

FOR LEASE

# TRIANGLE SHOPPING CENTER

2921 PAT BOOKER ROAD  
UNIVERSAL CITY, TEXAS 78148

Oldham  
Goodwin 



## AVAILABILITY

1,500 SF



## TRAFFIC

116,964 VPD  
(Combined)



## RENTAL RATE

CALL BROKER

## PROPERTY HIGHLIGHTS

- Outstanding visibility and exposure to over 116,000 VPD along Loop 1604 and Pat Booker Road
- Strong tenant mix resulted in 1,500,000 visits over the previous 12 month
- Triangle Shopping Center boasts close to 1,000' of unobstructed visibility to San Antonio's outer loop, 1604 as well as a major thorough, Pat Booker Road
- Regional retail destination, retailers included Ikea, Starbucks, Target, Best Bu, T.J. Maxx, Total Wine, Michaels, Ulta Beauty, Hobby Lobby, among many others
- Located at a signalized intersection with a prominent pylon sign
- Recently renovated, the property benefits from attractive finishes and new roofs

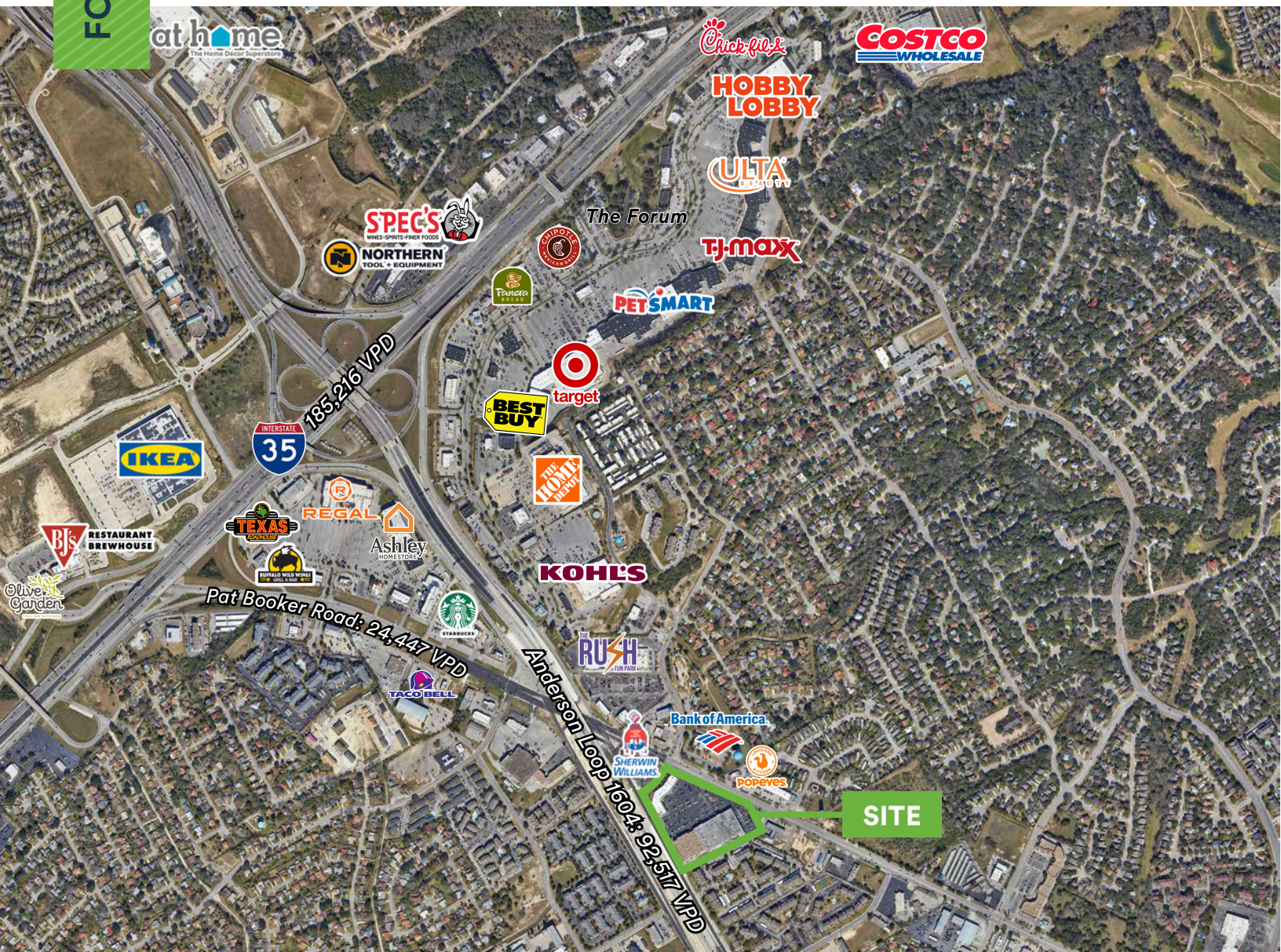




