

THE VINEYARD SHOPPING CENTER

CBRE

NWC OF LOOP 1604 AND BLANCO ROAD, SAN ANTONIO, TX 78258



AVAILABLE
11,910 SF



PROPERTY OVERVIEW

567,800 SF GROSS LEASABLE AREA

- Available Spaces
 - Retail 10 2,042 SF
 - Retail 12 11,910 SF (Summer Classics)
 - Retail 17 2,709 SF
 - 5,000 SF (Former Fort Bend Music Center)
- Available Pad Sites
 - 0.917 Acres
 - 1.57 Acres
- Rate
 - Please contact Broker.
- NNN's
 - CAM \$2.00 PSF
 - Taxes \$5.70 PSF
 - Insurance \$0.40 PSF
 - Total \$8.10 PSF**
- Traffic Counts
 - Loop 1604 W: 103,812 VPD
 - Blanco Road: 33,915 VPD
- Located in high growth, high income trade area, directly across from H-E-B Plus! and Lowe's Home Improvement
- Excellent exposure to Loop 1604 and Blanco Road
- Multiple access points to Loop 1604 and Blanco Road
- Very accessible to the affluent neighborhoods of Stone Oak, Elm Creek, Sonterra, The Vineyard and Rogers Ranch
- Tenant Anchors: Super Target, Whole Foods, Ross Dress for Less, Office Depot, LA Fitness and Golf Galaxy

SITE PLAN

RETAIL 1 (1205 N. LOOP 1604 W.)

SUITE #	NAME	SQ. FT.
101	BUFF CITY SOAP	2,800 S.F.
105	SALLY'S BEAUTY SUPPLY	1,543 S.F.
107	KNOCKOUTS	1,500 S.F.
117	EYE TX	2,000 S.F.

RETAIL 2 (1205 N. LOOP 1604 W.)

200	OFFICE DEPOT	13,619 S.F.
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RETAIL 3 (1205 N. LOOP 1604 W.)

209	JAMES AVERY	2,640 S.F.
211	DR. GOLAB CHIROPRACTIC	1,538 S.F.
213	DR. GOLAB CHIROPRACTIC	1,383 S.F.
217	THE TUTU SCHOOL	1,610 S.F.
221	NEW ERA	1,323 S.F.
225	NEW ERA MED SPA	3,225 S.F.
229	SPORTS CLIPS	1,100 S.F.
230	SUSHISHIMA	4,442 S.F.
231	EUROPEAN WAX CENTER	1,973 S.F.
232	IDEAL IMAGE	4,444 S.F.
235	DEMO'S GREEK RESTAURANT	2,726 S.F.

RETAIL 4 (1209 N. LOOP 1604 W.)

	ROSS DRESS FOR LESS	25,000 S.F.
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RETAIL 5 (1211 N. LOOP 1604 W.)

	GOLF GALAXY	30,450 S.F.
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RETAIL 6 (1309 N. LOOP 1604 W.)

101	HOBBYTOWN	4,789 S.F.
103	CRIBS & KIDS	2,647 S.F.
106	CRIBS & KIDS	5,500 S.F.

RETAIL 7 (1309 N. LOOP 1604 W.)

7	SPEC'S	20,898 S.F.
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RETAIL 8 (7410 BLANCO ROAD)

8	LA FITNESS	45,000 S.F.
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RETAIL 10 (18415 BLANCO ROAD)

101	LUX NAILS	2,377 S.F.
104	STRETCH LAB	1,750 S.F.
105	COSMETIC DENTAL	1,780 S.F.
106	AVAILABLE	2,042 S.F.
109	PINCH A PENNY	1,600 S.F.

RETAIL 11 (1201 N. LOOP 1604 W.)

101	STONE WERKS	9,000 S.F.
105	BLACK SWAN	1,600 S.F.
107	BLACK SWAN	2,320 S.F.
108	STEINWAY PIANO	2,380 S.F.

RETAIL 12 (1201 N. LOOP 1604 W.)

