

For Lease

# The Shops at Lincoln Heights

NEC of Jones Maltzberger and Basse Road  
San Antonio, TX 78209



# Property Highlights

## Overview

Located in an established high-income area, **The Shops at Lincoln Heights** is a vibrant grocery-anchored center that offers a unique and upscale shopping experience. Situated within easy reach of the affluent neighborhoods of Alamo Heights, Terrell Hills, Olmos Park, and Monte Vista, this shopping center is a hub of activity and a go-to destination for residents seeking a convenient and enjoyable retail experience.



*252,359 SF of  
Specialty Retail &  
Restaurant space*



*Close Proximity to US  
281 N, the City's Primary  
North/South Corridor*



*1,094 – 3,209 SF  
Available*



*3 minutes away from the  
Alamo Quarry Market  
and Alamo Quarry  
Crossing*



*In addition to its excellent dining  
options, The Shops at Lincoln Heights  
is home to some of San Antonio's finest  
local retailers*



Fashion



Home Furnishings



Wellness & Beauty



# Merchandising Vision

UNIT	TENANT	SF
100 & 103	Institute for Women's Health	5,415
105	IVX Health	1,959
107	Results Physiotherapy	2,500
112	Honeybaked Ham Company	2,030
116	Alamo Heights Pediatric Dentistry	3,352
118	Certified Allergy & Asthmas	2,008
120	La La Land Cafe	2,340
122	Gold Tender	1,160
125	CAVA Grill	3,265
127	San Antonio Eye Center	3,188
128	Dietz McLean Optical	3,473
129	Waxed Collectibles	2,477
130	Stonewerks Big Rock Grille	7,500
150	H-E-B Grocery	125,081
151	HOTWORX	1,428
152	Alterations To Go	1,319
153	Mathnasium	1,352
154	Palm Beach Tan	3,048
155	Twin Liquors Fine Wine	5,867
157	St. Bernard	14,000
159	AVAILABLE	1,094
160	AVAILABLE	2,663
161	Warby Parker	1,450
162	Pottery Barn Kids	8,012
163	AVAILABLE	3,209
165	Massage Heights	3,924
176	Waxing The City	1,941
177	Menchie's Frozen Yogurt	1,468
178	Jersey Mike's Subs	1,469
180	UPS Store	1,269
181	AVAILABLE	2,203
182	Blo Dry Bar	1,139
183	Torchy's Tacos	4,362
184	Woof Gang Bakery	1,869
185	Amazing Lash Studios	1,430
186	Sushi Zushi	4,751
192	Panera Bread	4,494

UNIT	TENANT	SF
193	OrderUp	2,382
195	Comet Cleaners	1,575
196	Stretch Zone	1,003
197	DaVi Nails	1,003
199	Pei Wei Asian Diner	3,378
300	Wells Fargo	3,427



Leased  
 Available







pottery barn kids



CAVA



H-E-B



ST. BERNARD

 Average Household Income  
 Broadway

THE SHOPS AT LINCOLN HEIGHTS





UPTOWN ALMO HEIGHTS


DOWNTOWN




QUARRY MARKET



  
  


  




THE QUARRY

 \$113,890

TERRELL HILLS


 \$211,270

ALAMO HEIGHTS

 214,158

FORT SAM HOUSTON JOINT MILITARY BASE


MAHNCKE PARK

 \$72,075


University of Incarnate word

Trinity University

DOWNTOWN

 \$83,464

SOUTHTOWN ARTS DISTRICT

 \$83,464

OLMOS PARK

 \$239,628

MONTE VISTA

 \$121,098

TOBIN HILL

 \$115,222

NORTHSTAR MALL




QUARRY VILLAGE





PEARL DISTRICT










SOUTHTOWN



  


  










