



# CHRISTUS Santa Rosa PLAZA 4

11123 Christus Hills - San Antonio, TX

**partners**

# Property Overview

## ABOUT THE PROPERTY

Plaza 4 is a premier Class A medical office building situated on the CHRISTUS Santa Rosa Westover Hills campus in San Antonio's fastest-growing medical corridor. Completed in 2025, this three-story, 60,000 SF building features reinforced concrete construction and is purpose-built to accommodate a full spectrum of medical and professional office uses.

<b>BUILDING SIZE</b>	60,000 SF
<b>LOT SIZE</b>	5.11 Acres
<b>STORIES</b>	3
<b>YEAR BUILT</b>	2025
<b>ZONING</b>	C-3
<b>PARKING</b>	5:1,000 SF (300 spaces)
<b>CONSTRUCTION</b>	Reinforced Concrete
<b>AVAILABLE SF</b>	2,000 - 34,000 SF
<b>RENTAL RATE</b>	Contact Broker



# Property Highlights



## Class A Ambulatory Surgery Center - Third Floor

Plaza 4 is one of the few medical office buildings in San Antonio to house a fully operational Class A ASC - a premium, high-demand use that drives significant daily patient volume and elevates the entire building's medical profile.

## Anchor Tenancy by CHRISTUS Health

Co-tenanted with Texas Neuro Spine, establishing Plaza 4 as an active medical destination with built-in patient traffic from day one.

## On the CHRISTUS Santa Rosa Westover Hills Campus

Plaza 4 sits directly on the CHRISTUS Santa Rosa Westover Hills Campus - home to a full-service acute care hospital recently expanded with a new bed tower, advanced surgical services, and labor and delivery care. Campus positioning means immediate credibility, proximity to a high-volume referral network, and a built-in patient base for any medical or specialty practice.

## Highway 151 Visibility and Access

Direct visibility from one of San Antonio's highest-traffic corridors with easy access for patients, staff, and referring physicians - critical for any patient-facing medical practice.

## High-Growth Submarket

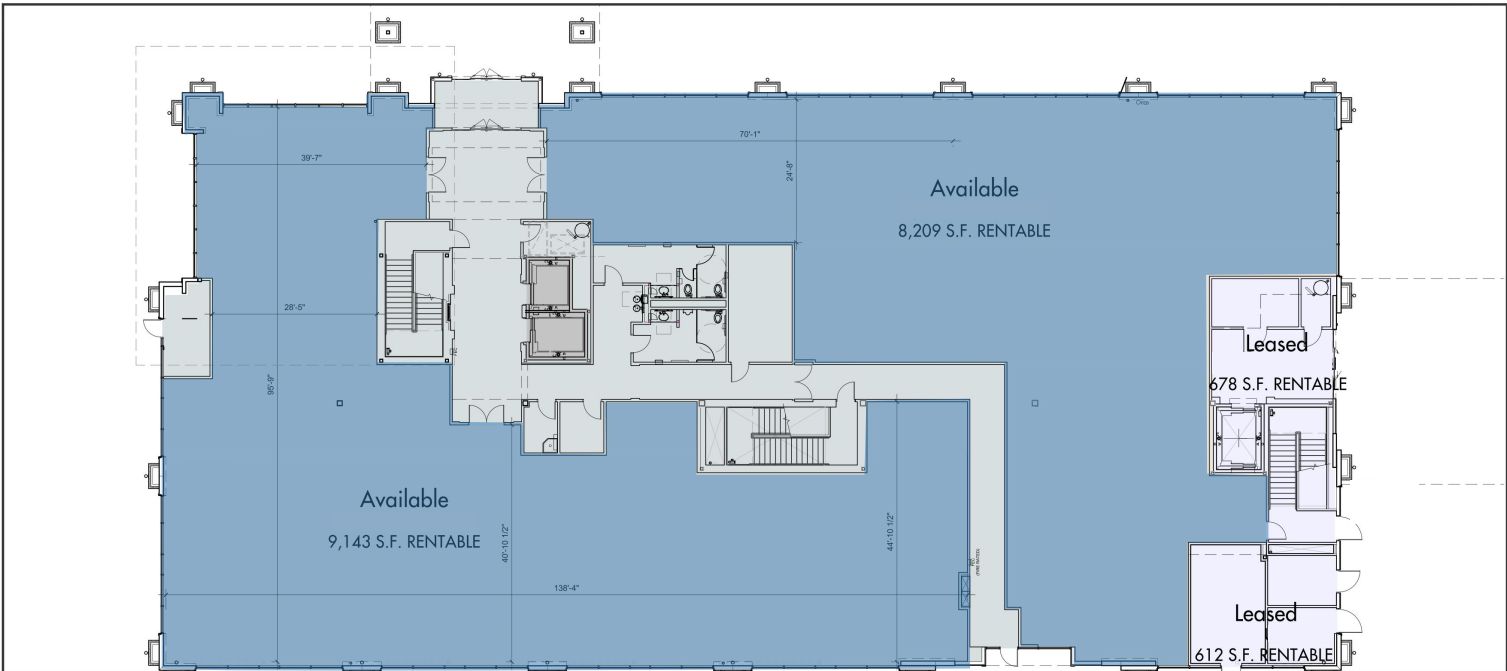
Westover Hills is one of San Antonio's fastest-growing communities, with rapid residential and commercial expansion driving increasing patient demand year over year.

