



## 3801 S Flores St

3801 S Flores St, San Antonio, TX 78214



**Colton Ikeler**

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## 3801 S Flores St

\$12.00 /SF/YR

With its combination of location advantages, adaptable floor plans, and deep neighborhood engagement, The SoFlo Plaza stands out as a compelling option for tenants looking to establish or expand their presence within San Antonio's growing Southside corridor. This is an ideal setting for concepts that value authentic local character, strategic connectivity, and the momentum of a rapidly strengthening commercial district...

- Prime location in the South Flores arts and cultural district.
- Flexible space suitable for retail, office, or mixed-use users.
- Strong residential density and revitalizing surrounding neighborhood.

Rental Rate:	\$12.00 /SF/YR
Property Type:	Shopping Center
Center Type:	Strip Center
Center Properties:	1
Frontage:	Malone
Gross Leasable Area:	7,700 SF
Taxes:	\$0.10 USD/SF/MO
Operating Expenses:	\$0.20 USD/SF/MO
Rental Rate Mo:	\$1.00 /SF/MO

## 1st Floor

Space Available	7,700 SF
Rental Rate	\$12.00 /SF/YR
Date Available	Now
Service Type	TBD
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

he SoFlo Plaza presents an exceptional opportunity for retail and office users seeking a highly visible presence within one of the city's most dynamic and culturally active neighborhoods. This well-positioned center benefits from a steady flow of both local and destination traffic, supported by surrounding residential density, a growing creative community, and immediate proximity to downtown San Antonio. Businesses locating here gain access to a vibrant trade area that blends long-standing local character with ongoing revitalization and rising consumer activity. The property offers flexible layouts that can be adapted to a wide variety of concepts, from boutique retail to service-oriented operations to creative office environments. Its open configurations allow incoming tenants to tailor the space to their operational needs, branding, and customer experience goals. On-site parking provides convenience for employees and customers, reinforcing the center's accessibility and enhancing the property's suitability for high-traffic or customer-facing uses.

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