

FOR LEASE

FIESTA TRAILS SHOPPING CENTER

I-10 AT DEZAVALA ROAD, SAN ANTONIO, TX 78230



PROPERTY HIGHLIGHTS

• LOCATION:

Located in the metropolitan statistical area of San Antonio.

• GLA:

630,120 SF

• SPACE AVAILABLE:

- Suite 2: 1,050 SF
- Suite 6: 2,330 SF
- Suite 27: 2,400 SF
- Suite 36: 2,233 SF
- Suite 39: 2,550 SF
- Suite 40: 2,270 SF
- Suite 44: 2,000 SF
- Suite 46: 16,800 SF

• NNN Breakdown:

CAM	\$4.11 PSF
Insurance	\$0.57 PSF
Tax	\$4.30 PSF
TOTAL	\$8.98 PSF

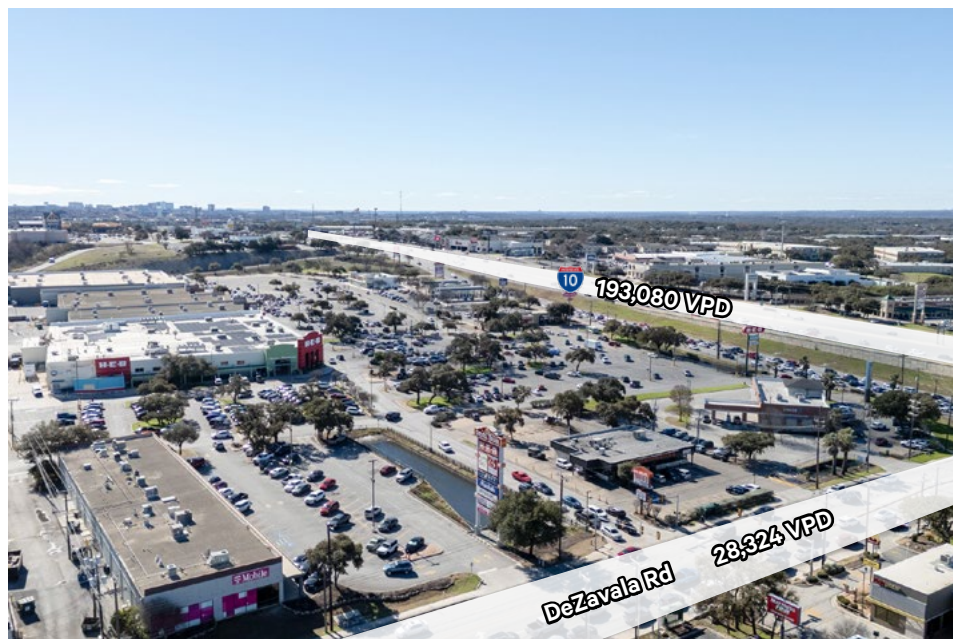
2025 DEMOGRAPHIC SUMMARY

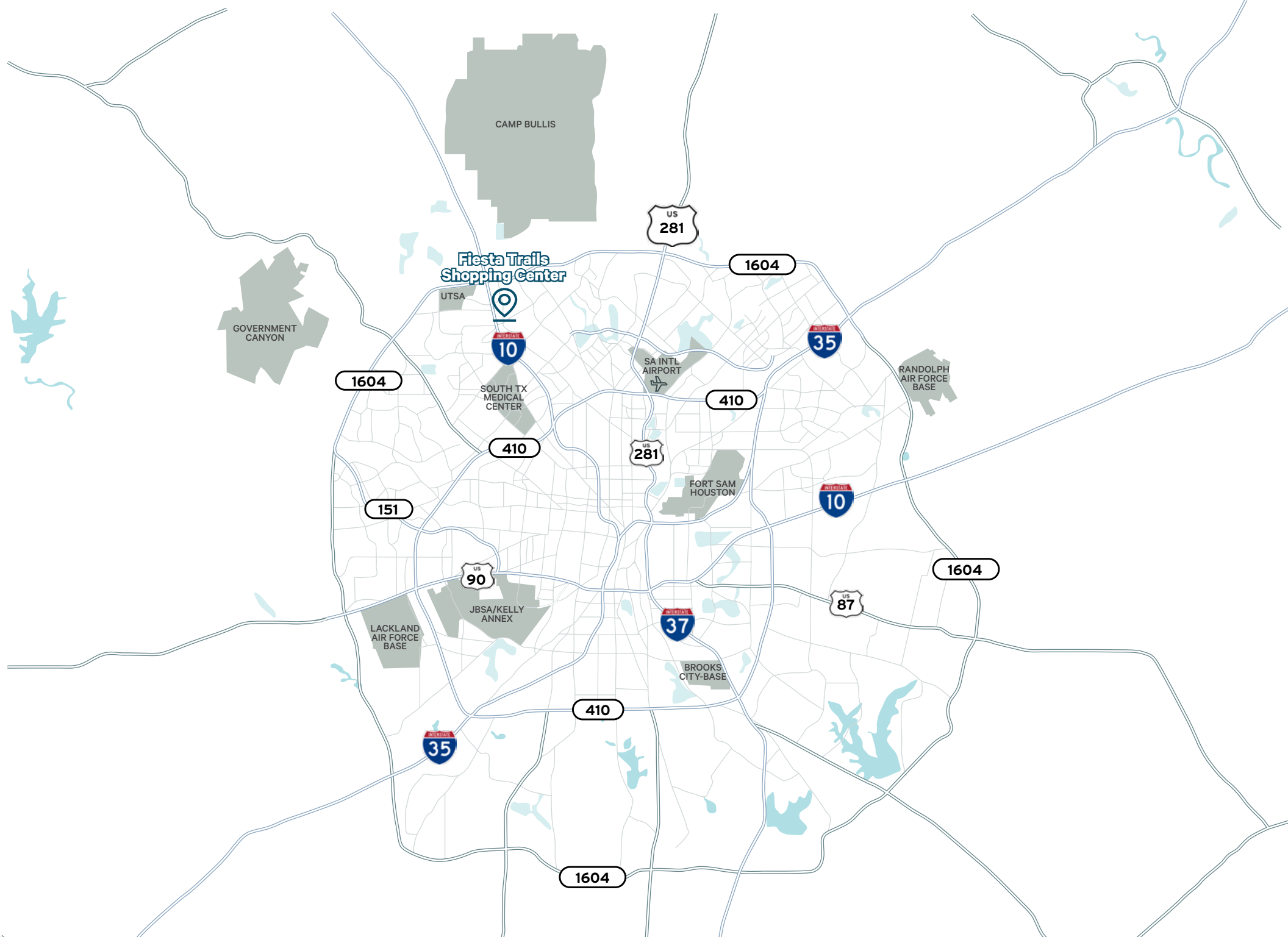
	1 MILE	3 MILES	5 MILES
Population - Current Year Estimate	12,538	105,651	279,971
Daytime Population	24,850	126,252	346,346
Avg Household Income	\$90,754	\$98,925	\$101,380
Median Age	32.9	33.3	34.9

TRAFFIC COUNTS

	VEHICLES PER DAY
I-10	193,080 vpd
DeZavala Road	28,324 vpd

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Fiesta Trails
Shopping Center

