

FOR LEASE



Las Palmas Shopping Center

803 CASTROVILLE, SAN ANTONIO, TEXAS 78237

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partners

FOR LEASE



PROPERTY HIGHLIGHTS

- HEB Anchored center -HEB is undergoing \$15.6 million renovation in 2026.
- Prominent location with traffic counts exceeding 37,650 vehicles per day at the intersection.
- Conveniently located within 2 miles of Port San Antonio, Tech Port Center + Arena, JBSA-Kelly, and Lackland Air Force Base.
- Just minutes away from Downtown San Antonio.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	18,196	128,489	312,751
Households	5,905	43,034	116,115
Avg HHI	\$57,303	\$55,689	\$66,191
Median Age	36.0	35.6	36.7

TRAFFIC COUNTS

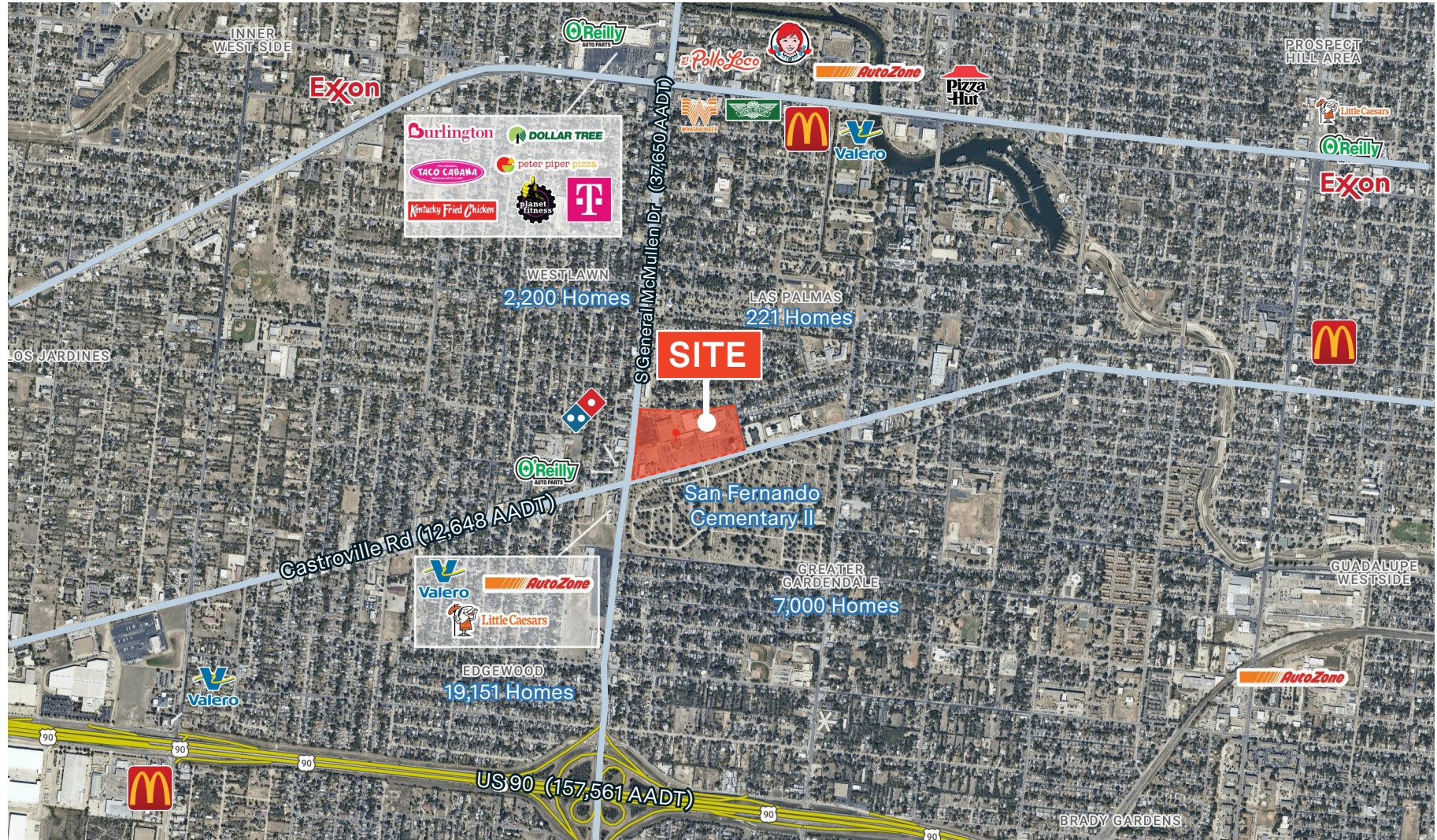
General McMullen Dr: 37,650 VPD
Castroville Rd: 12,648 VPD

