

PRIME RETAIL OPPORTUNITY IN THE HEART OF NORTH CENTRAL SAN ANTONIO

903 East Bitters Road, San Antonio, TX 78216

Redondo Place: Where Location, Visibility, and Opportunity Meet



Price: \$20 PSF plus NNN

Property Highlights

- Prime location with direct access of Hwy 281 & Bitters Rd
- Surrounded by high-traffic national retailers including Walgreens, Target, HEB, and Home Depot
- Ample parking with a well-maintained and highly visible shopping center
- Flexible suite options ideal for retail, medical, office, or fitness use
- Move-in ready spaces with strong customer traffic and established commercial presence
- For more information, contact Sean Ferris at 210-428-0204



Sean Ferris, CCIM
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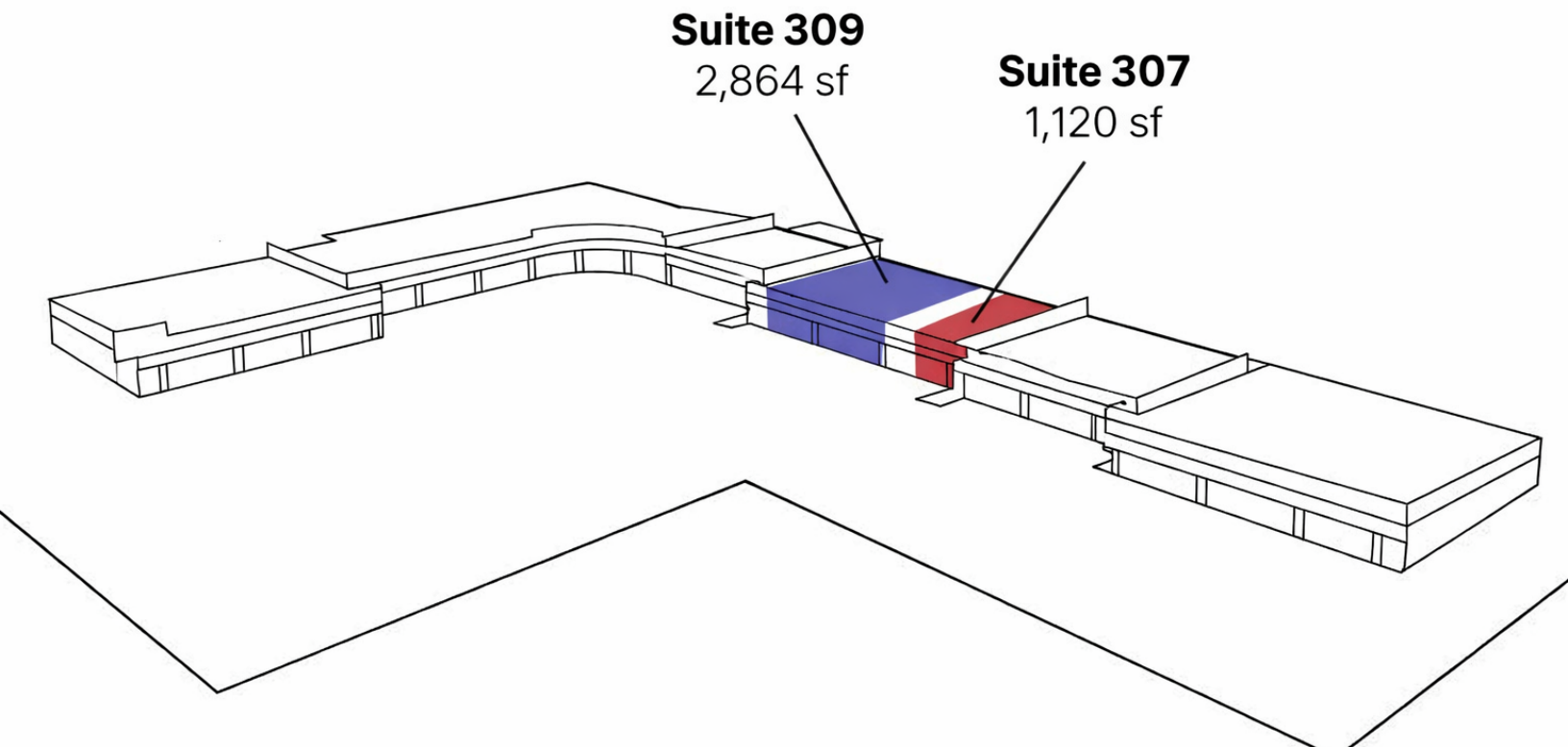
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Property Summary

