

RETAIL OPPORTUNITIES FOR LEASE

PORT SAN ANTONIO

BILLY MITCHELL BLVD & GENERAL HUDNELL DR
SAN ANTONIO, TX 78226



PORT SAN ANTONIO

CBRE

PROPERTY OVERVIEW

THE TECH PORT CAMPUS

Situated on 1,900 acres, The Tech Port campus is far and away the region's largest technology hub. It is also one of the nation's most dynamic and rapidly growing innovation communities.

Today, more than 80 tenants, including Boeing, Standard Aero, the Accenture and more, and 19,000 employees work on the Tech Port campus, where they connect with life-changing opportunities in their careers, educational pathways and as entrepreneurs.

Port San Antonio's vision is to continue to connect the world's largest government and commercial employers to facilitate the delivery of innovative solutions that are used around the world.

Tech Port is a place leading the advancement of state-of-the-art innovations across numerous sectors, including:

- Aerospace
- Cybersecurity
- National Defense
- Critical Infrastructure
- Robotics
- Space Exploration
- Advanced Manufacturing
- Specialized Technical Training
- Research and Development
- K-12 STEM/STEAM Education
- E-gaming



300,000 RSF

11-story
office

Class A

World-class
amenities

27,000 SF

World-class
amenities

2.5 Acre

Outdoor
community plaza

CAMPUS MAP

PORT SAN ANTONIO



Up to 99 acres for new aerospace/advanced manufacturing development

Planned AF Cyber campus

150 acres for new advanced manufacturing development

Shown are select Port customers. For a full directory, go to portsanantonio.us

PORT SAN ANTONIO

CAMPUS STATS

AVERAGE SALARY

\$111,000 AVERAGE SALARY

EMPLOYEES

19,000 EMPLOYEES ON CAMPUS

OCCUPANCY

96% COMMERCIAL OCCUPANCY

ECONOMIC CONTRIBUTION

\$20 BILLION ANNUAL ECONOMIC IMPACT

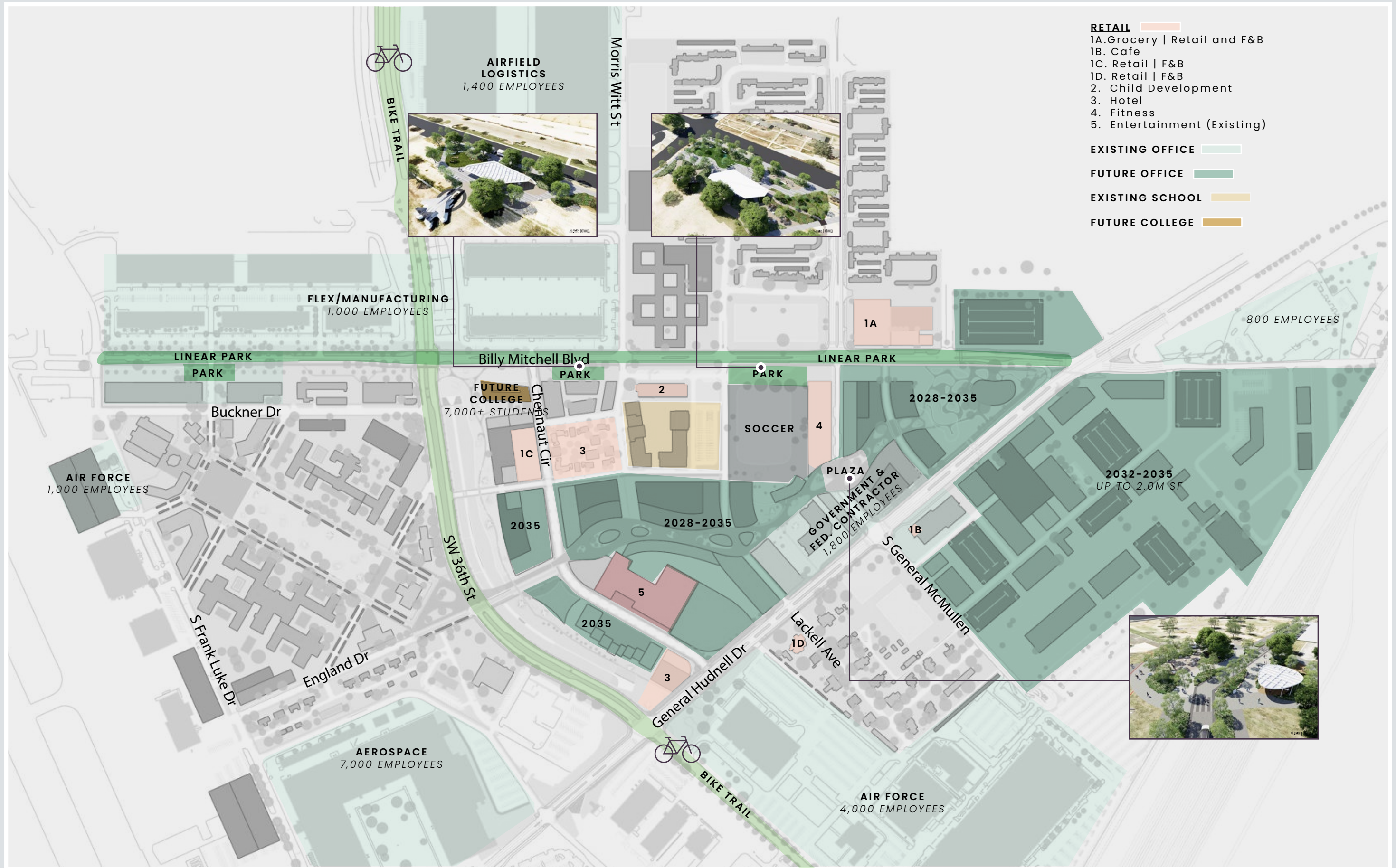
SITE PLAN

EXISTING & FUTURE



- RETAIL**
- 1A. Grocery | Retail and F&B
 - 1B. Cafe
 - 1C. Retail | F&B
 - 1D. Retail | F&B
 - 2. Child Development
 - 3. Hotel
 - 4. Fitness
 - 5. Entertainment (Existing)
- EXISTING OFFICE**
- FUTURE OFFICE**
- EXISTING SCHOOL**
- FUTURE COLLEGE**
- SOCCER**

PARKS & PUBLIC SPACE AMENITIES MAP



- RETAIL**
- 1A. Grocery | Retail and F&B
 - 1B. Cafe
 - 1C. Retail | F&B
 - 1D. Retail | F&B
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THE DEFENSE INDUSTRIAL RESEARCH CAMPUS OF THE FUTURE

GROCERY & RETAIL CENTER



A modern retail space where DoD personnel and community members will connect through everyday activities and services:

- Financial center with innovative “café” banking
- Neighborhood grocery store
- Full-service pharmacy
- Diverse food and beverage options
