



For Sale

# WESTLAKES LANDING CENTER

**OFFERING MEMORANDUM**

1255 SW Loop 410, San Antonio, TX 78227

**PRICE: CALL FOR PRICING**

# WESTLAKES LANDING CENTER

## Confidentiality Agreement & Disclosure

This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Valcor Commercial Real Estate, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived.

The Seller is responsible for any commission due to Valcor Commercial Real Estate in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other person, including Valcor Commercial Real Estate, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Valcor Commercial Real Estate and may be used only by parties approved by the Seller and Valcor Commercial Real Estate. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.



# WESTLAKES LANDING CENTER

## Executive Summary

### THE OFFERING

Valcor Commercial Real Estate is proud to present Westlakes Landing Center, an 88,553 SF retail center offered for sale on behalf of ownership.

Currently 95.73% leased, the property features a strong and diverse tenant mix anchored by Santikos Entertainment.

Strategically positioned in West San Antonio's growth corridor, Westlakes Landing Center benefits from its proximity to SeaWorld, Westover Hills, Lackland AFB, and Alamo Ranch—making it a premier investment opportunity in one of the city's most dynamic submarkets.

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## SALE PRICE CALL FOR PRICING

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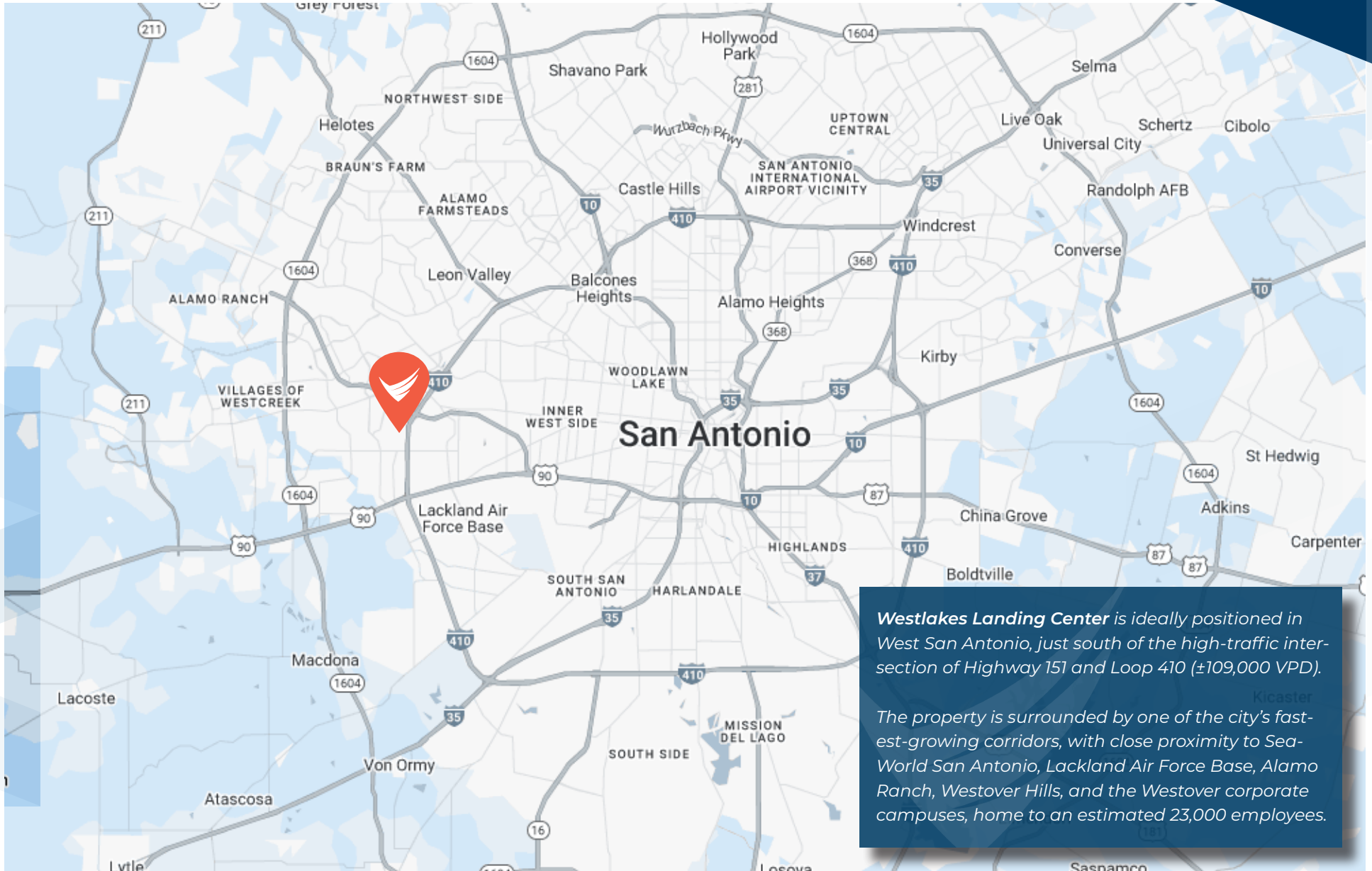
### PROPERTY OVERVIEW

