

# Quarry Village

NEC OF JONES MALTSBERGER & BASSE RD  
SAN ANTONIO, TX 78209



*For Lease | Specialty Retail & Restaurant Shopping Center*

**CBRE**



# Property Overview

This 70,692 SF specialty retail center is strategically located along Basse Road with excellent visibility and direct access to U.S. 281, providing strong connectivity within one of San Antonio's most established retail corridors. Surrounded by affluent neighborhoods including Alamo Heights, Terrell Hills, and Olmos Park, the property benefits from a strong customer base and proximity to Downtown San Antonio. Adjacent to Alamo Quarry Market and Alamo Quarry Crossing, the center is anchored by restaurant and grocery tenants and further supported by the adjacent 280-unit Artessa at the Quarry Village multifamily community.



70,692 SF  
Retail, Dining & Grocery



Excellent Visibility  
& Regional Access



2,339 SF – 4,800 SF  
Available Sizes



Adjacent to the Alamo  
Quarry Market and Alamo  
Quarry Crossing



Luxury Living with  
Retail Amenities



Retail: 552 Spaces (5.25/1,000 SF)  
Residential: 582 Spaces  
(2.1 per unit)



# Site Plan

THE QUARRY GOLF COURSE



| SUITE   | TENANT                      | SF    |
|---------|-----------------------------|-------|
| 260-101 | PIRANHA KILLER SUSHI        | 3,309 |
| 260-103 | SCISSORS AND SCOTCH         | 1,782 |
| 260-105 | GNC                         | 1,116 |
| 260-107 | FIVE GUYS FAMOUS HAMBURGERS | 2,208 |
| 270-101 | VISIONWORKS                 | 3,100 |
| 270-107 | AIRROSTI                    | 2,353 |
| 280-101 | ANN'S NAILS                 | 2,340 |
| 280-103 | CHARLES SCHWAB              | 1,255 |
| 280-109 | BIRKENSTOCK                 | 2,021 |

| SUITE         | TENANT                   | SF    |
|---------------|--------------------------|-------|
| 280-107       | SCOUT & MOLLY'S BOUTIQUE | 1,154 |
| 290-101       | JAMBA JUICE              | 1,418 |
| 290-103 & 105 | AVAILABLE                | 3,442 |
| 310-101       | KENDRA SCOTT             | 2,150 |
| 310-103       | AVAILABLE                | 2,339 |
| 310-105       | LASERAWAY                | 1,628 |
| 310-109       | RESTORE CRYOTHERAPY      | 2,649 |
| 320-101       | FACE FOUNDRIE            | 1,290 |
| 320-103       | WE WHITEN                | 1,074 |

| SUITE         | TENANT               | SF     |
|---------------|----------------------|--------|
| 320-105 & 107 | ORANGETHEORY FITNESS | 3,397  |
| 330-101       | GRIMALDI'S PIZZA     | 4,119  |
| 330-105       | HEMLINE              | 1,361  |
| 330-110       | AVAILABLE            | 4,800  |
| 340-101       | SWEETGREEN           | 3,063  |
| 340-105       | SELECT COMFORT       | 2,389  |
| 340-109A      | CLUB CHAMPION        | 2,298  |
| 340-109B      | PACIUGO              | 1,627  |
| 350-101       | TRADER JOE'S         | 11,000 |



**ALAMO QUARRY MARKET**

WHOLE FOODS MARKET, RACK ROOM SHOES, STARBUCKS, CORNER BAKERY, J. ALEXANDER'S, L'OCCHITANE, POTTERY BARN, J. ALEXANDER'S HOLDINGS, INC., J. ALEXANDER'S BOOTMAKER, JAMES AVERY, COLUMBIA, FLEMING'S, SNOOZE, WHOLE EARTH PROVISION CO., P.F. CHANG'S

**QUARRY VILLAGE**

TRADER JOE'S, sweetgreen, KENDRA SCOTT, orange theory, BIRKENSTOCK, GRIMALDI, jamba, FIVE GUYS