Available SF:	1120-2864
Building Size:	50,890 sqft
Lease Rate:	
Lot Size:	3.9 acres
Price:	\$0
Rentable SF:	0
Type:	Shopping Center

Property Overview

Redondo Place offers a prime leasing opportunity in one of North Central San Antonio's most active retail corridors. This high-visibility shopping center features nationally recognized tenants, ample parking, and flexible suite configurations designed to support a wide range of businesses. With move-in ready spaces and a proven tenant mix—including former insurance, medical, and fitness users—Redondo Place is positioned to drive immediate customer engagement and business growth. Whether you're expanding or launching, this center delivers the exposure and convenience today's businesses need to succeed.

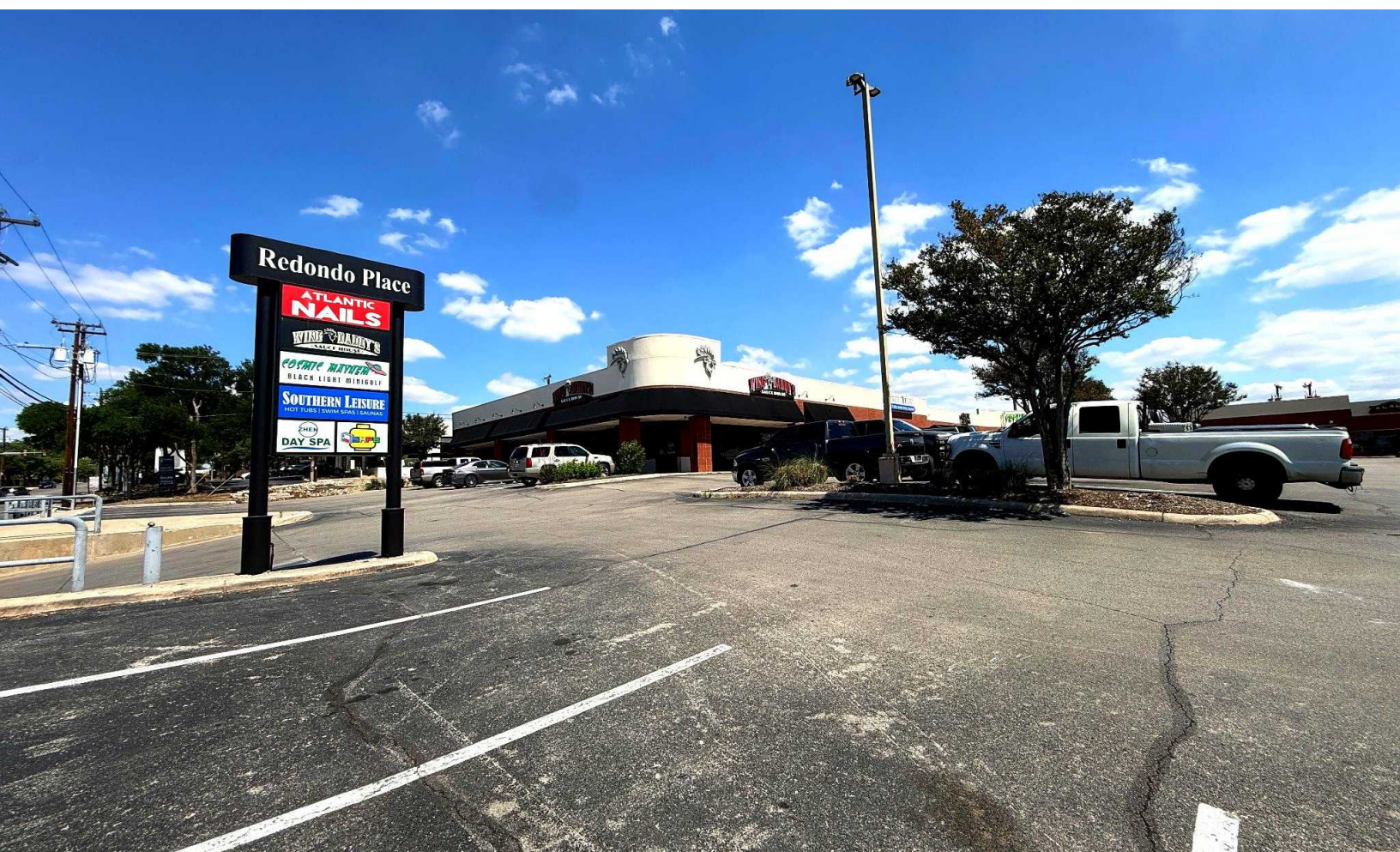
Location Overview

Located directly off Highway 281 at the highly trafficked Bitters Road exit, Redondo Place benefits from exceptional accessibility and strong daily traffic counts. The property is shadow-anchored by a busy Walgreens and surrounded by major retail drivers such as Target, HEB, and Home Depot, placing your business in the center of a thriving commercial hub. This established shopping and dining destination attracts a steady flow of consumers, making it an ideal location for maximizing visibility, foot traffic, and long-term success.

