

FOR LEASE

915 DALLAS ST, SAN ANTONIO, TX 78215



Historic Character. Flexible Space. Premier Location.

ABOUT THE PROPERTY:

The Shade Factory is a reimagined 1938 industrial building offering distinctive retail/flex space in Uptown San Antonio. With authentic industrial character, open layouts, and flexible configurations, the property provides a unique setting for retailers, showrooms, studios, wellness concepts, creative businesses, and other experiential users. The Shade Factory is located minutes from The Pearl, the San Antonio River, Downtown, and some of the city's most popular dining and entertainment destinations.

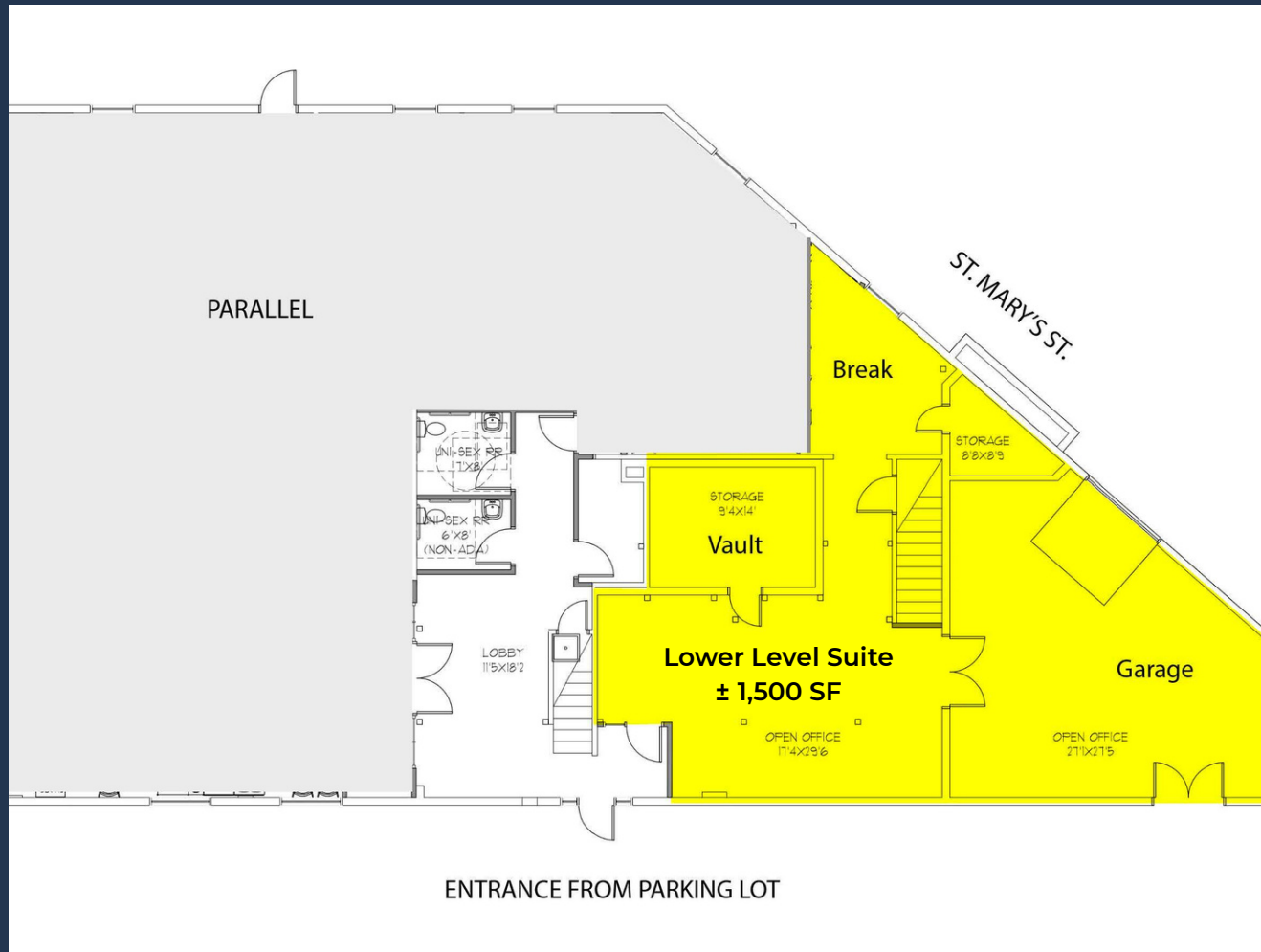
FEATURES:

- 1,500 - 3,752 SF retail/flex space available
- Exposed industrial architectural character
- Open, flexible layouts in suites
- Recent interior upgrades
- Surrounded by residential, hospitality, and entertainment growth
- Minutes from The Pearl & Downtown San Antonio

AREA OVERVIEW



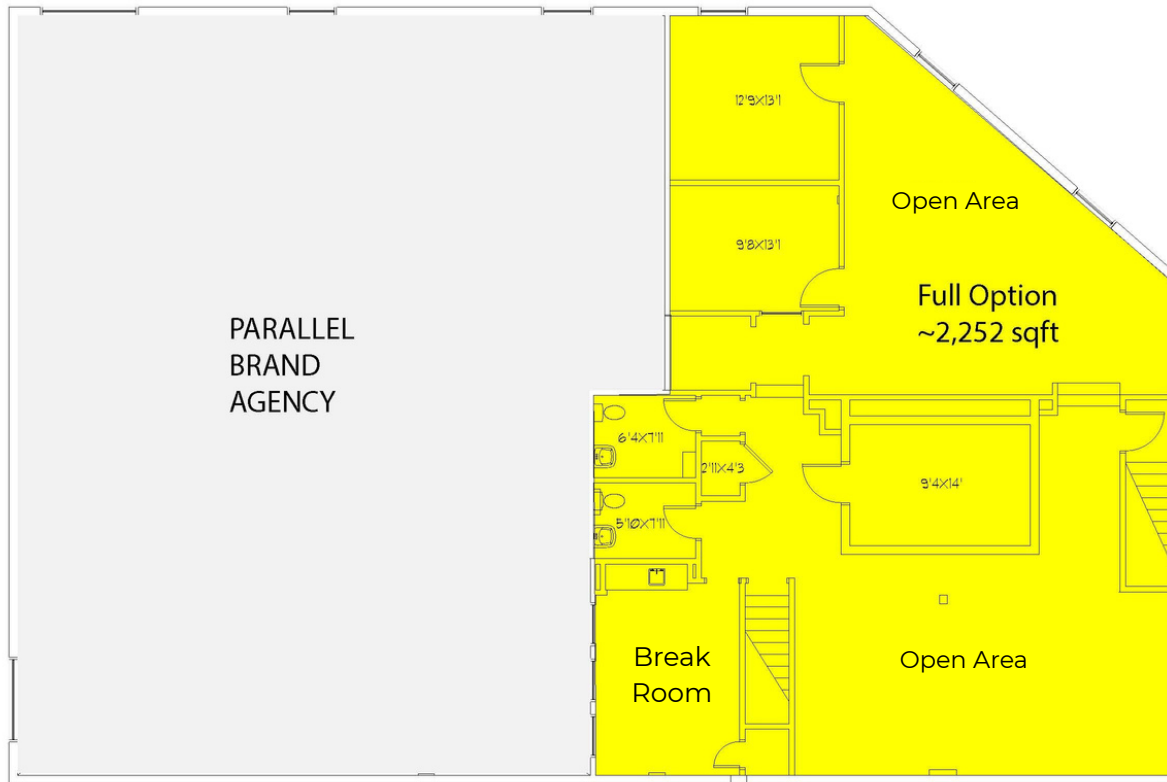
GROUND FLOOR RETAIL/FLEX



This ±1,500 SF ground-floor suite offers a distinctive retail/flex opportunity within The Shade Factory. The open layout is complemented by an open garage/storage area that can serve as a multipurpose space, a break area, and the original bank vault, providing additional secure storage. Industrial character and flexible functionality make the space well-suited for showrooms, boutique retail, wellness, studios, galleries, maker spaces, or other experiential concepts.