Property Name:	Westlakes Landing Center
Property Address:	1255 SW Loop 410, San Antonio, TX 78227
Property Type:	Retail - Neighborhood Center
Submarket:	Far West
Gross Leasable Area:	88,553 SF
Acreage:	10.00 AC
Parking Ratio:	6 : 1,000 SF
Year Built:	1984 - Renovated in 2020



# WESTLAKES LANDING CENTER

## Regional Map



*Westlakes Landing Center is ideally positioned in West San Antonio, just south of the high-traffic intersection of Highway 151 and Loop 410 (±109,000 VPD). The property is surrounded by one of the city's fastest-growing corridors, with close proximity to Sea-World San Antonio, Lackland Air Force Base, Alamo Ranch, Westover Hills, and the Westover corporate campuses, home to an estimated 23,000 employees.*



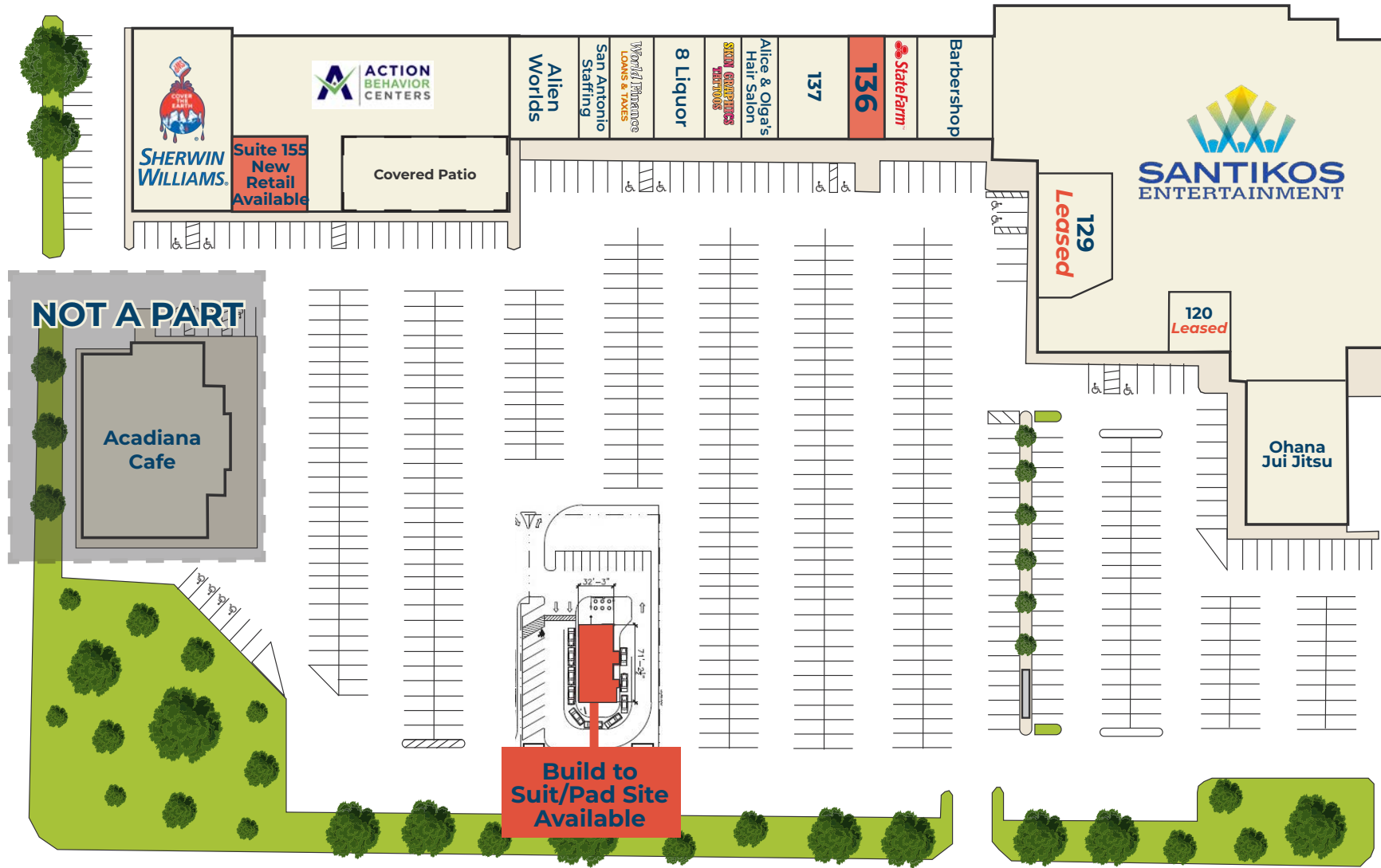
# WESTLAKES LANDING CENTER

## Aerial Map



# WESTLAKES LANDING CENTER

## Site Plan

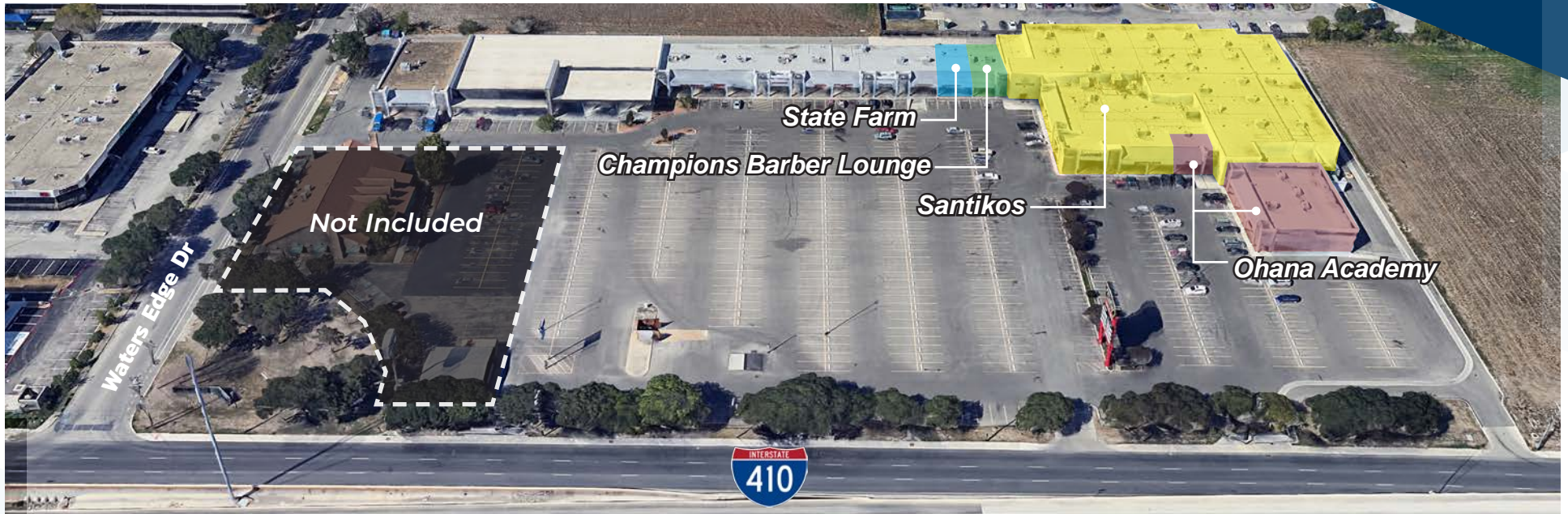


Loop 410



# WESTLAKES LANDING CENTER

## Tenant Profiles



**Suite 117 & 120 | 6,439 SF**

Ohana Academy offers strength & confidence with expert Brazilian Jiu-Jitsu training. Their family-friendly academy offers top-quality instruction in a supportive environment, helping students develop technique, resilience, and self-assurance.



