



NORTHWOODS | SHOPPING CENTER

US HWY 281 NORTH & LOOP 1604 | SAN ANTONIO, TX



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NORTHWOODS | SHOPPING CENTER

Northwoods Shopping Center is a Class A Retail center at the southeast corner of US Hwy 281 North and Loop 1604 in San Antonio. With high visibility, excellent foot traffic and a diversified tenant mix, Northwoods has become a retail destination for the booming North Central San Antonio trade area.

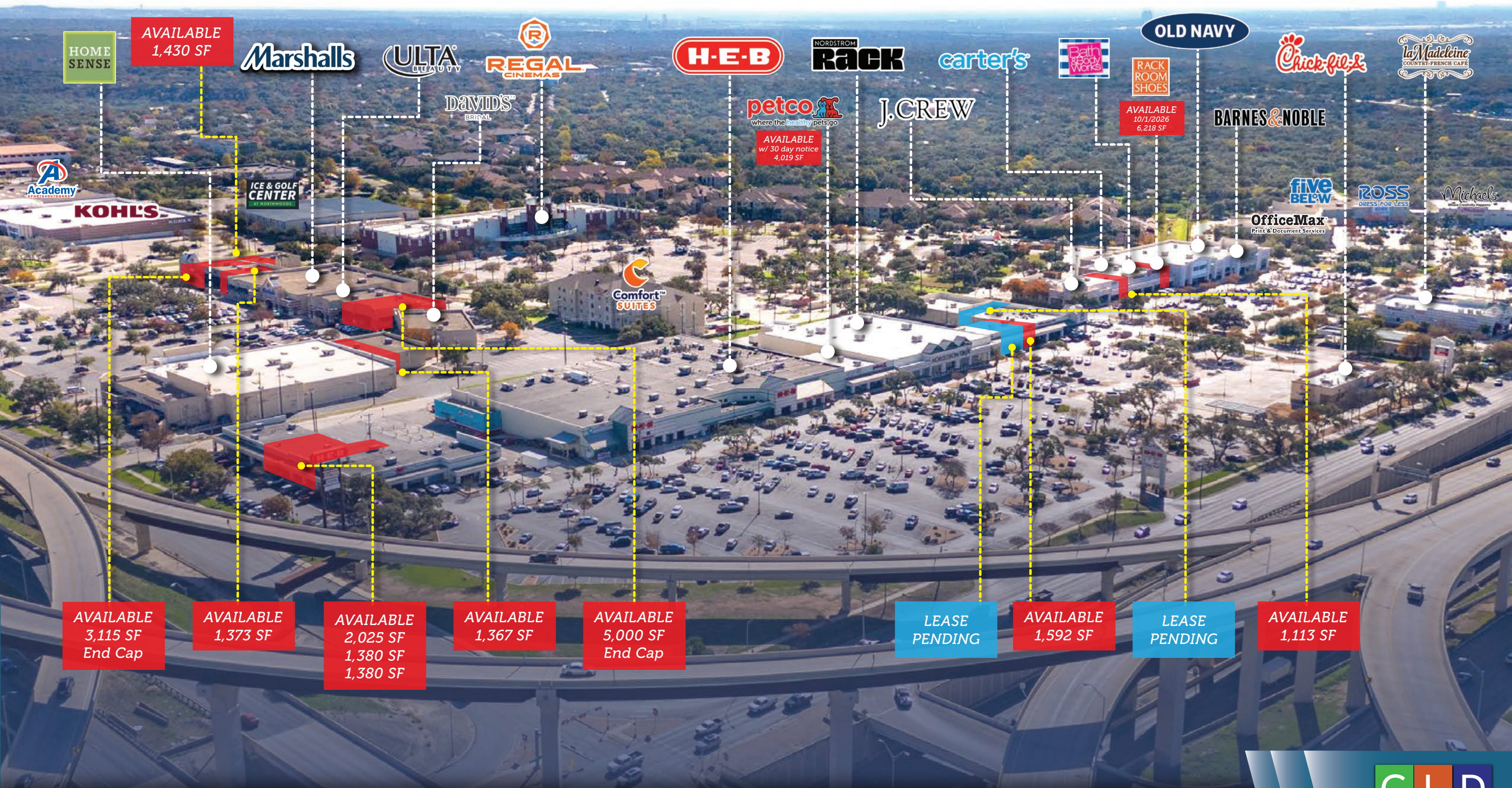


- 439,569 Total SF
- 7.8 M Annual Visitors (per Placer.ai data)
- Strong Performing Retailers