## 2,000 - 34,000 SF Available

Divisible suites designed to accommodate single practitioners, specialty groups, and large multi-physician practices.



# First Floor Leasing Plan

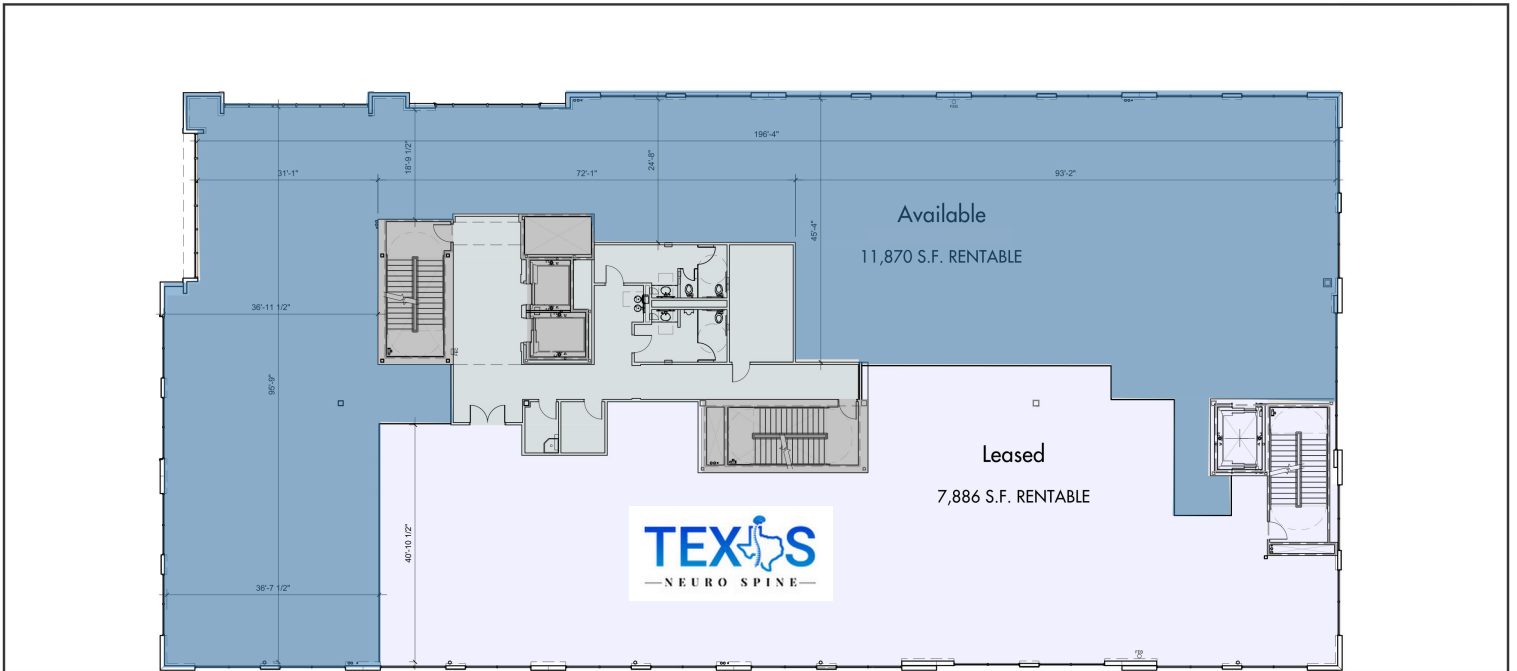


## SUITE AVAILABILITY - FIRST FLOOR

SUITE	SF RENTABLE	STATUS
Suite 101	9,143 SF	Available
Suite 102	8,209 SF	Available
Suite 103	678 SF	Leased
Suite 104	612 SF	Leased

All square footages are approximate. Lease structure TBD - contact broker for details.