112	SUMMER CLASSICS	11,910 S.F.
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RETAIL 13 (1201 N. LOOP 1604 W.)

115	WHITE HOUSE SALON	2,036 S.F.
116	COST PLUS NUTRITION	1,733 S.F.
117	IT'S BOBA TIME	1,422 S.F.
118	PALM BEACH TAN	3,420 S.F.
119	CHIPOTLE MEXICAN GRILL	3,519 S.F.

RETAIL 14 (1203 N. LOOP 1604 W.)

101	ALDINO'S ITALIAN RESTAURANT	6,066 S.F.
105	LUCKY THREAD	1,747 S.F.
107	BASKIN ROBINS	1,310 S.F.
109	GIGI'S CUPCAKES	1,477 S.F.
113	STYLE AMERICA	1,313 S.F.
117	SCHAKOLAD CHOCOLATE FACTORY	1,000 S.F.
121	PANERA BREAD	4,633 S.F.

STAND ALONES

	MIA'S MEXICAN GRILL	3,300 S.F. (Ground Lease)
	COMPASS BANK	4,320 S.F.
	TARGET - RETAIL	177,000 S.F.
	HOPDODDY / AT&T	3,755 S.F. / 2,575 S.F.
	SNOOZE AN A.M. EATERY	4,957 S.F.
	WHOLE FOODS	36,000 S.F.
	COPENHAGEN FURNITURE	45,000 S.F.
	LASIKPLUS	5,000 S.F.

RETAIL 15 (1207 N. LOOP 1604 W.)

100	MATTRESS FIRM	3,556 S.F.
103	ORANGE LEAF	1,751 S.F.
106	ESTILO INTERIORS & GIFTS / ICODE	1,365 S.F. / 1,982 S.F.
107	ENGEL & VOLKERS	1,760 S.F.
109	J. GREEN JEWELERS	5,066 S.F.
115	CREDIT HUMAN	3,120 S.F.
118	DR. RANDY VOIGT, D.D.S.	1,979 S.F.
119	MANAGEMENT OFFICE	808 S.F.
122	PASHA RESTAURANT	4,655 S.F.

RETAIL 16 (1401 N. LOOP 1604 W.)

101	THE RUSTIC GALLERY	5,911 S.F.
105	J-PRIME STEAKHOUSE	5,837 S.F.

RETAIL 17 (1435 N. LOOP 1604 W.)