- 1,500 SF creative retail/flex
- Garage/storage area (ideal for coffee shop, wellness, or F&B use)
- Industrial architectural character
- Vault for additional secure storage
- Available individually or w/ upper level

UPPER LEVEL FLEX/SHOWROOM



The ±2,252 SF upper-level suite provides a spacious, character-rich environment ideal for showroom, studio, wellness, gallery, creative retail, or complementary flex uses. The suite features two large open areas, a dedicated break room, two private restrooms, and an original vault for additional storage. The open configuration and exposed architectural elements create a distinctive setting for concepts seeking something beyond conventional commercial space.

- 2,252 SF flex/showroom space
- Two large open areas
- Dedicated break room
- Two private restrooms
- Vault for additional secure storage
- Exposed architectural elements
- Available individually or w/ ground floor

MARKET ANALYTICS



0.4 MILES
TO THE PEARL



0.8 MILES
TO DOWNTOWN
SAN ANTONIO



170,000
VEHICLES PER
DAY ALONG IH-35



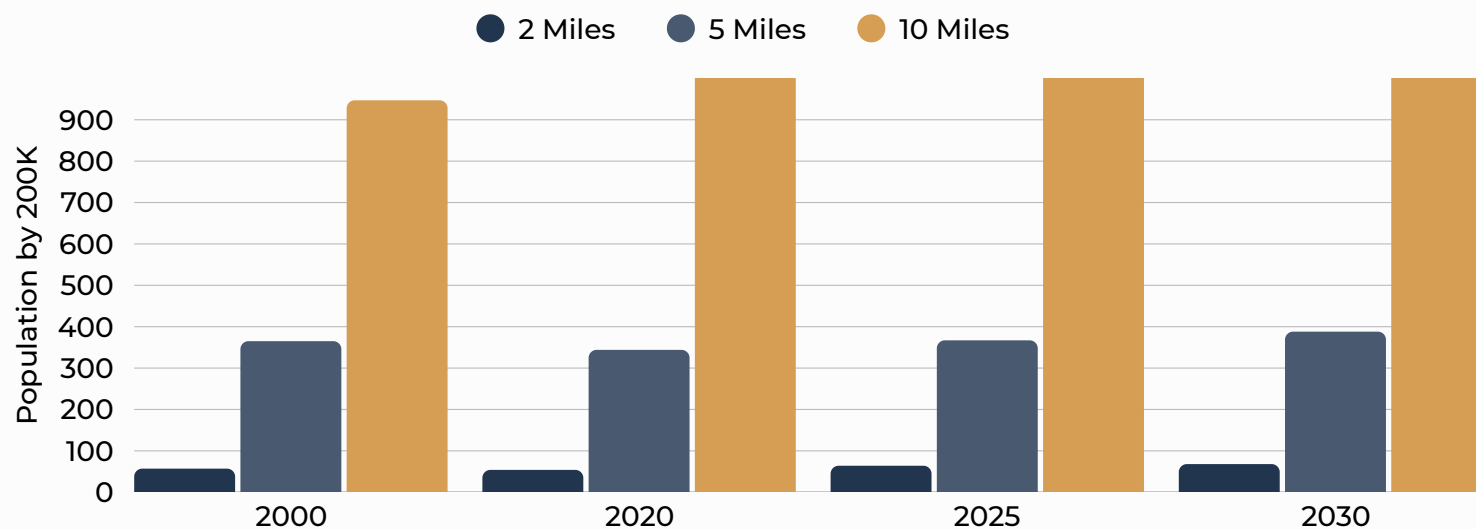
147,196
HOUSEHOLDS
WITHIN 5 MILES



**HIGH-
GROWTH**
URBAN CORRIDOR



POPULATION



@2026 CoStar Realty Information Inc.