# Second Floor Leasing Plan



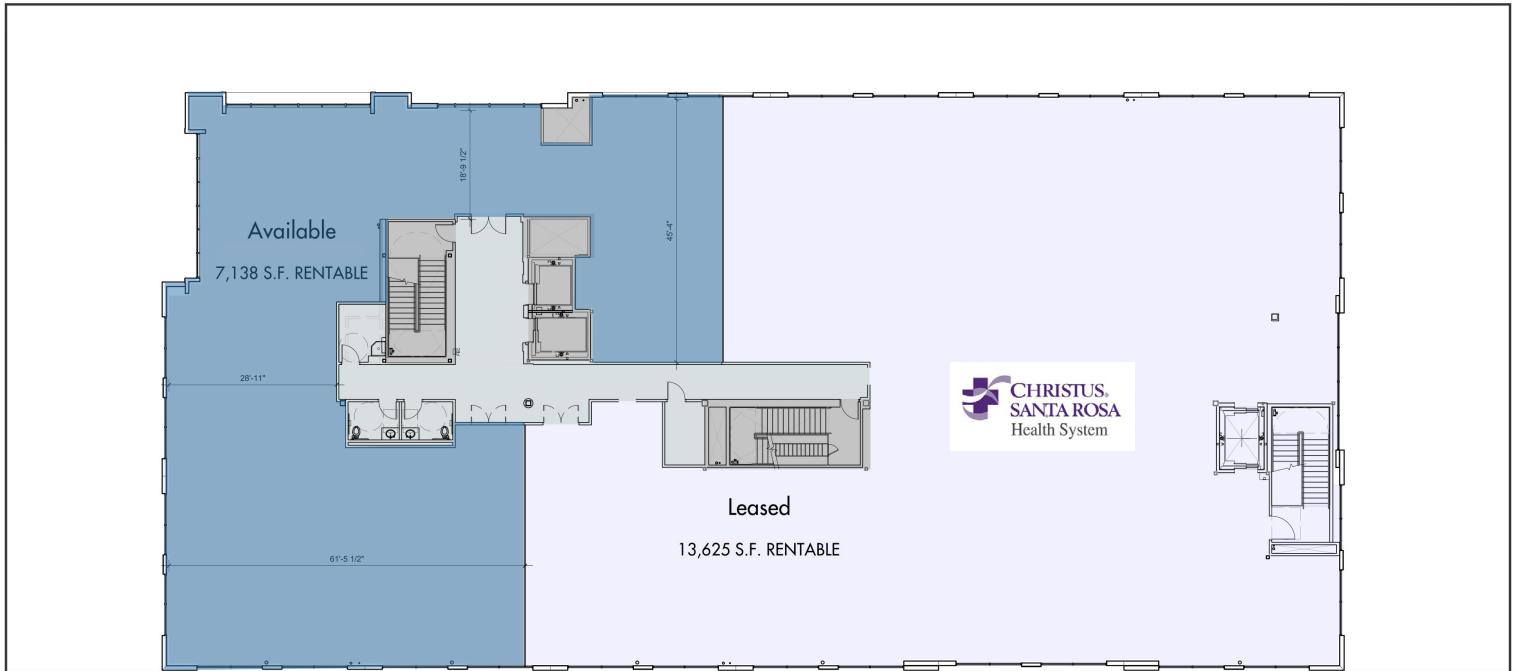
## SUITE AVAILABILITY - SECOND FLOOR

SUITE	SF RENTABLE	STATUS
Suite 201	11,870 SF	Available
Suite 202	7,886 SF	Leased

All square footages are approximate. Lease structure TBD - contact broker for details.

**SECOND FLOOR HIGHLIGHT**  
 The Second Floor is home to Texas Neuro Spine - a multi-location neurosurgical practice specializing in the diagnosis and treatment of neurological and spine disorders.





