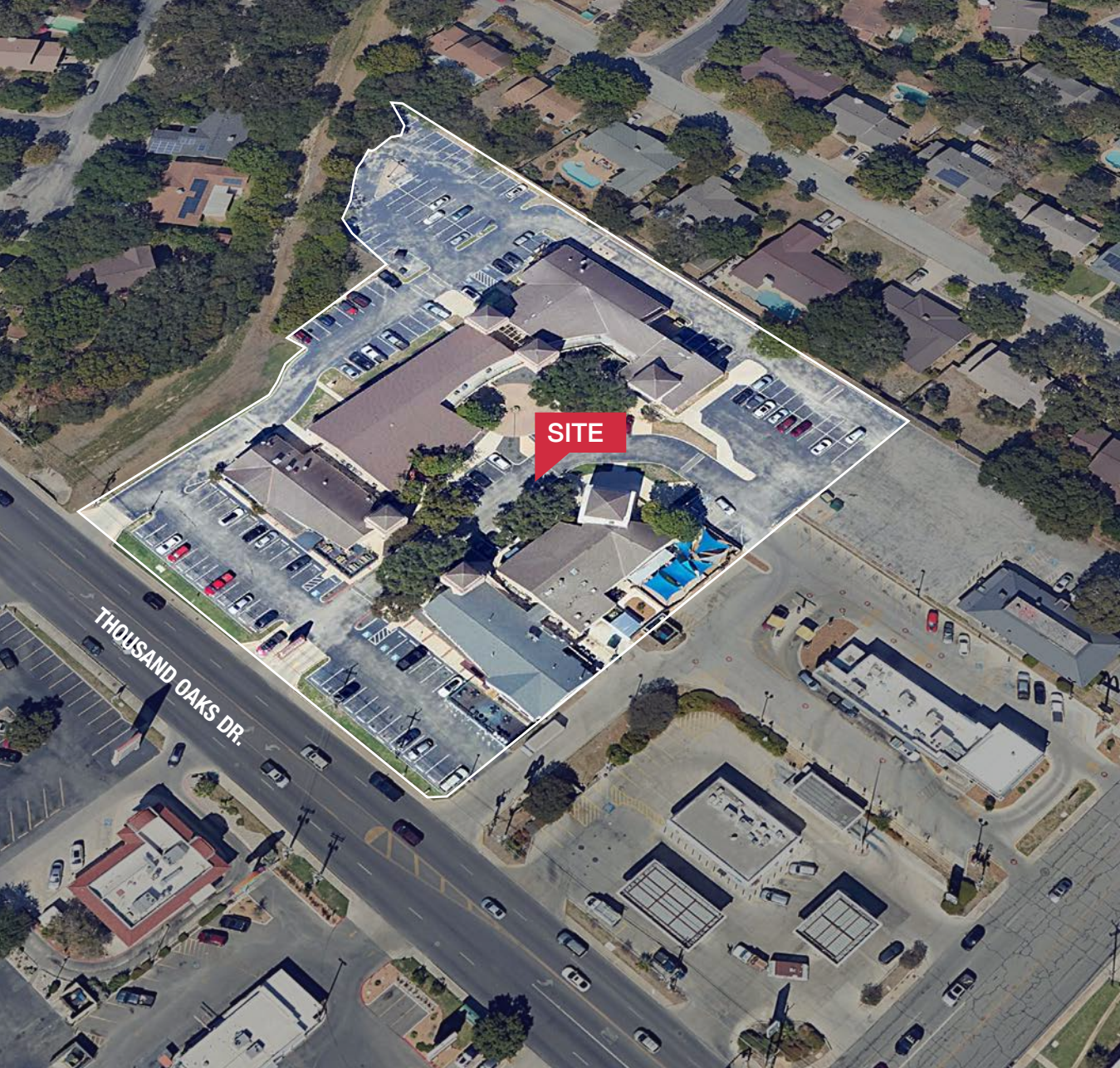


FOR LEASE

**THE PLAZA
@ THOUSAND OAKS**

2805-2897 Thousand Oaks
San Antonio, TX 78232



Property Specs

SUITE 2895	6,300 SF (Restaurant) Contact broker for lease rate
SUITE 2817	2,365 SF (Office) Contact broker for lease rate
ZONING	Suite 2895 : C-3 Suite 2817: C-2
TYPE	Retail Anchorless Center

Thousand Oaks Plaza offers two exceptional opportunities for office, retail, and restaurant users seeking a well-positioned location in the heart of North Central San Antonio. The center benefits from strong traffic counts, excellent visibility along Thousand Oaks Drive, convenient access to Hwy 281, and a diverse tenant mix that drives consistent daily activity.