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## DEMOGRAPHICS

|                               | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------------------|-----------|-----------|-----------|
| 2024 Total Population         | 11,614    | 93,915    | 232,565   |
| 2029 Total Population         | 11,455    | 98,485    | 244,834   |
| 2024 - 2029 Growth Rate       | -1.4%     | 4.9%      | 5.3%      |
| 2024 Households               | 5,147     | 35,031    | 84,086    |
| 2029 Households               | 5,095     | 36,611    | 88,221    |
| 2024 Median Home Value        | \$243,003 | \$253,581 | \$251,591 |
| 2024 Average Household Income | \$81,593  | \$97,255  | \$95,630  |

Average Annual Visits: 1,500,000

Annual Unique Visitors: 295,200



**24,447 VPD**

Pat Booker Road  
**92,517 VPD**  
Loop 1604



**50,132**  
Employees



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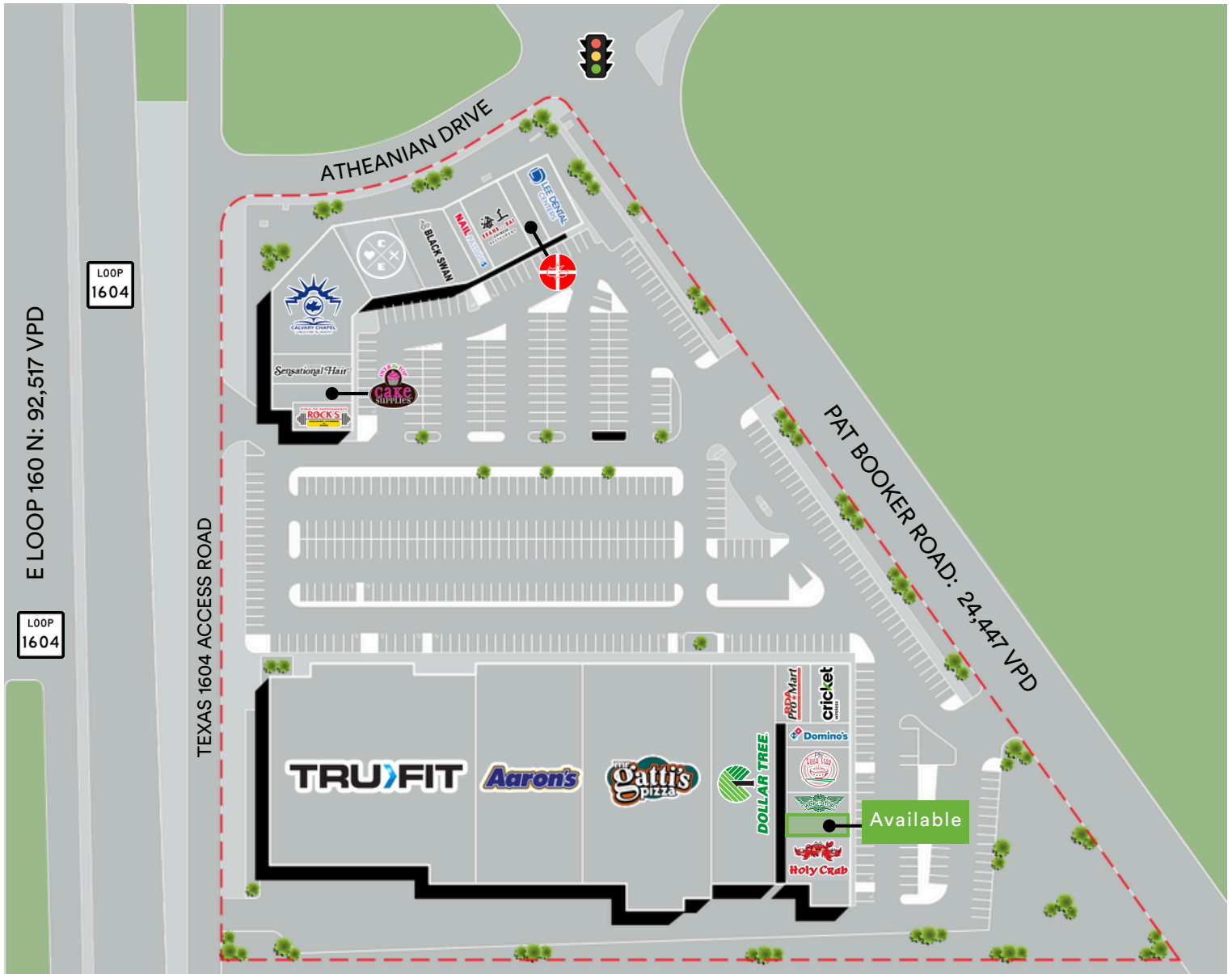