 Drive time to Lincoln Heights


**THE RIM**  
 30 MINUTES


**THE SHOPS AT LA CANTERA**  
 30 MINUTES

**THE VINEYARD**  
 20 MINUTES


**VILLAGE AT STONE OAK**  
 20 MINUTES


**SAN ANTONIO INTERNATIONAL AIRPORT**  
 10 MINUTES

**NORTH STAR MALL**  
 10 MINUTES

**ALAMO QUARRY MARKET**  
 3 MINUTES



**PEARL DISTRICT**  
 15 MINUTES

**DOWNTOWN SAN ANTONIO**  
 18 MINUTES



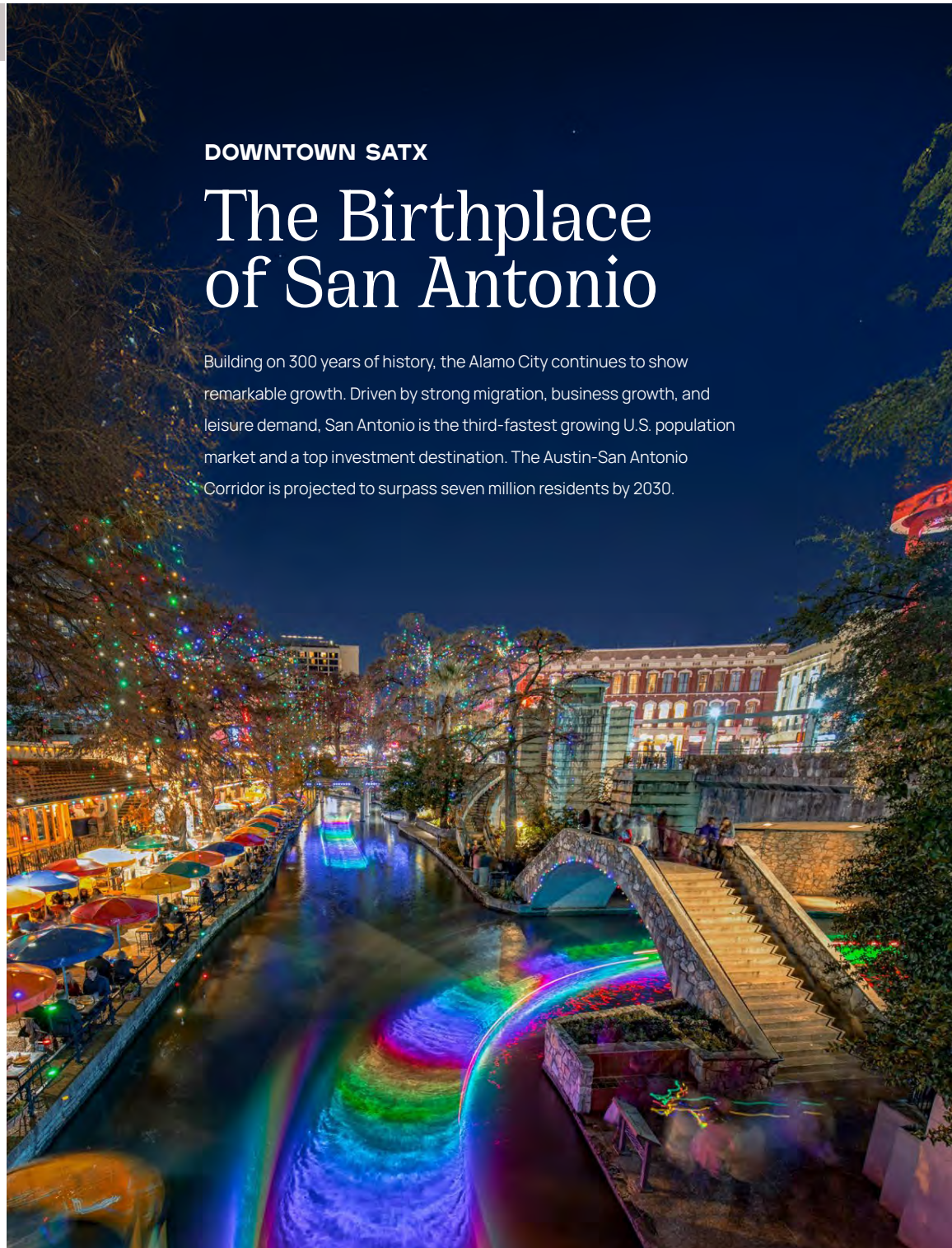
THE SHOPS AT LINCOLN HEIGHTS IS A PROMINENT LOCATION IN SAN ANTONIO



## DOWNTOWN SATX

# The Birthplace of San Antonio

Building on 300 years of history, the Alamo City continues to show remarkable growth. Driven by strong migration, business growth, and leisure demand, San Antonio is the third-fastest growing U.S. population market and a top investment destination. The Austin-San Antonio Corridor is projected to surpass seven million residents by 2030.





**PARKS & RECREATION**

**300+**  
average sunny days per year

**16,000**  
acres of parkland

**Over 140**  
miles of trails in city parks and over 80 miles of hike and bike trails in Howard W. Peak Trail System

First city in Texas to receive United Nations/Arbor Day Foundation's **"Tree City of the World"** designation

San Antonio Zoo **"Best Zoo in Texas"** according to 2024 Texas Travel Awards

San Antonio River 15-mile linear park recipient of coveted **Thiess International Riverprize**

Source: San Antonio Parks and Recreation, Visit San Antonio



**SPORTS SCENE**

**San Antonio Spurs**  
Five-time NBA Champions

**San Antonio FC**

**San Antonio Missions**

**Valero Texas Open**  
Held annually since 1922

**UTSA Roadrunners**  
Division I

**Incarnate Word Cardinals**  
Division I

Source: Visit San Antonio



**FOOD AND DRINK**

Home to the Culinary Institute of America  
