

FOR LEASE

FIESTA TRAILS SHOPPING CENTER

I-10 AT DEZAVALA ROAD, SAN ANTONIO, TX 78230



PROPERTY HIGHLIGHTS

FIESTA TRAILS SHOPPING CENTER
I-10 AT DEZAVALA, SAN ANTONIO, TX 78230

• LOCATION:

Located in the metropolitan statistical area of San Antonio.

• GLA:

630,120 SF

• SPACE AVAILABLE:

- Suite 2: 1,050 SF
- Suite 6: 2,330 SF
- Suite 8: 30,416 SF
- Suite 27: 2,400 SF
- Suite 36: 2,233 SF
- Suite 39: 2,550 SF
- Suite 44: 2,000 SF

• NNN Breakdown:

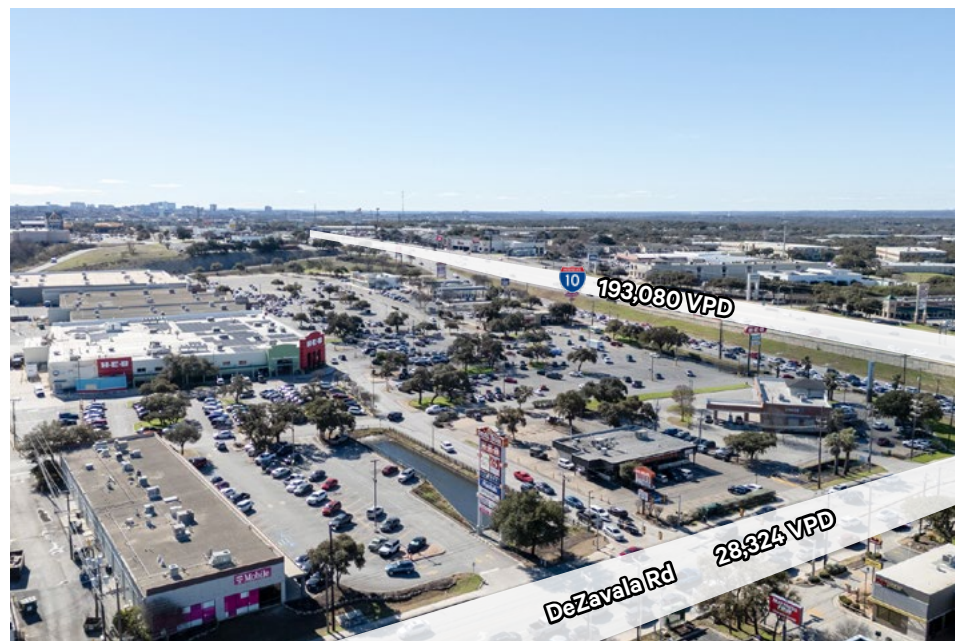
CAM	\$4.11 PSF
Insurance	\$0.57 PSF
Tax	\$4.30 PSF
TOTAL	\$8.98 PSF

