



PLAZA
LAS CAMPANAS



THE LOCATION THAT RESONATES
HUEBNER AT NORTH LOOP 1604 WEST
SAN ANTONIO, TEXAS



PLAZA
LAS CAMPANAS

GARAGE



Eddie V's
PRIME SEAFOOD



BUILDING A

BUILDING C

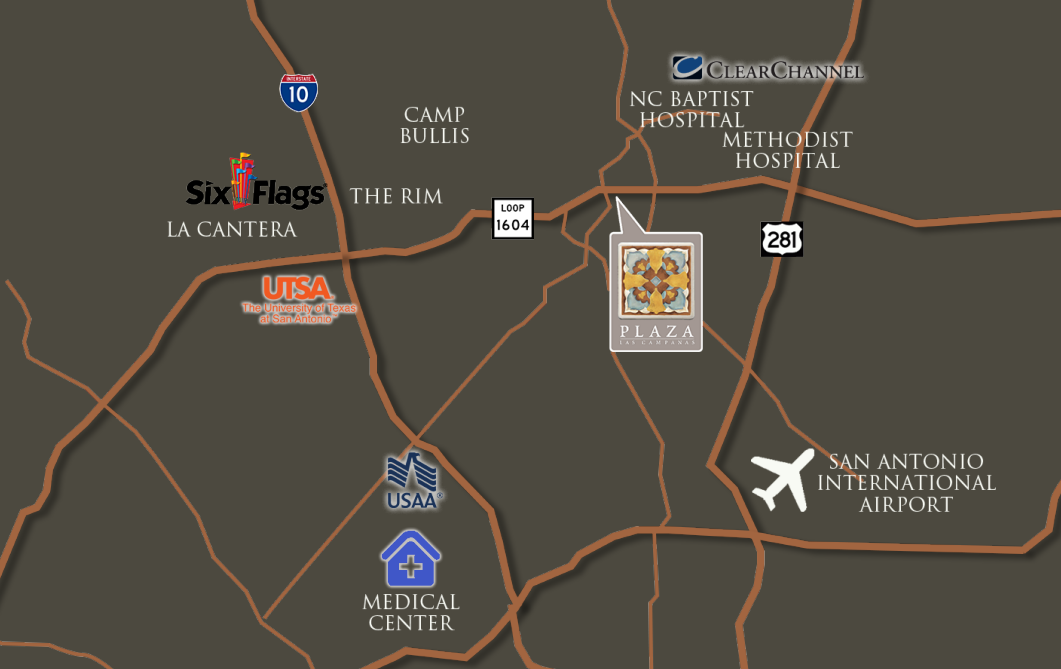
SITE D



LOOP 1604 ACCESS RD

HUEBNER RD

VEGE
PLAZA LAS CAMPANAS



PLAZA

LAS CAMPANAS

ADDRESS

1826 N LOOP 1604 W, SAN ANTONIO, TX 78248

TOTAL AVAILABLE

■ BUILDING A	22,405 SF
■ BUILDING C (1ST FLOOR)	2,459 SF
■ SITE D - DEVELOPED LAND LEASE	1.309 AC

RATES (NNN)