- Diverse Affluent Customer Base
- \$147,624 Avg. HH Income (5mi)
- 226,285 Population (5mi)

NORTHWOODS | SHOPPING CENTER



HOME
SENSE

AVAILABLE
1,430 SF

Marshalls

ULTA
BEAUTY

REGAL
CINEMAS

H-E-B

NORDSTROM
RACK

carter's

Bath
Works

OLD NAVY

RACK ROOM
SHOES

AVAILABLE
10/1/2026
6,218 SF

Chick-fil-A

La Madeleine
COUNTRY-FRENCH CAFE

DAVID'S
BRIDAL

petco
where the healthy pets go

AVAILABLE
w/ 30 day notice
4,019 SF

J.CREW

BARNES & NOBLE

five
BELOW

ROSS
DRESS FOR LESS

Michael's
Where Creativity Happens

Academy
SPORTS & OUTDOORS

KOHL'S

ICE & GOLF
CENTER
AT NORTHWOODS

Comfort
SUITES

OfficeMax
Print & Document Services

AVAILABLE
3,115 SF
End Cap

AVAILABLE
1,373 SF

AVAILABLE
2,025 SF
1,380 SF
1,380 SF

AVAILABLE
1,367 SF

AVAILABLE
5,000 SF
End Cap

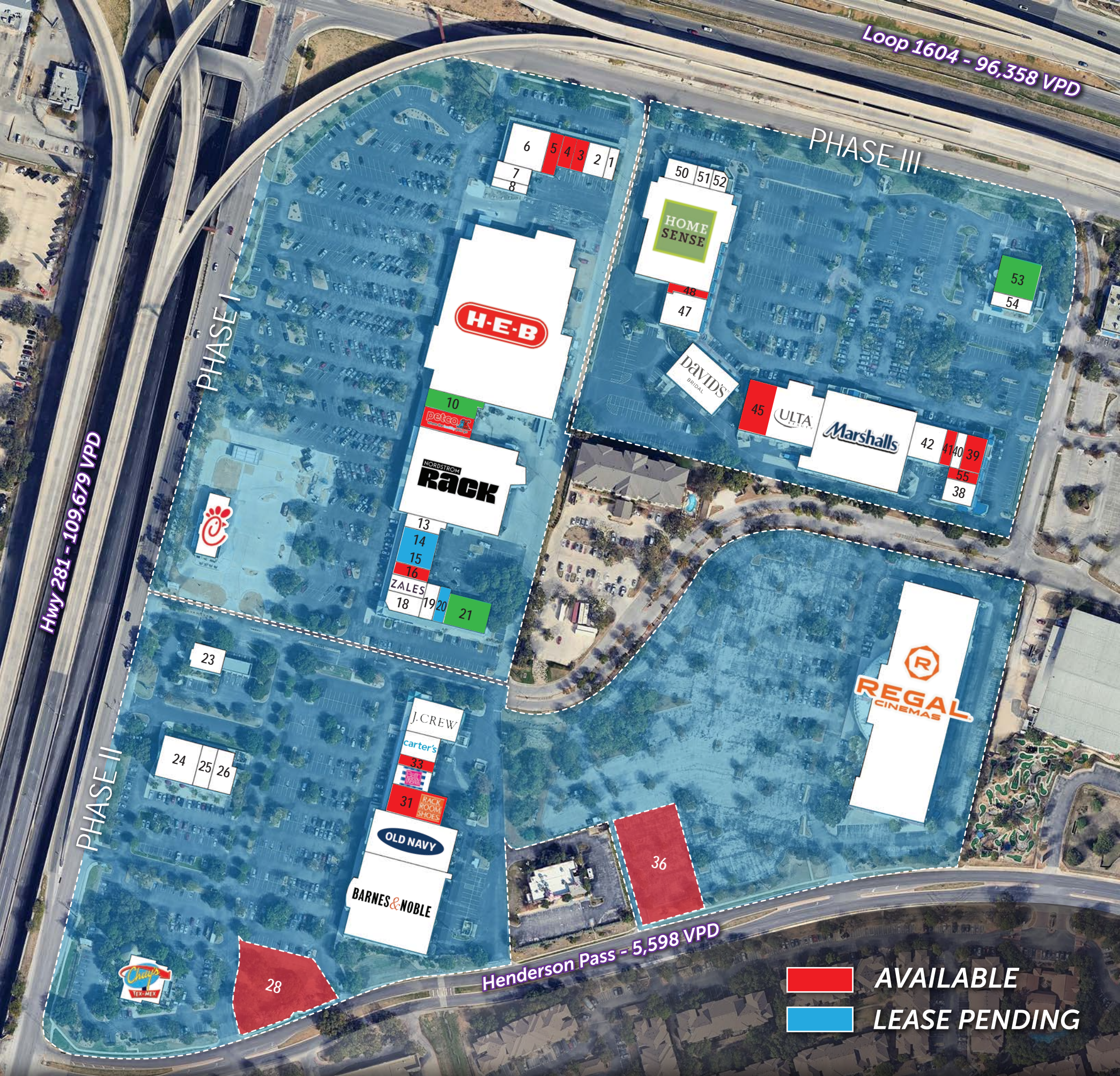
LEASE
PENDING

AVAILABLE
1,592 SF

LEASE
PENDING

AVAILABLE
1,113 SF

NORTHWOODS | SHOPPING CENTER



1. Solymar Med Spa - 1,380 SF - Suite 18160-100
2. Northwoods Dental Spa - 2,760 SF - Suite 18160-104
3. **1,380 SF AVAILABLE - Suite 18160-106**
4. **1,380 SF AVAILABLE - Suite 18160-108** Can be combined for 2,760 SF
5. **2,025 SF AVAILABLE - Suite 18160-110**
6. AAA - 5,975 SF - Suite 18160-200
7. PT Solutions - 2,205 SF - Suite 18160-210
8. GNC - 1,295 SF - Suite 18160-218
9. HEB - 84,692 SF - Suite 18160-224
10. **Leslie's Pool Supplies - 3,481 SF - Suite 18138-134 - Occupied but Available**
11. Petco - 4,019 SF - Suite 18138-130
12. Nordstrom Rack - 34,966 SF - Suite 18134-000
13. Veneto Nails - 1,633 SF - Suite 18130-116
14. **2,567 SF LEASE PENDING - Suite 18130-112** Lease Pending
15. **2,100 SF LEASE PENDING - Suite 18130-110** 4,667 SF
16. **1,592 SF AVAILABLE - Suite 18130-108**
17. Zales Jewelers - 2,608 SF - Suite 18130-106
18. Fish City Grill - 2,800 SF - Suite 18130-104
