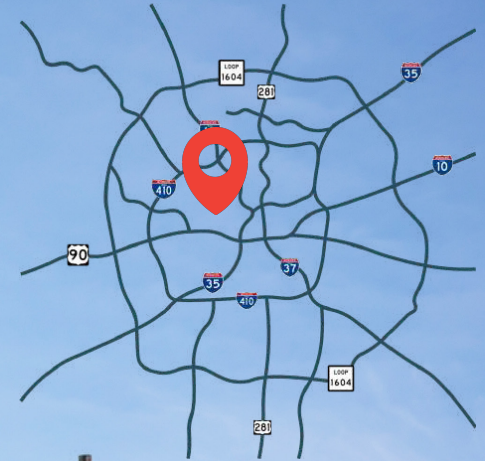


FOR LEASE

Anchored by HEB, this center offers over 260,000 sf of retail space. Located at the hard corner of Castroville Rd and General McMullen Dr., just west of downtown San Antonio. This highly dense, strong Hispanic populated area offers high traffic counts and strong demographics.



Las Palmas Shopping Center

803 Castroville Rd | San Antonio, TX | 78237

Vicki Adelstein

Senior Vice President

210 904 1085

vicki.adelstein@partnersrealestate.com

Bill Coats, CCIM

Senior Vice President

210 384 2352

bill.coats@partnersrealestate.com

partners

PROPERTY HIGHLIGHTS

- 1 **HEB Anchored center -**
HEB is undergoing \$15.6 million renovation in 2025-2026.
- 2 **Traffic counts at this intersection are over 44,000 VPD.**
- 3 **Just 2 miles to Port San Antonio, Tech Port, JBSA-Kelly, and Lackland Air Force Base.**

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	18,196	128,489	312,751
Households	5,905	43,034	116,115
Average HH Income	\$57,303	\$55,689	\$66,191
Median Age	36.0	35.6	36.7

DESIRED USES

- Medical
- General Retail
- Government Services
- Retail Office

Las Palmas Shopping Center

“

HEB is putting over \$15 million into planned renovations, which shows the strength of this area. Super dense population makes for a high traffic center.

V. Adelstein

”



Las Palmas Shopping Center



Click or scan the QR codes above to view a video walk-through of each available suite.

AVAILABLE SPACE

Suite Number	SF	Condition
Suite 105	1,000-5,800	White Box (Plans to Split - See attached proposed layout)
Suite 131	1,960	Former Medical
Suite 148	2,500	Former Dentist
Suite 218	1,350	Former Retail
Suite 230	2,250	Former Retail
Suite 234	2,200	Former Retail
Suite 408	4,600	Former Bank Office
Suite 409	3,750	Former Retail with Open Space
Suite 412	6,050	Former Dental Medical
Suite 416B	3,550	Former Family Healthcare
Pad Site	.25 - 1 Acre	Ground Lease



PROPERTY SUMMARY

Available SF:	1,000-12,350 SF
Property Size:	21.83 Acres
Building Size:	256,669 SF
Rental Rate:	Contact Broker
Parking:	1574 Spaces
Zoning:	C-3R Limited





Las Palmas Shopping Center



Las Palmas Shopping Center

PORT SAN ANTONIO

One of the Largest Industrial Sites in South Texas
1,900+ AC Tech Port Campus
Home to 80+ Aerospace, Cybersecurity & Logistics Companies



