



DOMINION
REALTY INTERNATIONAL
COMMERCIAL REAL ESTATE SERVICES

EXCLUSIVE INVESTMENT OPPORTUNITY
LOCAL EXPERTISE. GLOBAL REACH.

PARK VIEW VILLAGE

3420-3440 N. ST. MARY'S STREET
SAN ANTONIO, TEXAS 78212



OFFERING MEMORANDUM

PRICING
CONTACT BROKER
FOR PRICING

INVESTMENT HIGHLIGHTS

- 10,424 SF
Two-Building Strip Center
- 0.87 Acres of Land
- 8 Retail Suites
- Signalized Intersection with High Visibility
- Stable In-Place Tenancy with Value-Add Leasing Opportunity
- Minutes from Downtown San Antonio, The Pearl, Trinity University & Incarnate Word
- Abundant Surface Parking (46 Spaces)
- Zoned C-1 (Commercial) – Ideal for Retail, Office or Service Uses

10,424 SF
TOTAL BUILDING SIZE

0.87 AC
ACRES OF LAND

46
SURFACE SPACES
(3.49/1,000 SF)

8
TOTAL SUITES

BUILDING A | 3440 N. ST. MARY'S ST.



3 SUITES | 4,584 SF

BUILDING B | 3420 N. ST. MARY'S ST.



5 SUITES | 5,840 SF

CURRENT TENANT MIX

TENANT	SF
PIZZA CLASSICS	2,668 SF
HOUSE OF CHAMPION	1,131 SF
ALONDRA'S COFFEE	849 SF
TOTAL OCCUPIED	4,648 SF

AVAILABLE SUITES

SUITE	BUILDING	SF	STATUS
3428	A	958 SF	AVAILABLE NOW
3438	A	958 SF	AVAILABLE NOW
SUITE 103	B	1,190 SF	AVAILABLE NOW
SUITE 104	B	1,009 SF	AVAILABLE NOW
SUITE 105	B	1,663 SF	AVAILABLE NOW
TOTAL AVAILABLE		5,776 SF	

WHY INVESTORS LIKE THIS ASSET

- ✓ Excellent visibility on N. St. Mary's St.
- ✓ Signalized intersection with easy access to Hwy 281 (McAllister Freeway)
- ✓ Minutes to Downtown San Antonio and The Pearl
- ✓ Strong demographics and continued redevelopment in surrounding area
- ✓ Immediate leasing upside with multiple available suites
- ✓ Ideal for investor or owner/user

PROPERTY SUMMARY

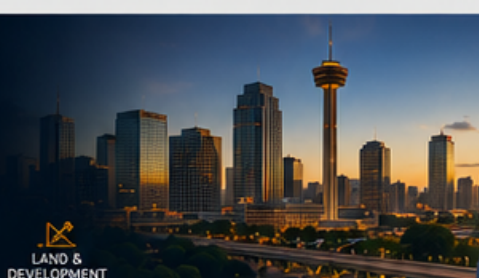
Total Building Size:	10,424 SF
Land Area:	0.87 Acres
Number of Retail Suites:	8 Suites (3 in Building A, 5 in Building B)
Parking:	46 Surface Spaces (3.49/1,000 SF)
Year Built:	1980
Zoning:	C-1 (Commercial)
Taxes:	\$6.79/SF (2025)
Occupancy:	44.6% (4,648 SF) 55.4% Vacant (5,776 SF)



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REAL ESTATE SOLUTIONS. LASTING RELATIONSHIPS.
LOCAL EXPERTISE. GLOBAL REACH.

- INVESTMENT SALES
- ACQUISITIONS & DISPOSITIONS
- LANDLORD & TENANT REP
- PROPERTY & ASSET MGMT
- LAND & DEVELOPMENT



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