

**For Lease**

# Quarry Village

**Specialty Retail &  
Restaurant Shopping Center**

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

**CBRE**





# Property Overview



70,692 SF  
Specialty Retail,  
Restaurant and Grocery  
Anchored Shopping



Excellent Visibility on  
Basse Road

Close Proximity to US  
281 N, the City's Primary  
North/South Corridor



2,339 SF – 4,800 SF  
Available Sizes

Surrounded by Some of  
San Antonio's Affluent  
Residential Subdivisions  
(Alamo Heights, Terrell  
Hills and Olmos Park)



Excellent mix of Premium  
Dining and Shopping  
Opportunity in Addition  
to Luxury Living at the  
Artesa at the Quarry  
Village, 280-Unit  
Multifamily Complex

Located 5 miles North of  
Downtown San Antonio



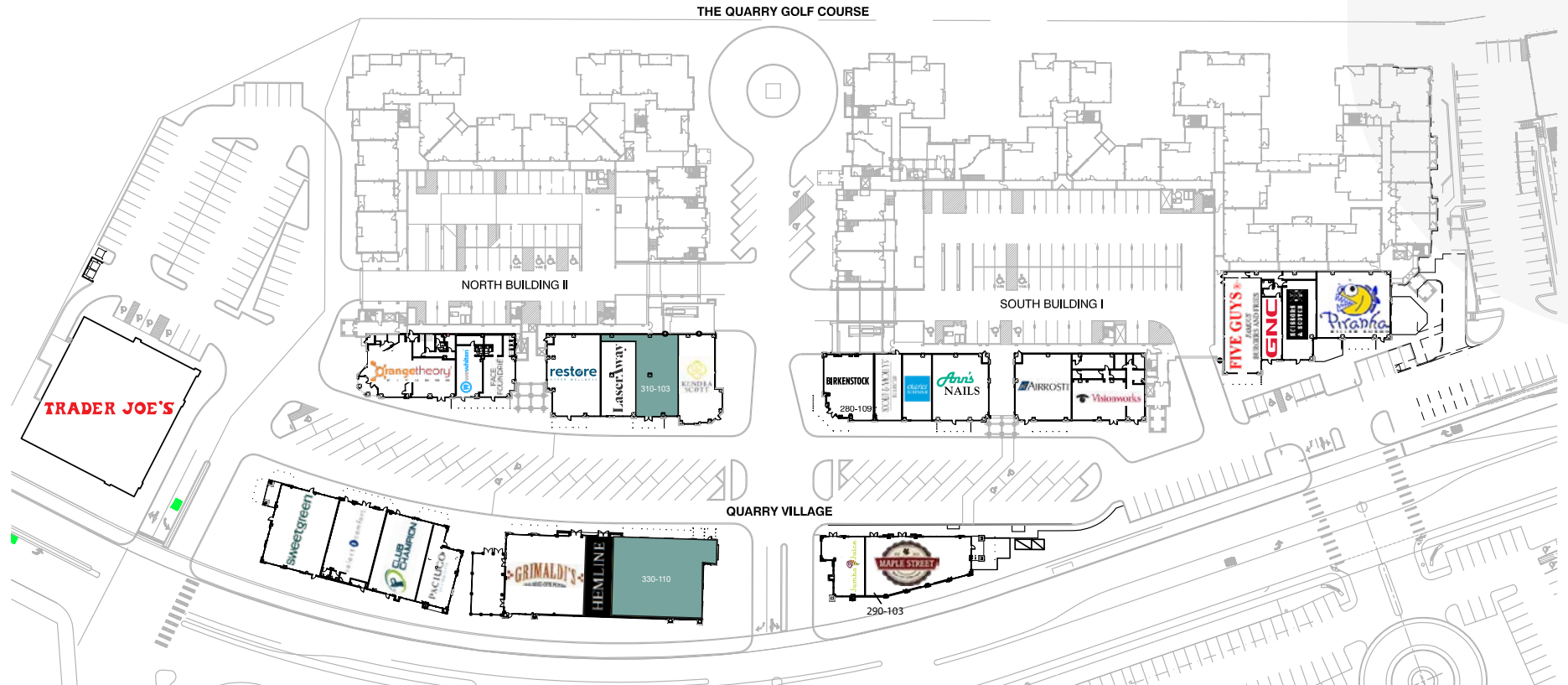
Adjacent to the Alamo  
Quarry Market and Alamo  
Quarry Crossing