PROPERTY PHOTOS

903 East Bitters Road | San Antonio, TX 78216

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PROPERTY PHOTOS

903 E Bitters

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05



FLOOR PLANS

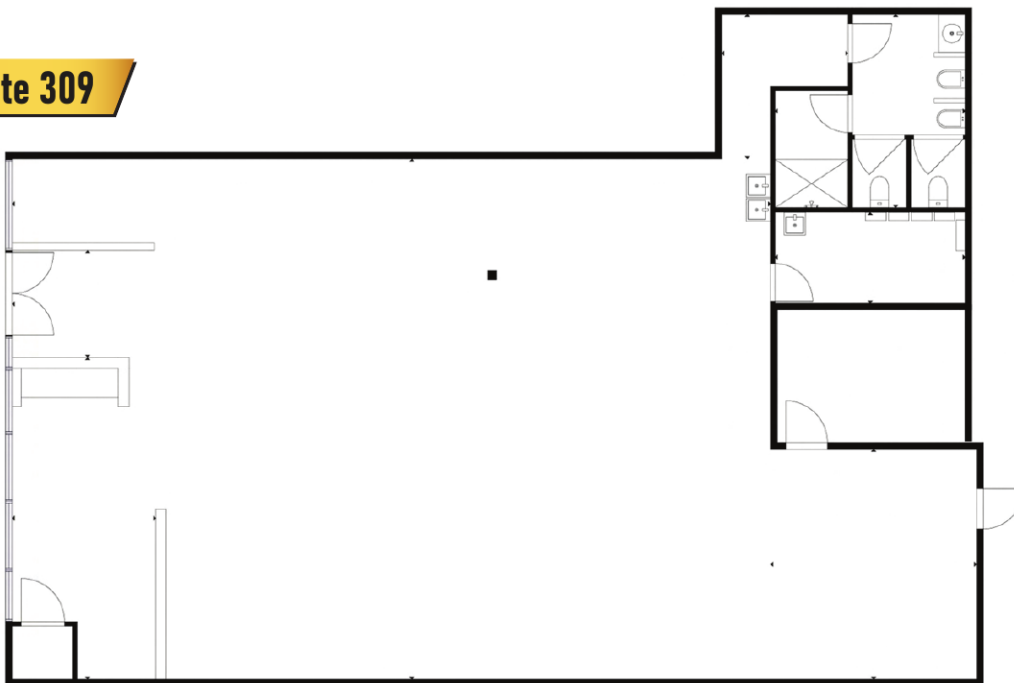
903 E Bitters
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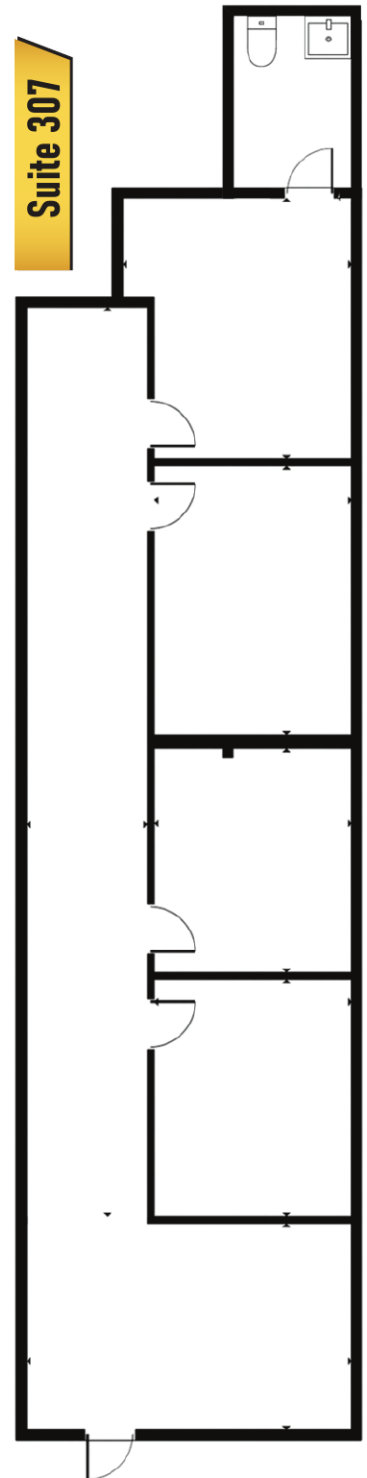
Suite 303