Property Highlights

- Superior visibility along Thousand Oaks Drive and close proximity to Hwy 281
- Strong residential density and high daytime population in immediate trade area
- Abundant parking and easy ingress/egress
- Established tenant mix within a well-maintained retail center
- Ideal for office, restaurant, service retail, medical, and specialty users
- High traffic counts and consistent consumer draw



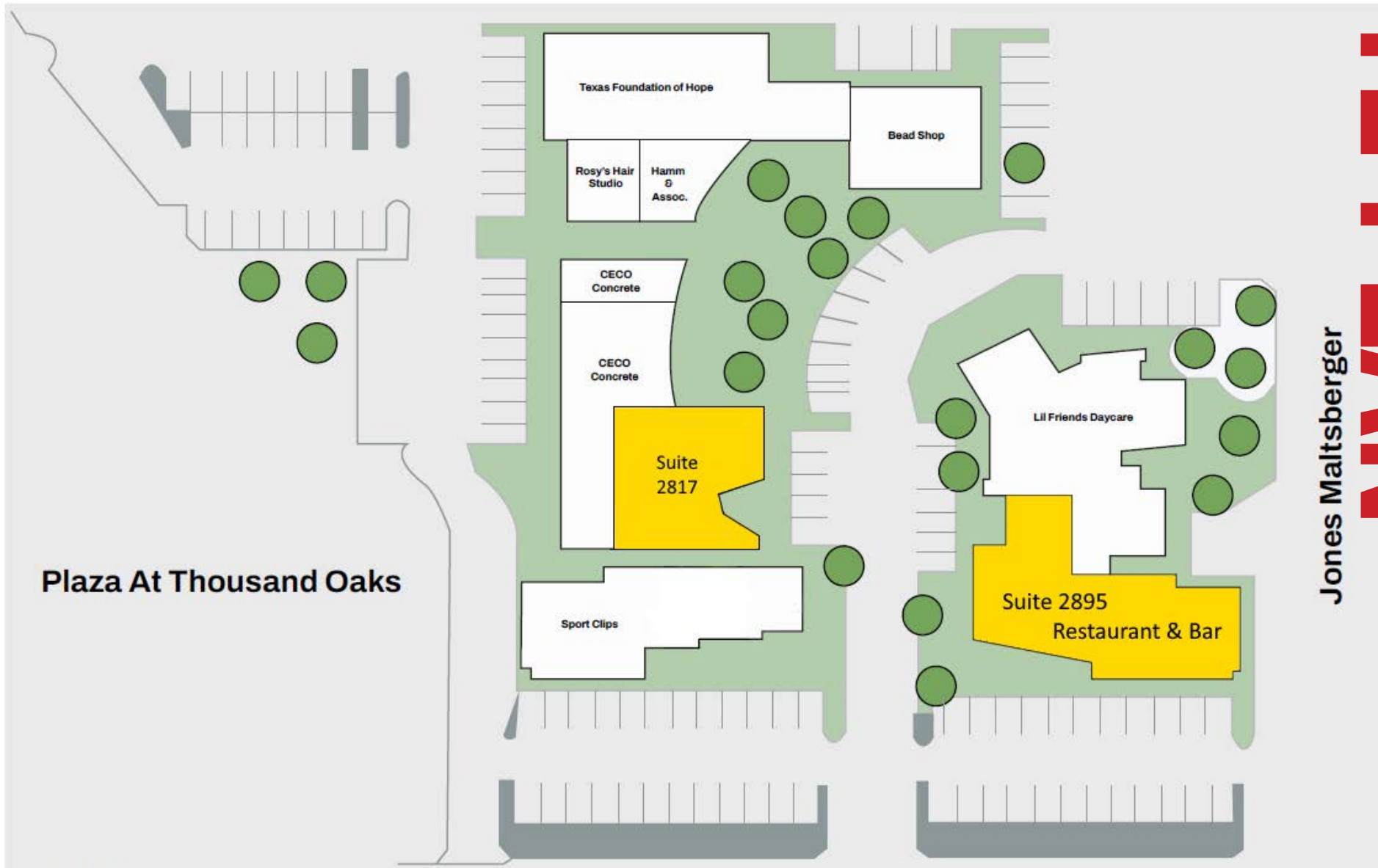
Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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SITE PLAN

