

PRIME RETAIL OPPORTUNITY IN THE HEART OF NORTH CENTRAL SAN ANTONIO

903 East Bitters Road, San Antonio, TX 78216

Redondo Place: Where Location, Visibility, and Opportunity Meet



Price: starting at \$22 PSF plus NNN

Property Highlights

- Prime location with direct access off Hwy 281 & Bitters Rd
- Surrounded by high-traffic national retailers including Walgreens, Target, HEB, and Home Depot
- Ample parking with a well-maintained and highly visible shopping center
- Flexible suite options ideal for retail, medical, office, or fitness use
- Move-in ready spaces with strong customer traffic and established commercial presence
- For more information, contact Steve Francis at (210) 727-8664



Sean Ferris, CCIM
210-824-3323
sferris@pfproperties.net

Steve Francis
210-727-8664
steve@pfproperties.net

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SEAN FERRIS, CCIM

O: 210-824-3323

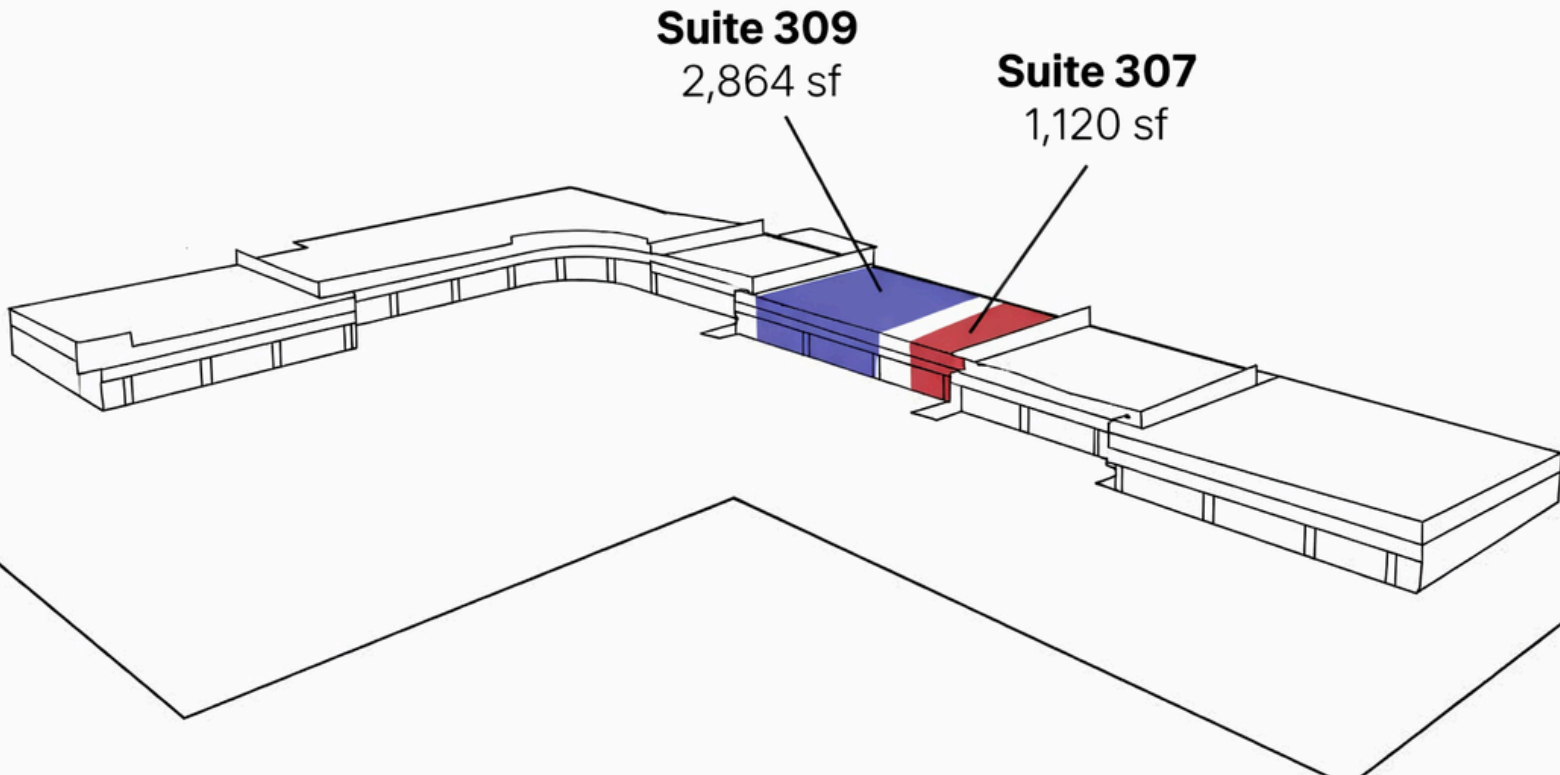
C: 210-428-0204

sferris@pfproperties.net

STEVE FRANCIS

O: 210-727-8664

stevefrancis@pfproperties.net



Property Summary

Available SF:	1120-2864
Building Size:	50,890 sqft
Lot Size:	3.9 acres
Type:	Shopping Center
Zoning:	C3

Property Overview

Redondo Place offers a prime leasing opportunity in one of North Central San Antonio's most active retail corridors. This high-visibility shopping center features nationally recognized tenants, ample parking, and flexible suite configurations designed to support a wide range of businesses. With move-in ready spaces and a proven tenant mix—including former insurance, medical, and fitness users—Redondo Place is positioned to drive immediate customer engagement and business growth. Whether you're expanding or launching, this center delivers the exposure and convenience today's businesses need to succeed.

Location Overview

Located directly off Highway 281 at the highly trafficked Bitters Road exit, Redondo Place benefits from exceptional accessibility and strong daily traffic counts. The property is shadow-anchored by a busy Walgreens and surrounded by major retail drivers such as Target, HEB, and Home Depot, placing your business in the center of a thriving commercial hub. This established shopping and dining destination attracts a steady flow of consumers, making it an ideal location for maximizing visibility, foot traffic, and long-term success.

