



PLAZA  
LAS CAMPANAS

THE LOCATION THAT RESONATES  
HUEBNER AT NORTH LOOP 1604 WEST  
SAN ANTONIO, TEXAS



PLAZA  
LAS CAMPANAS

GARAGE



Eddie V's  
PRIME SEAFOOD



BUILDING A

BUILDING C

SITE D

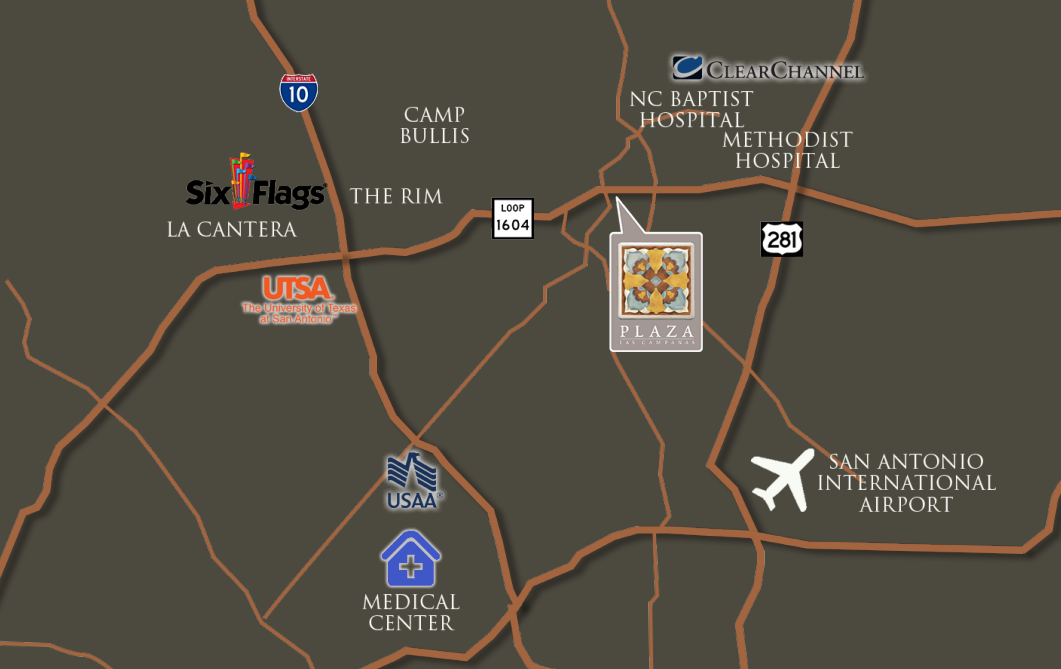


LOOP 1604 ACCESS RD

HOEBNER RD

PLAZA LAS CAMPANAS





# PLAZA

L A S C A M P A N A S

## ADDRESS

1826 N LOOP 1604 W, SAN ANTONIO, TX 78248

## TOTAL AVAILABLE

■ BUILDING A	13,635 SF
■ BUILDING C (1ST FLOOR)	2,459 SF
■ SITE D - DEVELOPED LAND LEASE	1.309 AC

## RATES (NNN)

■ BUILDING A - OFFICE	CONTACT BROKER
■ BUILDING C - RETAIL (1ST FLOOR)	CONTACT BROKER

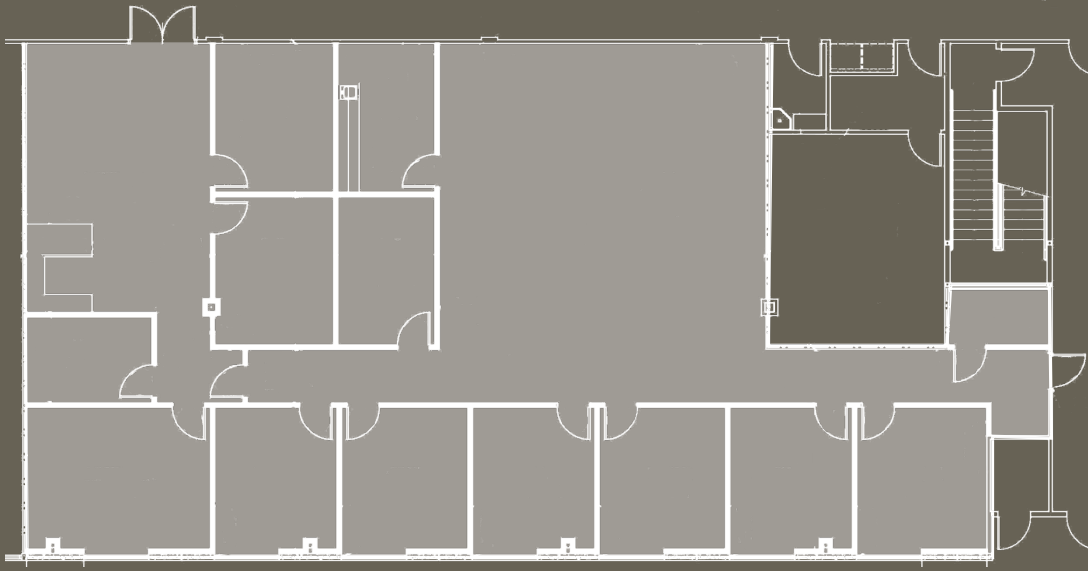
## FEATURES & AMENITIES

- AMPLE SURFACE PARKING WITH A 1:300 PARKING RATIO
- ON-SITE DINING AMENITIES INCLUDE EDDIE V'S, DJ'S, BLU PRIME AND STARBUCKS
- UNIQUE TENANT MIX INCLUDING ON-SITE BANKING
- THREE LEVEL STRUCTURED PARKING GARAGE - VALET DROP-OFF
- PYLON AND PROJECT SIGNAGE AVAILABLE WITH PROMINENT VISIBILITY TO LOOP 1604 AND HUEBNER RD
- AREA SURROUNDED BY SEVERAL WELL ESTABLISHED RESIDENTIAL NEIGHBORHOODS WITH SOME OF THE STRONGEST DEMOGRAPHICS IN THE CITY
- PROXIMITY TO ADDITIONAL AMENITIES AT THE VINEYARDS, STONE OAK, LA CANTERA AND THE RIM
- LOOP 1604 & HUEBNER RD OFFER EXCEPTIONAL CIRCULATION, PROVIDING CONVENIENT ACCESS TO MEDICAL FACILITIES IN STONE OAK, THE SOUTH TEXAS MEDICAL CENTER, IH-10, AND US 281

