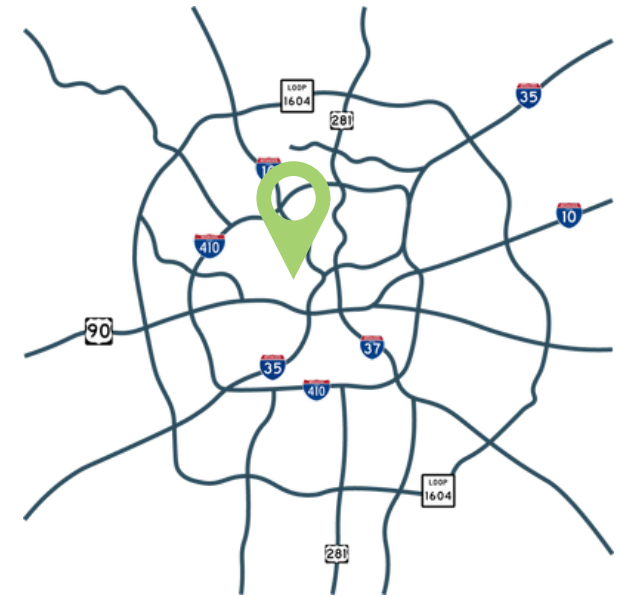


SPACE AVAILABLE

PATRON PLAZA

1431 PALO ALTO ROAD, SAN ANTONIO, TX 78211, USA

A neighborhood retail center ideally positioned at the signalized intersection of I-35 and Highway 16, anchored by Walmart. The center features a well-established mix of national and local tenants, offering access to a high-traffic, built-in consumer base on San Antonio's growing south side.



MIRANDA HENRY
SENIOR ASSOCIATE
(210) 816-2734
MHENRY@FORESITCRE.COM

PROPERTY HIGHLIGHTS

1

Strategically positioned at the entrance to Walmart, allows maximum exposure to a built-in customer base.

2

Located at the signalized intersection of I-35 and Highway 16, Patron Plaza offers exceptional access and visibility.

3

Features a well-established mix of national and local tenants that consistently drive foot traffic and consumer demand.

PATRON PLAZA

SAN ANTONIO, TEXAS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	17,362	144,438	370,181
Household Income	\$74,699	\$72,912	\$80,843
Total Households	7,278	56,319	147,667
Median Age	41.8	38.7	37.1

DESIRED USES

- Hair Salon
- Pizza Restaurant
- Insurance Office
- Medical Office

“

As a shadow retail center positioned at Walmart's main entrance, this property sees constant, reliable traffic day .

Miranda Henry

”



PATRON PLAZA

SAN ANTONIO, TEXAS



PROPERTY SUMMARY

Year Built/Renovated	2015
Available SF:	2,673 SF
Building Size:	11,899 SF
Rental Rate:	Contact Broker
Zoning:	C-3



PATRON PLAZA

SAN ANTONIO, TEXAS



Mac Hair's
SOUTHWAY FORD

LONE STAR
Jeep Ram

Mucci
FARMS

IH-35 (68,941 AADT)

NISSAN

ANCIRA
SOUTH PARK NISSAN

GOLDEN
CHICKS

STARBUCKS
COFFEE

IH-35 (68,941 AADT)

Walmart

QUALITY
urgent care

Tias
TACO HUT



MURPHY
USA

PALO ALTO RD (309 AADT)



FORESITE
COMMERCIAL REAL ESTATE

PATRON PLAZA

SAN ANTONIO, TEXAS



Southwest
(5,900 HOMES)

Southwest
(5,900 HOMES)

metro
by T-Mobile

DOLLAR GENERAL

Phone Repair
Book Center

Rite Aid
Family Solutions

Southwest
(5,900 HOMES)

Southwest
(5,900 HOMES)

Southwest San Antonio

Southwest
(5,900 HOMES)

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Southwest San Antonio

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Southwest San Antonio

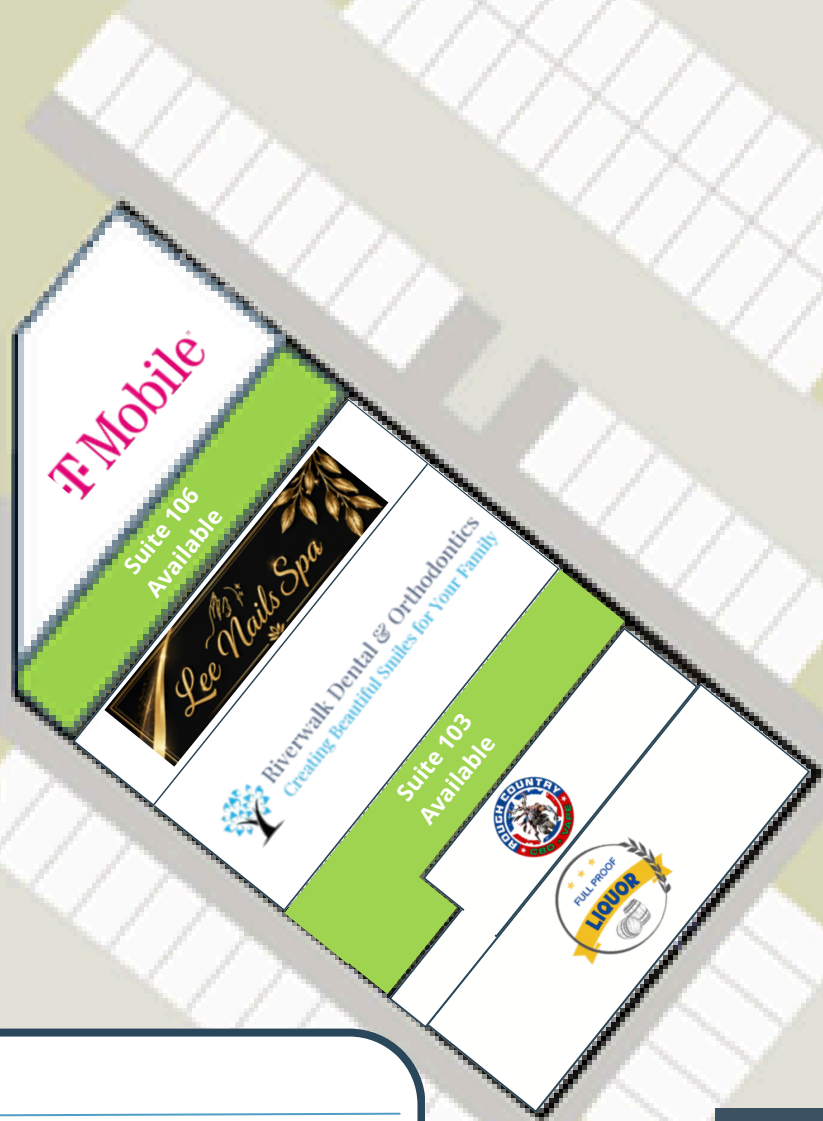
Southwest
(5,900 HOMES)

Southwest
(5,900 HOMES)

Southwest San Antonio

PATRON PLAZA

SAN ANTONIO, TEXAS



AVAILABLE SPACE

Suite Number	SF	Condition
Suite 103	1,473	2nd Gen Retail
Suite 106	1,200	2nd Gen Hair Salon



