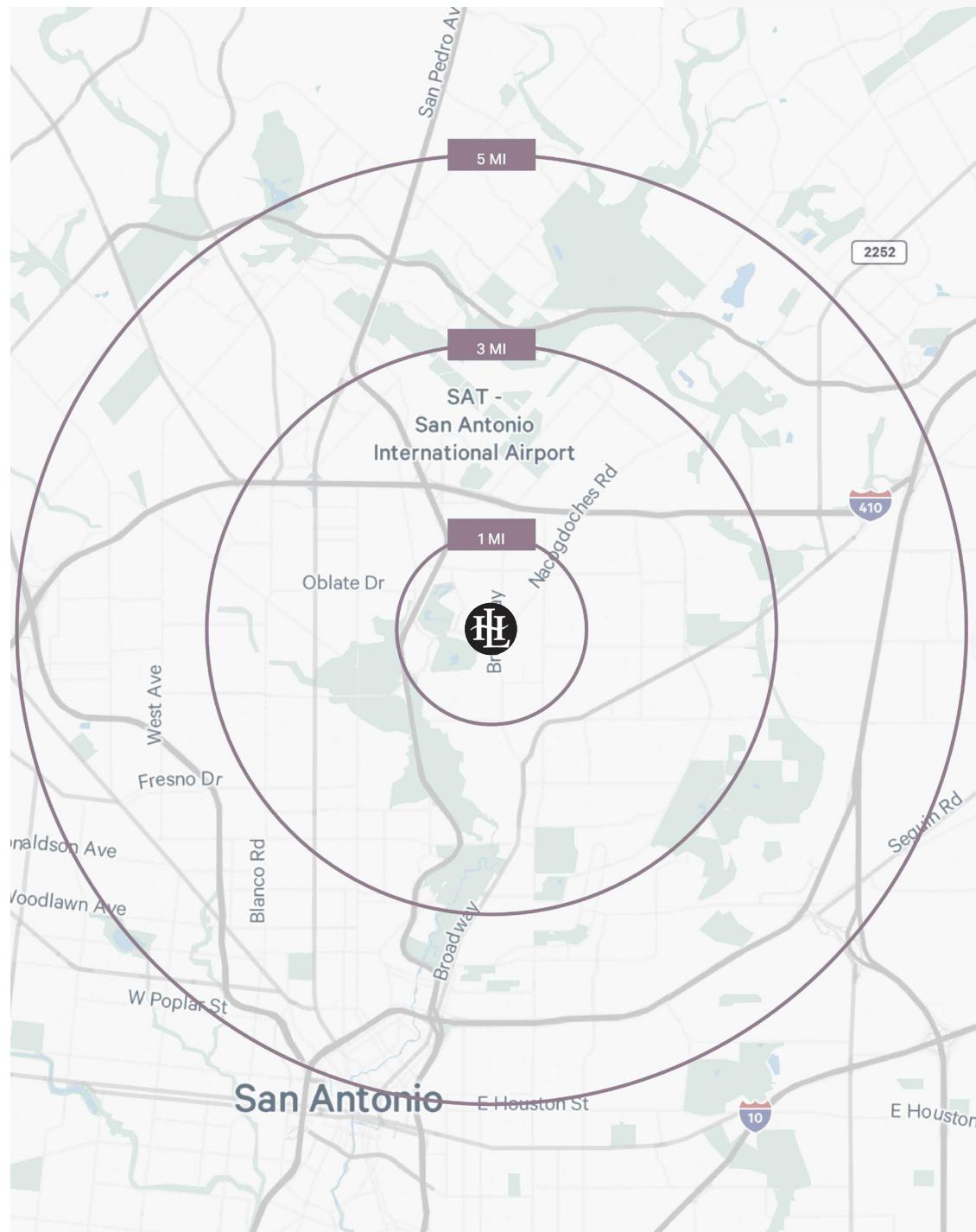
Wellness & Beauty

Merchandising Vision



Area Demographics

	1 MILE	3 MILES	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







Drive time to Lincoln Heights

THE RIM
 30 MINUTES

THE SHOPS AT
