



FIRST AMERICAN TITLE

Texas Community Bank

FIRST AMERICAN TITLE



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

BLU
Prime
STEAKHOUSE

BUILDING A

BUILDING C

SITE D

SAN ANTONIO
JEWELRY



LOOP 160A ACCESS RD

HUEBNER RD

VISION GALLERY VEGETABLES
PLAZA LAS CAMPANAS



PLAZA

L A S C A M P A N A S

ADDRESS

1826 N LOOP 1604 W, SAN ANTONIO TX 78248

TOTAL AVAILABLE

- BUILDING A 17,031 SF
- BUILDING C (1ST FLOOR) 4,906 SF
END CAP AVAILABLE (2,447 SF)
- SITE D - DEVELOPED LAND LEASE 1.309 AC

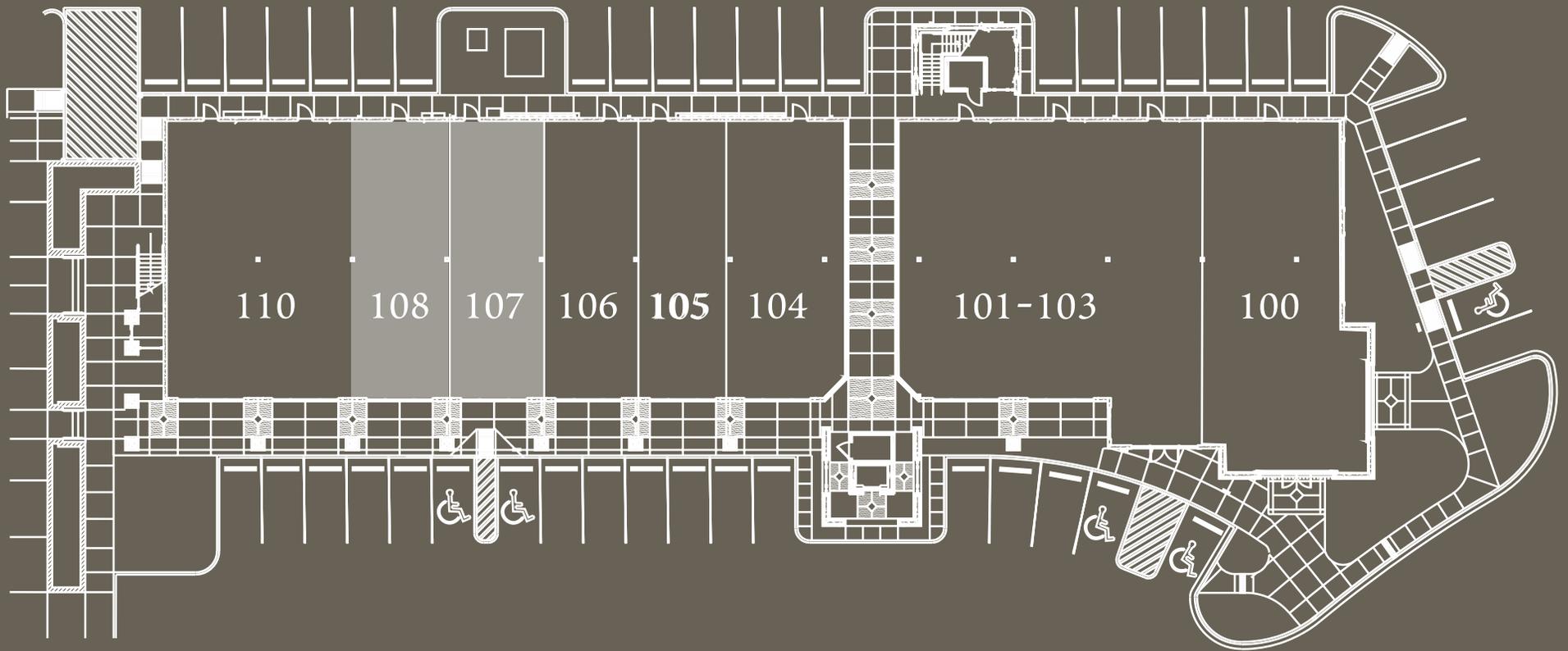
RATES (NNN)