■ BUILDING A - OFFICE	CONTACT BROKER
■ BUILDING C - RETAIL (1ST FLOOR)	CONTACT BROKER

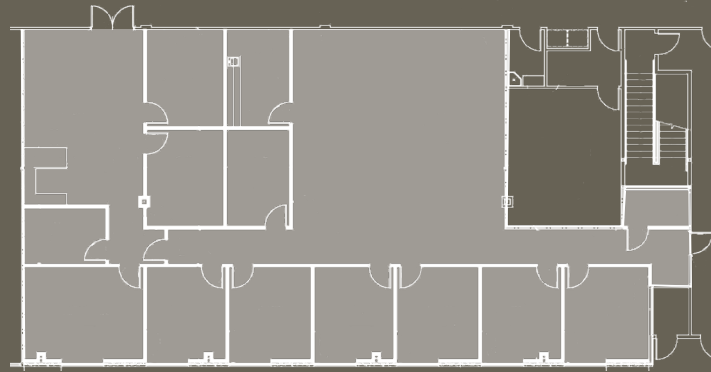
FEATURES & AMENITIES

- AMPLE SURFACE PARKING WITH A 1:300 PARKING RATIO
- ON-SITE DINING AMENITIES INCLUDE EDDIE V'S, DJ'S, BLU PRIME AND STARBUCKS
- UNIQUE TENANT MIX INCLUDING ON-SITE BANKING
- THREE LEVEL STRUCTURED PARKING GARAGE - VALET DROP-OFF
- PYLON AND PROJECT SIGNAGE AVAILABLE WITH PROMINENT VISIBILITY TO LOOP 1604 AND HUEBNER RD
- AREA SURROUNDED BY SEVERAL WELL ESTABLISHED RESIDENTIAL NEIGHBORHOODS WITH SOME OF THE STRONGEST DEMOGRAPHICS IN THE CITY
- PROXIMITY TO ADDITIONAL AMENITIES AT THE VINEYARDS, STONE OAK, LA CANTERA AND THE RIM
- LOOP 1604 & HUEBNER RD OFFER EXCEPTIONAL CIRCULATION, PROVIDING CONVENIENT ACCESS TO MEDICAL FACILITIES IN STONE OAK, THE SOUTH TEXAS MEDICAL CENTER, IH-10, AND US 281