- Combined civilian and DoD retail access will enhance convenience and eliminate the need for a separate government-operated commissary.
- Providing high-value food and pharmacy access drives positive health outcomes and removes barriers to economic and educational success, while creating an amenity for those working, living, or serving on or around the campus.

A collection of dining destinations that will create gathering spaces where those working or visiting the campus can relax, share meals, and build relationships.

- Full-service restaurants and coffee shops along a pedestrian-friendly corridor will link the central plaza on McMullen to the entertainment complex anchored by the Boeing Center at Tech Port, creating opportunities for interaction and relaxation.
- The initial dining development will feature a full-service restaurant complementing the Boeing Center at Tech Port’s existing food hall and planned campus café, establishing the foundation for a connected dining community.

FOOD & BEVERAGE AMENITIES



THE DEFENSE INDUSTRIAL RESEARCH CAMPUS OF THE FUTURE

CHILD DEVELOPMENT CENTER



The Child Development Center will unite military families with the broader community, creating an early education hub that bridges military and civilian life through learning experiences.

- A 90,000-square-foot center will serve 900 children and families of DoD personnel, commercial partners, and the community at large, uniquely fostering connections beyond the classroom.
- University partnerships and specialized programs will create connections between early childhood development, higher education and the Port's rapidly growing K-12 educational ecosystem.
- Families will build lasting relationships across defense industry and community sectors, strengthening the collaborative ecosystem and ties between military and civilian populations.
- Early exposure to the campus ecosystem will create pathways to future educational and career opportunities, expanding a talented recruitable future workforce and creating generational economic opportunities.

HOTEL

The centerpiece of Port San Antonio's hospitality complex will create a welcoming area where military personnel, industry partners, and visitors converge in the heart of the campus.

- A large hotel from a major brand.
- Walking paths will link guests to the campus while independently operated amenities – including a modern fitness center and diverse dining options – create opportunities for community interaction.
- The hotel will bring online flexible classroom, training, and conference spaces to serve military and commercial training needs.



