

# EMPIRE PLAZA

2118 s zarzamora st. san antonio, tx 78207

**FOR LEASE**



**CBRE**



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# 01

property  
**OVERVIEW**

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# PROPERTY HIGHLIGHTS



## Abundant Visibility & Signage

The large pylon sign offers significant visibility, positioned along Zarzamora, which sees over 14,000 VPD, and near Highway 90, with over 164,000 VPD. The signage, the position and the size of the center offers maximum exposure.



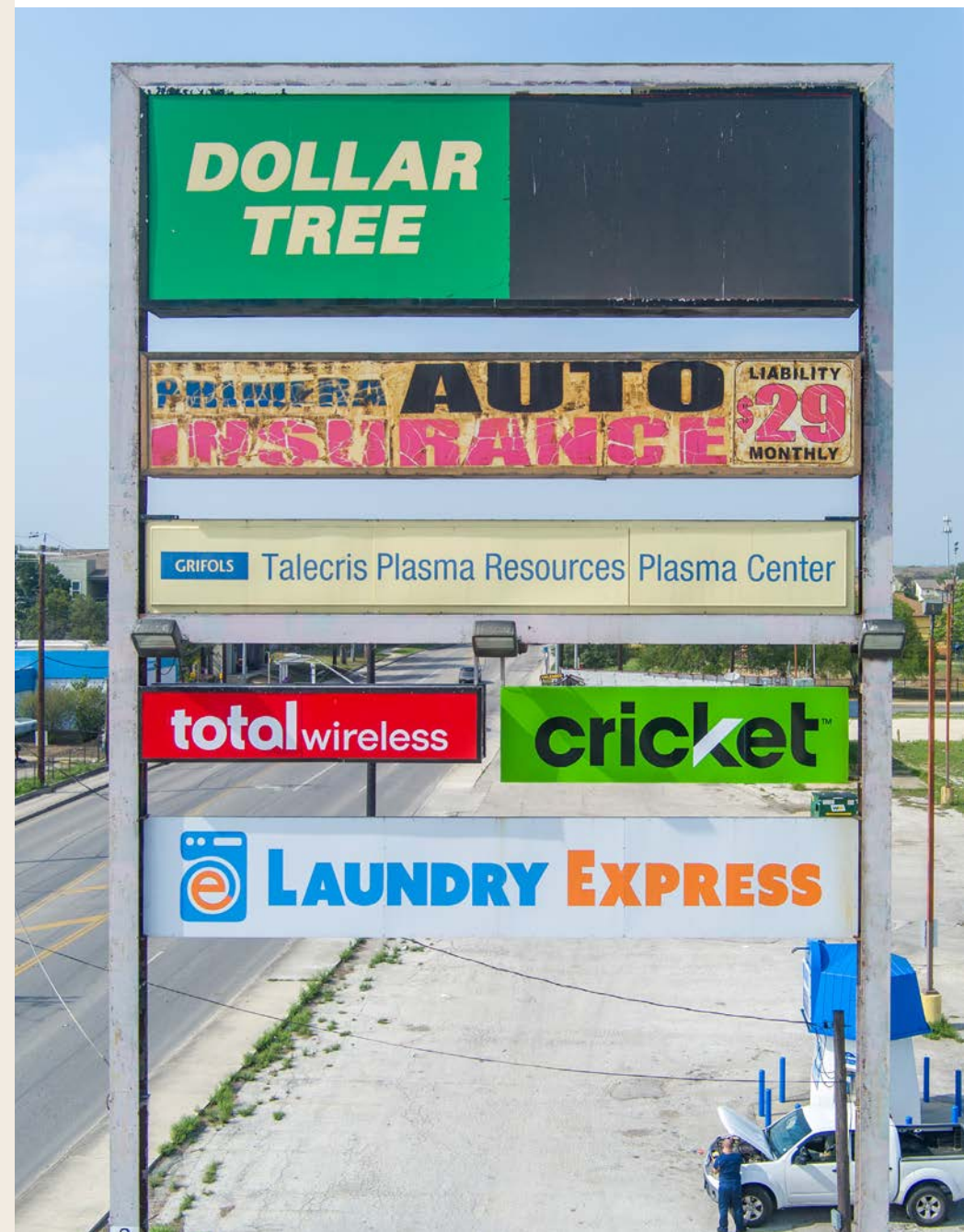
## Ample Parking

With +/- 500 parking spaces available at the center, this substantial capacity allows Empire Plaza to accommodate a high volume of visitors.