| SUITE | AVAILABILITY | RSF   |
|-------|--------------|-------|
| 112   | Available    | 1,500 |

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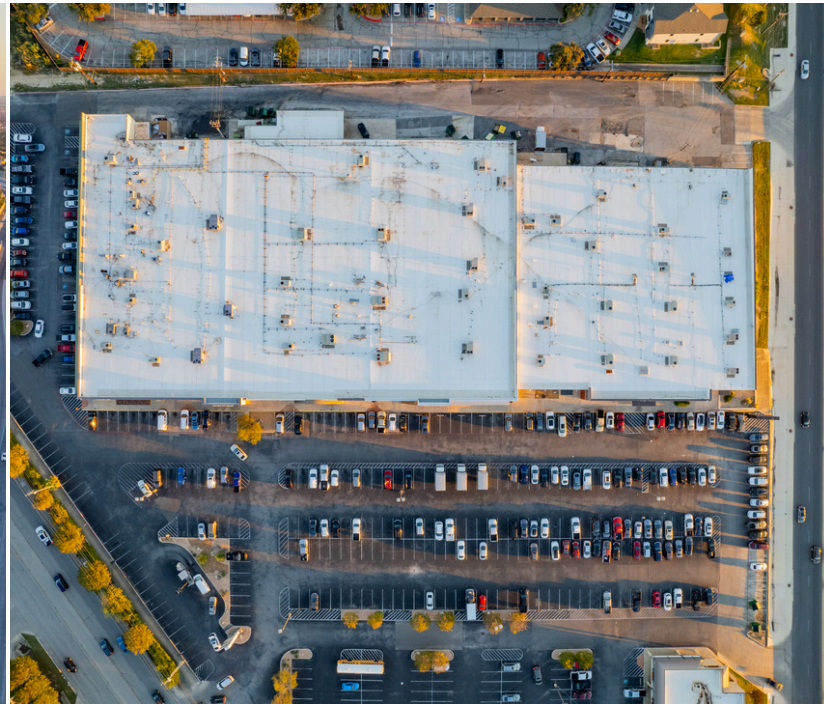
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## TEXAS OVERVIEW