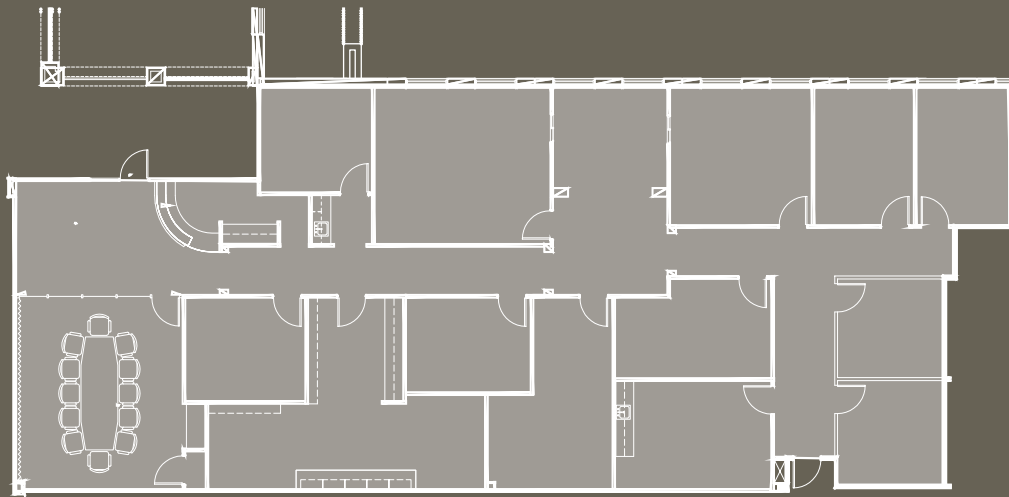




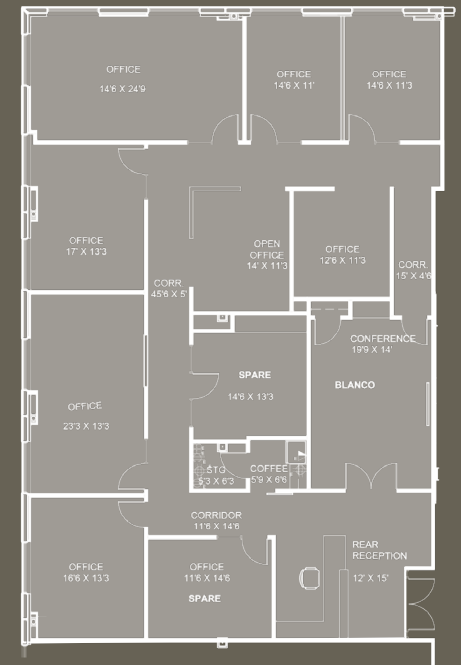
PLAZA  
LAS CAMPANAS



STE 175  
4,298 RSF

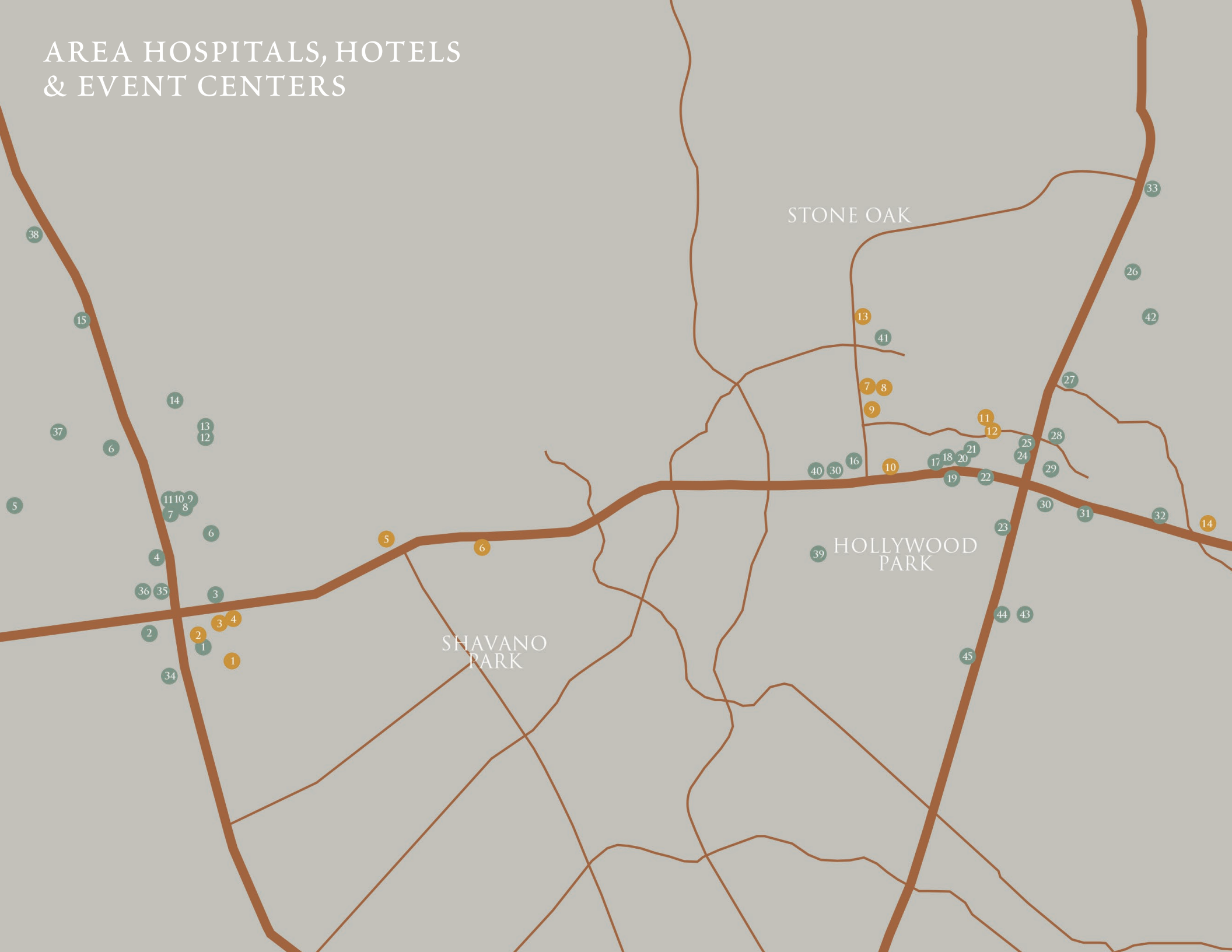


STE 250  
5,339 RSF



STE 275  
3,998 RSF

# AREA HOSPITALS, HOTELS & EVENT CENTERS



## HOTELS & EVENT CENTERS

1. EMBASSY SUITES BY HILTON
2. DRURY INN & SUITES
3. WATERWALK SAN ANTONIO
4. MOTEL 6
5. LA CANTERA RESORT & SPA
6. EILAN HOTEL AND SPA
7. HILTON GARDEN INN
8. TRU BY HILTON
9. HOME2 SUITES BY HILTON
10. RESIDENCE INN BY MARRIOTT
11. COURTYARD BY MARRIOTT
12. LA QUINTA INN & SUITES
13. TOWNE PLACE SUITES BY MARRIOTT
14. SPRINGHILL SUITES BY MARRIOTT
15. HOME SUITES HILL COUNTRY
16. HOMEWOOD SUITES BY HILTON
17. DRURY INN & SUITES
18. DRURY PLAZA HOTEL
19. STAYBRIDGE SUITES
20. LA QUINTA INN & SUITES
21. RESIDENCE INN BY MARRIOTT
22. FAIRFIELD INN & SUITES BY MARRIOTT
23. DAYS INN & SUITES BY WYNDHAM
24. BEST WESTERN PLUS HILL COUNTRY SUITES
25. HYATT PLACE
26. EXTENDED STAY AMERICA SUITES
27. HOLIDAY INN
28. COURTYARD BY MARRIOTT
29. HOME2 SUITES BY HILTON
30. COMFORT SUITES
31. HAMPTON INN
32. WOODSPRING SUITES
33. TRU BY HILTON
34. SECURITY SERVICE EVENT CENTER
35. TUSCANY WEDDING VENUE
36. THE ROCK
37. CROWN RIDGE BANQUET HALL
38. THE GARDENS AT WEST GREEN
39. VOIGHT CENTER
40. SAN ANTONIO SHRINE AUDITORIUM
41. BANQUET HALL AT HOLY TRINITY
42. ENCINO PARK COMMUNITY CENTER
43. CHRISTOPHER HALL
44. THE EVENT CENTER AT ST MARK'S
45. ELEVATE EVENTS