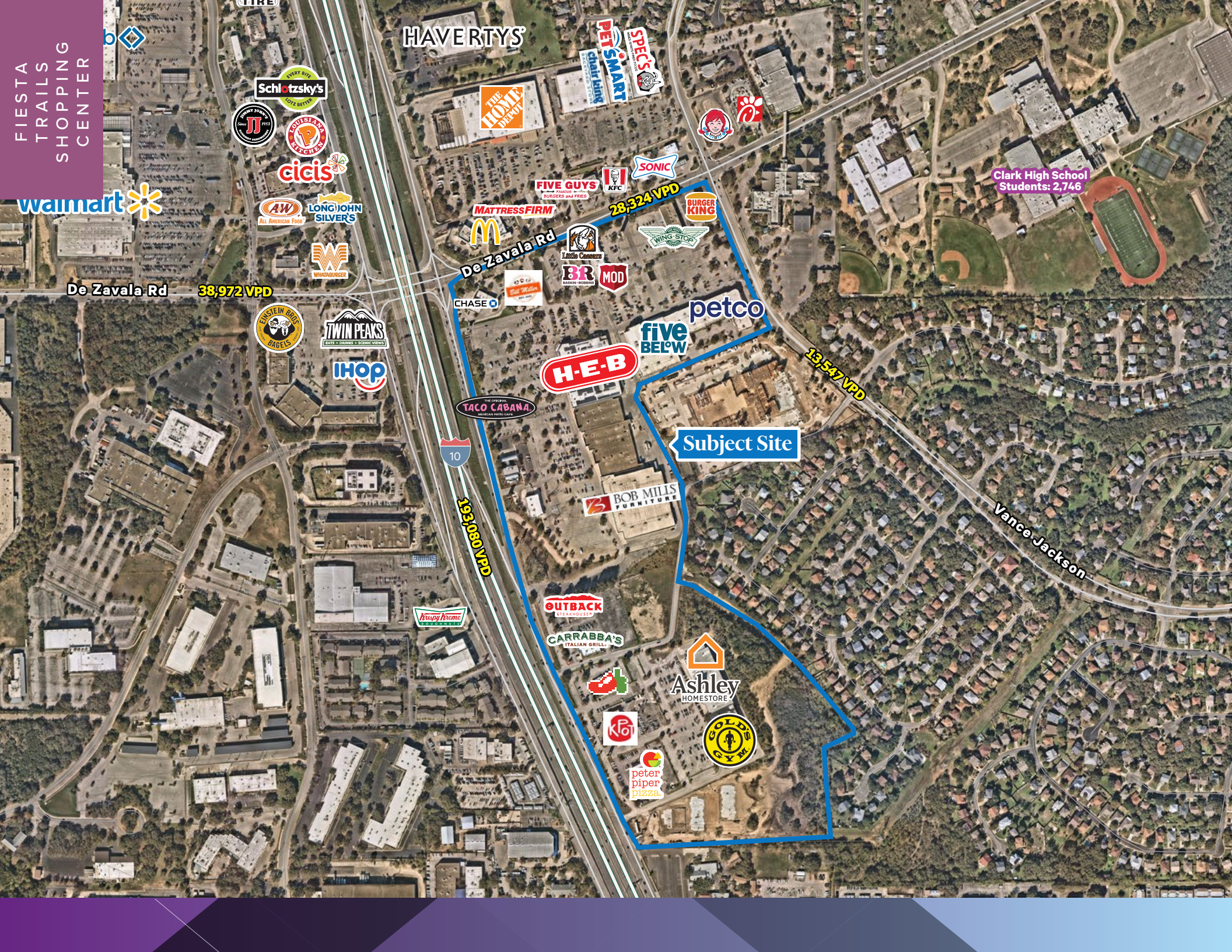
2025 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Population - Current Year Estimate	12,538	105,651	279,971
Daytime Population	24,850	126,252	346,346
Avg Household Income	\$90,754	\$98,925	\$101,380
Median Age	32.9	33.3	34.9

TRAFFIC COUNTS

	VEHICLES PER DAY
I-10	193,080 vpd
DeZavala Road	28,324 vpd





FIESTA TRAILS SHOPPING CENTER



HAVERTYS



De Zavala Rd 38,972 VPD



Clark High School Students: 2,746



Subject Site

I-10 19,308 VPD



13,547 VPD

Vance Jackson



FIESTA TRAILS SHOPPING CENTER

THE SHOPS AT LA CANTERA
Neiman Marcus ★ macy's RH
NORDSTROM H&M Apple
Dillard's BARNES & NOBLE

Six Flags
OVER TEXAS

LIVING SPACES

TOPGOLF
ANDRETTI

102,774 VPD

87,714 VPD

UTSA
The University of Texas
at San Antonio

COSTCO
WHOLESALE
ROOMS TO GO

HAVERTYS
PET SMART

Walmart

DOLLAR TREE

Walmart
sam's club

38,972 VPD

193,080 VPD

SUBJECT SITE
H-E-B
petco
five BELOW
Ashley

13,061 VPD

NATURAL GROCERS

H-E-B petco
FAMILY DOLLAR

FAMILY DOLLAR

Edith Bauer
ANN TAYLOR
ROSS
DRESS FOR LESS
REGAL
VICTORIA'S SECRET
OLD NAVY
H&M

PA-1502 E

Walmart

H-E-B

LOWE'S

Prue Rd

34,090 VPD

GOLD'S GYM

DOLLAR GENERAL

H-E-B

LAIFITNESS
DOLLAR TREE
PET SUPPLIES PLUS

3 Miles

H-E-B
BIG LOTS!