**NO STATE  
INCOME TAX**

**2<sup>ND</sup>** FASTEST GROWING ECONOMY  
IN THE UNITED STATES

**#1** STATE IN AMERICA  
TO START A BUSINESS

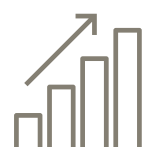


POPULATION  
**28,995,881**

OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



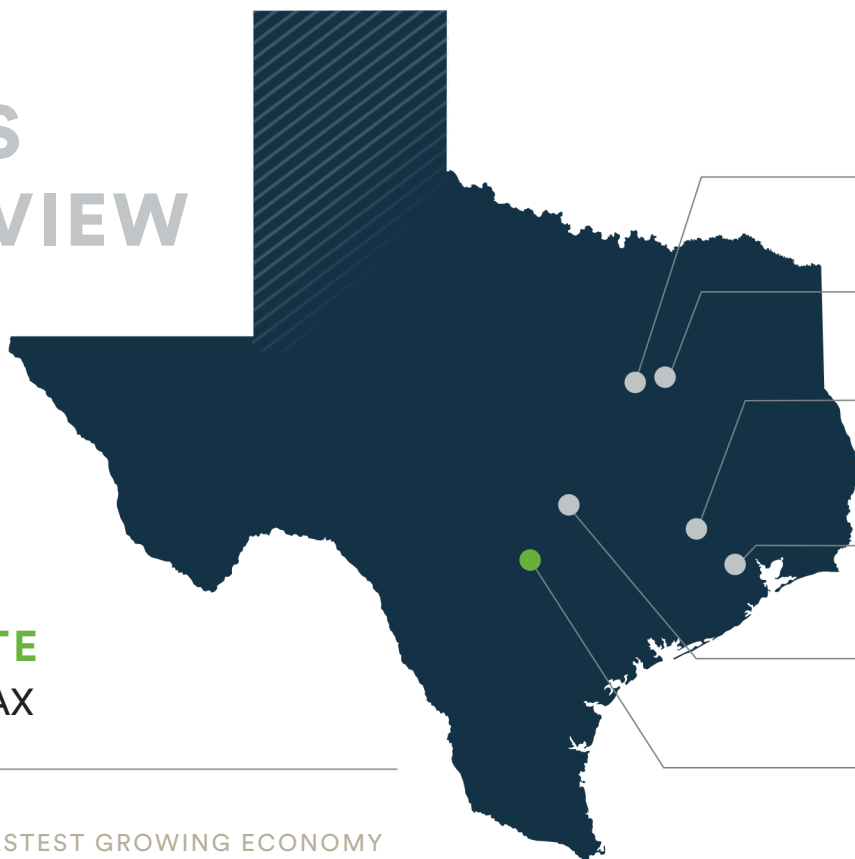
**BEST STATE  
FOR BUSINESS**



**TOP STATE  
FOR JOB GROWTH**



**LARGEST  
MEDICAL CENTER**



**Fort Worth**  
TOP CITY FOR SALES  
GROWTH IN 2018

**Dallas**  
TOP MSA FOR POPULATION  
GROWTH IN 2020

**Bryan/College  
Station**  
#1 BEST SMALL PLACES FOR  
BUSINESSES IN TEXAS

**Houston**  
4TH LARGEST POPULATION IN  
THE U.S.

**Austin**  
NAMED BEST CITY TO START A  
BUSINESS IN 2020

**San Antonio**  
2ND FASTEST GROWING CITY  
IN THE NATION

**2<sup>ND</sup>** LARGEST LABOR WORKFORCE:  
**14+ MILLION WORKERS**

**57** FORTUNE 500 COMPANIES  
**CALL TEXAS HOME**



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## SAN ANTONIO, TEXAS

### HOME TO THE SAN ANTONIO RIVERWALK

A UNITED NATIONS WORLD HERITAGE SITE | WELCOMING 11.5 MILLION VISITORS ANNUALLY



METRO AREA POPULATION

**2,600,000**

**7<sup>TH</sup>**

LARGEST CITY IN THE UNITED STATES  
**FASTEST GROWING CITY IN THE COUNTRY**

### HOME TO H-E-B

THE 6<sup>TH</sup> LARGEST  
PRIVATE COMPANY IN  
THE UNITED STATES



### 31 INSTITUTIONS OF HIGHER LEARNING

HOME TO OVER 120,000 COLLEGE STUDENTS

UTSA IS THE LARGEST WITH A TOTAL ENROLLMENT  
OVER 35,000 STUDENTS



### MILITARY CITY, USA

JOINT BASE SAN ANTONIO  
ENCOMPASSES FOUR  
MILITARY INSTALLATIONS

ANNUAL ECONOMIC IMPACT OF \$48.7 BILLION



### HOME OF THE ALAMO

**#1 MOST VISITED CITY IN TEXAS**

37 MILLION VISITORS PER YEAR

**4**

FORTUNE 500  
COMPANIES BASED  
IN SAN ANTONIO



### SAN ANTONIO INTERNATIONAL AIRPORT

AVERAGE NUMBER OF PASSENGERS:

MORE THAN 10,363,000

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11-03-2025



## 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.

**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.

|  |             |       |       |
|--|-------------|-------|-------|
| Name of Sponsoring Broker (Licensed Individual or Business Entity)   | License No. | Email | Phone |
| Name of Designated Broker of Licensed Business Entity, if applicable | License No. | Email | Phone |
| Name of Licensed Supervisor of Sales Agent/Associate, if applicable  | License No. | Email | Phone |
| Name of Sales Agent/Associate  | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date



FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S  
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



**Tyler Bradfield**

Vice President | Retail Services

**D:** 979.977.7656 **C:** 210.508.0181

[Tyler.Bradfield@OldhamGoodwin.com](mailto:Tyler.Bradfield@OldhamGoodwin.com)



**Caterina Rodriguez**

Associate | Retail Services

**D:** 832.218.5176 **C:** 210.875.3798

[Caterina.Rodriguez@OldhamGoodwin.com](mailto:Caterina.Rodriguez@OldhamGoodwin.com)

**San Antonio**

1901 NW Military Highway, Suite 201 | San Antonio, Texas 78213

HOUSTON | SAN ANTONIO | WACO/TEMPLE | FORT WORTH     [OLDHAMGOODWIN.COM](http://OLDHAMGOODWIN.COM)

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