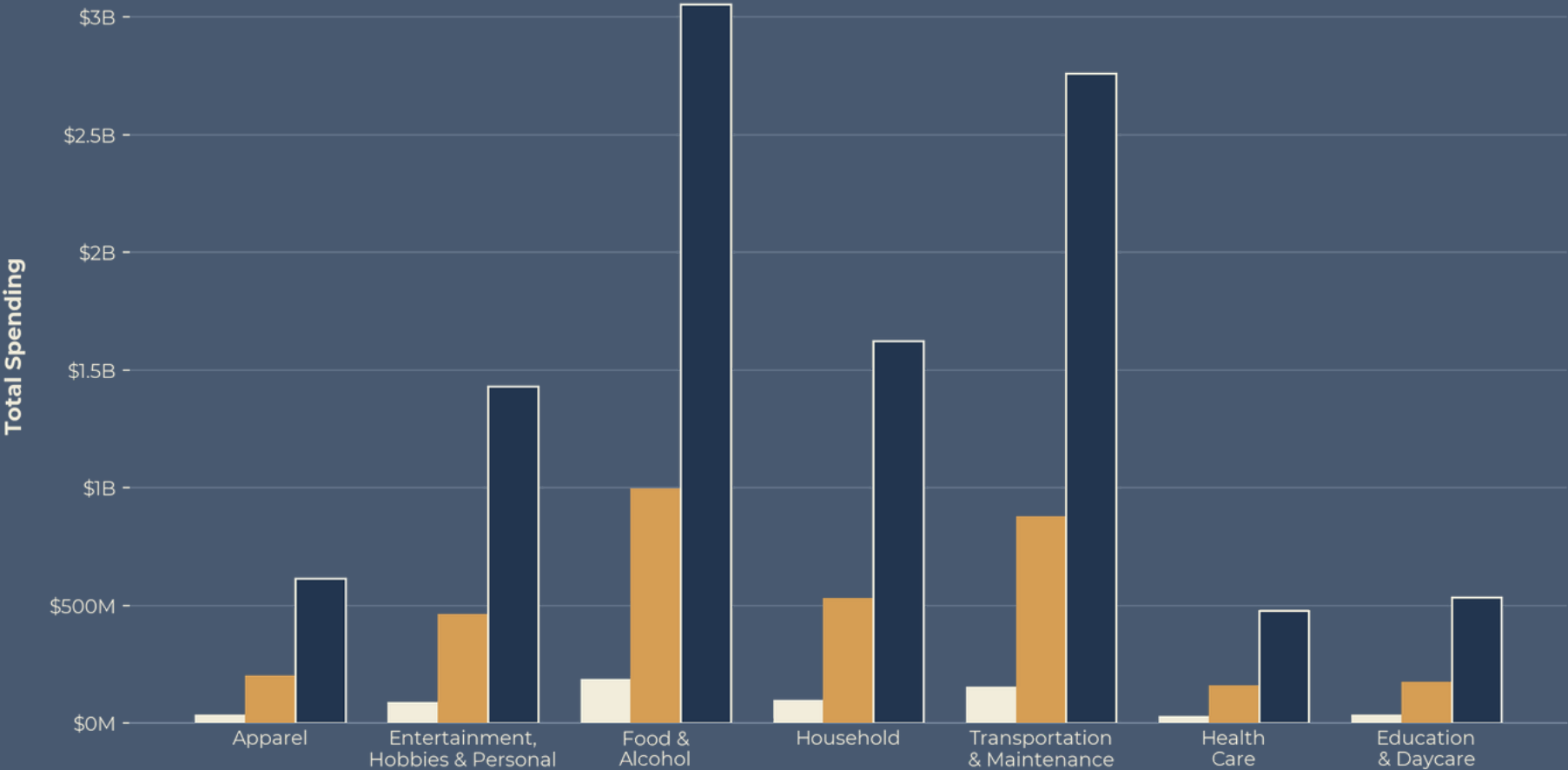
DEMOGRAPHICS



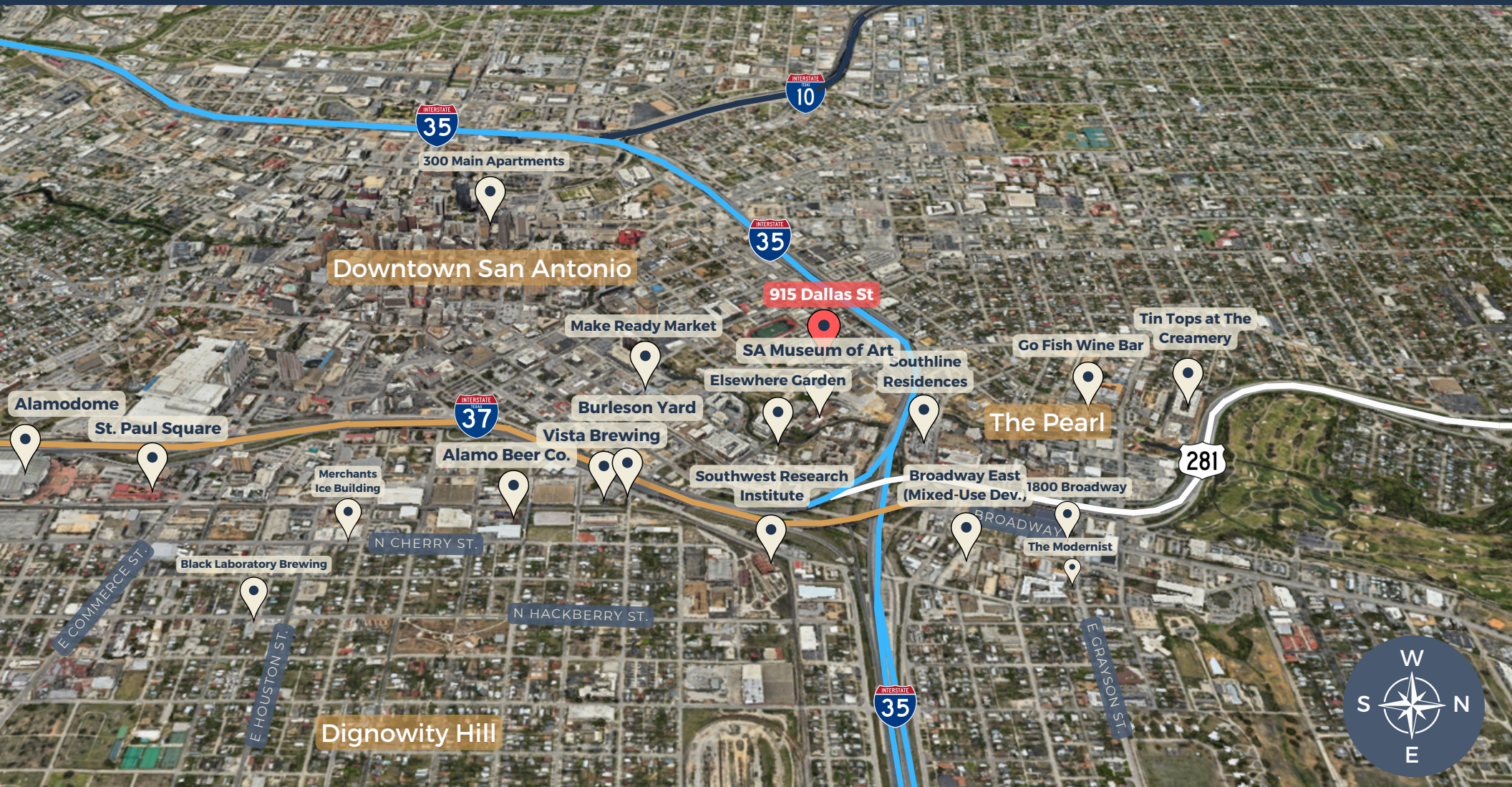
CONSUMER SPENDING

Total household spending by trade area radius 2025

2 miles 5 miles 10 miles



AREA DETAILS & OVERVIEW



- 0.4 mi to The Pearl
- 0.8 mi. to downtown San Antonio
- 1.7 mi to The Alamo

The property is situated near the Pearl District and Downtown San Antonio, providing excellent connectivity to the area's vibrant dining, retail, and entertainment destinations.



CONTACT
OUR TEAM



Chris Moran
Associate
cmoran@llanorealty.com
(210) 951-5689



Frank Harris
Associate
fharris@llanorealty.com
(210) 598-7274