Suite 309



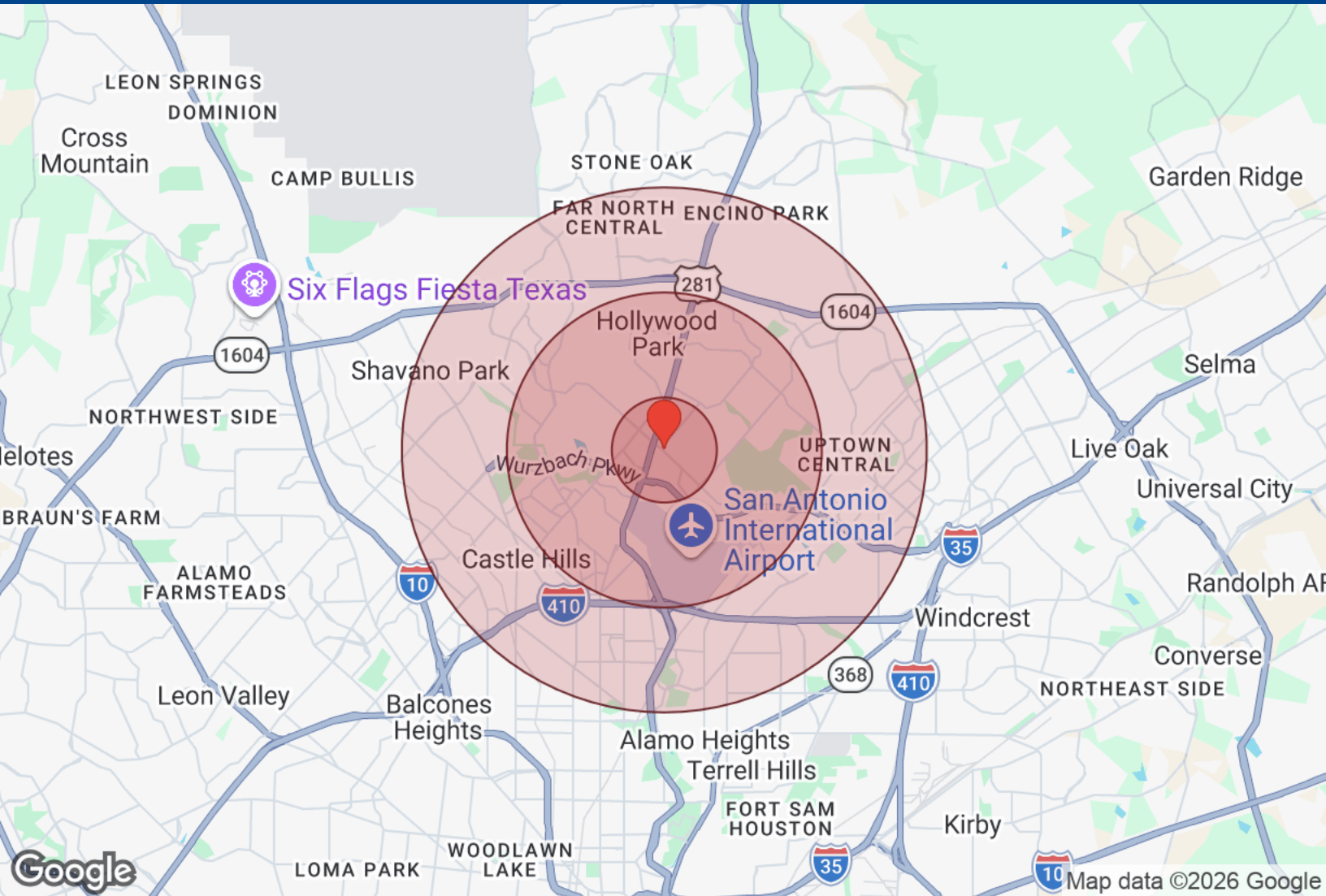
Suite 307



DEMOGRAPHICS

903 E Bitters
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Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,933	39,066	117,528
Female	4,165	40,452	123,369
Total Population	8,098	79,518	240,897

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,306	29,589	88,819
Black	577	5,550	17,224
Am In/AK Nat	14	127	361
Hawaiian	15	87	193
Hispanic	3,711	39,926	119,846
Asian	306	2,489	9,275
Multiracial	151	1,630	4,673
Other	19	119	530

