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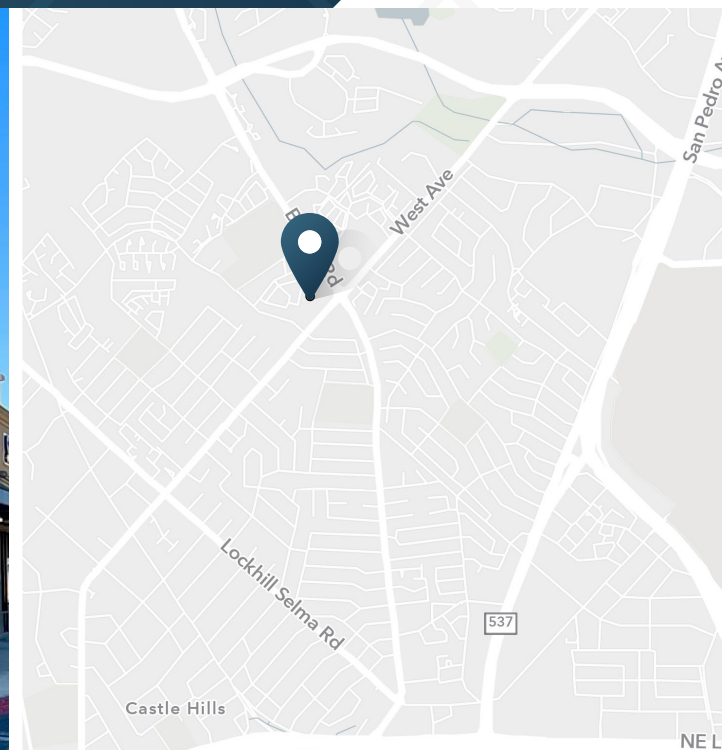
HEB Anchored Parliament Plaza

West Avenue & Blanco Road | San Antonio, TX



Parliament Plaza

West Avenue & Blanco Road | San Antonio, TX



1,200 - 2,146 SF
Available

Contact Broker
Base Rent

\$5.50/SF/YR
Estimated NNN

ABOUT THE PROPERTY

- Anchored by H-E-B Grocery Store
- Multi-tenant center at busy intersection of Blanco Road & West Ave
- Located just south of Churchhill High School
- Ability to combine multiple spaces for large footprint
- 2nd Generation hair salon, dental office, and cell provider spaces available