- 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, COVER 3, 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
- SURROUNDED BY NUMEROUS AFFLUENT NEIGHBORHOODS WITH SOME OF THE BEST 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





BUILDING C - 1ST FLOOR (RETAIL)

PARKING AMPLE PARKING ADJACENT TO THE BUILDING

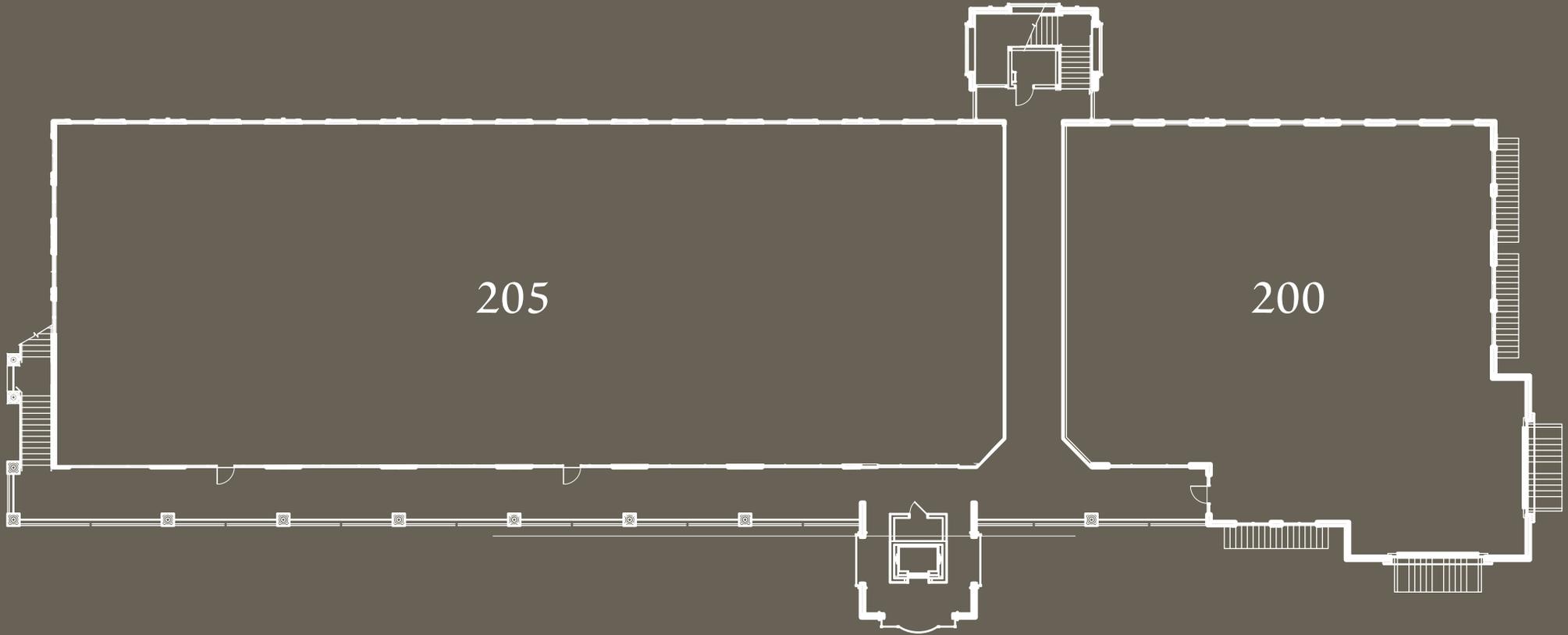
SIGNAGE PYLON AND PROJECT SIGNAGE AVAILABLE WITH PROMINENT VISIBILITY TO LOOP 1604 AND HUEBNER RD

SUITE	TENANT	RSF
100	THE DESIGNERY	
101-103	FIRST AMERICAN TITLE	
104	CULTIVATE AND BLOOM	
105	JUNE & JULY BOUTIQUE	
106	EDWARD JONES	
107	AVAILABLE	1,200*
108	AVAILABLE	1,259
110	THE EDISON EXPERIMENT	

