

# FOR LEASE

2235 Thousand Oaks Drive  
San Antonio, TX 78232

● Parkwood Place | ± 51,661 SF

**±1,806 – ±6,270 SF AVAILABLE**



# SUMMARY

## Property Specs

LEASE RATE	<b>Please Contact Agent</b>
NNN EXPENSES	Approximately \$7.04 PSF/Year
TOTAL AVAILABLE	Suite 113   ±1,806 SF Suite 115   ±6,270 SF Suite 119   ±1,982 SF
LEASE TERM	3-5 Years
ZONING	C-3
TYPE	Retail   Neighborhood

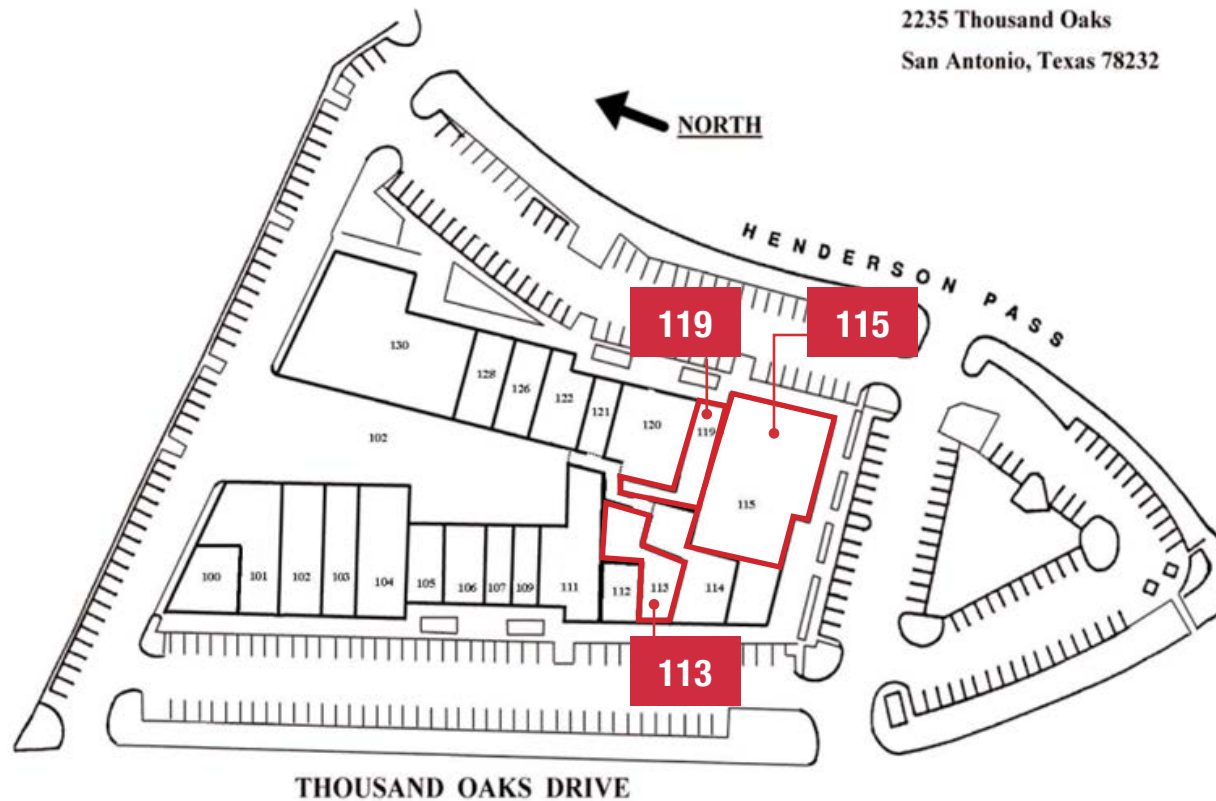


Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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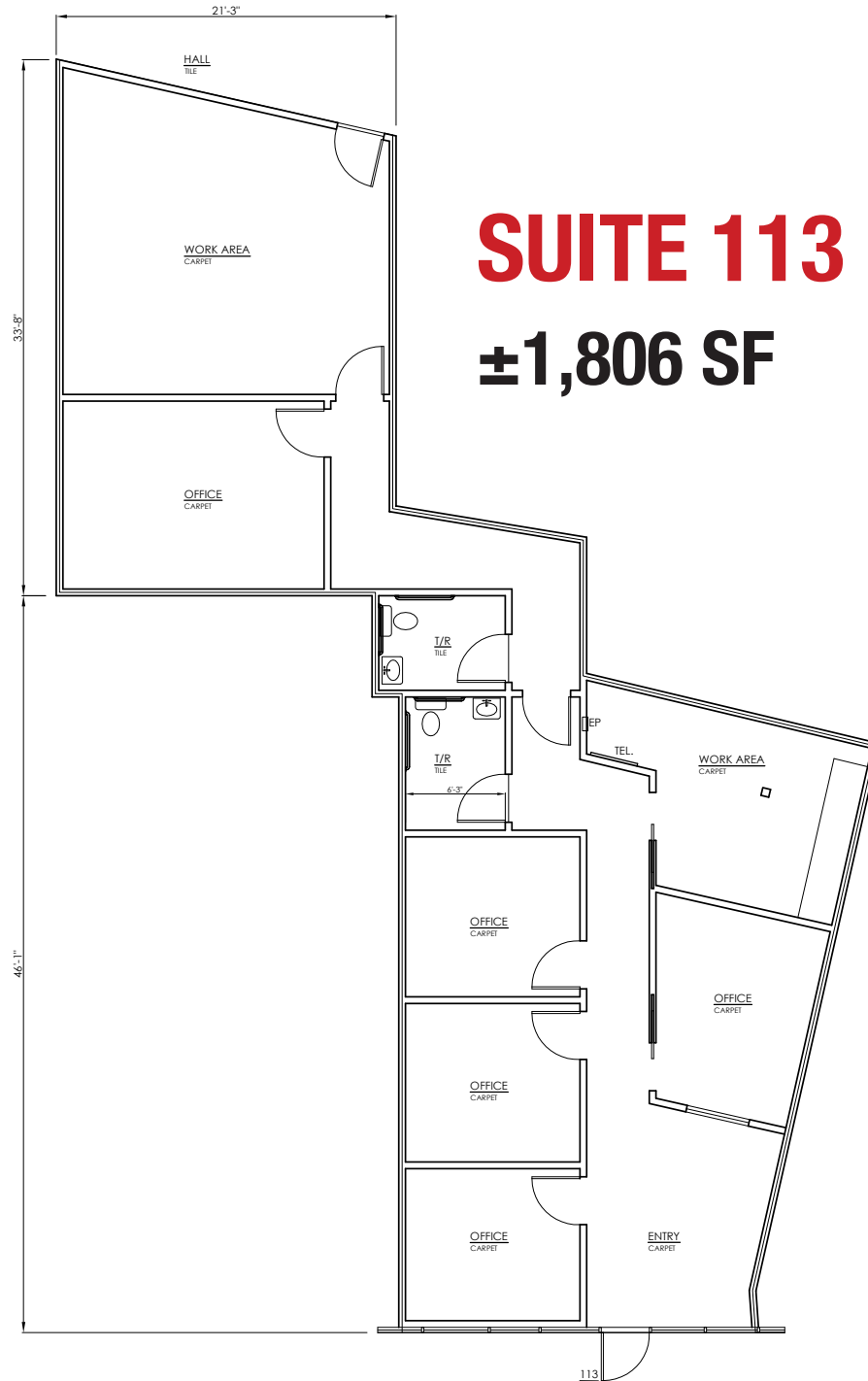
# SITE PLAN



Suite	Tenant	SF
100	Goodwill San Antonio	1,344
101	Kugar Taekwondo	2,731
102	Rite-Away Pharmacy	2,638
103	1000 Nails	1,534
104	Club Humidor	3,033
105	LOL Liquors	1,155
106	Generations Retina & Eye Center	1,600
107	YuYu's Pinas	750
109	U.S. Government Recruiting Offices	1,692
111	United Chiropractic	2,671