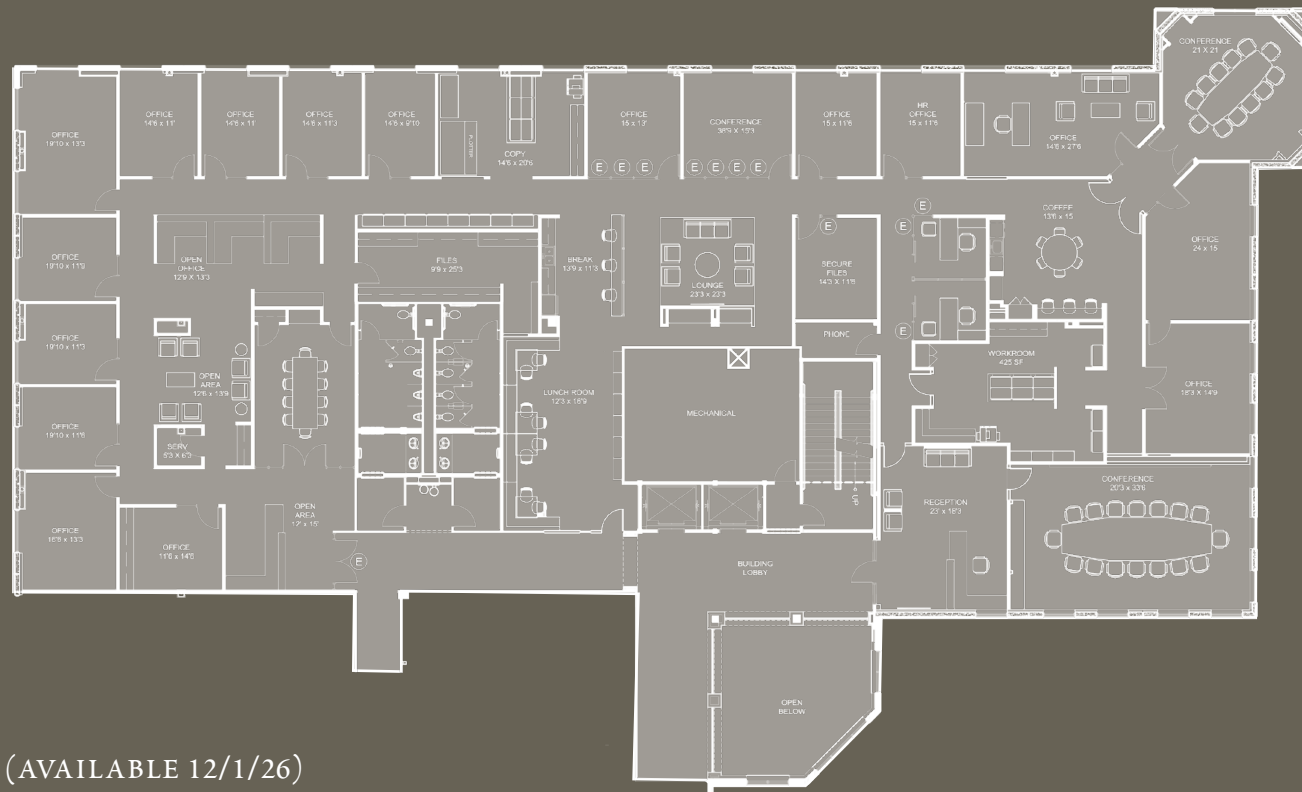




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STE 175
4,298 RSF

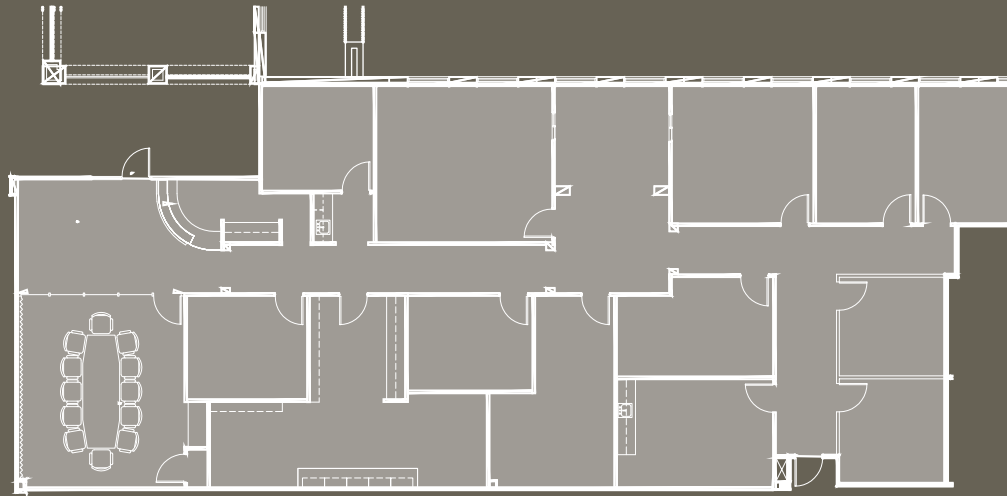


STE 200
12,768 RSF (AVAILABLE 12/1/26)