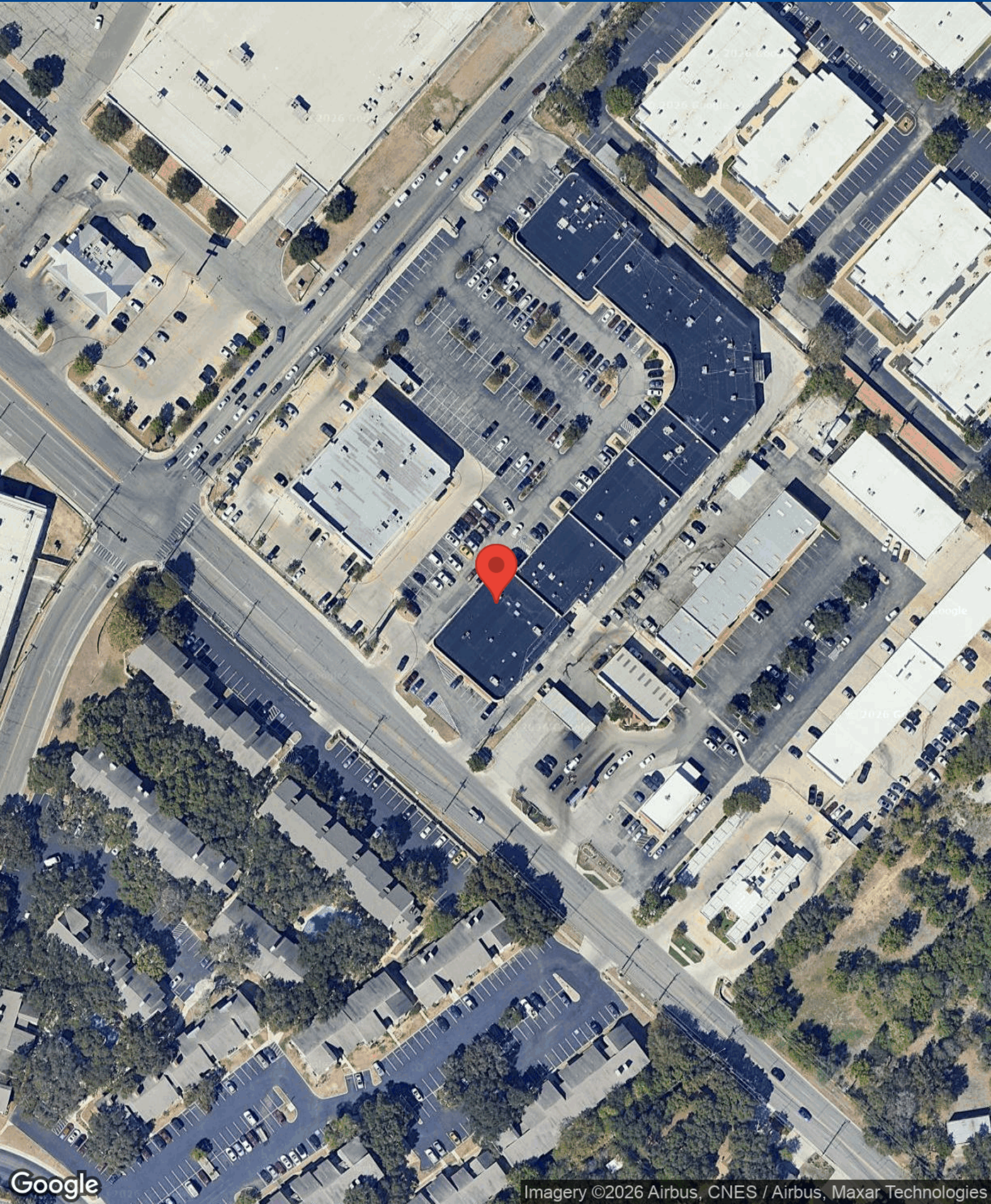
Housing	1 Mile	3 Miles	5 Miles
Total Units	4,373	40,165	116,400
Occupied	4,030	36,978	107,005
Owner Occupied	1,963	17,560	54,582
Renter Occupied	2,067	19,418	52,423
Vacant	343	3,188	9,395

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,241	14,406	43,163
Ages 15 - 24	890	9,244	28,357
Ages 25 - 54	3,205	32,695	96,500
Ages 55 - 64	1,097	9,285	28,122
Ages 65+	1,668	13,890	44,754

Income	1 Mile	3 Miles	5 Miles
Median	\$87,874	\$74,181	\$82,165
Under \$15k	295	2,437	7,496
\$15k - \$25k	225	2,044	5,193
\$25k - \$35k	190	3,190	8,313
\$35k - \$50k	463	4,245	10,882
\$50k - \$75k	523	6,790	17,765
\$75k - \$100k	622	4,692	13,444
\$100k - \$150k	792	5,585	17,409
\$150k - \$200k	389	3,806	10,363
Over \$200k	533	4,191	16,139

AERIAL MAP

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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.

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:
 - 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.

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.

PF PROPERTIES

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592395

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