19. Learning Foundations - 1,954 SF - Suite 18130-102
20. **1,563 SF LEASE PENDING - Suite 18130-100**
21. **Honey Pig Korean BBQ - 4,667 SF - Suite 18130-088-94 - Occupied but Available**
22. Chick-Fil-A - 5,316 SF - Suite 18120-000
23. PNC Bank - 2,750 SF - Suite 18110-000
24. La Madeleine - 4,200 SF - Suite 18030-201
25. Orange Leaf Yogurt - 1,581 SF - Suite 18030-225
26. Visionworks - 3,319 SF - Suite 18030-250
27. Chuy's Tex-Mex - 7,658 SF - Suite 18008-000
28. **PAD SITE AVAILABLE**
29. Barnes & Noble - 26,500 SF - Suite 18030-140
30. Old Navy - 15,000 SF - Suite 18030-118
31. **Red Room Shoes - 6,218 SF - Suite 18030-116 - AVAILABLE 10/1/26**
32. Bath & Body Works - 3,803 SF - Suite 18030-112
33. **1,113 SF AVAILABLE - Suite 18030-108**
34. Carter's - 3,815 SF - Suite 18030-106
35. J. Crew Factory - 6,500 SF - Suite 18030-104
36. **PAD SITE AVAILABLE**
37. Regal Northwoods - 66,960 SF - Suite 17640-000
38. Stout's Signature - 2,672 SF - Suite 1742-123
39. **3,115 SF AVAILABLE SOON - Suite 1742-121**
40. Joint Chiropractic - 1,225 SF - Suite 1742-120
41. **1,373 SF AVAILABLE - Suite 1742-119**
42. Alamo Eye Care - 4,507 SF - Suite 1742-117-118
43. Marshalls - 30,004 SF - Suite 1742-109
44. ULTA Beauty - 10,000 SF - Suite 1742-104
45. **5,000 SF AVAILABLE - Suite 1742-101**
46. David's Bridal - 9,600 SF - Suite 1734-101-104
47. Lane Bryant - 5,033 SF - Suite 1730-115
48. **1,367 SF AVAILABLE - Suite 1730-114**
49. HomeSense - 30,256 SF - Suite 1730-107
50. Northwoods Nails & Spa - 2,447 SF - Suite 1730-101
51. Supercuts - 1,193 SF - Suite 1730-103
52. O'Shaughnessy Custom Framing - 1,215 SF - Suite 1730-105
53. **Red Robin - 6,332 SF - Suite 1750-102 - Occupied but Available**
54. Cold Stone Creamery - 1,947 SF - Suite 1750-104
55. **1,430 SF AVAILABLE - Suite 1742-122**