**Suite 123 & 129 | 44,267 SF**

Santikos Westlakes delivers the ultimate movie experience with leather recliners, premium sound, and gourmet in-theatre dining. Featuring 9 screens, a self-serve station for popcorn and drinks, a full arcade, and a bar, it's entertainment redefined.



**SUITE 133 | 2,390 SF**

Champions Barber Lounge delivers premium grooming in San Antonio. Their experienced barbers provide personalized cuts and exceptional service, all in a welcoming environment that celebrates community and style.



**SUITE 135 | 1,230 SF**

State Farm is a leading provider of insurance and financial services, with more than 100 years of experience serving individuals, families, and businesses. State Farm offers convenient, local service to the surrounding community.



# WESTLAKES LANDING CENTER

## Tenant Profiles



Suite 137 | 2,850 SF

Pro Care Injury Care offers comprehensive specialist services—from medical intake and pain management to orthopedics, chiropractic, neurology, counseling, and more—providing complete support for recovery and wellness.

### **Alice & Olga's Hair Salon**

Suite 139 | 1,080 SF

Alice & Olga's Hair Salon provides professional beauty services for men and women, including haircuts, styling, coloring, and treatments. With skilled stylists and technicians, the salon is dedicated to helping their clients look and feel their best.

### **Skin Graphics Tattoos**

SUITE 140 | 1,200 SF

Skin Graphics Tattoos is a trusted studio specializing in unique, one-of-a-kind designs. Offering a wide range of tattoo styles and expert body piercing, their skilled artists deliver innovative services with professionalism and care.

### **PS Liquor**

SUITE 145 | 2,700 SF

PS Liquor is a neighborhood destination for wine, beer, and spirits. Offering a wide selection of alcoholic beverages, the store provides customers with quality choices for every occasion.



# WESTLAKES LANDING CENTER

## Tenant Profiles



### **World Finance Loans & Taxes**

**Suite 146 | 1,510 SF**

World Finance Loans & Taxes has been helping individuals and families achieve their financial goals for over 60 years. Offering personal installment loans and tax services, the San Antonio team provides fixed-rate solutions for all credit types with a personal touch.



**SUITE 147 | 900 SF**

San Antonio Staffing is the city's leading provider of temporary personnel for skilled, semi-skilled, and light industrial roles. They connect businesses and workers with a personalized approach to help everyone finish strong—whether it's a project, a task, or a job search.

### **Alien Worlds**

**SUITE 148 | 2,700 SF**

Alien Worlds is a full-line comics, toys, and gaming store offering the latest in comics, graphic novels, collectibles, apparel, and pop culture merchandise. With a wide selection and knowledgeable staff, they bring the world of fandom to life for every enthusiast.



# WESTLAKES LANDING CENTER

## Tenant Profiles



**Suite 148B | 11,487 SF**

Action Behavior Centers is a leading provider of Applied Behavior Analysis (ABA) therapy, helping children with autism reach their full potential. Through in-center, in-home, and after-school programs, ABC delivers compassionate, evidence-based care in supportive environments designed for growth and development.