## Central Location with Dense Population

With nearly 138,000 residents within a 3-mile radius, this centrally located shopping center is just 4.5 miles away from downtown San Antonio.



**Location**

2118 S Zarzamora St.  
San Antonio, TX 78207

**Land Area**

7.78 AC

**GLA**

80,097 SF

**Available SF**

+/- 10,455 to 21,000 SF

**Occupancy**

67%

**Parking**

+/- 500 Spaces

**TI**

Negotiable

**Est. NNN**

\$4.50/SF

**LEASE RATE**

**\$12 - \$15 SF/YR NNN**

## PROPERTY DETAILS



# SITE PLAN



SUITE	TENANT	SF
101	Sun Mobiles	1,200
102	Total Wireless	1,800
103	Dollar Tree	9,800
104	Available	16,000
105	Available	800
106	Available	800
107	Available	21,000
108	Available	10,455
201	Laundry Express	5,000
202	Grifols	12,000
Gas Station	Amigos	1,242
Kiosk 1	Bank of America	0
Kiosk 2	Watermill	0
Kiosk 3	Noriega Ice	0
	<b>Total</b>	<b>80,097</b>

# 02

location  
**DETAILS**



# SAN ANTONIO MAP

**EMPIRE PLAZA**

**H-E-B** Frost  
*Bill Miller* **CPS**  
BAR-B-Q ENERGY  
Visionworks

credithuman

SixFlags  
**FiestaTexas**  
**UTSA**

JPMORGAN  
CHASE & CO.  
**iHeart**  
MEDIA

**rackspace**

SECURITY  
SERVICE VALERO

USAA