## HOSPITALS

1. METHODIST HOSPITAL LANDMARK
2. METHODIST HEALTHCARE SYSTEM OFFICE
3. PAM HEALTH SPECIALTY HOSPITAL OF SAN ANTONIO
4. CUMBERLAND SURGICAL HOSPITAL
5. BAPTIST NEIGHBORHOOD HOSPITAL - SHAVANO PARK
6. PRECISION ASSIST
7. NORTH CENTRAL BAPTIST HOSPITAL
8. CHRISTUS SANTA ROSA PHYSICIANS AMBULATORY SURGERY CENTER - STONE OAK
9. METHODIST AMBULATORY SURGERY CENTER - NORTH CENTRAL
10. STONE OAK SURGERY CENTER
11. METHODIST HOSPITAL STONE OAK
12. SOUTH TEXAS SPINE & SURGICAL HOSPITAL
13. SPECIALTY FOR CHILDREN SAN ANTONIO

# AREA RESTAURANTS



RESTAURANTS

1. RED LOBSTER
2. LONGHORN STEAKHOUSE
3. OLIVE GARDEN
4. VELVET TACO
5. PARRY'S PIZZERIA
6. JINYA RAMEN
7. THE SICILIAN BUTCHED
8. FOGO DE CHAO BRAZILIAN STEAKHOUSE
9. PAPPADEAUX
10. CHEDDAR'S SCRATCH KITCHEN  
CHUY'S  
PLUCKERS WING BAR  
KONA GRILL  
ROCK & BREWS
11. CHICKEN N PICKLE
12. 54TH STREET
13. BOB'S STEAK & CHOP HOUSE
14. VIA 313
15. RED ROBIN GOURMET BURGERS  
BJS RESTAURANT & BREWHOUSE  
MAGGIANO'S LITTLE ITALY
16. HOPBODDY BURGER BAR  
GLORIA'S LATIN CUISINE  
POSITANO  
LUXOR MEDITARRANEAN CUISINE  
CAVA
17. BAKUDAN RAMEN  
SOUTHERLEIGH HAUTE SOUTH  
NORTH ITALY
18. BASAO BRAZILIAN STEAKHOUSE
19. THE SOCIAL AT EILAN  
RUTH CRIS STEAKHOUSE  
PIATTI'S  
UNI'KO JAPANESE LOUNGE  
AL TACO
20. THE CAPITAL GRILLE  
J.ALEXANDER'S
21. LA PANADERIA
22. ELSEWHERE TOO
23. LAS PALAPAS  
FREDDY'S FROZEN CUSTARD & STEAKHOUSE  
WILLIE'S GRILL & ICEHOUSE  
SCUZZI'S
24. MCALISTER'S DELI  
WHATABURGER
25. PAESANO'S
26. THAI HUT  
PAPA JOHN'S PIZZA  
LENNY'S GRILL & SUBS
27. GALPÃO GAUCHO BRAZILIAN STEAKHOUSE
28. BIG'Z BURGER JOINT
29. BURGER KING
30. BLUPRIME STEAKHOUSE  
EDDIE V'S PRIME SEAFOOD  
DJ'S BAR & GRILL
31. CHICK FIL A
32. J-PRIME STEAKHOUSE  
SNOOZE AN A.M.EATERY  
HOPDODDY BURGER BAR
33. STONEWERKS BIG ROCK GRILLE  
PASHA MEDITERRANEAN GRILL