BUILDING A - OFFICE BUILDING



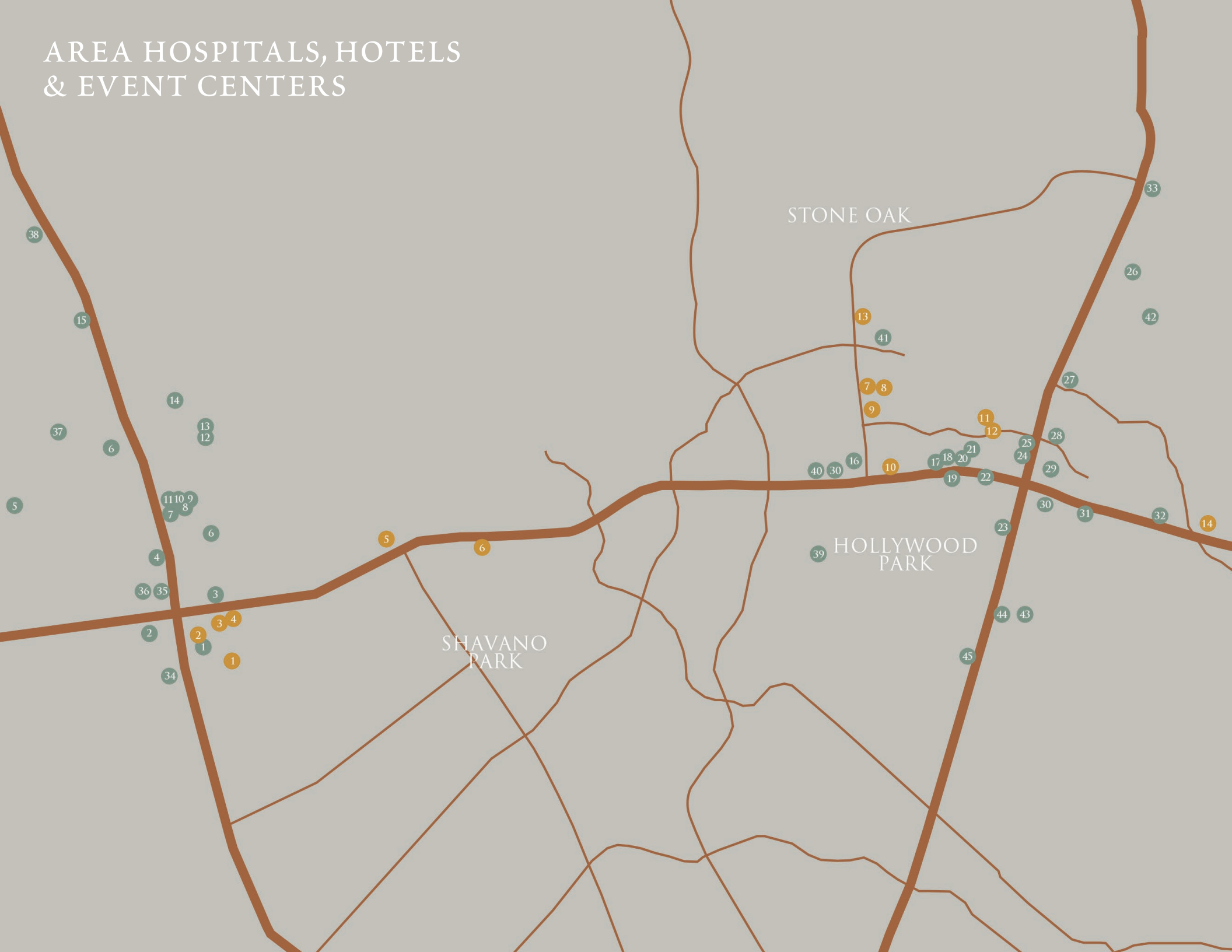
PLAZA
LAS CAMPANAS



STE 250
5,339 RSF

BUILDING A - OFFICE BUILDING

AREA HOSPITALS, HOTELS
& EVENT CENTERS



HOTELS & EVENT CENTERS

1. EMBASSY SUITES BY HILTON
2. DRURY INN & SUITES
3. WATERWALK SAN ANTONIO
4. MOTEL 6
5. LA CANTERA RESORT & SPA
6. EILAN HOTEL AND SPA
7. HILTON GARDEN INN
8. TRU BY HILTON
9. HOME2 SUITES BY HILTON
10. RESIDENCE INN BY MARRIOTT
11. COURTYARD BY MARRIOTT
12. LA QUINTA INN & SUITES
13. TOWNE PLACE SUITES BY MARRIOTT
14. SPRINGHILL SUITES BY MARRIOTT
15. HOME SUITES HILL COUNTRY
16. HOMewood SUITES BY HILTON
17. DRURY INN & SUITES
18. DRURY PLAZA HOTEL
19. STAYBRIDGE SUITES
20. LA QUINTA INN & SUITES
21. RESIDENCE INN BY MARRIOTT
22. FAIRFIELD INN & SUITES BY MARRIOTT
23. DAYS INN & SUITES BY WYNDHAM
24. BEST WESTERN PLUS HILL COUNTRY SUITES
25. HYATT PLACE
26. EXTENDED STAY AMERICA SUITES
27. HOLIDAY INN
28. COURTYARD BY MARRIOTT
29. HOME2 SUITES BY HILTON
30. COMFORT SUITES
31. HAMPTON INN
32. WOODSPRING SUITES
33. TRU BY HILTON
34. SECURITY SERVICE EVENT CENTER
35. TUSCANY WEDDING VENUE
36. THE ROCK
37. CROWN RIDGE BANQUET HALL
38. THE GARDENS AT WEST GREEN
39. VOIGHT CENTER
40. SAN ANTONIO SHRINE AUDITORIUM
41. BANQUET HALL AT HOLY TRINITY
42. ENCINO PARK COMMUNITY CENTER
43. CHRISTOPHER HALL
44. THE EVENT CENTER AT ST MARK'S
45. ELEVATE EVENTS