SWBC

SOUTH TX  
MEDICAL  
CENTER

US  
281

1604

INTERSTATE  
35

RANDOLPH  
AIR FORCE  
BASE

410

US  
281

FORT SAM  
HOUSTON

INTERSTATE  
10

1604

410

151

US  
90

LACKLAND  
AIR FORCE  
BASE

JBSA/KELLY  
ANNEX

INTERSTATE  
37

BROOKS  
CITY-BASE

US  
87

1604

410

TOYOTA

1604

EMPIRE PLAZA

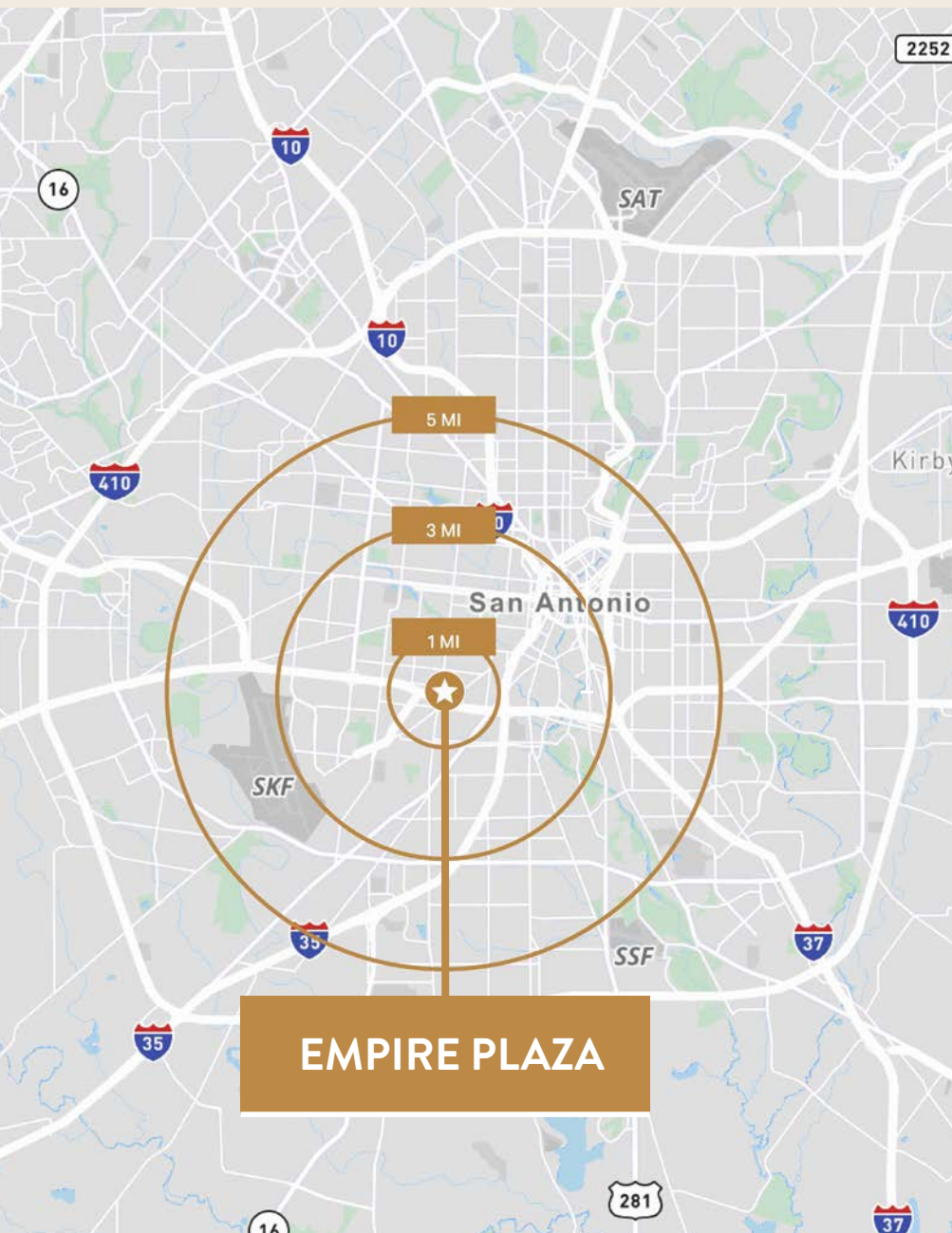
8

CAMP BULLIS

GOVERNMENT  
CANYON

UTSA

SA INTL  
AIRPORT



**EMPIRE PLAZA**

## DEMOGRAPHIC INFORMATION

	1 MILE	3 MILES	5 MILES
<b>HOUSEHOLD INCOME</b>			
2025 Average Household Income	\$54,929	\$61,206	\$66,439
2030 Average Household Income	\$60,158	\$67,416	\$72,695
<b>HOUSEHOLDS</b>			
2010 Households - Census	6,330	46,913	111,757
2020 Households - Census	6,560	47,880	116,215
2025 Households	6,411	49,072	118,560
2030 Households - Five Year Projection	6,205	49,685	120,248
<b>POPULATION</b>			
2010 Population - Census	20,235	150,373	344,996
2020 Population - Census	20,083	141,920	331,037
2025 Population	18,896	137,756	319,548
2030 Population - Five Year Projection	17,855	134,967	313,854
<b>DAYTIME EMPLOYEES</b>			
2025 Businesses	276	4,884	12,254
2025 Employees	2,811	73,317	165,163