*SHELL SPACE



PLAZA
LAS CAMPANAS

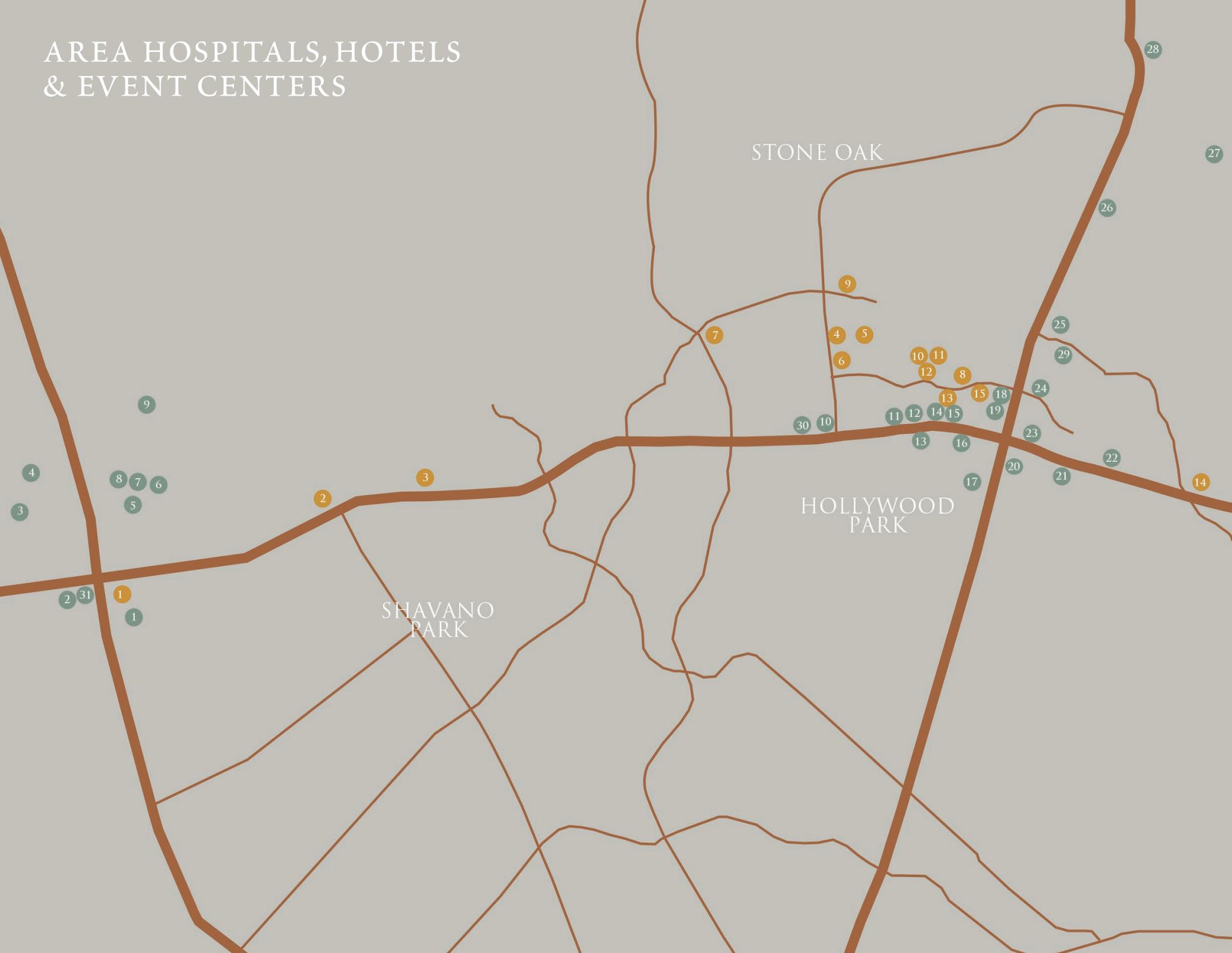


PLAZA
LAS CAMPANAS

BUILDING C - 2ND FLOOR (OFFICE)

PARKING	AMPLE PARKING ADJACENT TO THE BUILDING
SIGNAGE	PYLON AND PROJECT SIGNAGE AVAILABLE WITH PROMINENT VISIBILITY TO LOOP 1604 AND HUEBNER RD
SUITE	TENANT
200	JPAR REAL ESTATE
205	OFFICE EVOLUTION