PHASE I

PHASE II

PHASE III

NORTHWOODS | SHOPPING CENTER

PHASE I



AVAILABLE
2,025 SF
1,380 SF
1,380 SF



AVAILABLE
w/ 30 day notice
4,019 SF



OCCUPIED BUT
AVAILABLE



LEASE
PENDING
4,667 SF



AVAILABLE
1,592 SF



LEASE
PENDING
1,563 SF



OCCUPIED BUT
AVAILABLE

NORTHWOODS | SHOPPING CENTER

PHASE II

J.CREW

AVAILABLE
w/ 30 day notice
1,113 SF



OLD NAVY

BARNES & NOBLE

carter's



AVAILABLE
10/1/2026
6,218 SF



NORTHWOODS | SHOPPING CENTER

PHASE III

AVAILABLE
w/ 30 day notice
3,115 SF

AVAILABLE
1,430 SF

AVAILABLE
1,373 SF

Marshalls



AVAILABLE
5,000 SF
End Cap

DAVID'S™
BRIDAL



Reagan High
3,409 Students

San Antonio Christian School
937 Students

Methodist Hospital Stone Oak
292 Beds / 300,000 SF

The Orthopedic Hospital at North Central Baptist
60 Beds / 76,000 SF

1-mi Radius

Hwy 281 - 113,622 VPD

Loop 1604 - 93,744 VPD

Loop 1604 - 96,358 VPD

Hwy 281 - 109,679 VPD

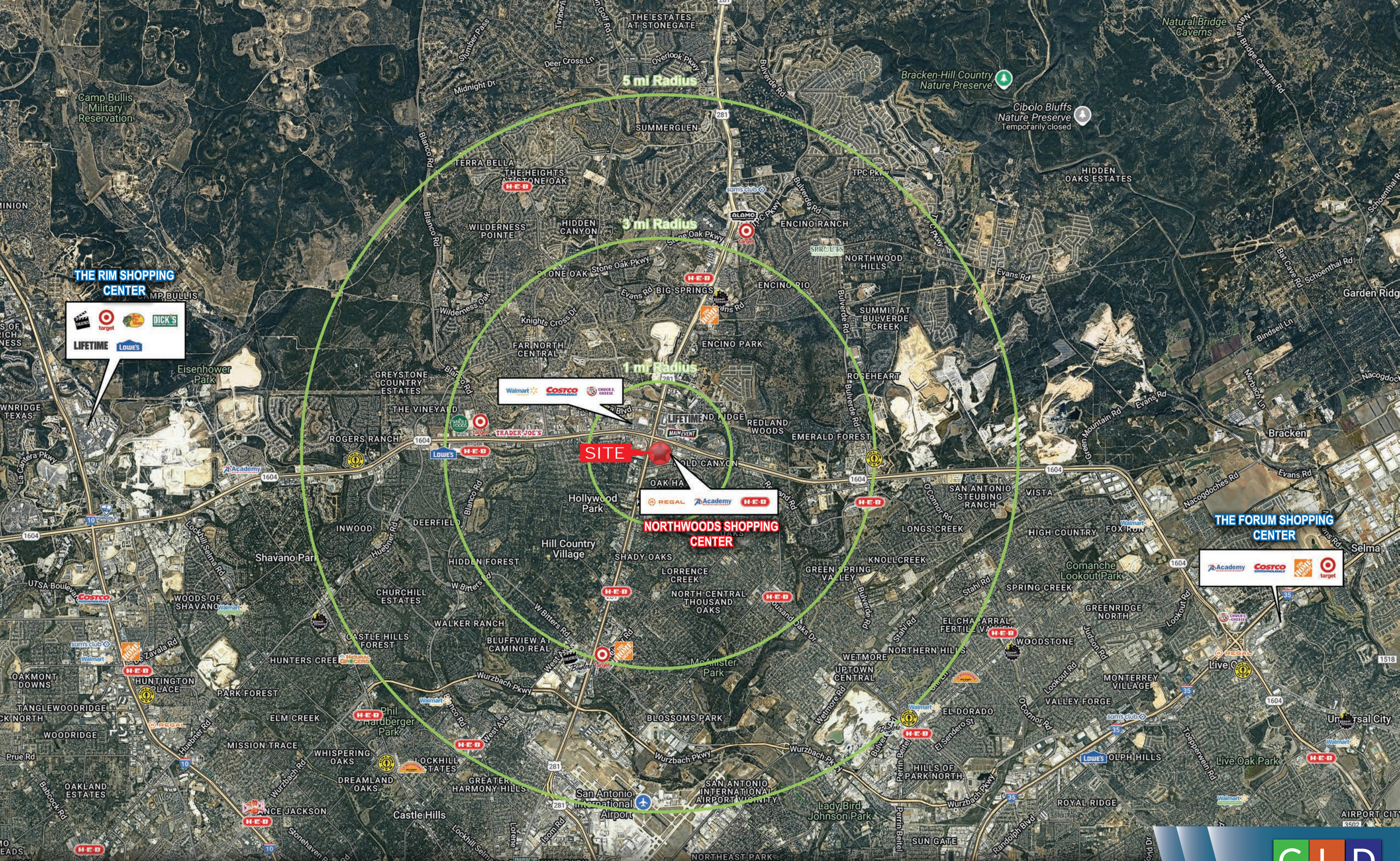
SITE



- H-E-B
- Chick-fil-A
- La Madeleine
- Rack
- HOME SENSE
- GameStop
- COLD STONE
- GNC
- carter's
- petco
- orange leaf
- REGAL
- Bath & Body Works
- SUPERCUTS
- ORANGE TREE SHOES
- ULTA
- Marshalls
- J.CREW
- Red Robin
- DAVID'S BRIDAL
- OLD NAVY
- BARNES & NOBLE
- Chickadee