DOLLAR

DOLLAR TREE
H-E-B

N Loop 1604 W

Valero Way

UTSA Blvd

Hausman Rd W

JV Bacon Pkwy

Babcock Rd

Woodstone Dr

Loop 10

Horn Blvd

Abe Lincoln Rd

42,887 VPD

Fredericksburg Rd

Wurzbach Rd

Vance Jackson Rd

Lockhill Salma Rd

Dreamland Dr

Callaghan Rd

NW Military Hwy

Churchill Estates Blvd

W Bitters Rd

Loop 1604

Loop 1604

VPD

Hurstm

PA-1502 E

West A

FIESTA TRAILS SHOPPING CENTER
I-10 AT DEZAVALA, SAN ANTONIO, TX 78230



TENANT	SQFT
1 K-Pot Korean BBQ	6,475
2 AVAILABLE	1,050
3 Luscious Dumplings	4,025
4 Chili's	5,999
5 Hotworx	1,750
5A U.S. Government (U.S. Air Force)	1,500
6 AVAILABLE	2,330
6A Pinch a Penny	2,220
7 Bob Mills Furniture	96,000
8 AVAILABLE	30,416
9 dd's Discounts	23,500
10 & 11 Advance Auto Parts	30,000
13 Little Caesars	1,234
14 Any Lab Test Now	866
15 Baskin Robbins	1,200
16 Lash N Brow Beauty Lounge	1,380
17 Rock San's Cafe	1,320
18 Tealicious	1,100

TENANT	SQFT
19 Sally Beauty Supply	1,300
20 The Joint Chiropractic	1,200
21 Tacos El Regio	2,600
22 T-Mobile	2,800
23 Wonder	4,020
24 HearUSA	1,800
25 Fantastic Sam's	1,080
26 Acuity Eyecare Group	1,800
27 AVAILABLE	2,400
28 Enchanted Nails	1,500

TENANT	SQFT
29 MOD Pizza	2,400
30 Texan Family Clinic	2,450
31 Yolo Spa	1,750
32 A Dong Restaurant	4,410
33 Wing Stop	2,100
34 Mochinut	2,100
35 SA Seafood	1,827
36 AVAILABLE	2,233
37 Burger King	2,600
39 AVAILABLE	2,550

TENANT	SQFT
40 Kogi Korean Grill	2,270
41 My Salon Suites	8,475
42 Concentra	8,040
43 Lux Nail Bar	2,750
44 AVAILABLE	2,000
45 Petco	14,400
46 WSS Shoes	16,800
48 Five Below	13,000
49 Best Buy	37,000

FIESTA TRAILS SHOPPING CENTER

I-10 AT DEZAVALA ROAD, SAN ANTONIO, TX 78230

PLEASE CONTACT:

Michael Jersin

First Vice President

+1 210 841 3270

michael.jersin@cbre.com

Mac Brady

Associate

+1 210 253 6025

mac.brady@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



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

299995

License No.

texaslicensing@cbre.com

Email

+1 210 225 1000

Phone

Jeremy McGown

Designated Broker of Firm

620535

License No.

jeremy.mcgown@cbre.com

Email

+1 214 979 6100

Phone

John Moake

Licensed Supervisor of Sales Agent/Associate

540146

License No.

john.moake@cbre.com

Email

+1 210 225 1000

Phone

Michael Jersin

Sales Agent/Associate's Name

444018

License No.

michael.jersin@cbre.com

Email

+1 210 841 3270

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