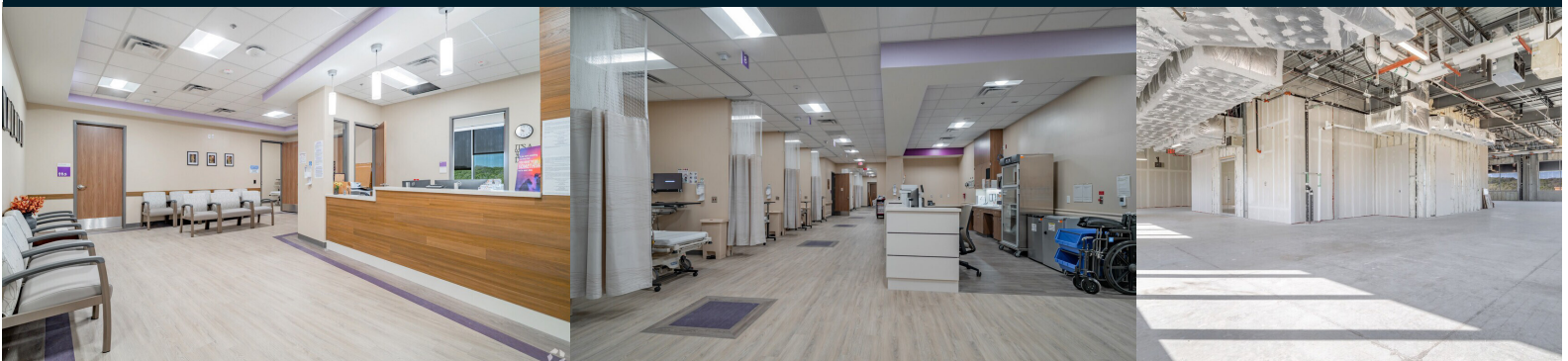
## SUITE AVAILABILITY - THIRD FLOOR

SUITE	SF RENTABLE	STATUS
Suite 301	7,138 SF	Available
Suite 302	13,625 SF	Leased

All square footages are approximate. Lease structure TBD - contact broker for details.

## THIRD FLOOR HIGHLIGHT

The Third floor is home to a Class A Ambulatory Surgery Center - one of the highest-demand medical uses in the San Antonio submarket, anchoring the building's premium tenant mix.