NORTHWOODS SHOPPING CENTER





THE RIM SHOPPING CENTER



SITE

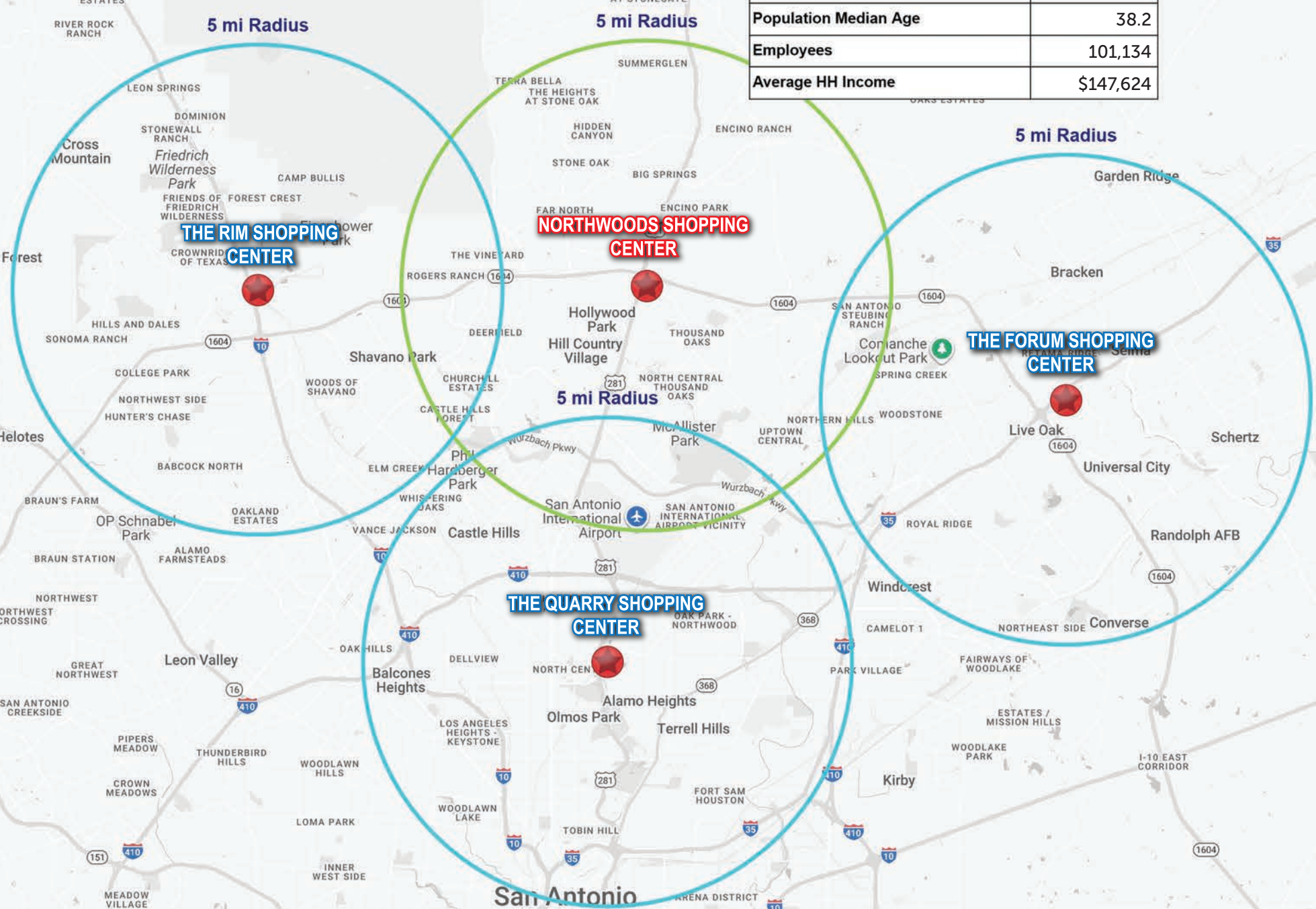
NORTHWOODS SHOPPING CENTER



THE FORUM SHOPPING CENTER



Northwoods Shopping Center	5 mi Radius
Population	226,285
Population Median Age	38.2
Employees	101,134
Average HH Income	\$147,624





Information About Brokerage Services

Texas law requires all real estate licensees 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 on 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:
 - 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.

CLD Realty

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