HOSPITALS

1. METHODIST HOSPITAL LANDMARK
2. METHODIST HEALTHCARE SYSTEM OFFICE
3. PAM HEALTH SPECIALTY HOSPITAL OF SAN ANTONIO
4. CUMBERLAND SURGICAL HOSPITAL
5. BAPTIST NEIGHBORHOOD HOSPITAL - SHAVANO PARK
6. PRECISION ASSIST
7. NORTH CENTRAL BAPTIST HOSPITAL
8. CHRISTUS SANTA ROSA PHYSICIANS AMBULATORY SURGERY CENTER - STONE OAK
9. METHODIST AMBULATORY SURGERY CENTER - NORTH CENTRAL
10. STONE OAK SURGERY CENTER
11. METHODIST HOSPITAL STONE OAK
12. SOUTH TEXAS SPINE & SURGICAL HOSPITAL
13. SPECIALTY FOR CHILDREN SAN ANTONIO

AREA RESTAURANTS





RESTAURANTS

1. RED LOBSTER
2. LONGHORN STEAKHOUSE
3. OLIVE GARDEN
4. VELVET TACO
5. PARRY'S PIZZERIA
6. JINYA RAMEN
7. THE SICILIAN BUTCHED
8. FOGO DE CHAO BRAZILIAN STEAKHOUSE
9. PAPPADEAUX
10. CHEDDAR'S SCRATCH KITCHEN
- CHUY'S
- PLUCKERS WING BAR
- KONA GRILL
- ROCK & BREWS
11. CHICKEN N PICKLE
12. 54TH STREET
13. BOB'S STEAK & CHOP HOUSE
14. VIA 313
15. RED ROBIN GOURMET BURGERS
- BJS RESTAURANT & BREWHOUSE
- MAGGIANO'S LITTLE ITALY
16. HOPBODDY BURGER BAR
- GLORIA'S LATIN CUISINE
- POSITANO
- LUXOR MEDITARRANEAN CUISINE
- CAVA
17. BAKUDAN RAMEN
- SOUTHERLEIGH HAUTE SOUTH
- NORTH ITALY
18. BASAO BRAZILIAN STEAKHOUSE
19. THE SOCIAL AT EILAN
- RUTH CRIS STEAKHOUSE
- PIATTI'S
- UNI'KO JAPANESE LOUNGE
- AL TACO
20. THE CAPITAL GRILLE
- J. ALEXANDER'S
21. LA PANADERIA
22. ELSEWHERE TOO
23. LAS PALAPAS
- FREDDY'S FROZEN CUSTARD & STEAKHOUSE
- WILLIE'S GRILL & ICEHOUSE
- SCUZZI'S
24. MCALISTER'S DELI
- WHATABURGER
25. PAESANO'S
26. THAI HUT
- PAPA JOHN'S PIZZA
- LENNY'S GRILL & SUBS
27. GALPÃO GAUCHO BRAZILIAN STEAKHOUSE
28. BIG'Z BURGER JOINT
29. BURGER KING
30. BLUPRIME STEAKHOUSE
- EDDIE V'S PRIME SEAFOOD
- DJ'S BAR & GRILL
31. CHICK FIL A
32. J-PRIME STEAKHOUSE
- SNOOZE AN A.M. EATERY
- HOPDODDY BURGER BAR
33. STONEWERKS BIG ROCK GRILLE
- PASHA MEDITERRANEAN GRILL