**THE SHOPS AT LINCOLN HEIGHTS**

H-E-B, TORCHYS, PEI WEI, Panera, mizumoto, ORDERUP, TWIN LIQUORS, SUSHI ZUSHI

**OAK PARK VILLAGE**

H-E-B, STARBUCKS, FISH CITY GRILL, SUBWAY



# Aerial View

FACING NORTHWEST





# Aerial View

FACING NORTHEAST





# Aerial View

FACING SOUTH

DOWNTOWN SAN ANTONIO  
5.9 MILES

SAN ANTONIO ZOO

TRINITY UNIVERSITY  
2,687 STUDENTS

UNIVERSITY OF  
INCARNATE WORD  
9,188 STUDENTS

281

SAN PEDRO AVE

OB

Quarry Village

salata

BASSE RD

THE QUARRY  
GOLF COURSE

MERIDIAN  
146 UNITS

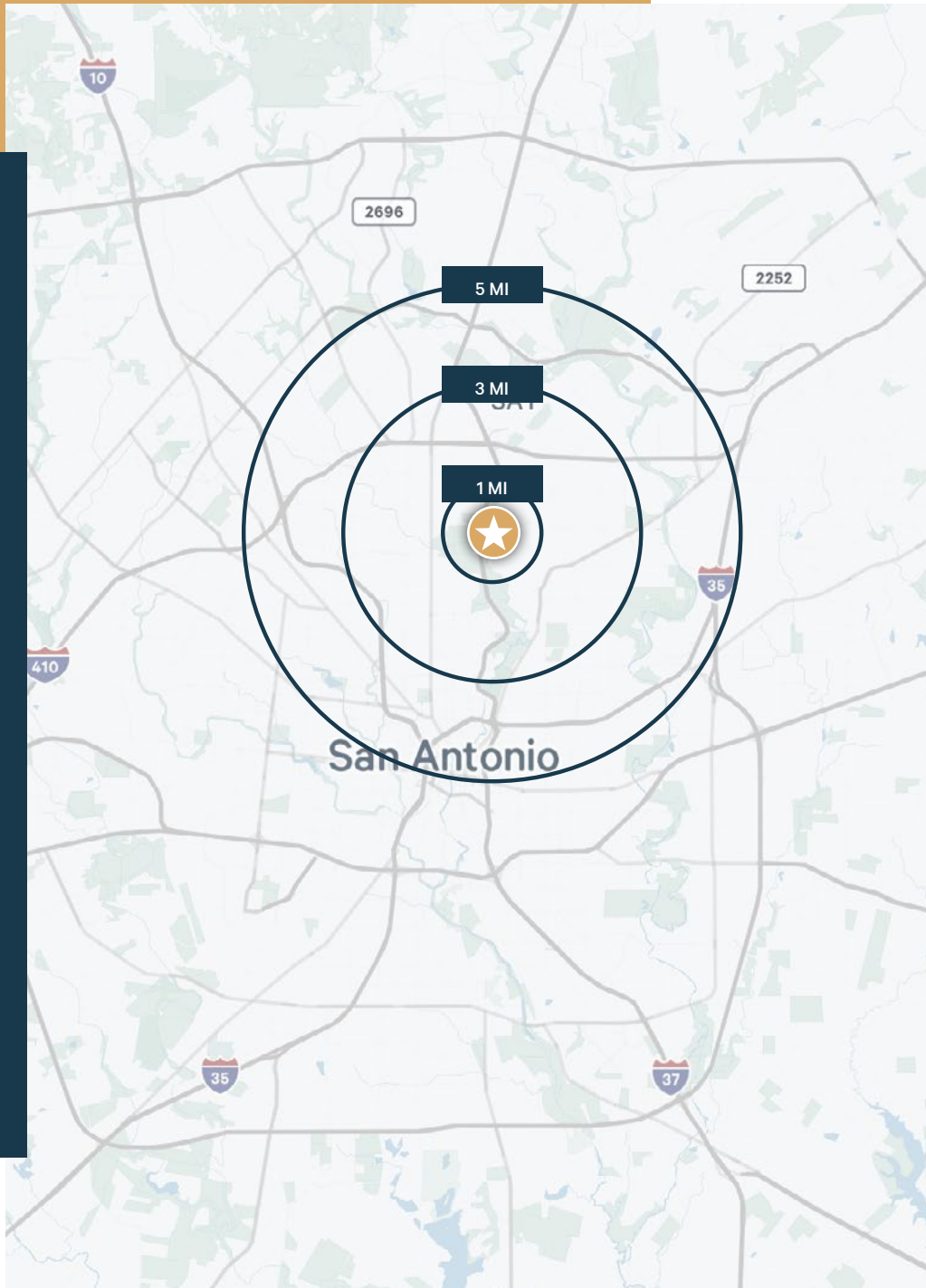


JONES MALTSBERGER RD





# Area Demographics



## DEMOGRAPHIC COMPREHENSIVE

### 1 MILE

### 3 MILES

### 5 MILES

## POPULATION

|                         |        |         |         |
|-------------------------|--------|---------|---------|
| 2025 Population         | 8,471  | 106,535 | 286,705 |
| 2025 Daytime Population | 17,135 | 165,470 | 474,725 |

## HOUSEHOLD INCOME

|                        |           |           |           |
|------------------------|-----------|-----------|-----------|
| 2025 Average HH Income | \$203,116 | \$133,619 | \$98,920  |
| 2030 Average HH Income | \$215,448 | \$147,084 | \$109,893 |

## HOUSEHOLDS

|                 |       |        |         |
|-----------------|-------|--------|---------|
| 2025 Households | 3,996 | 45,455 | 122,369 |
| 2030 Households | 4,033 | 46,152 | 124,840 |

## PLACE OF WORK

|                 |        |        |         |
|-----------------|--------|--------|---------|
| 2025 Businesses | 781    | 8,160  | 20,604  |
| 2025 Employees  | 10,305 | 87,719 | 252,137 |

## AGE

|                 |       |       |       |
|-----------------|-------|-------|-------|
| 2025 Median Age | 44.80 | 39.50 | 38.10 |
|-----------------|-------|-------|-------|







# Quarry Village



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