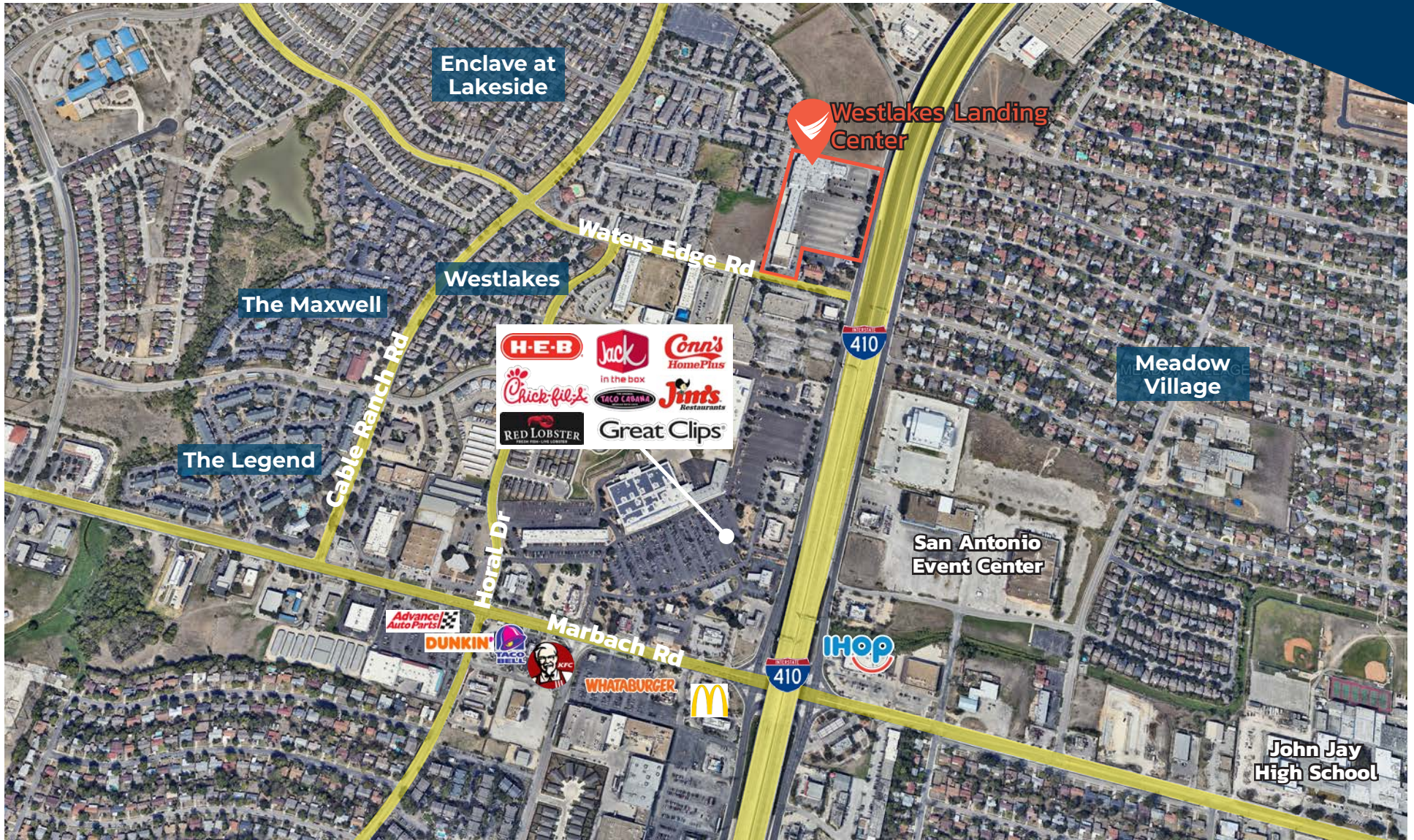
**SUITE 149 | 6,000 SF**

Sherwin-Williams is a global leader in the manufacture, distribution, and sale of paints, coatings, and related products. Serving both professional and retail customers, Sherwin-Williams is known for its commitment to quality, innovation, and color expertise.