NEARBY RETAILERS



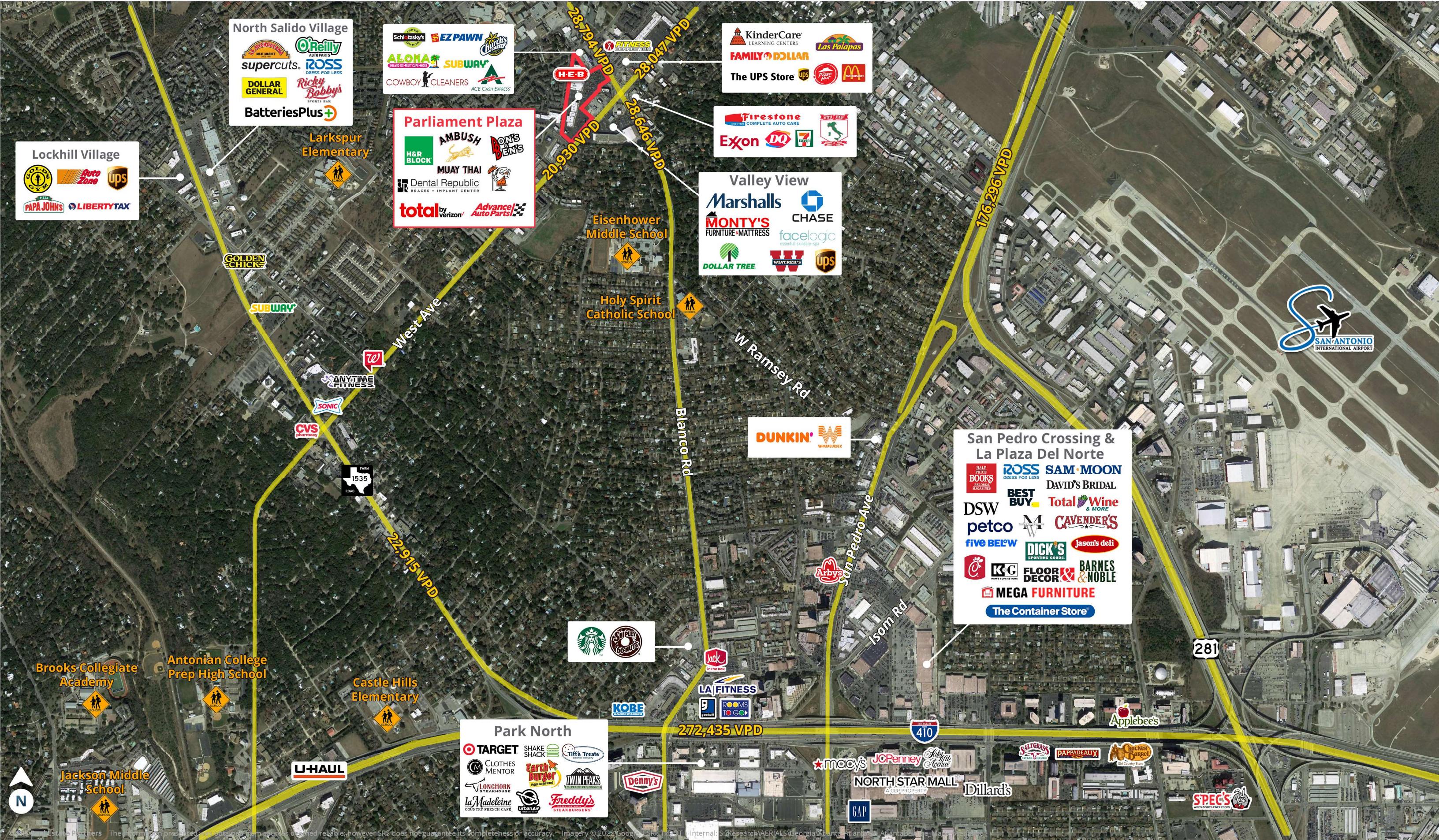
TRAFFIC COUNTS

Interstate 410
Blanco Rd
West Ave

307,764 VPD
36,384 VPD
17,540 VPD

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North Salido Village

- MEAT MARKET
- O'Reilly AUTO PARTS
- supercuts.
- ROSS DRESS FOR LESS
- DOLLAR GENERAL
- Ricky Bobby's SPORTS BAR
- BatteriesPlus+

Lockhill Village

- PAPA JOHN'S
- Auto Zone
- LIBERTY TAX
- ups

Parliament Plaza

- Schlitzsky's
- EZ PAWN
- ALOHA SUBWAY
- COWBOY CLEANERS
- ACE CASH EXPRESS

Parliament Plaza

- AMBUSH
- H&R BLOCK
- MUAY THAI
- Dental Republic BRACES + IMPLANT CENTER
- total by verizon
- Advance Auto Parts

Valley View

- KinderCare LEARNING CENTERS
- FAMILY DOLLAR
- The UPS Store
- Las Palapas
- Pizza Hut
- McDonald's

Valley View

- Firestone COMPLETE AUTO CARE
- Exxon
- DQ
- 7-Eleven
- LITTLE ITALY

Valley View

- Marshall's
- MONTY'S FURNITURE + MATTRESS
- CHASE
- facelogic essential skincare-spa
- DOLLAR TREE
- WATREK'S
- ups

San Pedro Crossing & La Plaza Del Norte

- HALF PRICE BOOKS
- ROSS DRESS FOR LESS
- SAM MOON
- DAVID'S BRIDAL
- BEST BUY
- DSW
- petco
- five BELOW
- CAVENDER'S
- DICK'S SPORTING GOODS
- Jason's deli
- K&G NEWS & SUPPLIES
- FLOOR DECOR
- BARNES & NOBLE
- MEGA FURNITURE
- The Container Store

Park North

- TARGET
- SHAKE SHACK
- Tiff's Treats
- CLOTHES MENTOR
- Earth Burger
- TWIN PEAKS
- LONGHORN STEAKHOUSE
- la Madeleine COUNTRY FRENCH CAFE
- urban air
- Freddy's

NORTH STAR MALL

- macy's
- JCPenney
- Sally's Beauty
- Dillards
- GAP
- SALT GRASS
- PAPPADEAUX
- Rocky Mountain
- SPEC'S

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Suite A	Don's & Ben's Liquor	2,840 SF
Suite B	Available	2,146 SF
Suite C	Advance Auto	6,361 SF
Suite D	Rodney Young Insurance	1,500 SF
Suite E	Available (Former Nail Salon)	1,500 SF
Suite F	Dental Republic	3,097 SF
Suite G	AAA Spa	2,000 SF
Suite H	TexMex Tacos	1,600 SF
Suite I-J	Ambush Muay Thai	4,346 SF
Suite K	Total by Verizon	1,600 SF
Suite L	H&R Block	1,600 SF
Suite M	Available (Shell Condition)	1,200 SF
Suite N	Little Caesar's	1,600 SF



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DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2022 Estimated Population	22,056	93,266	290,069
2027 Projected Population	21,925	92,674	289,601
Projected Annual Growth Rate 2022 to 2027	-0.12%	-0.13%	-0.03%

Daytime Population

2022 Daytime Population	17,748	137,631	418,202
Workers	8,661	94,559	279,536
Residents	9,087	43,072	138,666

Income

2022 Est. Average Household Income	\$68,576	\$95,710	\$95,170
2022 Est. Median Household Income	\$50,590	\$62,296	\$62,020

Households & Growth

2022 Estimated Households	10,296	41,230	126,577
2027 Estimated Households	10,295	41,209	127,183
Projected Annual Growth Rate 2022 to 2027	0.00%	-0.01%	0.10%

Race & Ethnicity

2022 Est. White	44%	52%	50%
2022 Est. Black or African American	8%	5%	6%
2022 Est. Asian or Pacific Islander	3%	3%	5%
2022 Est. American Indian or Native Alaskan	1%	1%	1%
2022 Est. Other Races	14%	11%	12%
2022 Est. Hispanic	59%	51%	51%

Castle Hills

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

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.

SRS Real Estate Partners	9005621	wes.babb@srsre.com	512.236.4600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Wes Babb	349786	wes.babb@srsre.com	512.236.4660
Designated Broker of Firm	License No.	Email	Phone

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 or 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.

Webb Sellers		589055	webb.sellers@srsre.com	210.504.2781
Licensed Supervisor of Sales Agent/Associate		License No.	Email	Phone
Drew Allen		656732	drew.allen@srsre.com	210.504.1242
Sales Agent/Associate's Name		License No.	Email	Phone
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



SRS

SRS Real Estate Partners

3511 Broadway Street
San Antonio, TX 78209

Drew Allen
210.504.1242
drew.allen@srsre.com

SRSRE.COM

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