PROPERTY PHOTOS

903 E Bitters
903 East Bitters Road | San Antonio, TX 78216



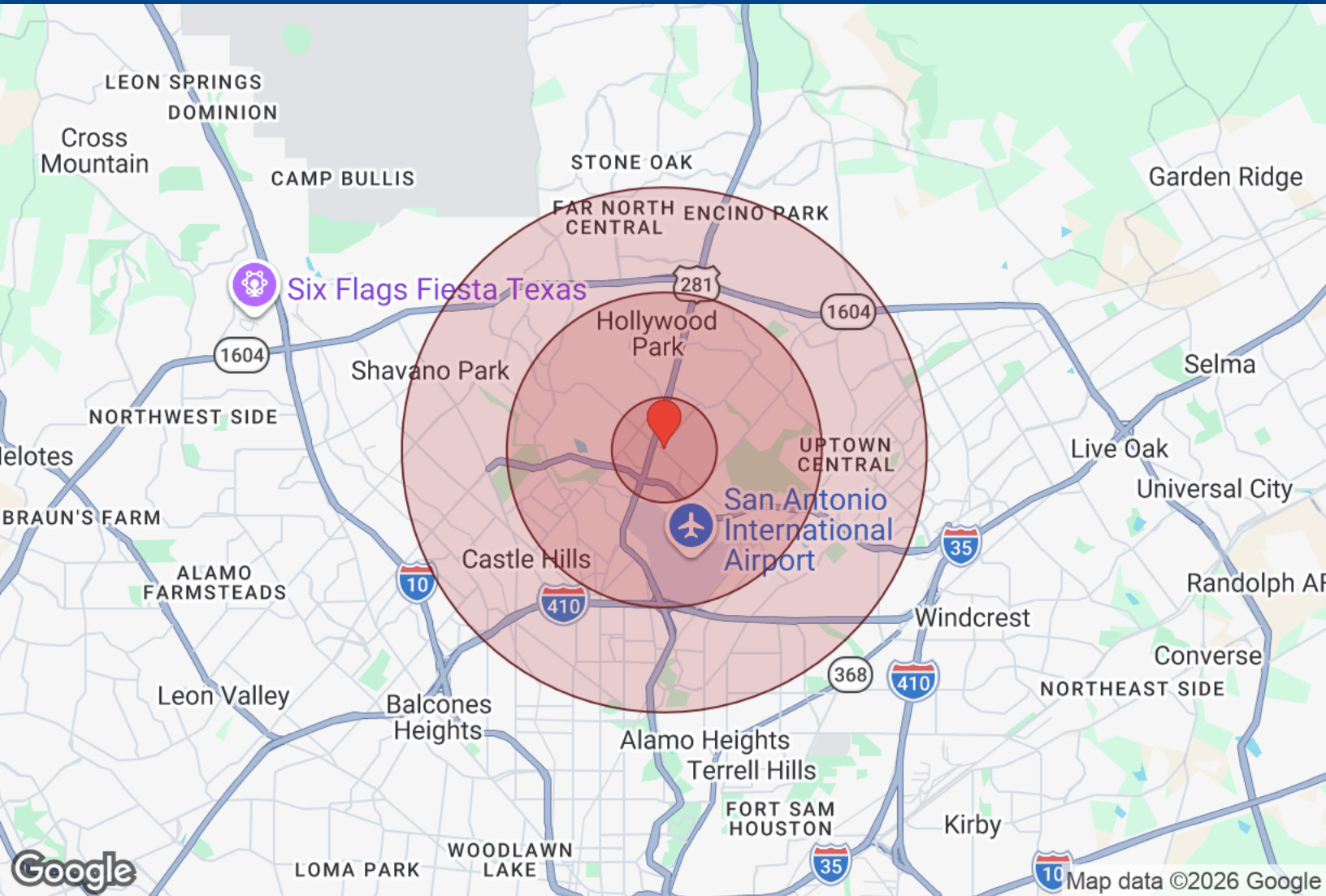
PROPERTY PHOTOS

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DEMOGRAPHICS

903 E Bitters
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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

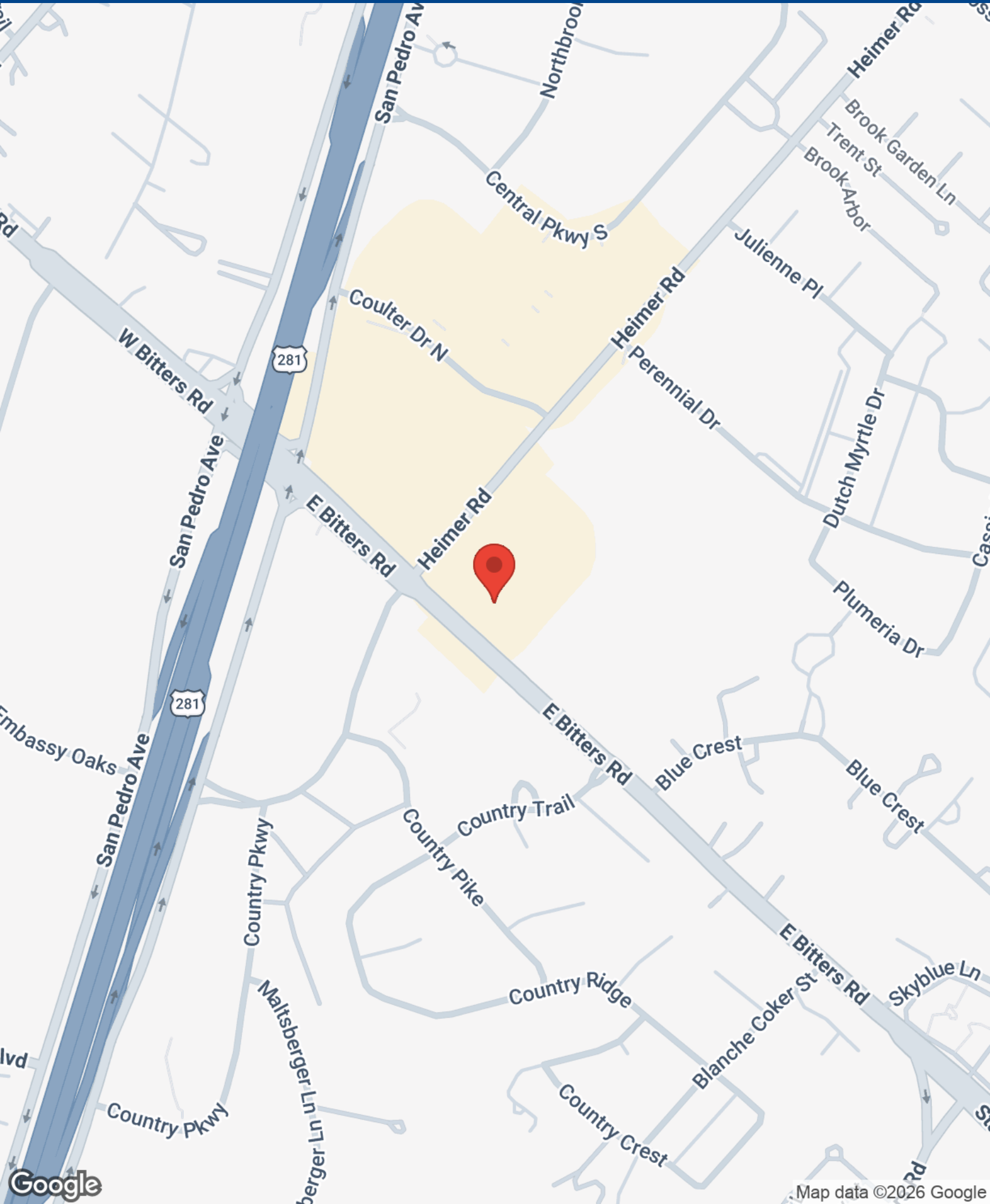
Population	1 Mile	3 Miles	5 Miles
Male	3,930	40,213	119,818
Female	4,159	41,711	125,846
Total Population	8,088	81,924	245,664
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,283	30,361	90,552
Black	590	5,767	17,614
Am In/AK Nat	14	131	368
Hawaiian	14	90	197
Hispanic	3,713	41,216	122,169
Asian	308	2,572	9,458
Multiracial	146	1,671	4,766
Other	20	123	540