34. SUSHISHIMA JAPANESE RESTAURANT  
DEMO'S GREEK FOOD
35. CAFE VIDA II
36. DAE GEE KOREAN BBQ  
HEAVENLY PHO VIETNAMESE CUISINE
37. WAHKEE CHINESE SEA FOOD CUISINE  
TACO BLVD
38. THAI BURI  
PHO DELIGHT
39. KAFFEINATED  
JIMS
40. WHATABURGER  
TACO PALENQUE
41. POPEYES LOUISIANA KITCHEN  
MCDONALD'S
42. EL JALISCO GRILL
43. EL MIRASOL
44. COSTA PACIFICA  
SILO ELEVATED CUISINE  
NONNA OSTERIA  
P.TERRY'S BURGER STAND
45. EGGSPECTION
46. CAVA  
FULL BELLY CAFE & BAR  
TARKA INDIAN
47. CHAMA GAUCHA BRAZILIAN STEAKHOUSE  
TORCHY'STACOS
48. JERUSALEM GRILL  
APPLEBEE'S GRILL & BAR IHOP
49. LE PEEP  
THE ROXBURY
50. SABAI THAI KITCHEN
51. SUSHI SEVEN  
MIAN NOODLES & DUMPLINGS
52. TRILOGY PIZZA & WINE  
URBAN BRICKS
53. VIDA MIA
54. MILANO ITALIAN GRILL
55. LOVA CAFE  
EL TACO STONE OAK  
LITTLE CAESER'S PIZZA  
MOCHINUT
56. LOS GUERO TACO DINER  
INDIA TAJ PALACE  
PIZZA HUT  
JERSEY MIKE'S SUBS
57. TAQUERIA DATAPOINT
58. WENDY'S
59. RAISIN CANE'S
60. TOROKO SUSHI  
DELICIOUS TAMALES
61. LAS QUESABROSAZ
62. TAIPEI RESTAUARANT
63. KATERINA RESTAURANT  
SUSHI ZUSHI
64. MELLOW MUSHROOM  
TORO KITCHEN & BAR  
CUISE
65. KIRBY'S STEAKHOUSE
66. SUBWAY
67. FIRST WATCH

68. FORK & BOWL AMERICAN BISTRO
69. JIMMY JOHN'S  
SALATA  
SMASHING CRAB
70. SAN ANTONIO WINGS
71. EMBERS WOOD FIRE KITCHEN & TAP
72. MAIZ COCINA MEXICANA  
MUNCHIES  
GORDITAS DONA TOTA
73. LA PANADERIA
74. THE HOPPY MONK
75. JASON'S DELI
76. FIVE GUYS  
PEACH COBBLER FACTORY  
HONMACHI SUSHI & TEPPANYAKI
77. CHUCK E CHEESE
78. AY CHIWAWA!
79. WHATABURGER
80. SCHLOTZSKY'S
81. WILD JAPANESE BBQ & SUSHI & SHABU
82. LAS PALAPAS  
TACOS VITALI
83. BILL MILLER BBQ
84. LAGUNA MADRE
85. TERIYAKI MADNESS  
SUBWAY  
PHO NGUYEN RESTAURANT
86. THE TOASTED YOLK CAFE  
SHAWKOOL BAR & GRILL  
WAYBACK BURGERS
87. CHICK FIL A  
FISH CITY GRILL
88. RED ROBIN GOURMET BURGERS
89. STOUT'S PIZZA
90. CHUY'S  
LA MADELEINE
91. AVENIDA BRAZIL BRAZILIAN STEAKHOUSE
92. PEI WEI
93. THE MAGNOLIA PANCAKE HAUS

RANK	TOP 10 RESTAURANTS IN ALCOHOL SALES*
1	BLUE PRIME*
2	THIRSTY HORSE SALOON
3	EDDIE V'S PRIME SEAFOOD*
4	EL MIRASOL AT ALON
5	DJ'S BAR & GRILL*
6	PAESANO'S
7	MYRON'S AT ALON
8	STONE STREET PUB
9	FREDERICK'S BISTRO
10	THE LOST BAR & GRILL

AS REPORTED JAN - FEB 2024 BY ALCOHOLSALES.COM  
(ESTABLISHMENTS WITHIN A 3 MILE RADIUS OF 78248 ZIP CODE)  
\*PART OF PLAZA LAS CAMPANAS



PLAZA LAS CAMPANAS



## LEASING TEAM

ANDREW J. LYLES  
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DIRECT LINE 210 524 1306