LA CANTERA
 30 MINUTES

THE VINEYARD
 20 MINUTES

SAN ANTONIO
INTRNLATIONAL 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



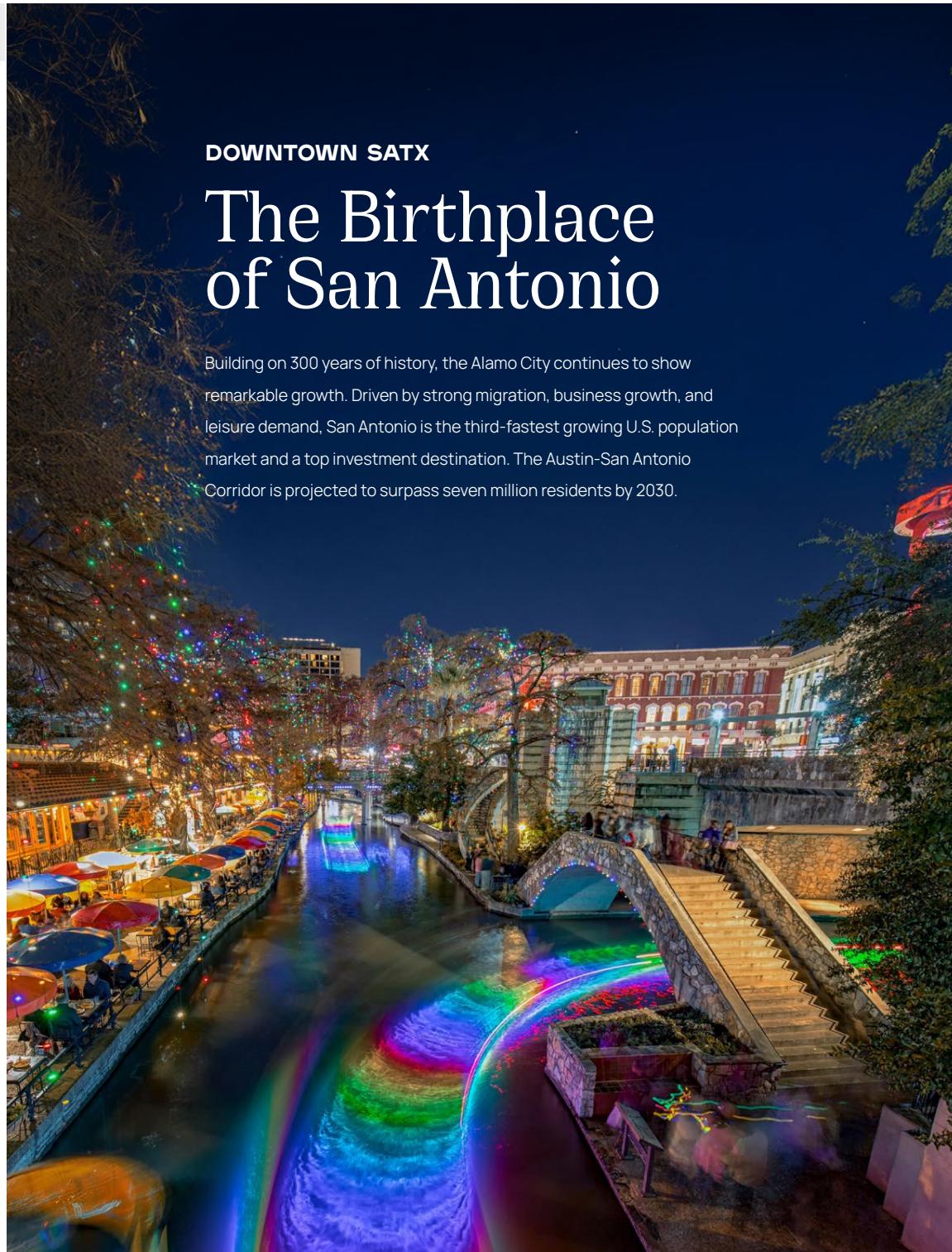
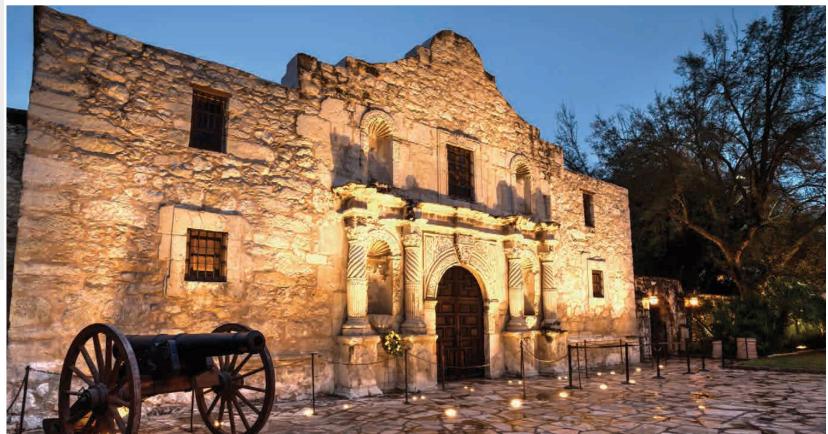
VILLAGE AT STONE OAK
 20 MINUTES