552 Spaces for Retail  
(5.25/1,000 SF)

582 Spaces for  
Residential  
(2.1 per unit)

# Site Plan



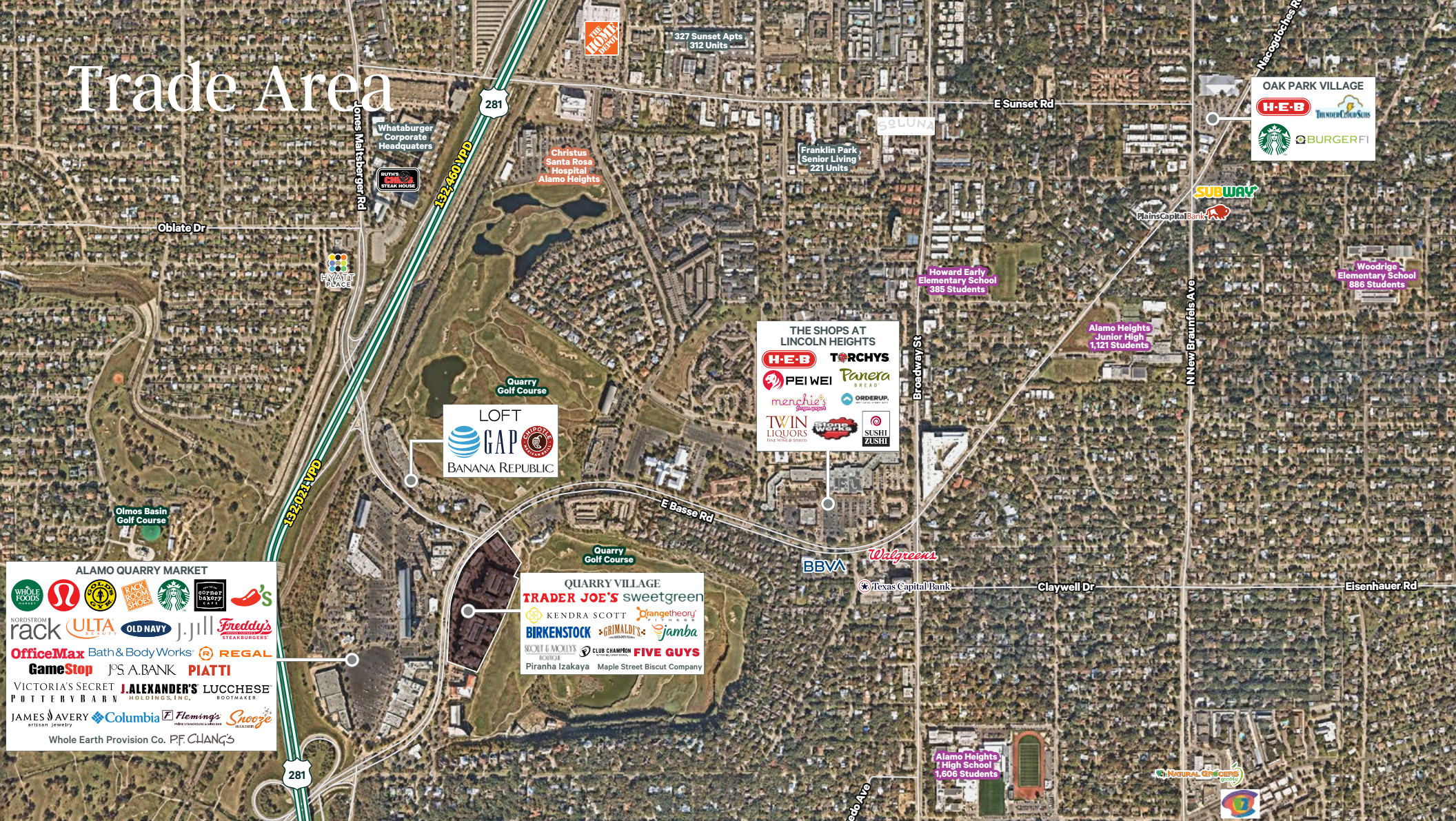
SUITE	TENANT	SF
260-101	PIRANHA KILLER SUSHI	3,309
260-103	SCISSORS AND SCOTCH	1,782
260-105	GNC	1,116
260-107	FIVE GUYS FAMOUS HAMBURGERS	2,208
270-101	VISIONWORKS	3,100
270-107	AIRROSTI	2,353
280-101	ANN'S NAILS	2,340
280-103	CHARLES SCHWAB	1,255
280-109	BIRKENSTOCK	2,021
280-107	SCOUT & MOLLY'S BOUTIQUE	1,154