KIMBERLY S. GATLEY  
SENIOR VICE PRESIDENT  
[KGATLEY@REOCSANANTONIO.COM](mailto:KGATLEY@REOCSANANTONIO.COM)  
DIRECT LINE 210 524 1320



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210 524 4000



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



2-10-2025

## Information About Brokerage Services

### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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>REOC General Partner, LLC</b>	<b>493853</b>	<a href="mailto:alyles@reocsanantonio.com">alyles@reocsanantonio.com</a>	<b>(210) 524-4000</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Andrew J. Lyles</b>	<b>720555</b>	<a href="mailto:alyles@reocsanantonio.com">alyles@reocsanantonio.com</a>	<b>(210) 524-1306</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Andrew J. Lyles</b>	<b>720555</b>	<a href="mailto:alyles@reocsanantonio.com">alyles@reocsanantonio.com</a>	<b>(210) 524-1306</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Brian Dale Harris</b>	<b>405243</b>	<a href="mailto:bharris@reocsanantonio.com">bharris@reocsanantonio.com</a>	<b>(210) 524-1314</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_



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 Licensed Broker /Broker Firm Name or Primary Assumed Business Name

**Andrew J. Lyles** License No. **720555** Email [alyes@reocsanantonio.com](mailto:alyes@reocsanantonio.com) Phone **(210) 524-1306**  
 Designated Broker of Firm

**N/A** License No. **N/A** Email **N/A** Phone **N/A**  
 Licensed Supervisor of Sales Agent/ Associate

**Andrew J. Lyles** License No. **720555** Email [alyes@reocsanantonio.com](mailto:alyes@reocsanantonio.com) Phone **(210) 524-1306**  
 Sales Agent/Associate's Name

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_



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San Antonio TX 78230  
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210 524 4000

# DEMOGRAPHICS

## 1-MILE

	CENSUS 2020	2022	2027
POPULATION	9,960	9,875	9,827
HOUSEHOLDS	3,939	3,936	3,932
MEDIAN HOUSEHOLD INCOME	-	\$131,967	\$156,464
AVERAGE HOUSEHOLD INCOME	-	\$180,406	\$206,098

## 3-MILE

	CENSUS 2020	2022	2027
POPULATION	70,308	71,542	72,683
HOUSEHOLDS	28,215	28,832	29,427
MEDIAN HOUSEHOLD INCOME	-	\$102,177	\$115,757
AVERAGE HOUSEHOLD INCOME	-	\$144,064	\$163,607

## 5-MILE

	CENSUS 2020	2022	2027
POPULATION	194,621	200,418	203,287
HOUSEHOLDS	82,396	84,921	86,502
MEDIAN HOUSEHOLD INCOME	-	\$82,833	\$94,961
AVERAGE HOUSEHOLD INCOME	-	\$120,082	\$136,536