LACKLAND AIRFORCE BASE



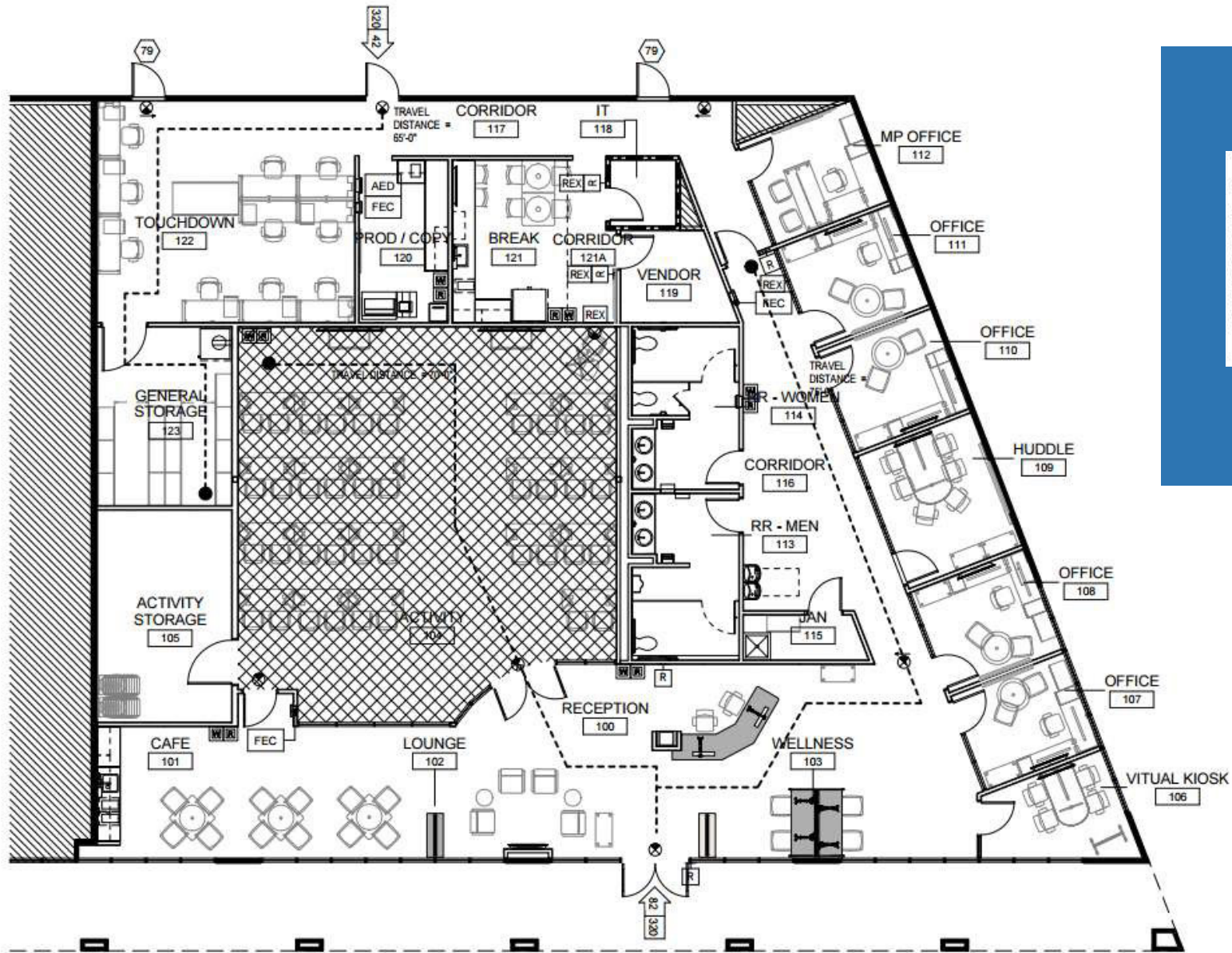
PART OF SAN ANTONIO'S JOINT BASE:
67,350 Direct Employees Including
32,300 Active-Duty Personnel
\$55 Mil Direct Economic Impact