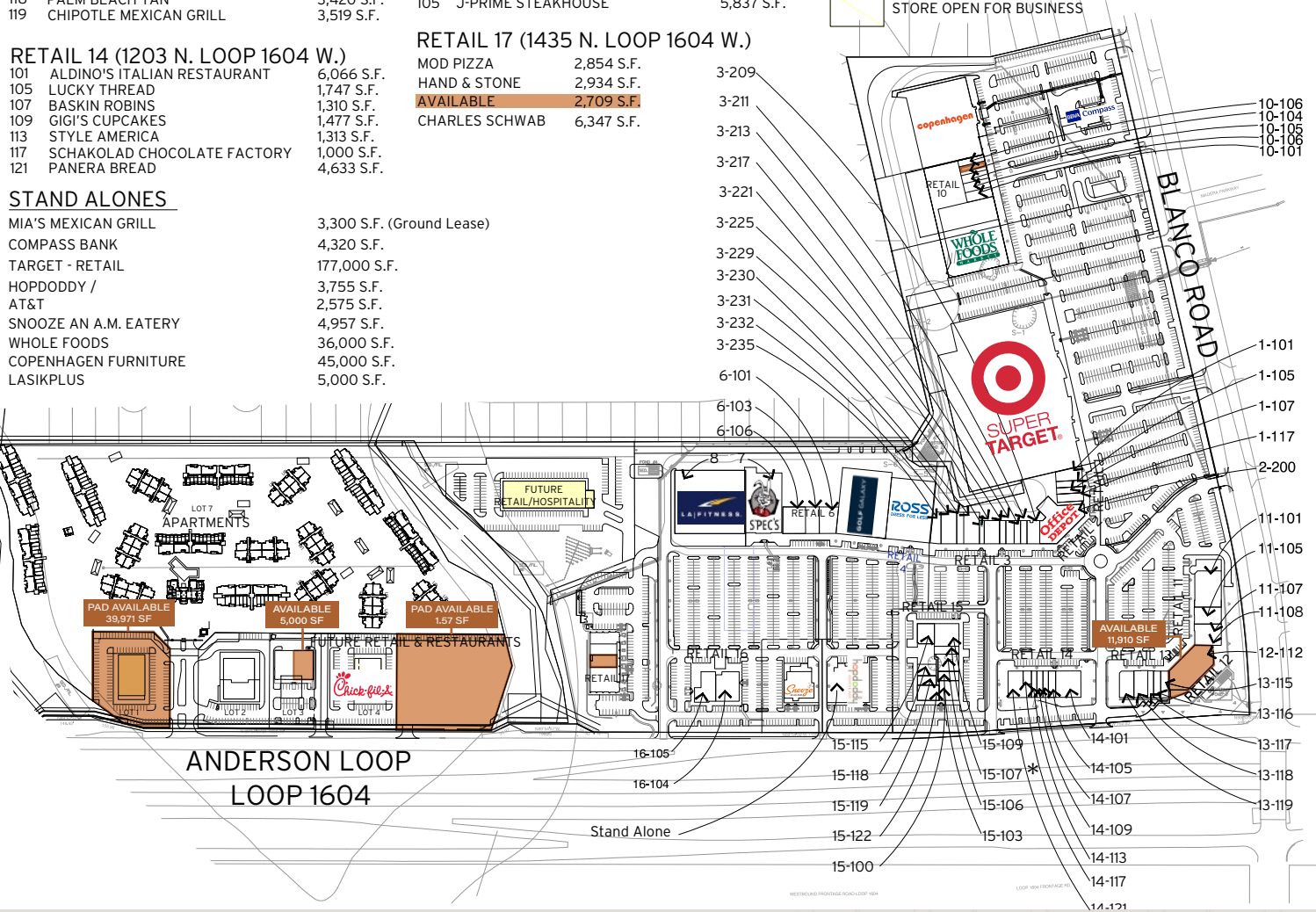
	MOD PIZZA	2,854 S.F.
	HAND & STONE	2,934 S.F.
	AVAILABLE	2,709 S.F.
	CHARLES SCHWAB	6,347 S.F.

FUTURE DEVELOPMENT

LOT 1	9,000 S.F.
LOT 4	8,000 S.F.
LOT 5	7,000 S.F.
LOT 6	7,000 S.F.
FUTURE RETAIL/HOSPITALITY 20,000 S.F.	