# CUSTOMER PROFILE

## Empire Plaza

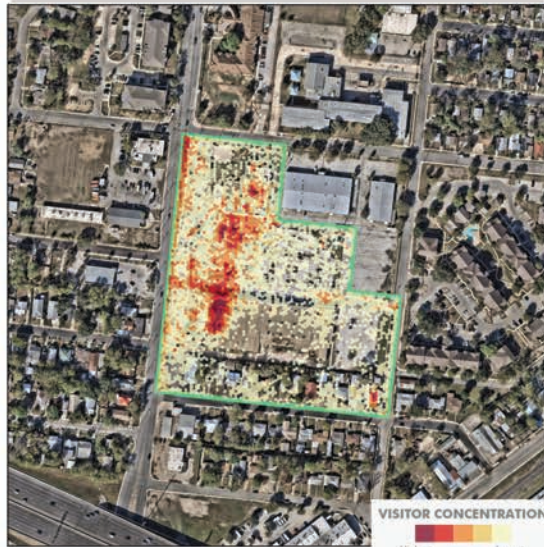
2118 S Zarzamora St.  
San Antonio, TX 78207

Study Period: April 2025- March 2026

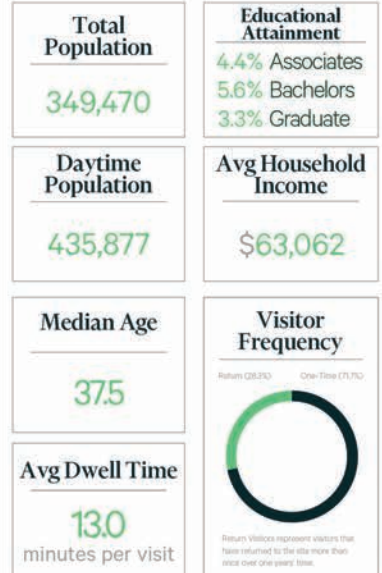
### Massive Mobile Data

Data sourced from a wide range of varied mobile apps (SDKs) providing a location analysis solution for location decisions that is dramatically changing the way retailers consider their market strategy. By analyzing sophisticated mobile data, we are creating an accurate picture of customers. Whether used for retail site selection, trade area analysis, marketing or visitor profiling, mobile data is the most trusted solution for strategic marketplace analysis.

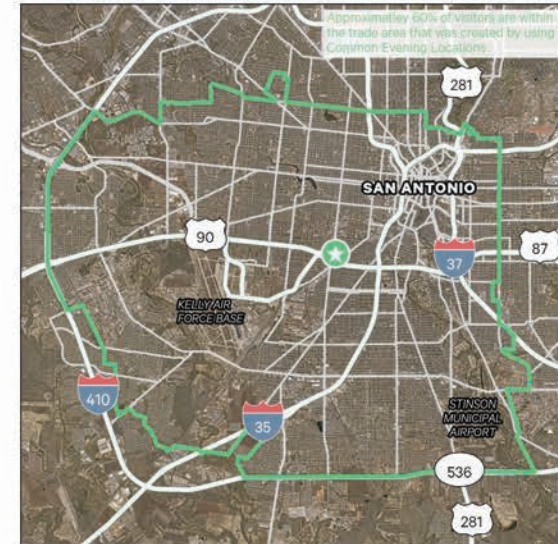
### Foot Traffic



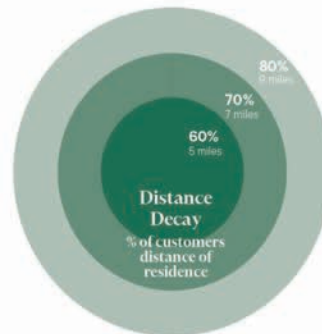
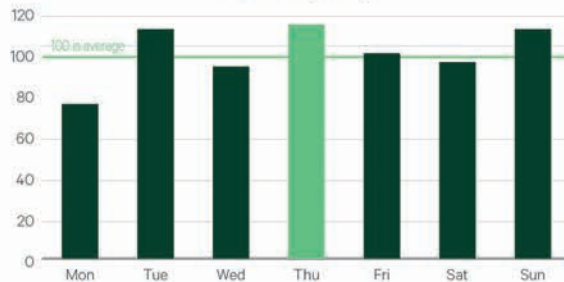
### Trade Area Demographics