**One of only three in the U.S.**

San Antonio is one of only two cities in the nation to receive the **Creative City of Gastronomy** UNESCO designation

**Best Under-the-Radar food destination in the U.S.**

Home to 7 **James Beard Award** semifinalist nominees 2025

Source: Visit San Antonio



**EDUCATION**

**178,000**  
students enrolled in higher-education programs

**30+**  
higher-education facilities in San Antonio

**10**  
four-year universities

**6**  
community colleges

**+6%**  
increase in educational attainment in the last four years



**ART & CULTURE**

**70+**  
museums, galleries and historical centers in San Antonio

**20+**  
music venues

San Antonio Missions National Historic Park designated the only **UNESCO World Heritage site** in Texas

**World-Famous Attractions**

- The Alamo
- Pearl Brewery
- San Antonio Riverwalk
- Missions National Historic Park
- Six Flags Fiesta Texas
- Sea World
- St Paul Square Arts District



**CONVENTIONS & EVENTS**

**741,798 SF**  
of convention center space

**45,000+**  
citywide hotel rooms

**15,000+**  
downtown hotel rooms

**Fiesta San Antonio**

\$340 million economic impact in 2019  
2.5 million annual attendees  
75,000 volunteers  
\$188 million in sales generated from non-local visitors



# Area Demographics

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Population	13,224	93,577	261,506
2025 Daytime Population	23,654	160,877	407,109
<b>HOUSEHOLD INCOME</b>			
2025 Average HH Income	\$147,220	\$117,588	\$90,306
2029 Average HH Income	\$163,476	\$131,585	\$102,580
<b>HOUSEHOLDS</b>			
2025 Households	6,312	39,381	109,476
<b>PLACE OF WORK</b>			
2025 Businesses	1,131	8,337	18,739
2025 Employees	13,333	88,519	215,716
<b>AGE</b>			
2025 Median Age	42.5	39.1	37.3