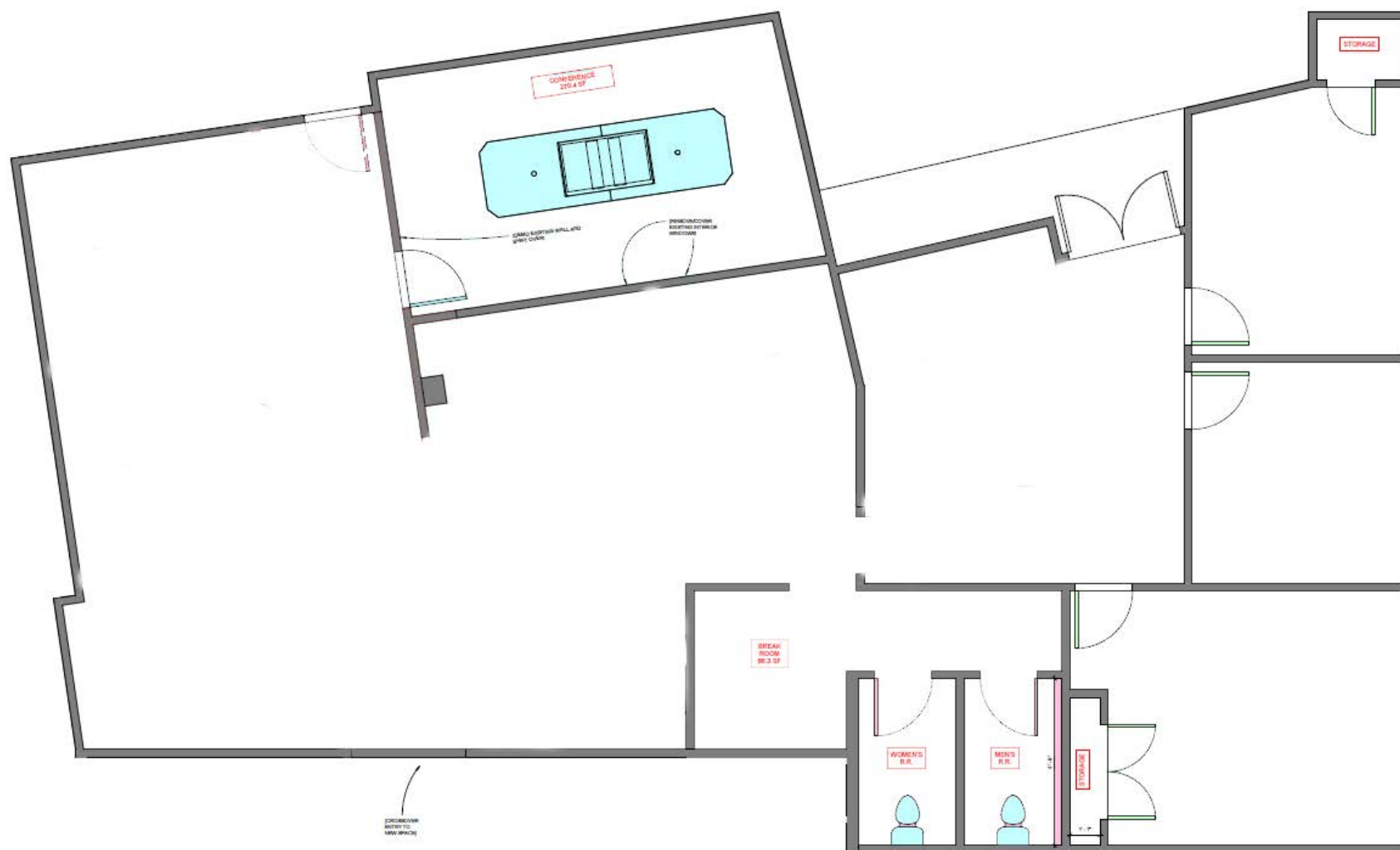
Jones Maltsberger

Plaza at Thousand Oaks Site Plan



SUITE 2817 – 2,365 SF OFFICE

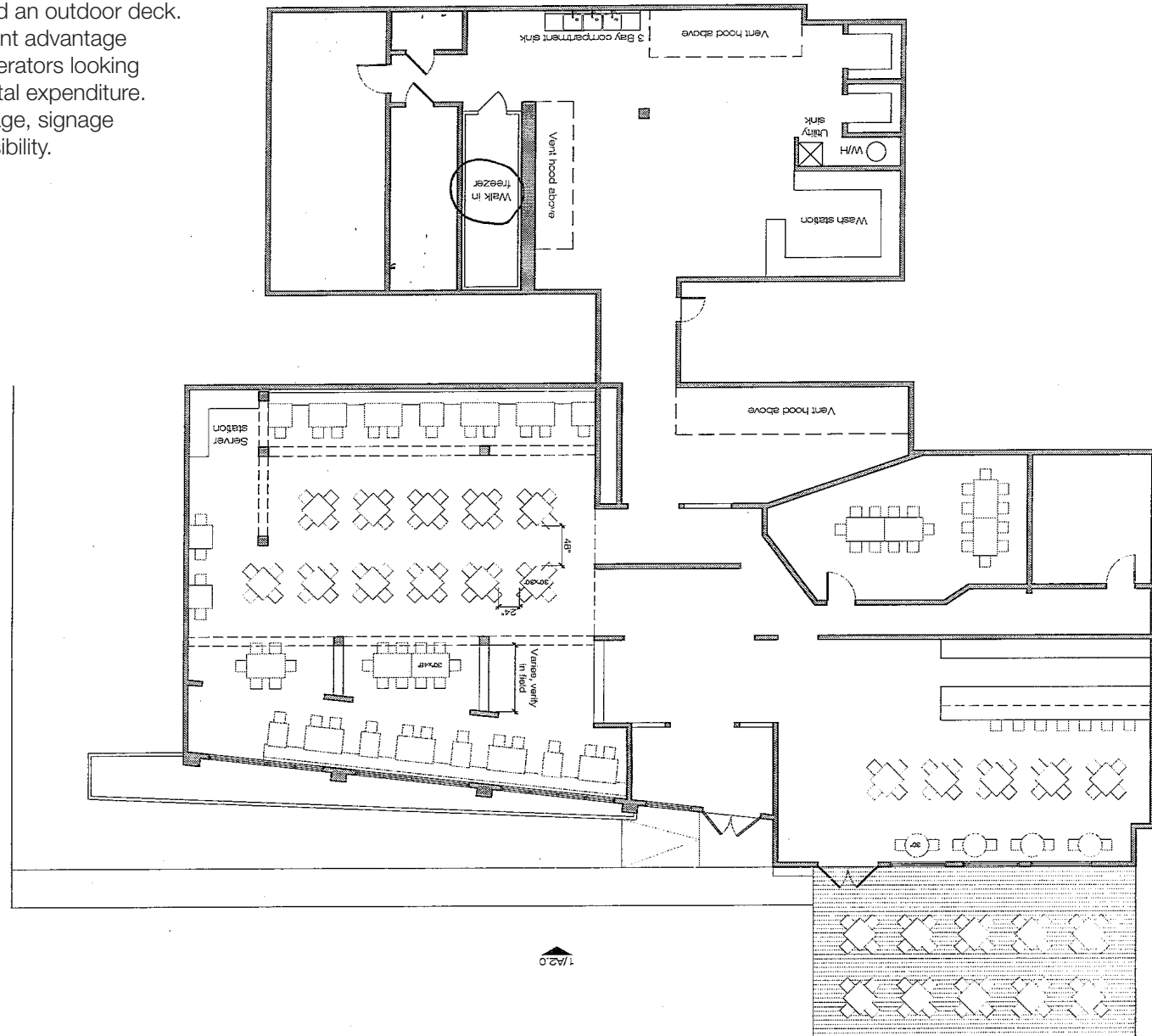
Professional office layout suitable for medical, professional services, or back-office users. The suite offers a functional floorplan with private offices, open work areas, and in-suite restrooms. Ideal for tenants seeking a move-in-ready environment in a highly accessible retail center with strong nearby demographics.