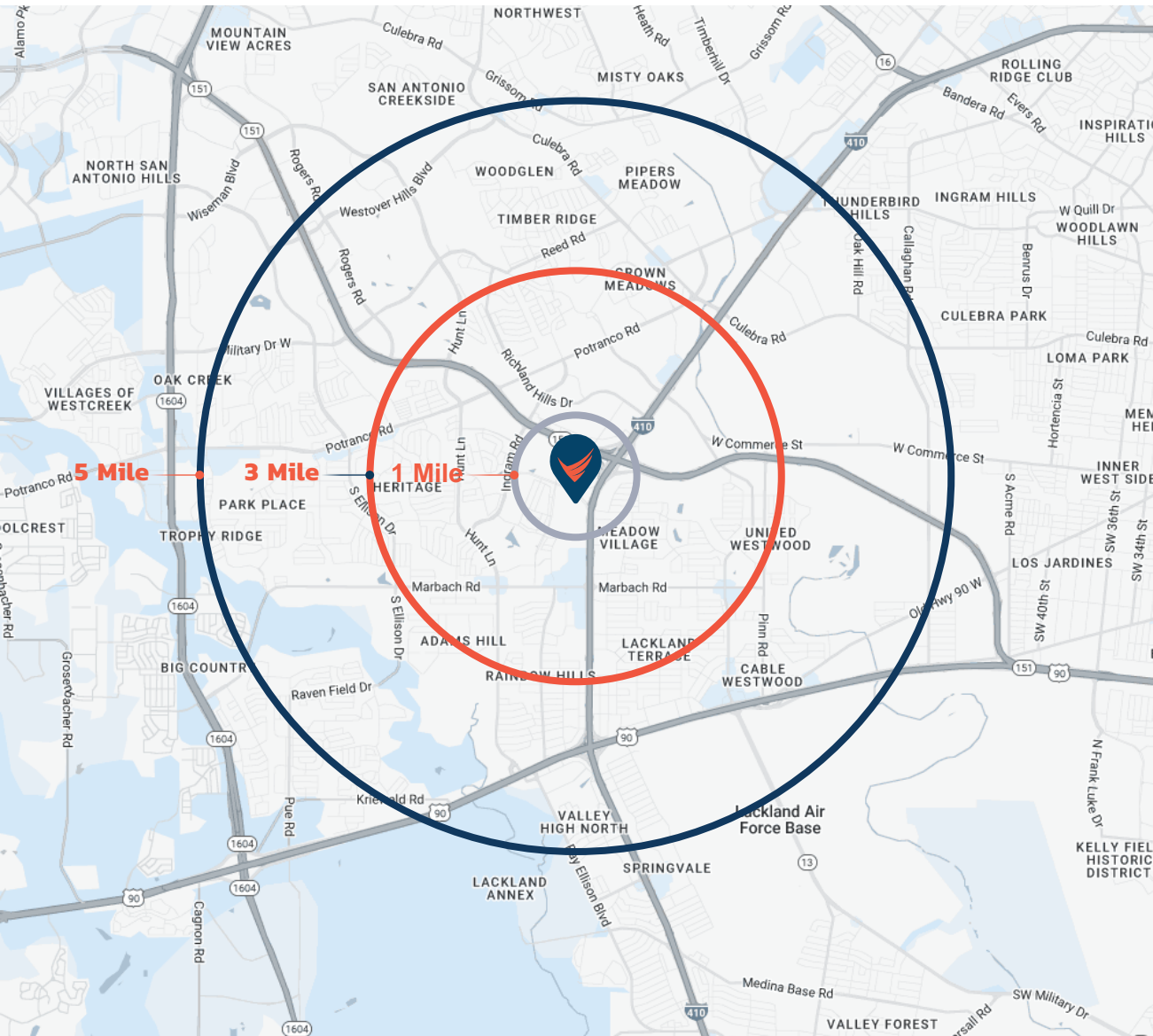
# WESTLAKES LANDING CENTER

## Location Aerial



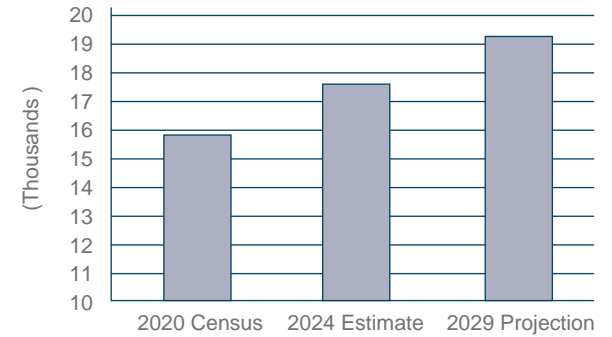
# WESTLAKES LANDING CENTER

## Radius Map

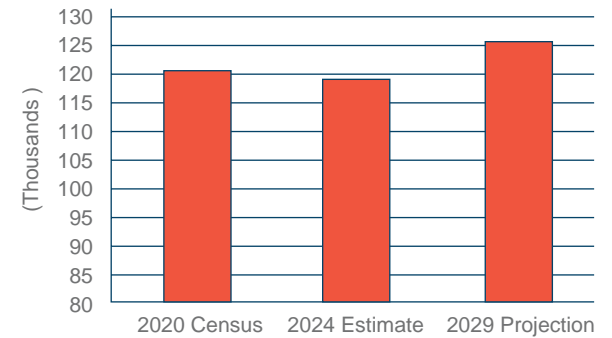


### POPULATION GROWTH

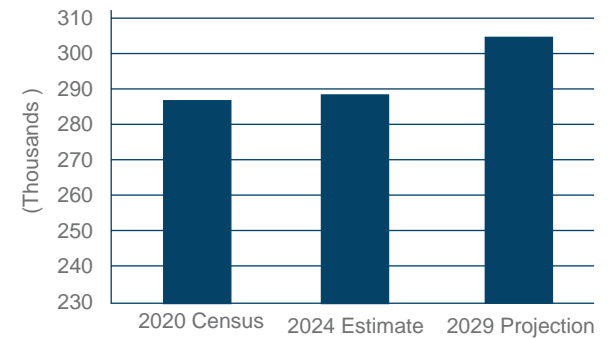
1 Mile



3 Mile



5 Mile



# WESTLAKES LANDING CENTER

## Demographics

	1-MILE RADIUS	3-MILE RADIUS	3-MILE RADIUS
<b>Population</b>			
2029 Projected Population	19,169	126,189	304,826
2024 Estimated Population	17,755	119,200	287,586
2020 Census Population	15,962	120,471	287,322
Growth 2024-2029	7.96%	5.86%	5.99%
2024 Estimated Median Age	31.50	33.00	32.50
2024 Estimated Average Age	33.40	34.70	34.50
<b>HOUSEHOLDS</b>			
2029 Projected Households	7,272	44,463	100,482
2024 Estimated Households	6,725	41,927	94,611
2020 Census Households	6,042	42,337	94,741
Growth 2024-2029	8.13%	6.05%	6.21%
<b>Population</b>			
2024 Average Household Income	\$59,386	\$71,091	\$74,433
2024 Median Household Income	\$47,099	\$57,531	\$60,591
< \$25,000	1,320	7,155	15,946
\$25,000 - \$50,000	2,353	11,458	23,090
\$50,000 - \$75,000	1,248	8,736	19,015
\$75,000 - \$100,000	678	5,384	12,871
\$100,000 - \$125,000	614	3,923	10,153
\$125,000 - \$150,000	285	2,089	5,495
\$150,000 - \$200,000	203	2,158	5,598
\$ 200,000+	22	1,023	2,445
<b>Population</b>			
2024 Median Home Value	\$160,017	\$167,030	\$175,918
2024 Average Household Size	2.60	2.80	2.90
2024 Occupied Housing	6,725	41,927	94,611
Owner Occupied	2,487 36.98%	21,653 51.64%	55,647 58.82%
Renter Occupied	4,238 63.02%	20,274 48.36%	38,964 41.18%



# WESTLAKES LANDING CENTER

## Description Overview

<b>LOCATION:</b>	1255 SW Loop 410, San Antonio, TX 78227
<b>PROPERTY ID:</b>	17332-007-0011 17332-007-0013