LEGEND & SITE PLAN

- AVAILABLE
- AVAILABLE - FUTURE DEVELOPMENT
- STORE OPEN FOR BUSINESS



AVAILABLE

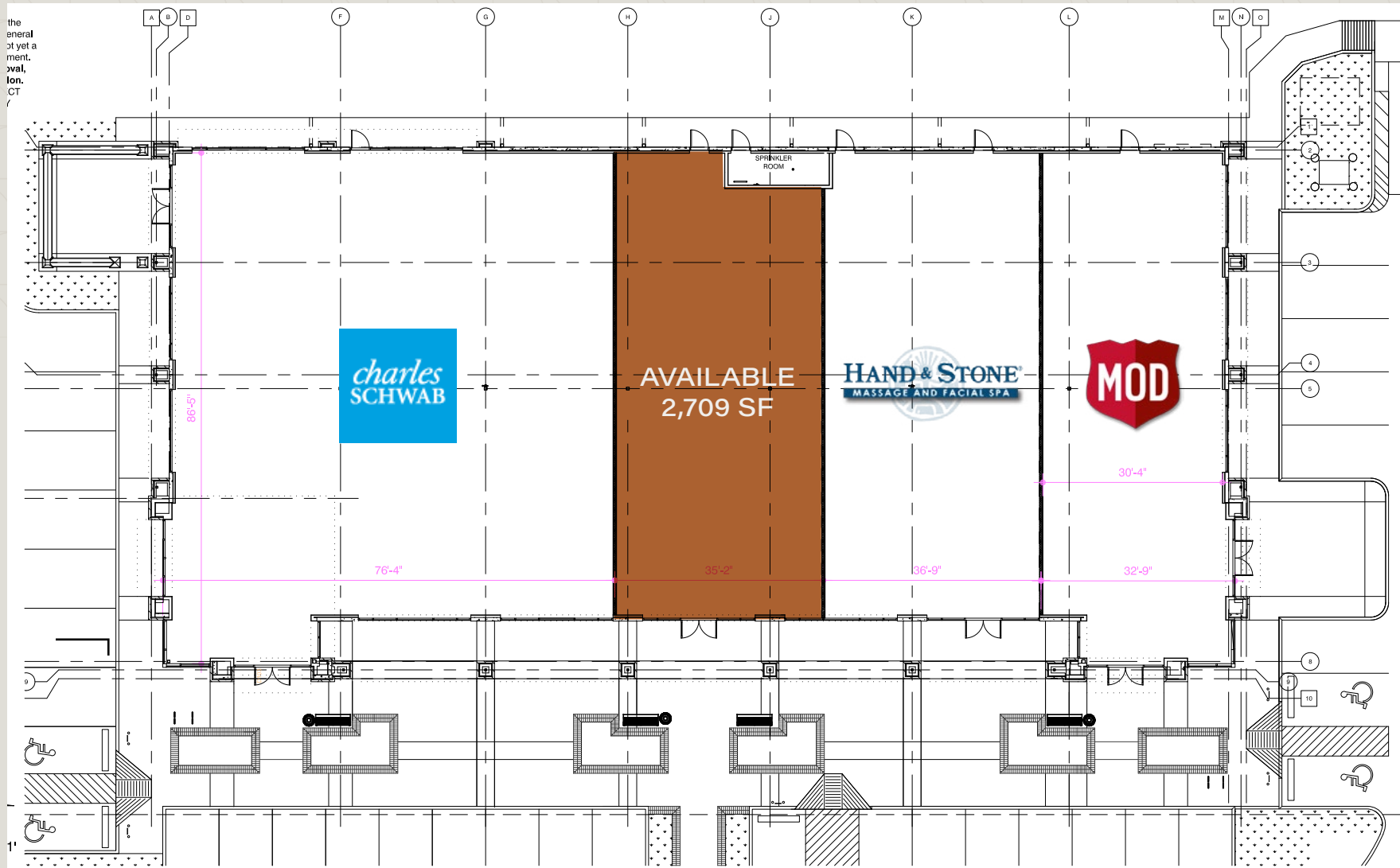
■ SPACE & PAD SITES



SHOPPING CENTER AERIAL



FLOOR PLAN

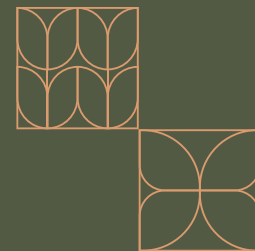


#	TENANT NAME	SIZE
1	Charles Schwab	6,347 SF
2	AVAILABLE	2,709 SF

#	TENANT NAME	SIZE
3	Hand & Stone Massage and Facial Spa	2,934 SF
4	MOD Pizza	2,854 SF

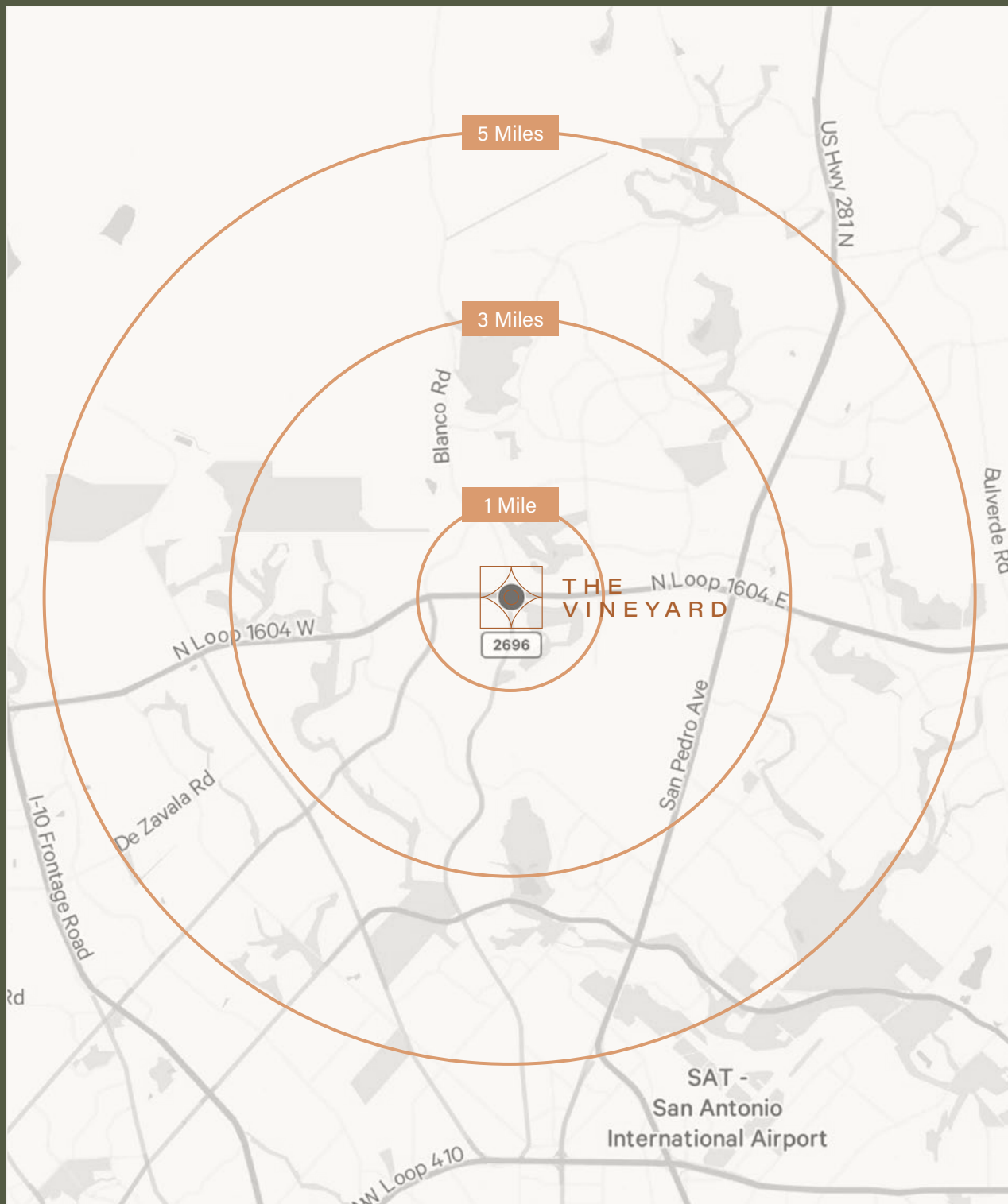
PAD SITE AERIAL





DEMOGRAPHIC

SUMMARY



	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Population	9,644	76,540	195,659
2025 Daytime Population	14,597	94,144	230,226
HOUSEHOLD INCOME			
2025 Average HH Income	\$158,108	\$149,342	\$134,493
HOUSING VALUE			
2025 Average Value of Owner Occ. Housing Units	\$554,916	\$487,351	\$454,090
PLACE OF WORK			
2025 Businesses	905	4,806	10,240
2025 Employees	7,294	46,081	108,186
AGE			
2025 Median Age	42.9	41.1	40.1



THE VINEYARD



THOMAS TYNG
Senior Vice President
+1 210 841 3222
thomas.tyng@cbre.com



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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.

CBRE, Inc.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

299995

License No.

texaslicensing@cbre.com

Email

+1 210 225 1000

Phone

Jeremy McGown

Designated Broker of Firm

620535

License No.

jeremy.mcgown@cbre.com

Email

+1 214 979 6100

Phone

John Moake

Licensed Supervisor of Sales Agent/Associate

540146

License No.

john.moake@cbre.com

Email

+1 210 225 1000

Phone

Thomas Tyng

Sales Agent/Associate's Name

406718

License No.

thomas.tyng@cbre.com

Email

+1 210 841 3222

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