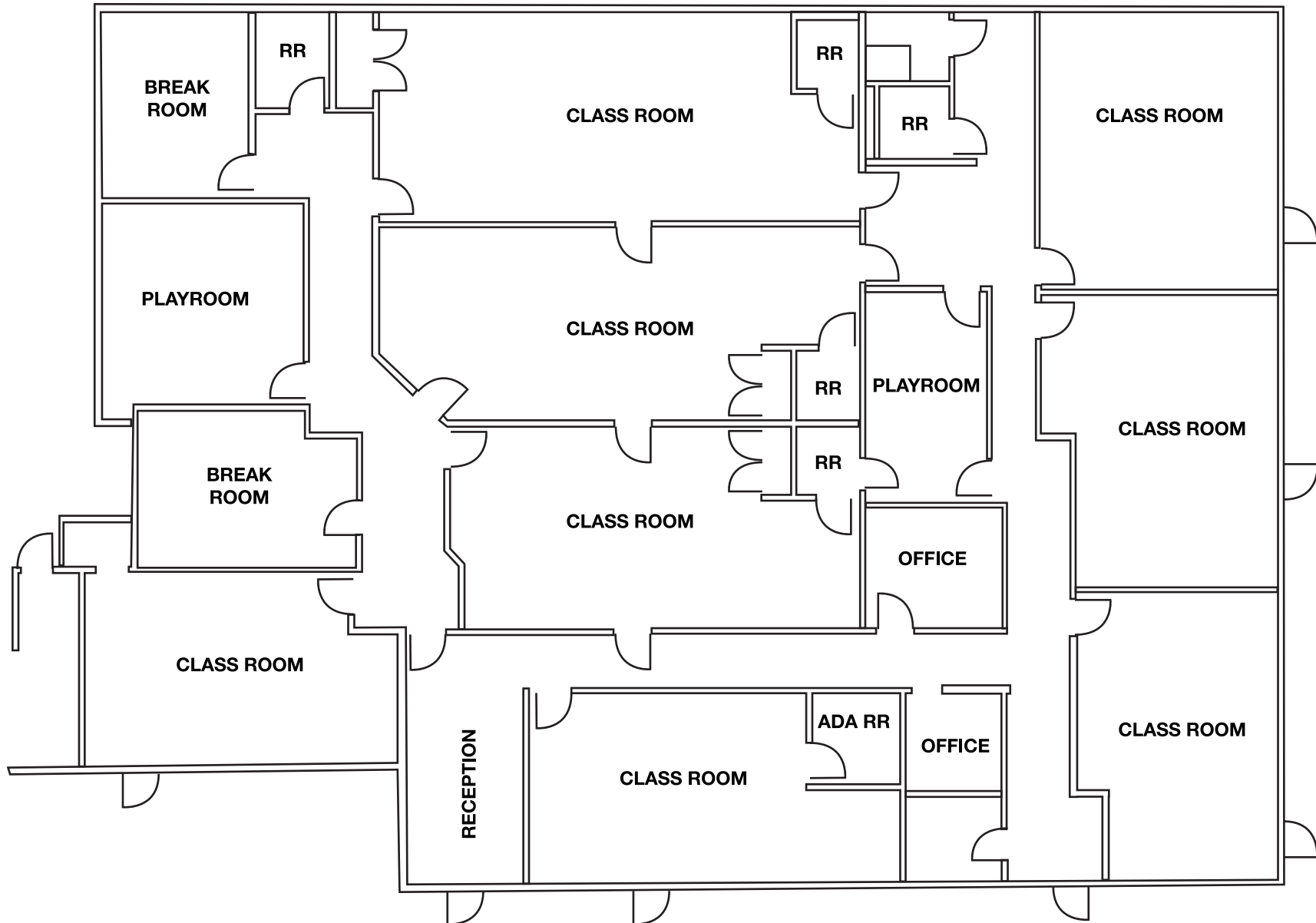
Suite	Tenant	SF
112	Harmony Massage Therapy	962
<b>113</b>	<b>AVAILABLE</b>	<b>1,806</b>
114	SpinXpress Laundry	4,298
<b>115</b>	<b>AVAILABLE</b>	<b>6,270</b>
<b>119</b>	<b>AVAILABLE</b>	<b>1,982</b>
120	Thousand Oaks Dental	2,787
122	Thousand Oaks Children's Dentistry	2,814
126	Dance Plus San Antonio	2,700
130	Foundation School of Autism	8,894