THE DEFENSE INDUSTRIAL RESEARCH CAMPUS OF THE FUTURE

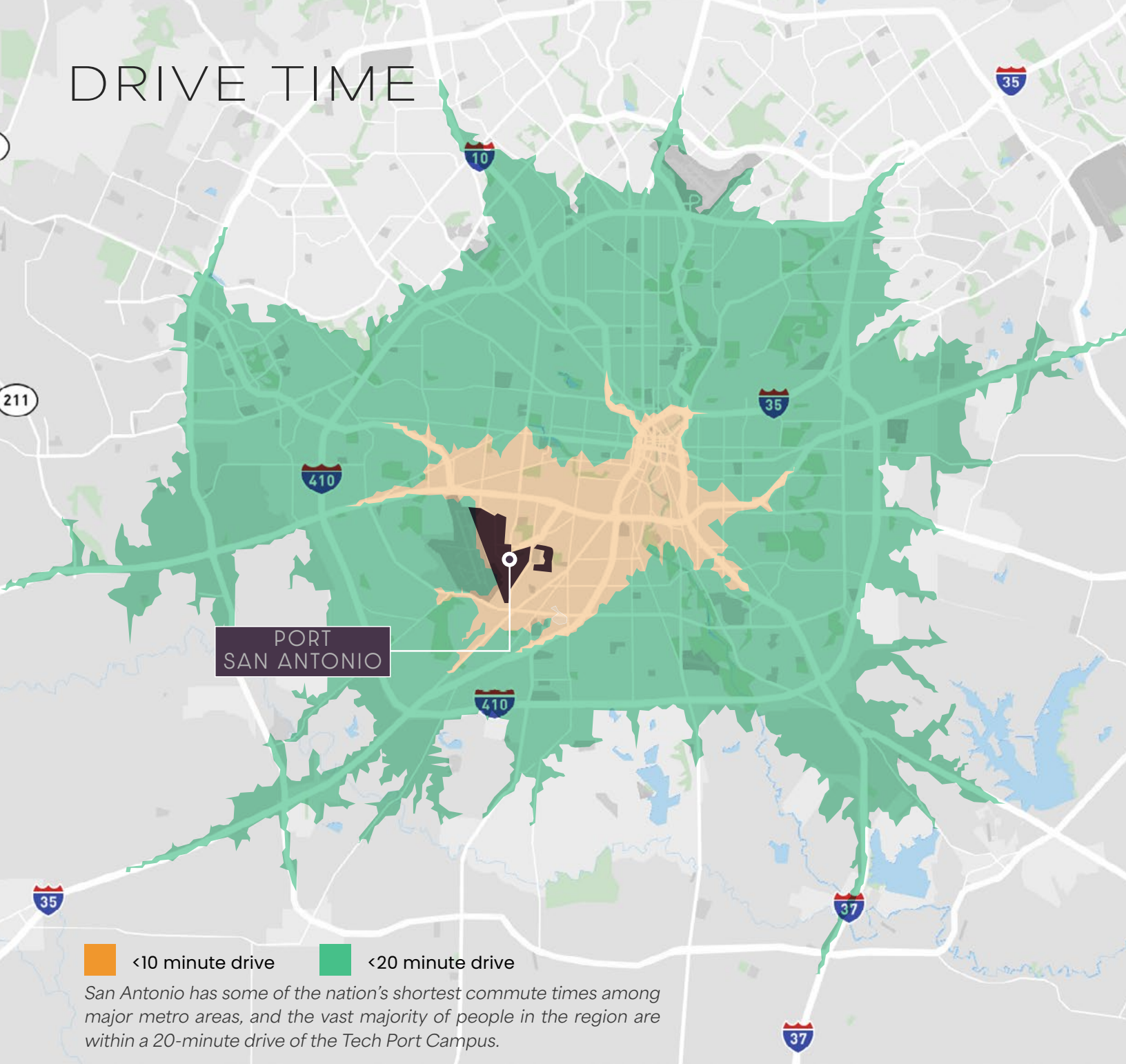
FITNESS CENTER



The fitness facility will unite military and civilian populations in a high-quality facility devoted to health and wellness, complementing the adjacent hotel complex.

- A modern fitness environment will feature a multi-lane swimming pool, indoor running track, and dynamic fitness class studios.
- The facility will create both a healthy living amenity as well as an asset that drives better economic and educational attainment in the community.

DRIVE TIME



DEMOGRAPHIC SUMMARY

2024 EMPLOYEES

10 MINS

20 MINS

55,341

405,307

POPULATION

2024 POPULATION - CURRENT YEAR ESTIMATE

136,824

966,969

2029 POPULATION - FIVE YEAR PROJECTION

133,394

995,540

2024 DAYTIME POPULATION

141,953

1,053,725



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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.

11-2-2015



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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