CAMP BULLIS

US
281

1604

UTSA

SOUTH TX
MEDICAL
CENTER

US
281

SA INTL
AIRPORT

FORT SAM
HOUSTON

RANDOLPH
AIR FORCE
BASE

1604

410

410

151

US
90

JBSA/KELLY
ANNEX

LACKLAND
AIR FORCE
BASE

INTERSTATE
37

BROOKS
CITY-BASE

INTERSTATE
10

1604

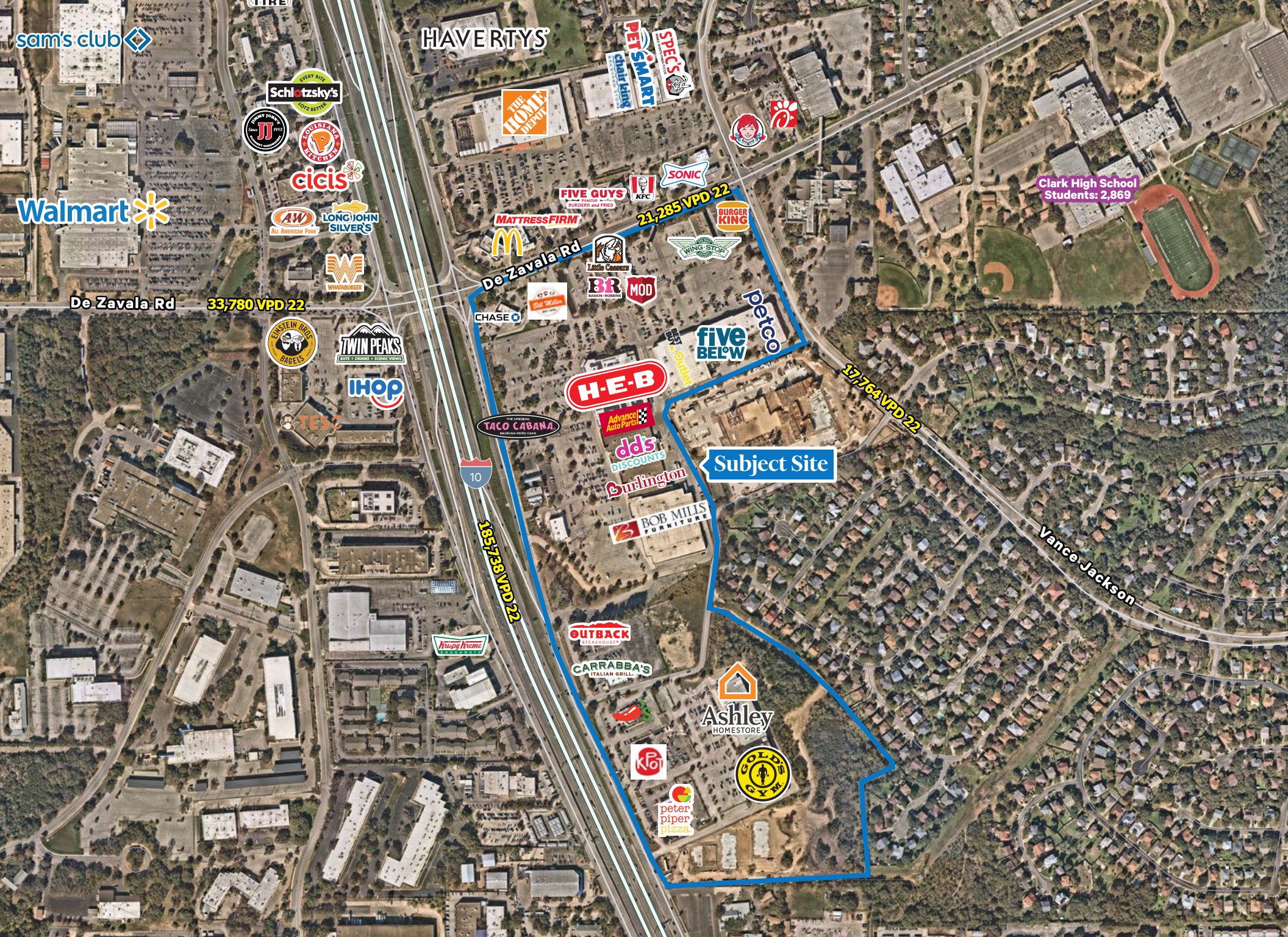
US
87

410

INTERSTATE
35

1604





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TENANT	SQFT
1 K-Pot Korean BBQ	6,475
2 AVAILABLE	1,050
3 Luscious Dumplings	4,025
4 Chili's	5,999
5 Hotworx	1,750
5A U.S. Government (U.S. Air Force)	1,500
6 AVAILABLE	2,330
6A Pinch a Penny	2,220
7 Bob Mills Furniture	96,000
8 Burlington	30,416
9 dd's Discounts	23,500
10 & 11 Advance Auto Parts	30,000
13 Little Caesars	1,234
14 Any Lab Test Now	866
15 Baskin Robbins	1,200
16 Lash N Brow Beauty Lounge	1,380
17 Rock San's Cafe	1,320
18 Tealicious	1,100
19 Sally Beauty Supply	1,300
20 The Joint Chiropractic	1,200
21 Tacos El Regio	2,600

TENANT	SQFT
22 T-Mobile	2,800
23 Wonder	4,020
24 HearUSA	1,800
25 Fantastic Sam's	1,080
26 Acuity Eyecare Group	1,800
27 AVAILABLE	2,400
28 Enchanted Nails	1,500
29 MOD Pizza	2,400
30 Texan Family Clinic	2,450
31 Yolo Spa	1,750
32 A Dong Restaurant	4,410
33 Wing Stop	2,100
34 Mochinut	2,100
35 SA Seafood	1,827
36 AVAILABLE	2,233
37 Burger King	2,600
39 AVAILABLE	2,550
40 AVAILABLE	2,270
41 My Salon Suites	8,475
42 Concentra	8,040
43 Lux Nail Bar	2,750

TENANT	SQFT
44 AVAILABLE	2,000
45 Petco	14,400
46 AVAILABLE	16,800
48 Five Below	13,000
49 Best Buy Outlet	37,000

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PLEASE CONTACT:

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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.



2-10-2025

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.

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:
 - 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.

CBRE, Inc.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

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Designated Broker of Firm

John Moake

Licensed Supervisor of Sales Agent/Associate

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Buyer/Tenant/Seller/Landlord Initials

Date

CBRE