KEY TENANTS



Aerial

803 CASTROVILLE ROAD
SAN ANTONIO, TEXAS 78237



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Space Plan

803 CASTROVILLE ROAD
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Suite	SF	Condition
105	1,000-5,800	Former Office
148	2,500	Former Dentist Office
218	1,350	Former Retail
230	2,250	Former Retail
234	2,200	Former Retail

Suite	SF	Condition
401	9,985	Former Medical office
408	4,600	Former Bank/ Office
409	4,200	Former Retail/ Office
410	12,025	Former Medical office
412	6,050	Former Pediatric Medical/ Office
408-412	26,425	Combined Vacancy
416	4,635	Former WIC Office/ Education

Property Photos

803 CASTROVILLE ROAD
SAN ANTONIO, TEXAS 78237



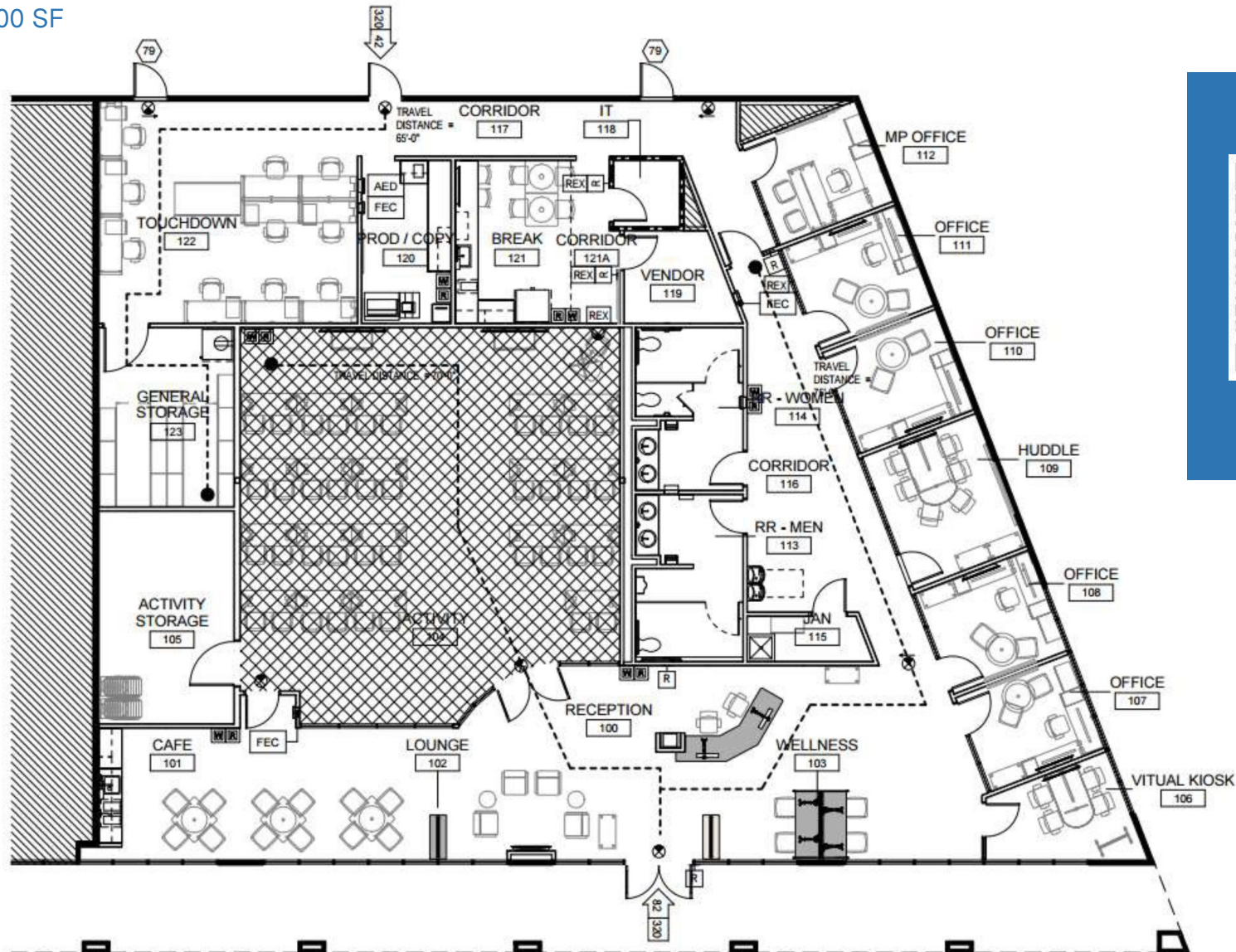
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Space Plan

