



FOR LEASE

HEB Anchored Parliament Plaza

West Avenue & Blanco Road | San Antonio, TX



Parliament Plaza

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1,500 - 2,146 SF
Available

Contact Broker
Base Rent

\$6.00/SF/YR
Estimated NNN

ABOUT THE PROPERTY

- Anchored by H-E-B Grocery Store
- Multi-tenant center at busy intersection of Blanco Road & West Ave
- Located just south of Churchill High School
- Densely populated area with strong demographics
- Multiple 2nd Generation space available for immediate tenant occupancy

NEARBY RETAILERS



TRAFFIC COUNTS

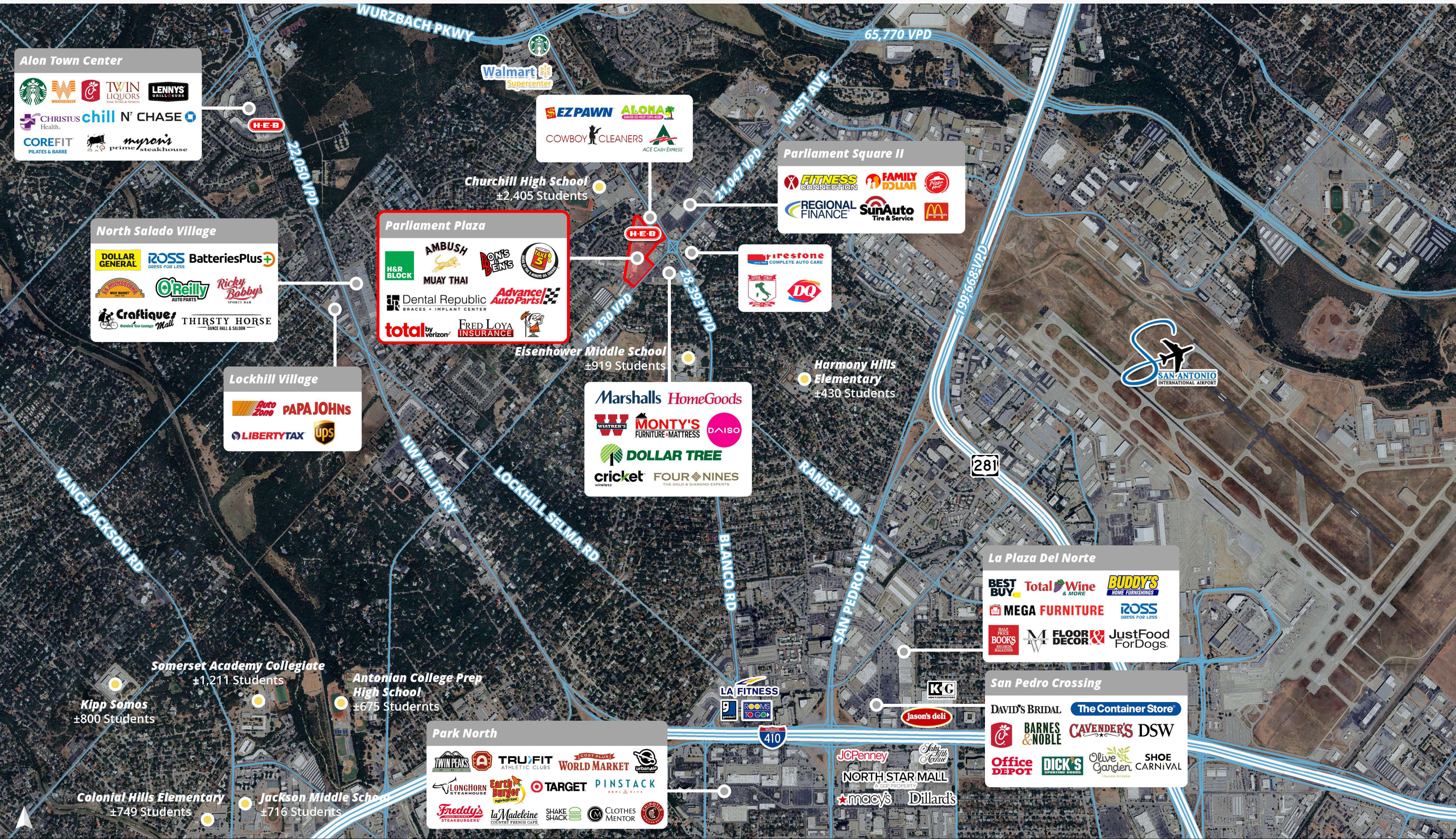
Blanco Rd
West Ave

33,154 VPD
21,047 VPD

Year: 2024 | Source: ESRI

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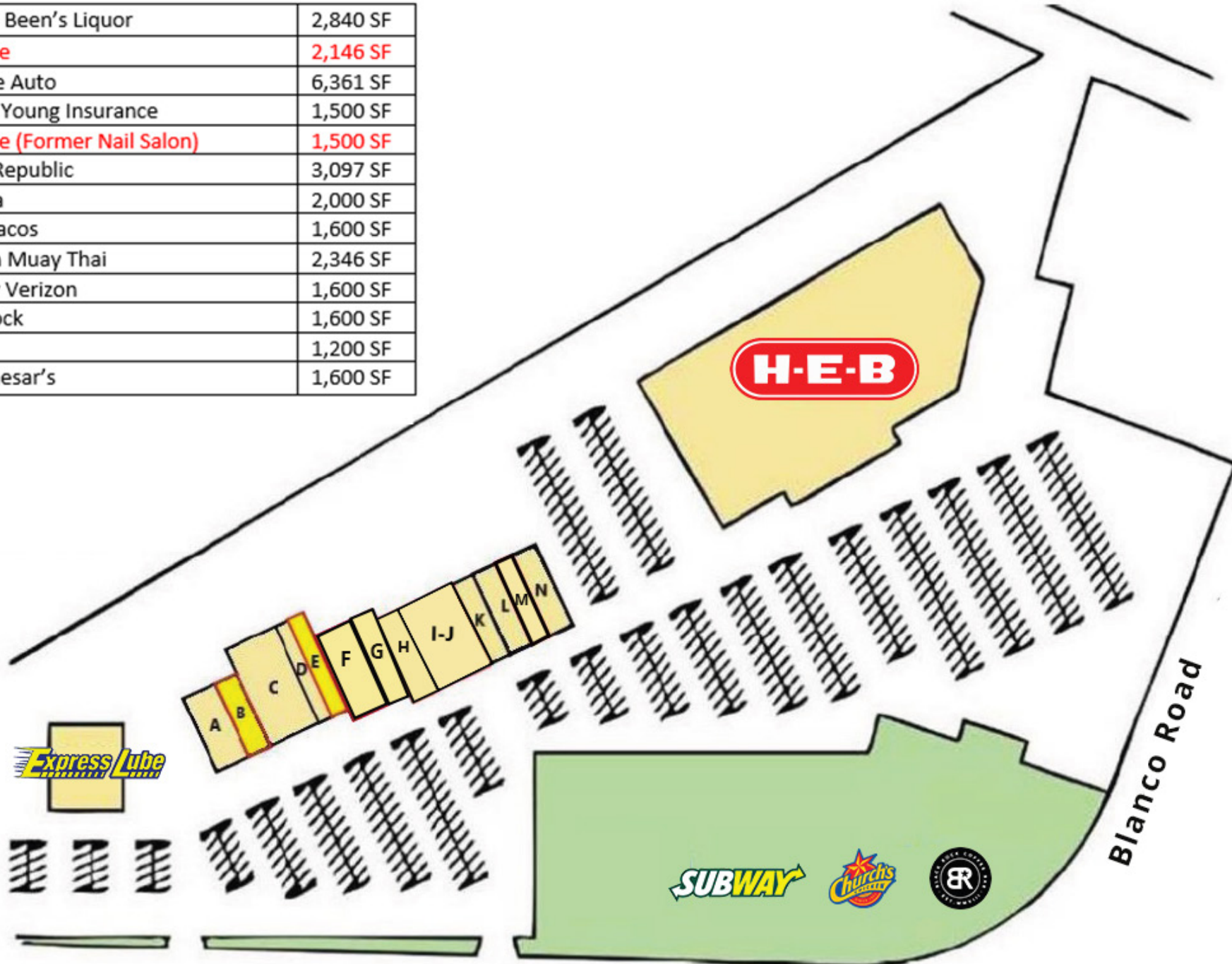


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Suite A	Don's & Been's Liquor	2,840 SF
Suite B	Available	2,146 SF
Suite C	Advance Auto	6,361 SF
Suite D	Rodney Young Insurance	1,500 SF
Suite E	Available (Former Nail Salon)	1,500 SF
Suite F	Dental Republic	3,097 SF
Suite G	AAA Spa	2,000 SF
Suite H	Rico's Tacos	1,600 SF
Suite I-J	Ambush Muay Thai	2,346 SF
Suite K	Total by Verizon	1,600 SF
Suite L	H&R Block	1,600 SF
Suite M	Leased	1,200 SF
Suite N	Little Caesar's	1,600 SF



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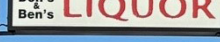
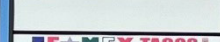
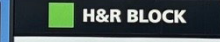
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Fronting
West Ave



Fronting
Blanco Rd



Parliament Plaza

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DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2025 Estimated Population	19,908	90,877	287,283
2030 Projected Population	19,183	88,180	281,845
Proj. Annual Growth 2025 to 2030	-0.74%	-0.60%	-0.38%

Daytime Population

2025 Daytime Population	16,911	146,229	433,698
Workers	9,792	106,487	305,007
Residents	7,119	39,742	128,691

Income

2025 Est. Average Household Income	\$76,799	\$102,204	\$101,950
2025 Est. Median Household Income	\$54,297	\$69,555	\$68,549

Households & Growth

2025 Estimated Households	9,427	40,962	129,691
2030 Estimated Households	9,252	40,555	130,224
Proj. Annual Growth 2025 to 2030	-0.37%	-0.20%	0.08%

Race & Ethnicity

2025 Est. White	43%	50%	49%
2025 Est. Black or African American	8%	5%	6%
2025 Est. Asian or Pacific Islander	4%	3%	5%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	44%	40%	39%
2025 Est. Hispanic (Any Race)	60%	53%	52%

Castle Hills

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.

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.

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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.540.3285
Designated Broker of Firm	License No.	Email	Phone

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 or 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.

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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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