Housing	1 Mile	3 Miles	5 Miles
Total Units	4,516	40,857	117,250
Occupied	4,163	37,571	107,627
Owner Occupied	1,941	17,808	55,234
Renter Occupied	2,222	19,763	52,393
Vacant	354	3,286	9,623

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,247	14,909	44,218
Ages 15 - 24	900	9,531	28,907
Ages 25 - 54	3,194	33,663	98,302
Ages 55 - 64	1,093	9,547	28,657
Ages 65+	1,653	14,273	45,581

Income	1 Mile	3 Miles	5 Miles
Median	\$80,420	\$73,005	\$79,741
Under \$15k	340	2,287	6,703
\$15k - \$25k	262	2,301	5,849
\$25k - \$35k	243	3,497	8,579
\$35k - \$50k	518	4,151	11,321
\$50k - \$75k	596	7,055	18,795
\$75k - \$100k	559	4,723	13,526
\$100k - \$150k	681	5,945	17,665
\$150k - \$200k	389	3,822	10,193
Over \$200k	573	3,790	14,995

AERIAL MAP

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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

PF PROPERTIES

Name of Sponsoring Broker (Licensed Individual or Business Entity)

592395

License No.

SFERRIS@PFPROPERTIES.NET

Email

(210)824-3323

Phone

SEAN FERRIS

Name of Designated Broker of Licensed Business Entity, if applicable

671522

License No.

SFERRIS@PFPROPERTIES.NET

Email

(210)428-0204

Phone

SEAN FERRIS

Name of Licensed Supervisor of Sales Agent/Associate, if applicable

671522

License No.

SFERRIS@PFPROPERTIES.NET

Email

(210)428-0204

Phone

Steve Francis

Name of Sales Agent/Associate

833276

License No.

stevefrancis@pfproperties.net

Email

(210)910-5719

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