FLOOR PLAN

SUITE 2895 – 6,300 SF RESTAURANT

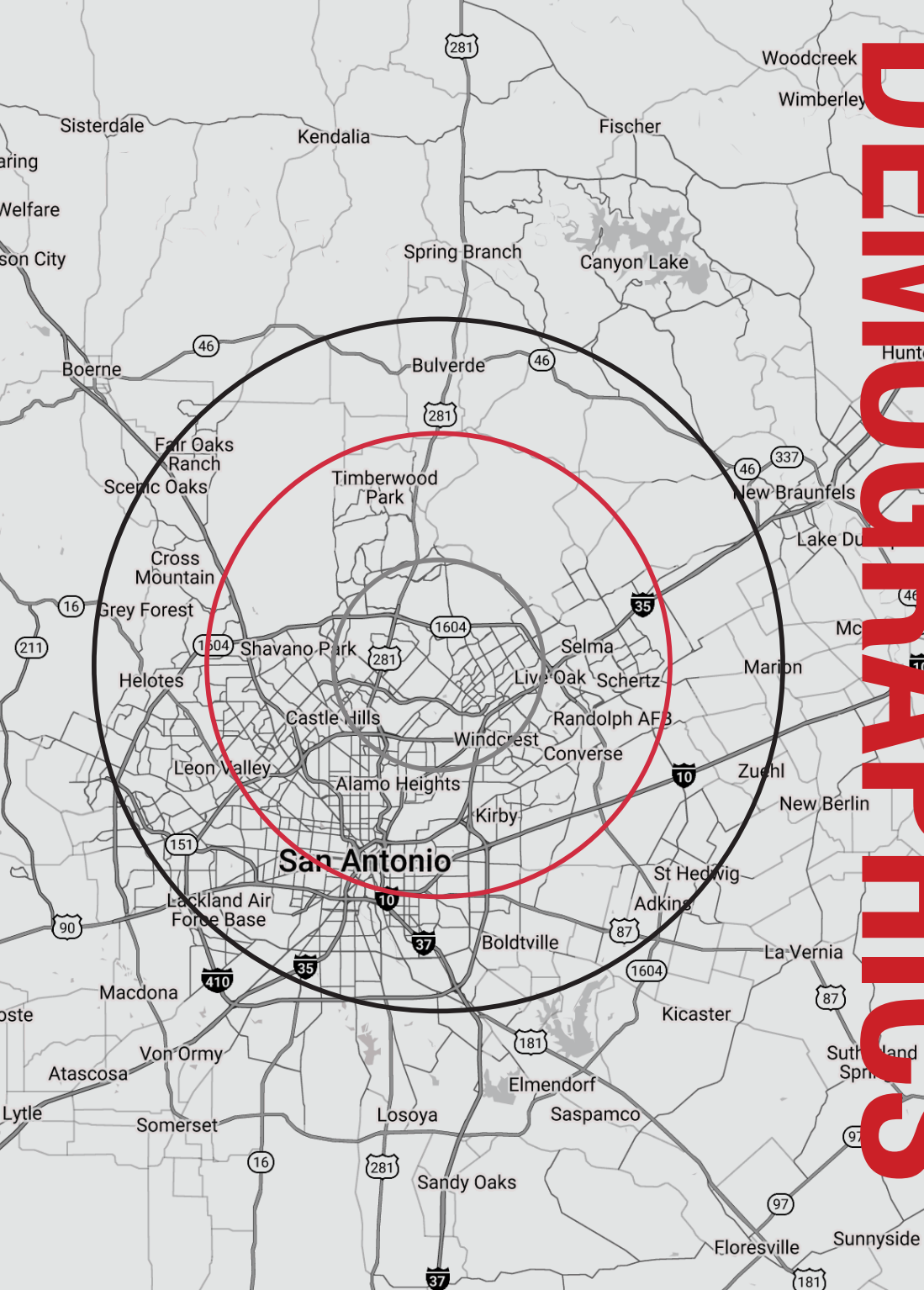
A fully built-out second-generation restaurant space featuring a complete commercial kitchen with prep area, walk-in cold storage, bar, and an outdoor deck. This configuration offers a significant advantage to restaurateurs and retail food operators looking to minimize start-up time and capital expenditure. The space delivers excellent frontage, signage opportunity, and high customer visibility.



AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION

2025 Population

HOUSEHOLDS

2025 Households

INCOME

2025 Average HH Income

1-mile

16,458

1-mile

7,405

1-mile

\$104,949

3-mile

82,098

3-mile

35,296

3-mile

\$109,103

5-mile

242,396

5-mile

102,332

5-mile

\$106,427

Traffic Counts

STREET

Thousand Oaks Dr

Jones Maltsberger Rd

AADT

29,380

12,451

Cities Nearby

Fort Worth, Texas

56.3 miles

Waco, Texas

130 miles

Austin, Texas

232 miles

Houston, Texas

276 miles

San Antonio, Texas

320 miles

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