SOURCE: ESRI

# AREA OVERVIEW

- SITUATED IN THE ROLLING PLAINS OF THE TEXAS HILL COUNTRY IN THE NORTHERN SUBURBS OF SAN ANTONIO
- WITH A RESIDENTIAL CONCENTRATION OF MORE THAN FIFTY SUBDIVISIONS, STONE OAK, SONTERRA AND THE SURROUNDING COMMUNITIES ARE VIBRANT, FULLY SELF-SUSTAINING AND ARE CONSIDERED TO BE AMONG THE MOST UPSCALE AND DESIRABLE LOCATIONS IN SAN ANTONIO
- CONVENIENTLY LOCATED NEAR THE CROSSROADS OF LOOP 1604 & US 281 AS WELL AS LOOP 1604 & IH- 10. JUST MINUTES AWAY FROM THE UNIVERSITY OF TEXAS AT SAN ANTONIO, SOUTH TEXAS MEDICAL CENTER AND STONE OAK MEDICAL CENTER
- SERVED BY A MATURING MEDICAL HUB ANCHORED BY NORTH CENTRAL BAPTIST HOSPITAL AND STONE OAK METHODIST HOSPITAL
- THE NORTHERN RIM OF LOOP 1604, SOMETIMES REFERRED TO AS THE “ENERGY CORRIDOR” IS ANCHORED BY MARATHON (FORMERLY ANDEAVOR AND TESORO HEADQUARTERS), NUSTAR ENERGY HEADQUARTERS, VALERO HEADQUARTERS, EOG RESOURCES REGIONAL HEADQUARTERS, SCHLUMBERGER, AND OTHER OIL & GAS COMPANIES
- OTHER MAJOR AREA EMPLOYERS INCLUDE CLEAR CHANNEL MEDIA/IHEART RADIO AND CHASE BANK OPERATIONS
- NEARBY RETAIL CENTERS OFFER A WIDE SELECTION OF FULL-SERVICE AND QUICK-SERVICE RESTAURANTS, SHOPPING, SERVICES AND OTHER AMENITIES
- AREA RECREATIONAL FACILITIES INCLUDE TOP GOLF AND IFLY, ALONG WITH SIX FLAGS FIESTA TEXAS, SONTERRA COUNTRY CLUB, LIFETIME FITNESS, GOLD’S GYM, LA FITNESS AND MORE
- JW MARRIOTT SAN ANTONIO HILL COUNTRY RESORT, LA CANTERA HILL COUNTRY RESORT AND EILAN HOTEL RESORT AND SPA
- AS OF THE SPRING SEMESTER 2018, 28,675 STUDENTS WERE ENROLLED AT NEARBY UTSA, AN INCREASE OF MORE THAN 1,600 FROM ONE YEAR AGO
- KNOWN FOR HAVING SOME OF THE TOP SCHOOLS AND LARGEST MEGA-CHURCHES IN SAN ANTONIO

# SAN ANTONIO OVERVIEW

## Largest U.S. Cities

- New York
- Los Angeles
- Chicago
- Houston
- Phoenix
- Philadelphia
- 7 San Antonio**
- San Diego
- Dallas
- San Jose

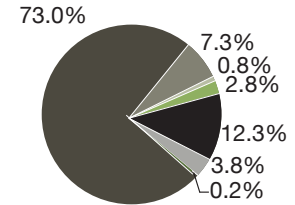
## San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2020 Estimate	2,570,955	35.8	914,117
2025 Projection	2,788,290	36.4	991,527

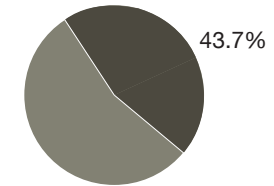
  

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2020 Estimate	\$80,440	\$57,259	\$28,725
2025 Projection	\$88,152	\$60,874	\$31,462

## Ethnicity



- Black Alone
- American Indian Alone
- Asian Alone
- Pacific Islander Alone
- Some Other Race Alone
- Two or More Races
- White Alone



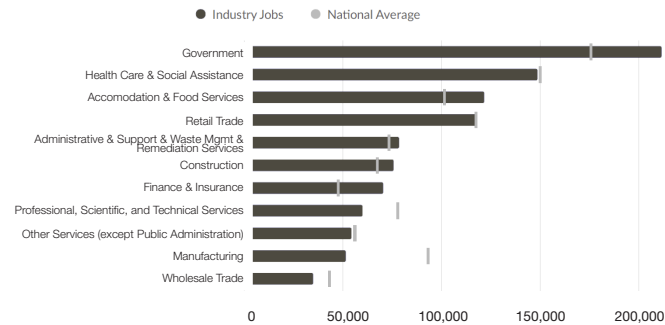
56.3%

Hispanic Origin (Any Race)

Non-Hispanic



## Largest Industries



## Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	32
2	USAA	94
3	Rush Enterprises	492

Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Sources: U.S. Census; ESRI 2020 Estimates; U.S. Census Bureau 2010, ESRI forecasts for 2020 & 2025; Fortune