AREA HOSPITALS, HOTELS & EVENT CENTERS



HOTELS & EVENT CENTERS

1. EMBASSY SUITES BY HILTON SAN ANTONIO LANDMARK
2. DRURY INN & SUITES SAN ANTONIO NEAR LA CANTERA PKWY
3. LA CANTERA HOTEL
4. EILAN HOTEL AND SPA
5. HILTON GARDEN INN SAN ANTONIO AT THE RIM
6. HOME2 SUITES BY HILTON SAN ANTONIO AT THE RIM
7. RESIDENCE INN BY MARRIOTT SAN ANTONIO SIX FLAGS® AT THE RIM
8. COURTYARD BY MARRIOTT SAN ANTONIO SIX FLAGS® AT THE RIM
9. SPRINGHILL SUITES BY MARRIOTT SAN ANTONIO NORTHWEST AT THE RIM
10. HOMEWOOD SUITES BY HILTON SAN ANTONIO NORTH
11. DRURY INN & SUITES SAN ANTONIO NORTH STONE OAK
12. DRURY PLAZA HOTEL SAN ANTONIO NORTH STONE OAK
13. STAYBRIDGE SUITES SAN ANTONIO - STONE OAK
14. LA QUINTA INN & SUITES SAN ANTONIO NORTH STONE OAK
15. RESIDENCE INN BY MARRIOTT SAN ANTONIO NORTH/STONE OAK
16. FAIRFIELD INN & SUITES BY MARRIOTT SAN ANTONIO NORTH/STONE OAK
17. DAYS INN & SUITES BY WYNDHAM SAN ANTONIO NORTH/STONE OAK
18. HYATT PLACE SAN ANTONIO - NORTH/ STONE OAK
19. BEST WESTERN PLUS HILL COUNTRY SUITES
20. COMFORT SUITES SAN ANTONIO NORTH - STONE OAK
21. HAMPTON INN SAN ANTONIO - NORTHWOODS
22. WOODSPRING SUITES SAN ANTONIO STONE OAK
23. HOME2 SUITES BY HILTON SAN ANTONIO NORTH STONE OAK
24. COURTYARD BY MARRIOTT SAN ANTONIO NORTH/STONE OAK AT LEGACY
25. HOLIDAY INN SAN ANTONIO - STONE OAK AREA
26. CANDLEWOOD SUITES SAN ANTONIO - STONE OAK AREA
27. JW MARRIOTT SAN ANTONIO HILL COUNTRY RESORT & SPA
28. SPRING HILL EVENTS CENTER
29. NOAH'S EVENT VENUE
30. SAN ANTONIO SHRINE AUDITORIUM
31. SECURITY SERVICE EVENT CENTER

HOSPITALS

1. WARM SPRINGS POST ACUTE MEDICAL
2. BAPTIST EMERGENCY HOSPITAL - SHAVANO PARK
3. PRECISION ASSIST
4. NORTH CENTRAL BAPTIST HOSPITAL
5. CHRISTUS SANTA ROSA PHYSICIANS AMBULATORY SURGERY CENTER - STONE OAK
6. METHODIST AMBULATORY SURGERY CENTER - NORTH CENTRAL
7. GLOBAL REHAB PT CLINIC
8. METHODIST STONE OAK HOSPITAL
9. SELECT REHABILITATION HOSPITAL OF SAN ANTONIO
10. DAVITA STONE OAK DIALYSIS
11. SAN ANTONIO KIDNEY DISEASE CENTER PHYSICIANS GROUP
12. NORTH HILLS FAMILY MEDICINE
13. SOUTH TEXAS SPINE & SURGICAL HOSPITAL
14. LAUREL RIDGE TREATMENT CENTER
15. THE CHILDREN'S HOSPITAL OF SAN ANTONIO - STONE OAK