# Healthcare Map



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# Amenities Map



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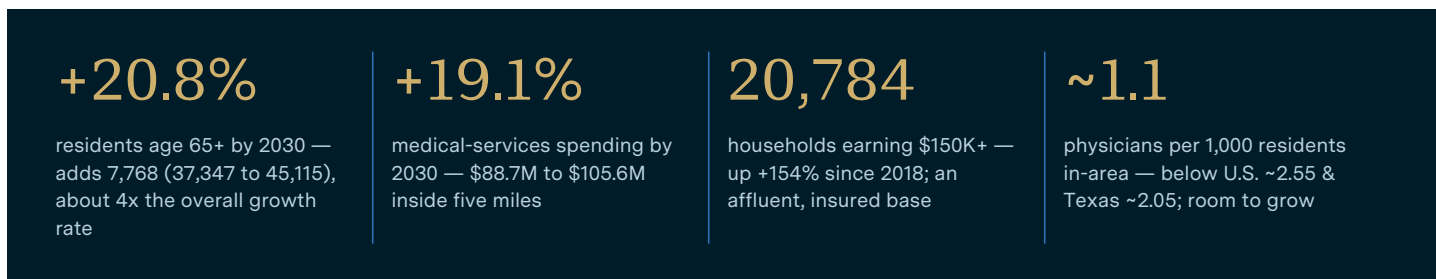
# Demographics

## TRADE AREA — 5-MILE RADIUS

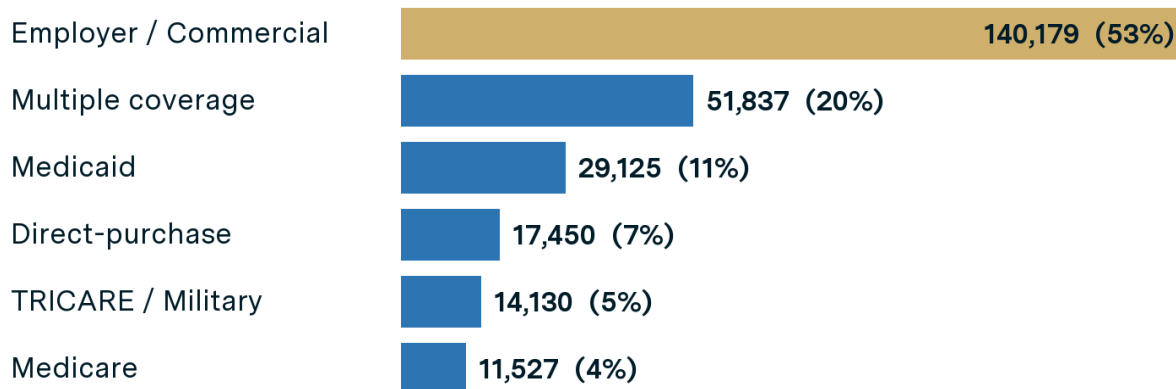
# Market Snapshot



## WHY LEASE HERE — GROWTH & DEMAND DRIVERS



## Insurance coverage mix — 5-mile trade area



CHRISTUS Santa Rosa Plaza 4 anchors a **319,974-resident** trade area projected to grow **+5.1% to 336,431 by 2030**, led by a fast-rising 65+ cohort (**+20.8%**) and a deepening base of affluent households (**20,784 earning \$150K +**). Nearly **60% of coverage is employer/ commercial or direct-purchase**, while in-area physician supply runs near **1.1 per 1,000** - below national and Texas benchmarks - leaving clear room for new and expanding practices

Demographics (population, growth, median household income, age, residents 65+, daytime employees, medical-services spending), 5-mile radius: CoStar, 2025-2030 estimates. Insurance / coverage mix, physician & provider supply, and high-income household distribution (\$150K+, 2018-2024), 5-mile radius: Revista. Coverage figures are counts of coverage held (an individual may hold more than one type) shown as a share of total coverage — not percentages of total population. Physician-per-1,000 benchmarks: AAMC (U.S. ~2.55 direct patient-care) and TMA (Texas ~2.05); they measure in-area supply density, not resident access. All figures are estimates subject to change.

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