# FLOOR PLAN



# FLOOR PLAN

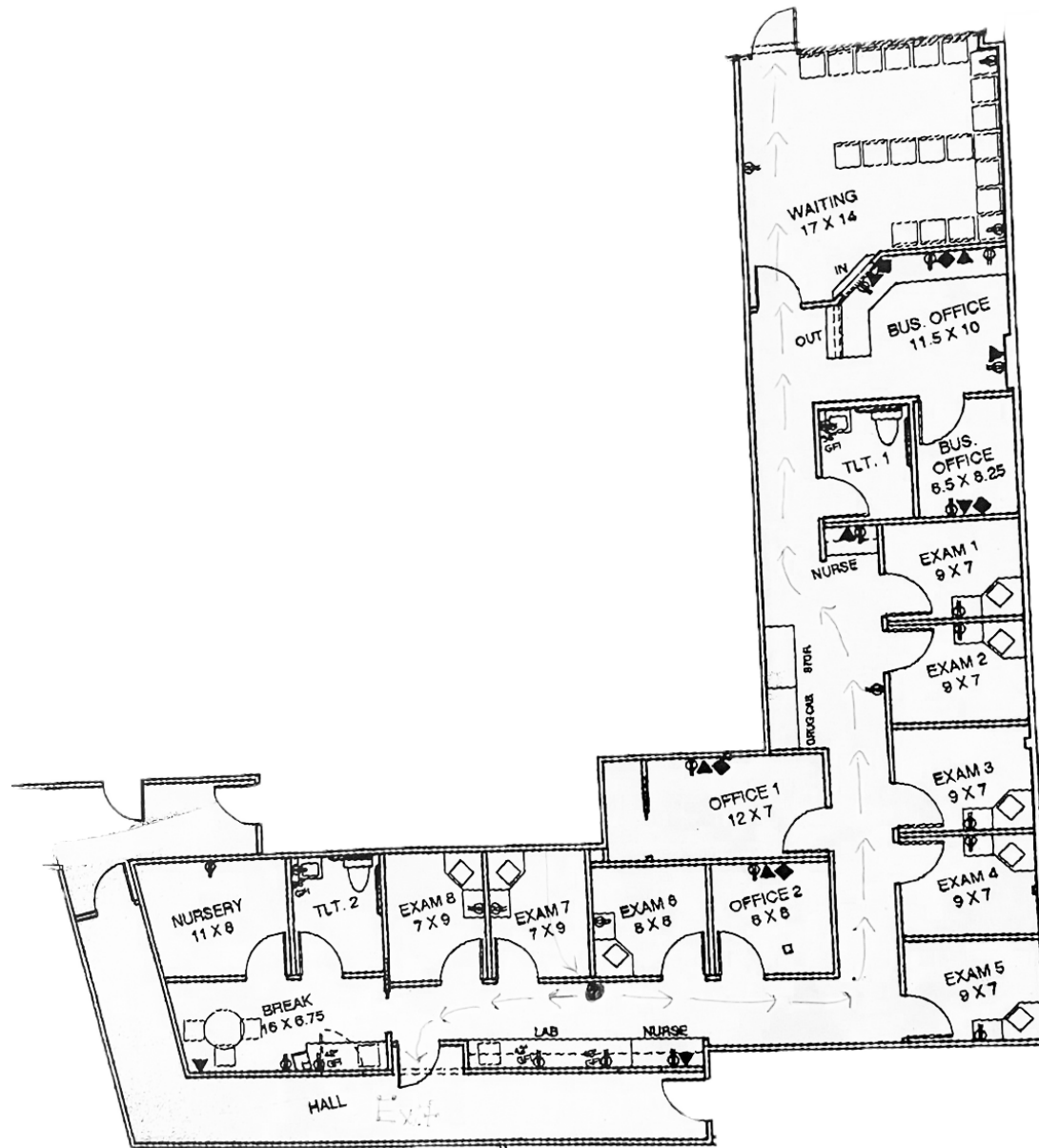
**SUITE 115**  
**±6,270 SF**



SUITE 115



# FLOOR PLAN



**SUITE 119**

**±1,982 SF**

# AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	13,328	79,572	236,108
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	5,948	34,697	99,017
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$104,190	\$114,338	\$113,049

## Traffic Counts

STREET	AADT
Thousand Oaks Drive	19,930
Henderson Pass	13,061

## Cities Nearby

San Antonio, Texas	62 miles
Denver, Colorado	930 miles
Phoenix, Arizona	987 miles
Salt Lake City, Utah	1,319 miles
Los Angeles, California	1,359 miles

# TERMS & CONDITIONS

## **Terms and Conditions**

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

## **Financial Information**

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## **Summary Documents**

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

## **Non-Warranty**

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