Las Palmas Shopping Center

partners

SUITE 105 5,800 SF

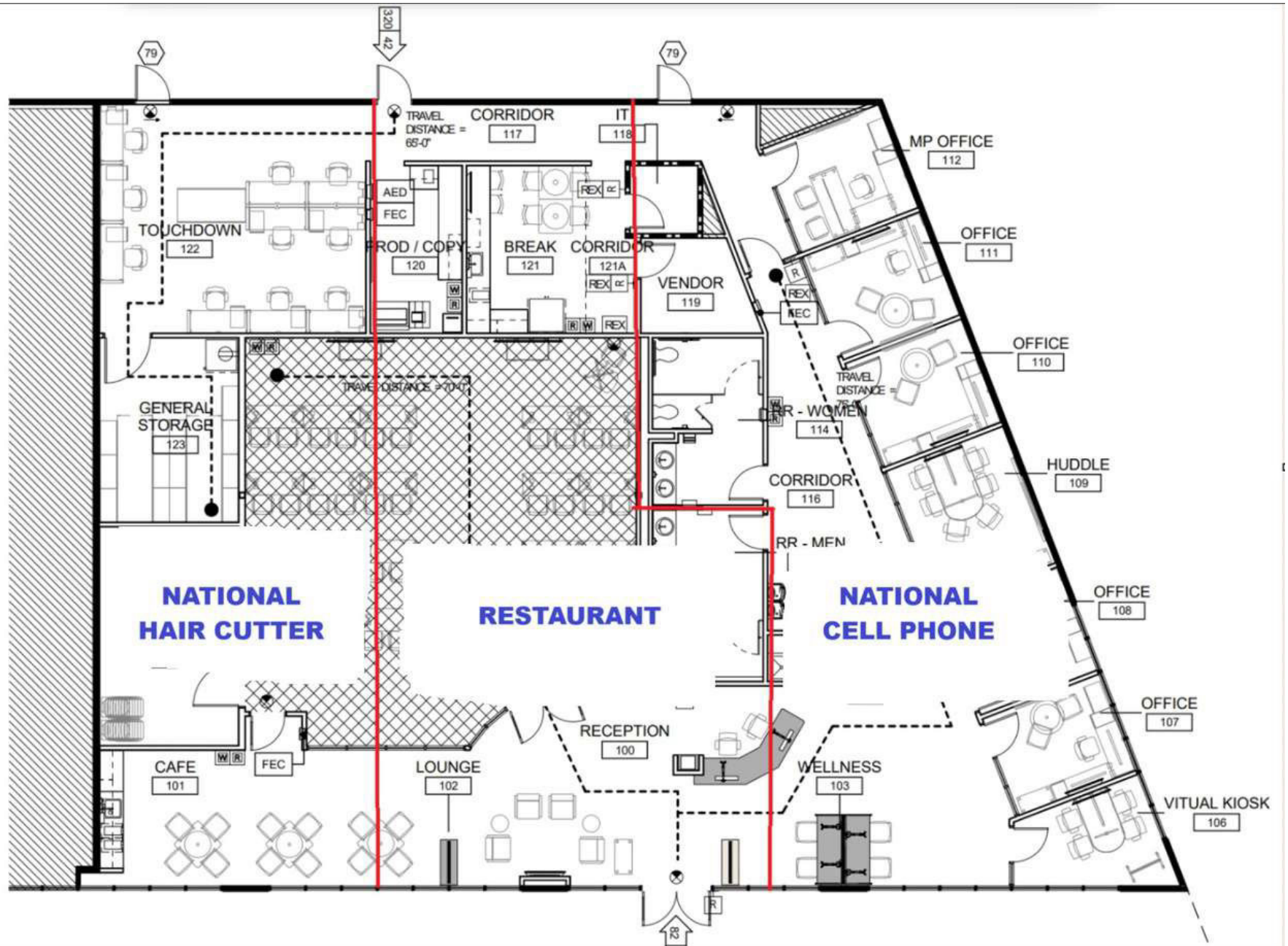


CLICK OR SCAN
SUITE 105

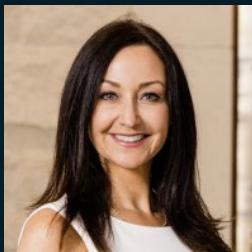


TO VIEW VIDEO
WALK-THRU

Proposed Suite 105 SPLIT Plan | Suite Sizes are Approximate



For More Information, Please Contact



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Senior Vice President

210 209 1085

vicki.adelstein@partnersrealestate.com



Bill Coats, CCIM

Senior Vice President

210 384 2352

bill.coats@partnersrealestate.com

San Antonio

112 E. Pecan, Suite 1515

San Antonio, TX 78205

210 446 3655

PARTNERSREALESTATE.COM

partners



Information About Brokerage Services



2-10-2025

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.

PCR Brokerage San Antonio, LLC dba Partners	9003952	licensing@partnersrealestate.com	713 629 0500
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713 985 4626
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate Bill Coats	License No. 710200	Email bill.coats@partnersrealestate.com	Phone 210 446 3655
Vicki Adelstein	License No. 540915	Email vicki.adelstein@partnersrealestate.com	Phone 210 446 3655
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>

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