SUITE	TENANT	SF
290-101	JAMBA JUICE	1,418
290-103&105	MAPLE STREET BISCUIT COMPANY	3,442
310-101	KENDRA SCOTT	2,150
310-103	AVAILABLE	2,339
310-105	LASERAWAY	1,628
310-109	RESTORE CRYOTHERAPY	2,649
320-101	FACE FOUNDRIE	1,290
320-103	WE WHITEN	1,074
320-105&107	ORANGETHEORY FITNESS	3,397

SUITE	TENANT	SF
330-101	GRIMALDI'S PIZZA	4,119
330-105	HEMLINE	1,361
330-110	AVAILABLE	4,800
340-101	SWEETGREEN	3,063
340-105	SELECT COMFORT	2,389
340-109A	CLUB CHAMPION	2,298
340-109B	PACIUGO	1,627
350-101	TRADER JOE'S	11,000



# Trade Area



*Specialty Retail, Restaurant and  
Grocery Anchored Shopping Center in  
Central San Antonio*



# Aerial View

Facing Northwest





# Aerial View

Facing Northeast



SHOPS AT LINCOLN HEIGHTS

- H-E-B
- Torchys
- CAVA
- MASSAGE HEIGHTS
- Panera
- ORDERUP
- ST. BERNARD
- SUSHI ZUSHI
- blo
- PEI WEI
- TWIN LIQUORS

Walgreens

E Basse Rd

THE QUARRY GOLF COURSE



Quarry Village

ALAMO QUARRY MARKET

- WHOLE FOODS
- Rack
- ULTA
- HomeGoods
- OfficeMax
- JCREW
- Michaels
- OLD NAVY
- Columbia
- LUCCHESI
- PIATTI
- SEPHORA
- JAMES AVERY
- REGAL
- REGAL
- Fleming's
- Bath & Body Works
- WILLIAMS-SONOMA
- POTTERY BARN
- Pf Changs

E Basse Rd

IDA CLAIRE

Jones Maltzburger Rd

QUARRY CROSSING

- LOFT
- songass hut
- GAP
- BANANA REPUBLIC



# Aerial View

Facing South

DOWNTOWN SAN ANTONIO

281

OLMOS BASIN GOLF COURSE

ALAMO QUARRY MARKET

WHOLE FOODS MARKET RACK & RACK ULTA HomeGoods OfficeMax JCREW  
Michaels OLD NAVY Columbia LUCCHESI PIATTI SEPHORA  
JAMES AVERY REGAL S. FLEMING'S Bath & Body Works  
WILLIAMS SONOMA POTTERY BARN PF CHANGS

281

  
Quarry Village

THE QUARRY GOLF COURSE

Jones Maltsburger Rd

IDA CLAIRE

QUARRY CROSSING  
LOFT sunglasses hut GAP  
BANANA REPUBLIC



# Area Demographics

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Population	10,197	104,939	282,276
2024 Daytime Population	20,343	164,668	448,926
<b>HOUSEHOLD INCOME</b>			
2024 Average HH Income	\$139,798	\$113,669	\$88,374
2029 Average HH Income	\$154,609	\$127,624	\$100,481
<b>HOUSEHOLDS</b>			
2024 Household	4,973	43,474	118,455
2029 Household-Five Year Projection	4,980	43,597	119,137
<b>PLACE OF WORK</b>			
2024 Businesses	917	8,550	20,412
2024 Employees	11,664	88,174	243,221
<b>AGE</b>			
2024 Median Age	44.0	39.1	37.5









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San Antonio, TX 78209



For Lease

# Quarry Village

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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.

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Date