UNIT	TENANT	SF
100 & 103	Institute for Women's Health	5,415
105	IVX Health	1,959
107	Results Physiotherapy	2,500
112	Honeybaked Ham Company	2,030
116	Alamo Heights Pediatric Dentistry	3,352
118	Certified Allergy & Asthma	2,008
120	PENDING	2,340
122	Gold Tender	1,160
125	Cava Mezze Grill, LLC	3,265
127	San Antonio Eye Center	3,188
128	Dietz McLean Optical	3,473
129	AVAILABLE	2,477
130	Stonewerks Big Rock Grille	7,500
150	H-E-B Grocery SA #3	125,081
151	HOTWORX	1,428
152	CC Fashions dba Alterations To Go	1,319
153	Mathnasium	1,352
154	Palm Beach Tan	3,048
155	Twin Liquors Fine Wine Store #56	5,867
157	SBS Sports dba St. Bernard	14,000
159	AVAILABLE	1,094
160	AVAILABLE	2,663
161	Warby Parker	1,450
162	Pottery Barn Kids	8,012
163	AVAILABLE	3,209
165	Massage Heights	3,924
176	Waxing The City	1,941
177	Menchie's Frozen Yogurt	1,468
178	Creative Subs, LLC	1,469
180	UPS Store	1,269
181	AVAILABLE	2,203
182	Blo Blow Dry Bar	1,139
183	Torchy's Tacos	4,362
184	Urban Olive, LLC	1,869
185	Amazing Lash Studios	1,430
186	Sushi Zushi	4,751
192	Panera Bread	4,494



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



Our Quality of Life



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



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:

Don Thomas

First Vice President

210 841 3202

don.thomas@cbre.com

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.

CBRE, Inc.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

Jeremy McGown

Designated Broker of Firm

John Moake

Licensed Supervisor of Sales Agent/Associate

Donald Ray Thomas II

Sales Agent/Associate's Name

299995

License No.

620535

License No.

540146

License No.

394387

License No.

texaslicensing@cbre.com

Email

jeremy.mcgowan@cbre.com

Email

john.moake@cbre.com

Email

don.thomas@cbre.com

Email

+1 210 225 1000

Phone

+1 214 979 6100

Phone

+1 210 225 1000

Phone

+1 210 240 3869

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

CBRE