<b>NET RENTABLE AREA:</b>	88,553 SF
<b>LAND SIZE:</b>	10.00 AC
<b>% LEASED:</b>	95.73%
<b>YEAR BUILT:</b>	1984/Renovated in 2020
<b>PARKING RATIO:</b>	6 : 1,000 SF
<b>ZONING:</b>	C-3
<b>CURB CUTS:</b>	3
<b>SIGNAGE:</b>	Tenant signage at each space and Pylon Signage



# WESTLAKES LANDING CENTER

## Property Photos



ADAM SCHILLER / 210.232.4409 / adam@valcorcre.com

GARY STEPHENS, CCIM / 210.445.2000 / gary@valcorcre.com



# INFORMATION ABOUT BROKERAGE SERVICES



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.

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:
  - 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.

<b>Valcor Properties, LLC</b>	<b>602931</b>		<b>210.824.4242</b>
<i>Licensed Broker / Broker Firm Name or Primary Assumed Business Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
<b>Jonathan Collins</b>	<b>552564</b>	<b>jonathan@valcorcre.com</b>	<b>210.824.4242</b>
<i>Designated Broker of Firm</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
<i>Licensed Supervisor of Sales Agent / Associate</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
<b>Adam Schiller</b>	<b>534038</b>	<b>adam@valcorcre.com</b>	<b>210.824.4242</b>
<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
<b>Gary Stephens</b>	<b>613303</b>	<b>gary@valcorcre.com</b>	<b>210.824.4242</b>
<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
<i>Buyer / Tenant / Seller / Landlord Initials</i>	<i>Date</i>		

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)



**FOR MORE INFORMATION CONTACT:**

**ADAM SCHILLER**

210-232-4409  
adam@valcorcre.com

**GARY STEPHENS, CCIM**

210-445-2000  
gary@valcorcre.com

1723 N Loop 1604 E, Suite 204  
San Antonio, Texas 78232

[www.valcorcre.com](http://www.valcorcre.com)