Suite 105
5,800 SF

803 CASTROVILLE ROAD
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SCAN
SUITE 105



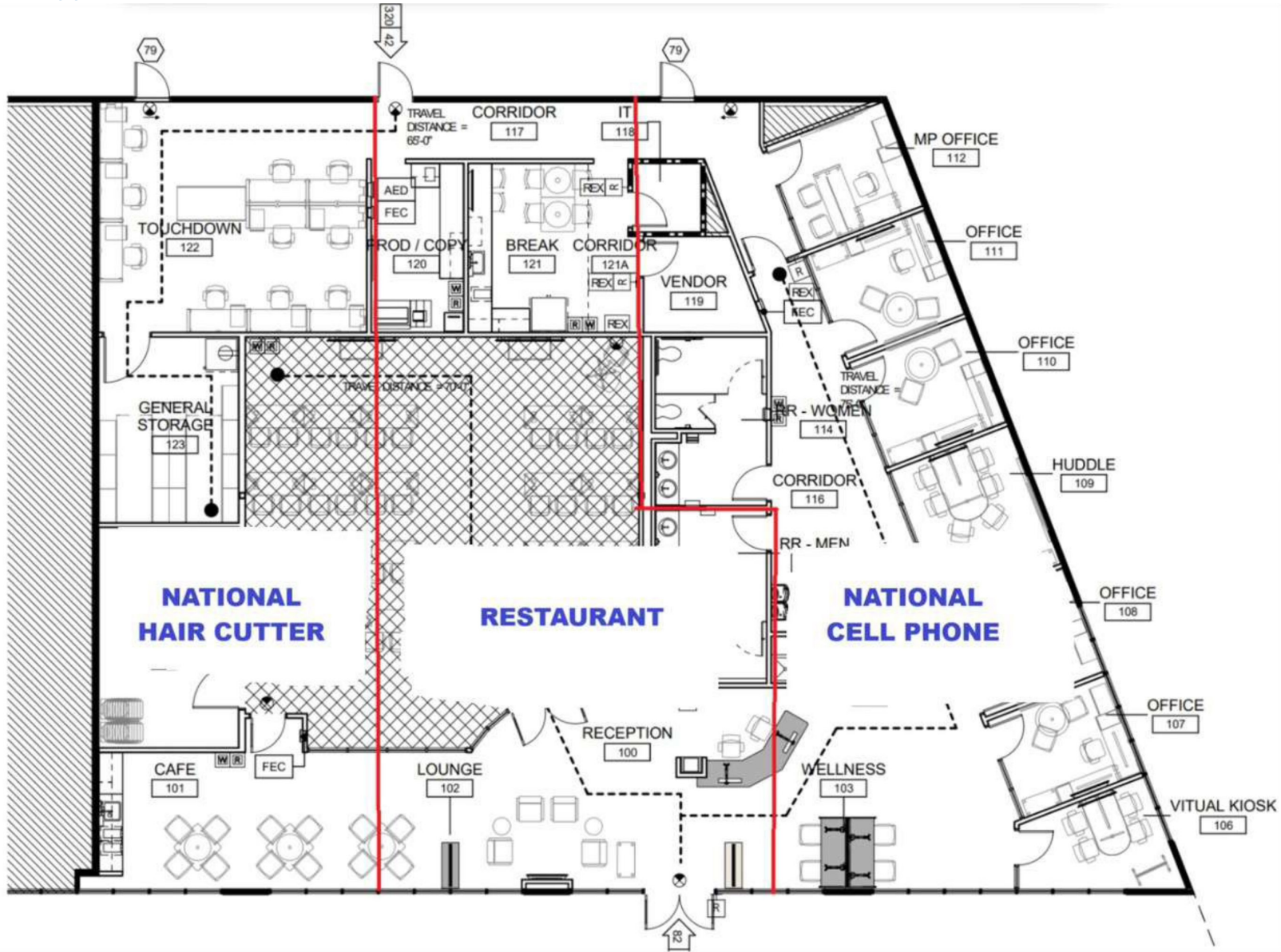
TO VIEW VIDEO
WALK-THRU

Proposed Suite 105 SPLIT

SPLIT Plan

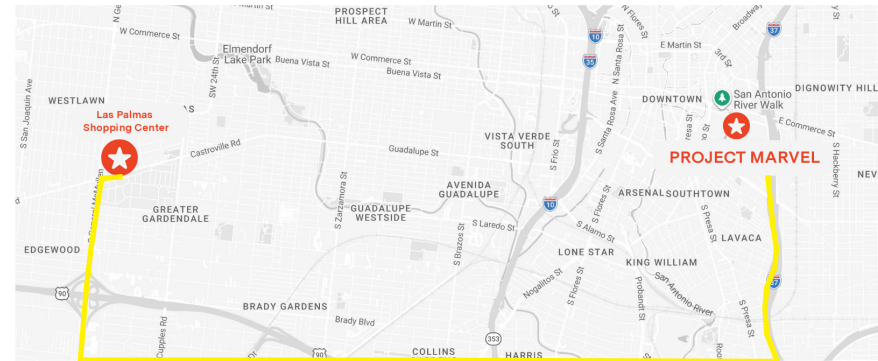
Suite sizes are approximate

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is details the estimated costs of each building in the proposed sports and entertainment district.



Project Marvel land deal approved

The deal supports a \$1.3 billion downtown arena opening in 2032.

BY SHAY KHAN
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The city council advanced Project Marvel plans with the approval of a land acquisition near Hemisfair Park.

The San Antonio City Council unanimously approved a \$30 million offer to purchase 5.7 acres of federally owned land funded by the San Antonio Spurs on Jan. 15, during a council meeting.

The ordinance authorizes the city to offer the U.S. General Services Administration \$30 million, plus up to \$120,000 in closing costs, for three parcels: a seven-story federal office building at 727 E. Cesar E. Chavez Blvd and two parking lots at

610 and 611 Indianola Street.

The Spurs will cover the full amount under a Private Development Site Acquisition and Escrow Agreement, with a \$3 million earnest money deposit due by Jan. 26. The city will gain full ownership subject to a contingency deed in escrow.

If the arena project begins by Oct. 31, 2028, the city keeps the land. If not, the city can reimburse the Spurs, plus carrying costs, or transfer title to the team.