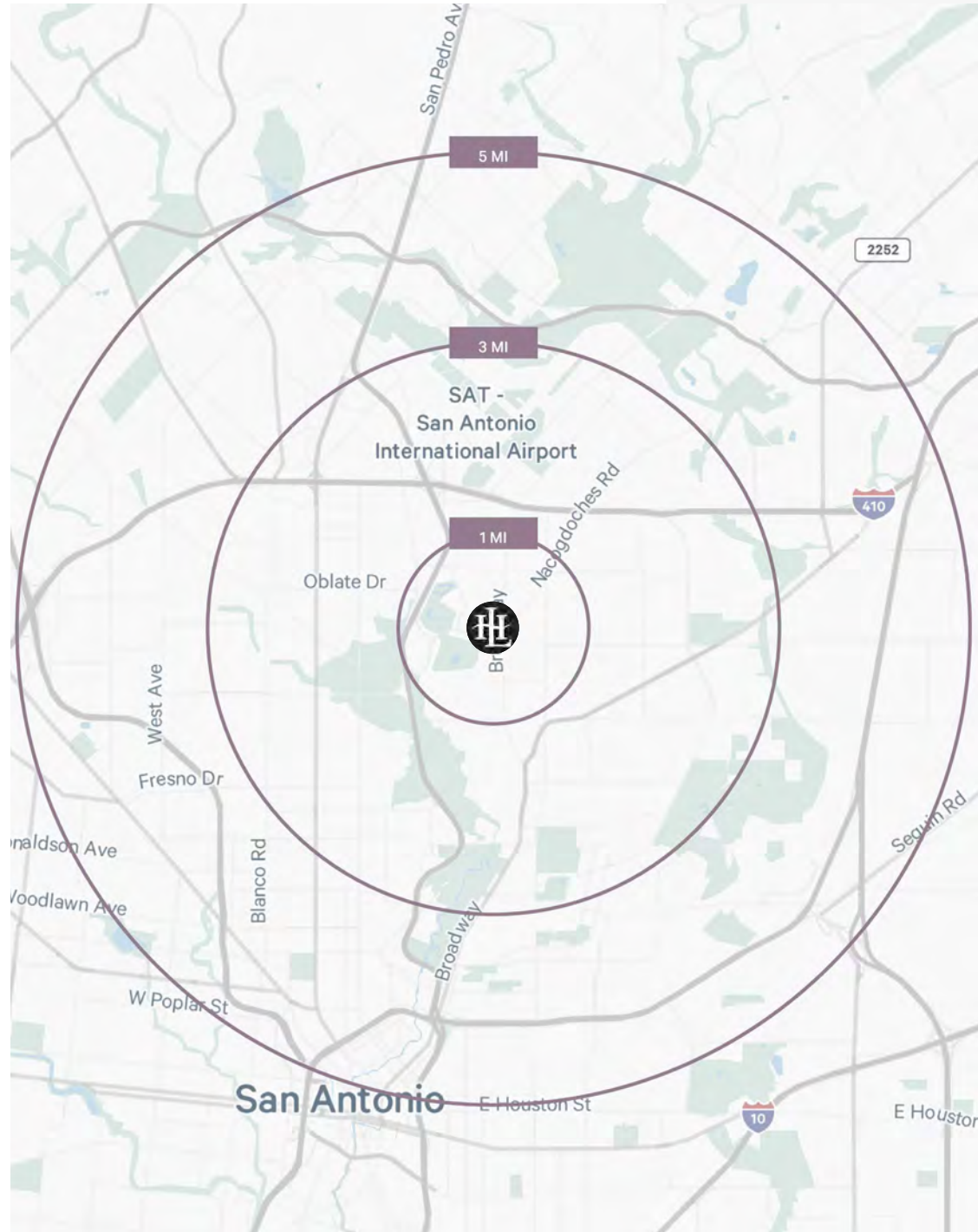
## Traffic Counts

20,367 VPD

E BASSE ROAD

122,705 VPD

HIGHWAY 281





# *For All Leasing Inquiries Please Contact:*

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First Vice President

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**CBRE**

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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:
  - 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.

**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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