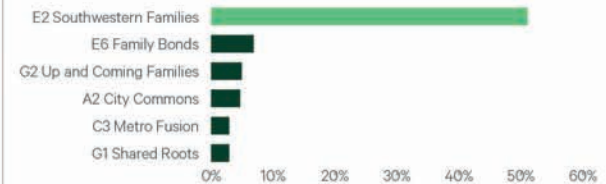
### Trade Area



### Traffic by Day



### Top Tapestry Segments



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# AERIAL VIEW | SOUTH



san antonio police department

san juan square 2  
144 units

san juan square  
252 units

**EMPIRE PLAZA**



san juan square  
252 units

st. philips college  
20,000 students

normoyle  
community center

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# AERIAL VIEW | EAST



downtown san antonio  
4.5 miles away

harris middle school  
723 students

mission conception

riverside golf course

burbank high school  
1,314 students

INTERSTATE 35  
INTERSTATE 10

IH-10: 136,065 VPD

INTERSTATE 35  
IH-35: 10,144 VPD

**EMPIRE PLAZA**



garden elementary  
421 students



san juan square  
252 units

s-zarzamora st: 14,681 VPD

san juan square  
252 units


90 TEXAS

hwy 90: 164,527 VPD

brady blvd

frio city rd

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 downtown  
san antonio  
4.5 miles away

harris middle school  
723 students



IH-10/IH-35: 166,065 VPD



san antonio police  
department



s zarzamora st: 14,681 VPD

lito city st

brady blvd



hwy 90: 164,527 VPD



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# AERIAL VIEW | NORTH



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# 04

market  
**SUMMARY**

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# MARKET SUMMARY



**San Antonio, Texas** is conveniently located in South Central Texas along I-35 and I-10, is one of the fastest growing regions in the United States. The San Antonio Metropolitan Statistical Area (MSA) occupies approximately 7,387 square miles and spans eight counties including Atascosa, Bandera, Bexar, Comal, Guadalupe, Kendall, Medina and Wilson County. This area is home to nearly 2.6 million residents which ranks the MSA as the 25th largest metropolitan area in the United States, and third in the state of Texas.

From a thriving economy and a culturally diverse workforce, the Alamo City is the perfect place for growth and opportunity. San Antonio's cost of living continuously ranks amongst the lowest of U.S. cities which makes not only for an affordable lifestyle, but an attractive place to conduct business. Keeping the cost of living low and quality of life high is a unique balance offered in San Antonio, and the reason why the Alamo City continues to grow and thrive.

The strength of the city's economic structure is its diverse business culture, making San Antonio's economic performance in recent years among the strongest of the large cities in Texas. The San Antonio-New Braunfels metro registered a job growth rate of 4.0% in June 2023, according to the Bureau of Labor Statistics. This is on par with the state's rate and is projected to grow an additional 0.14% by the end of 2023. Moreover, San Antonio is expected to outperform most major metros in the nation in regards to its GDP and employment growth over the next 5 years, according to Oxford Economics. For decades, San Antonio was primarily driven by the military and hospitality industries. With growth in energy, healthcare, education, manufacturing, logistics, business and tech-related services, San Antonio has a more diverse industry base, which was key to its recovery from the Great Recession and continued expansion.

San Antonio's robust economy coupled with its historic and diverse culture, strong military ties, and festive spirit are just part of what attracts more than 41 million visitors and 16,330 net migrating residents per year. From the modern Henry B. Gonzales Convention Center, to the historic Alamo and recently expanded Riverwalk, it is of little surprise that San Antonio is a top destination for new residents, tourists, and business travelers alike.



**FASTEST-GROWING  
CITY IN THE NATION**

*U.S. Census Bureau*



**BEST FINANCIALLY MANAGED  
BIG CITY IN THE U.S.**

*Milken Institute*



**NUMBER 1 IN POST-PANDEMIC  
DOWNTOWN RECOVERY**

*CityLab/Bloomberg 2023*

## CONTACT US

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