The property, which is appraised at \$29.9 million, will support future mixed-use development projected at \$1.4 billion over time. This private component is a key revenue source for the arena under the preliminary agreement approved back in August.

As the San Antonio Business Journal previously reported on Jan. 8, the parcels – including the federal office building on the GSA's accelerated disposition list – have

\$30M

The amount the city council approved to buy land needed for the downtown sports and entertainment district.

been a "significant buffer" to access in Hemisfair. City officials said the acquisition will improve park entrances and wayfinding while enabling "more appropriate uses" in the mixed-use district.

The federal government will lease back the office building for up to five years, with revenue expected to cover early operating costs. Project Marvel includes the new arena (\$1.3 billion estimated cost), convention center expansion, I-37 land bridge, Alamodome upgrades and more. Funding follows Bexar County voters' November 2025 approval of Proposition B, raising the hotel occupancy tax from 1.75% to 2% (combined maximum 17%) and dedicating short-term vehicle rental tax revenue, generating about \$311 million for the arena over 30 years, primarily from visitors.

The GSA has up to 120 days to review, with potential closing by late July. The project remains on track for a 2032 opening.

12 min drive (8 miles) from Las Palmas Shopping Center to Tower of the Americas - the center of Project Marvel.

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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.



11-03-2025

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.

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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date