AREA RESTAURANTS



STONE OAK

HOLLYWOOD
PARK

SHAVANO
PARK



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. PAPPADÉAUX
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. STONERWERKS BIG ROCK GRILLE
PASHA MEDITERRANEAN GRILL
34. ALDINO THE VINEYARD
35. SUSHISHIMA JAPANESE RESTAURANT
DEMO'S GREEK FOOD
36. CAFE VIDA II
37. DAE GEE KOREAN BBQ
HEAVENLY PHO VIETNAMESE CUISINE
38. WAHKEE CHINESE SEA FOOD CUISINE
TACO BLVD
39. THAI BURI
PHO DELIGHT
40. KAFFEINATED
JIMS
41. WHATABURGER
TACO PALENQUE
42. POPEYES LOUISIANA KITCHEN
MCDONALD'S
43. EL JALISCO GRILL
44. EL MIRASOL
45. COSTA PACIFICA
SILO ELEVATED CUISINE
NONNA OSTERIA
P.TERRY'S BURGER STAND
46. EGGSPERATION
47. CAVA
FULL BELLY CAFE & BAR
TARKA INDIAN
48. CHAMA GAUCHA BRAZILIAN STEAKHOUSE
TORCHY'STACOS
49. JERUSALEM GRILL
APPLEBEE'S GRILL & BAR | IHOP
50. LE PEEP
THE ROXBURY
51. SABAI THAI KITCHEN
52. SUSHI SEVEN
MIAN NOODLES & DUMPLINGS
53. TRILOGY PIZZA & WINE
URBAN BRICKS
54. VIDA MIA
55. MILANO ITALIAN GRILL
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. MELLOW MUSHROOM
TORO KITCHEN & BAR
CUSHIE
64. KIRBY'S STEAKHOUSE
65. SUBWAY
66. FIRST WATCH
KUMORI SUSHI & TEPPANYAKI
67. FORK & BOWL AMERICAN BISTRO
68. JIMMY JOHN'S
SALATA
SMASHING CRAB
69. SAN ANTONIO WINGS
70. EMBERS WOOD FIRE KITCHEN & TAP
71. MAIZ COCINA MEXICANA
MUNCHIES
GORDITAS DONA TOTA
72. LA PANADERIA
73. THE HOPPY MONK
74. JASON'S DELI
75. FIVE GUYS
PEACH COBBLER FACTORY
HONMACHI SUSHI & TEPPANYAKI
CHUCK E CHEESE
76. AY CHIWAWA!
77. WHATABURGER
78. SCHLOTZSKY'S
79. WILD JAPANESE BBQ & SUSHI & SHABU
80. LAS PALAPAS
TACOS VITALI
81. BILL MILLER BBQ
LAGUNA MADRE
82. TERIYAKI MADNESS
SUBWAY
PHO NGUYEN RESTAURANT
83. THE TOASTED YOLK CAFE
SHAWKOOL BAR & GRILL
WAYBACK BURGERS
84. CHICK FIL A
FISH CITY GRILL
85. RED ROBIN GOURMET BURGERS
86. STOUT'S PIZZA
87. CHUY'S
LA MADELEINE
88. AVENIDA BRAZIL BRAZILIAN STEAKHOUSE
89. PEI WEI
90. 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



STARBUCKS COFFEE | Eddie V's PRIME STEAKHOUSE | VOGE - BOUTIQUE | BLU STEAKHOUSE

PLAZA LAS CAMPANAS

FOR INFORMATION CONTACT

KIMBERLY S. GATLEY
SENIOR VICE PRESIDENT
KGATLEY@REOC SAN ANTONIO.COM
DIRECT LINE 210 524 1320

ANDREW J. LYLES
EXECUTIVE VICE PRESIDENT
ANDREW.LYLES@REOC SAN ANTONIO.COM
DIRECT LINE 210 524 1306



8023 VANTAGE DR, SUITE 100
SAN ANTONIO TX 78230
REOC SAN ANTONIO.COM
210 524 4000



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



Information About Brokerage Services

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' written consent, 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.

REOC General Partner, LLC	493853	alyes@reocsanantonio.com	(210) 524-4000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Andrew J. Lyles	720555	alyes@reocsanantonio.com	(210) 524-1306
Designated Broker of Firm	License No.	Email	Phone
Andrew J. Lyles	720555	alyes@reocsanantonio.com	(210) 524-1306
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kimberly Sue Gately	652669	kgately@reocsanantonio.com	(210) 524-1320
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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2-10-2025

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	License No.	Email	Phone

Andrew J. Lyles

Designated Broker of Firm	720555	alyes@reocsanantonio.com	(210) 524-1306
	License No.	Email	Phone

N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Andrew J. Lyles

Sales Agent/Associate's Name	720555	alyes@reocsanantonio.com	(210) 524-1306
	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date