- ALDINO THE VINEYARD
34. SUSHISHIMA JAPANESE RESTAURANT
- DEMO'S GREEK FOOD
35. CAFE VIDA II
36. DAE GEE KOREAN BBQ
- HEAVENLY PHO VIETNAMESE CUISINE
37. WAHKEE CHINESE SEA FOOD CUISINE
- TACO BLVD
38. THAI BURI
- PHO DELIGHT
39. KAFFEINATED
- JIMS
40. WHATABURGER
- TACO PALENQUE
41. POPEYES LOUISIANA KITCHEN
- MCDONALD'S
42. EL JALISCO GRILL
43. EL MIRASOL
44. COSTA PACIFICA
- SILO ELEVATED CUISINE
- NONNA OSTERIA
- P. TERRY'S BURGER STAND
45. EGGSPECTION
46. CAVA
- FULL BELLY CAFE & BAR
- TARKA INDIAN
47. CHAMA GAUCHA BRAZILIAN STEAKHOUSE
- TORCHY'S TACOS
48. JERUSALEM GRILL
- APPLEBEE'S GRILL & BAR IHOP
49. LE PEEP
- THE ROXBURY
50. SABAI THAI KITCHEN
51. SUSHI SEVEN
- MIAN NOODLES & DUMPLINGS
52. TRILOGY PIZZA & WINE
- URBAN BRICKS
53. VIDA MIA
54. MILANO ITALIAN GRILL
55. LOVA CAFE
- EL TACO STONE OAK
- LITTLE CAESER'S PIZZA
- MOCHINUT
56. LOS GUERO TACO DINER
- INDIA TAJ PALACE
- PIZZA HUT
- JERSEY MIKE'S SUBS
57. TAQUERIA DATAPOINT
58. WENDY'S
59. RAISIN CANE'S
60. TOROKO SUSHI
- DELICIOUS TAMALES
61. LAS QUESABROSAS
62. TAIPEI RESTAURANT
63. KATERINA RESTAURANT
- SUSHI ZUSHI
64. MELLOW MUSHROOM
- TORO KITCHEN & BAR
- CUISHE
65. KIRBY'S STEAKHOUSE
66. SUBWAY
67. FIRST WATCH

- KUMORI SUSHI & TEPPANYAKI
68. FORK & BOWL AMERICAN BISTRO
69. JIMMY JOHN'S
- SALATA
- SMASHING CRAB
70. SAN ANTONIO WINGS
71. EMBERS WOOD FIRE KITCHEN & TAP
72. MAIZ COCINA MEXICANA
- MUNCHIES
- GORDITAS DONA TOTA
73. LA PANADERIA
74. THE HOPPY MONK
75. JASON'S DELI
76. FIVE GUYS
- PEACH COBBLER FACTORY
- HONMACHI SUSHI & TEPPANYAKI
77. CHUCK E CHEESE
78. AY CHI WAWA!
79. WHATABURGER
80. SCHLOTZSKY'S
81. WILD JAPANESE BBQ & SUSHI & SHABU
82. LAS PALAPAS
- TACOS VITALI
83. BILL MILLER BBQ
84. LAGUNA MADRE
85. TERIYAKI MADNESS
- SUBWAY
- PHO NGUYEN RESTAURANT
86. THE TOASTED YOLK CAFE
- SHAWKOOL BAR & GRILL
- WAYBACK BURGERS
87. CHICK FIL A
- FISH CITY GRILL
88. RED ROBIN GOURMET BURGERS
89. STOUT'S PIZZA
90. CHUY'S
- LA MADELEINE
91. AVENIDA BRAZIL BRAZILIAN STEAKHOUSE
92. PEI WEI
93. THE MAGNOLIA PANCAKE HAUS

RANK	TOP 10 RESTAURANTS IN ALCOHOL SALES*
1	BLUE PRIME*
2	THIRSTY HORSE SALOON
3	EDDIE V'S PRIME SEAFOOD*
4	EL MIRASOL AT ALON
5	DJ'S BAR & GRILL*
6	PAESANO'S
7	MYRON'S AT ALON
8	STONE STREET PUB
9	FREDERICK'S BISTRO
10	THE LOST BAR & GRILL
AS REPORTED JAN - FEB 2024 BY ALCOHOLSALES.COM (ESTABLISHMENTS WITHIN A 3 MILE RADIUS OF 78248 ZIP CODE) *PART OF PLAZA LAS CAMPANAS	

LEASING TEAM

ANDREW J. LYLES

EXECUTIVE VICE PRESIDENT

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KIMBERLY S. GATLEY

SENIOR VICE PRESIDENT

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210 524 4000


REOC
SAN ANTONIO





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.



11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

REOC General Partner, LLC	493853	alyles@reocsanantonio.com	210-524-4000
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	210-524-1306
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
N/A	N/A	N/A	N/A
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	(210) 524-1306
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Kimberly Sue Gattley	652669	kgattley@reocsanantonio.com	(210) 524-1320
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date