



FIRST AMERICAN TITLE

Texas Community Bank



PLAZA
LAS CAMPANAS

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



PLAZA
LAS CAMPANAS

COVER
3

Eddie V's
PRIME SEAFOOD

GARAGE

BLU
STEAKHOUSE

BUILDING A

BUILDING C

SITE D

SAN ANTONIO
JEWELRY



STARBUCKS

LOOP 160A ACCESS RD

HUEBNER RD

VISION GROUP VEGE CITY
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	10,857 SF
■ BUILDING C (1ST FLOOR)	5,247 SF
■ END CAP AVAILABLE (2,447 SF)	
■ BUILDING C (2ND FLOOR)	5,335 SF
■ SITE D - DEVELOPED LAND LEASE	1.309 AC

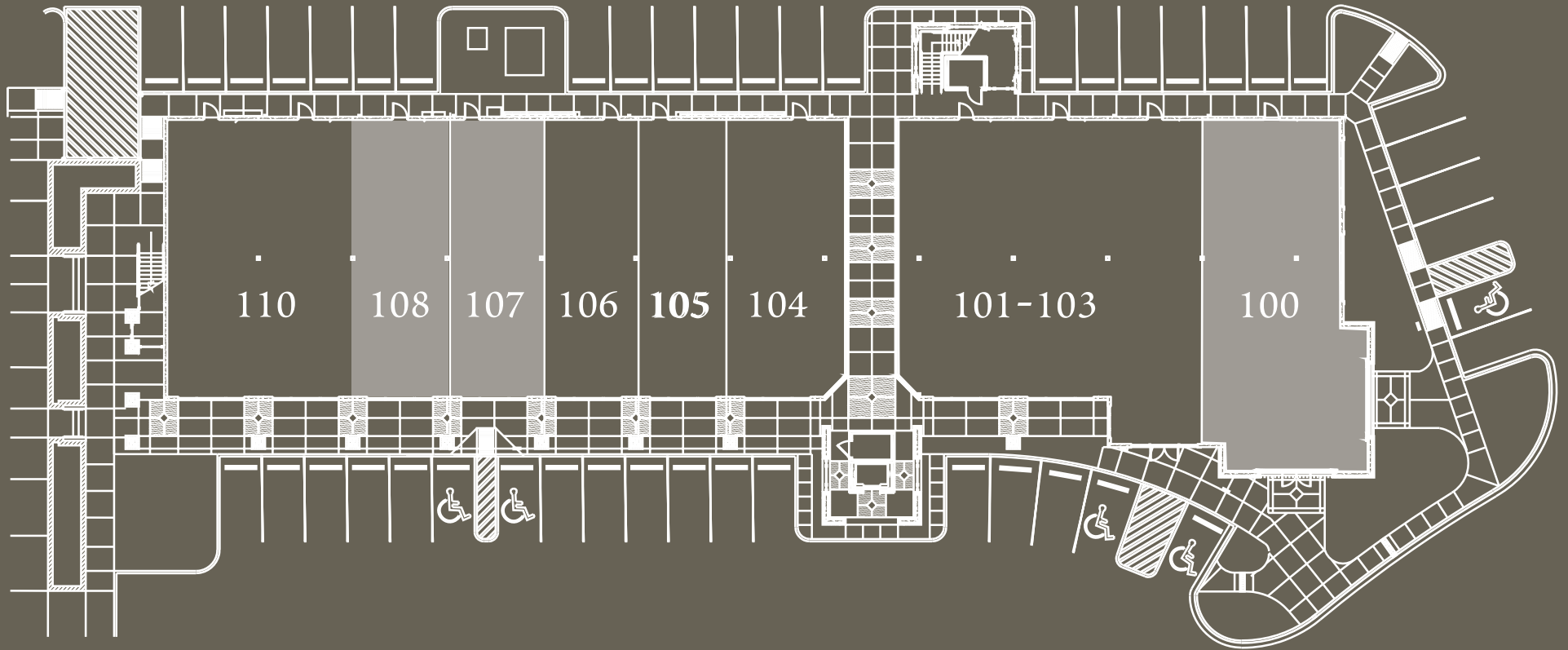
RATES (NNN)

■ BUILDING A - OFFICE	CONTACT BROKER
■ BUILDING C - RETAIL (1ST FLOOR)	CONTACT BROKER
■ BUILDING C - OFFICE (2ND FLOOR)	CONTACT BROKER

FEATURES & AMENITIES

- AMPLE SURFACE PARKING WITH A 1:300 PARKING RATIO
- ON-SITE DINING AMENITIES INCLUDE EDDIE V'S, COVER 3, 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
- SURROUNDED BY NUMEROUS AFFLUENT NEIGHBORHOODS WITH SOME OF THE BEST 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





BUILDING C - 1ST FLOOR (RETAIL)

PARKING AMPLE PARKING ADJACENT TO THE BUILDING

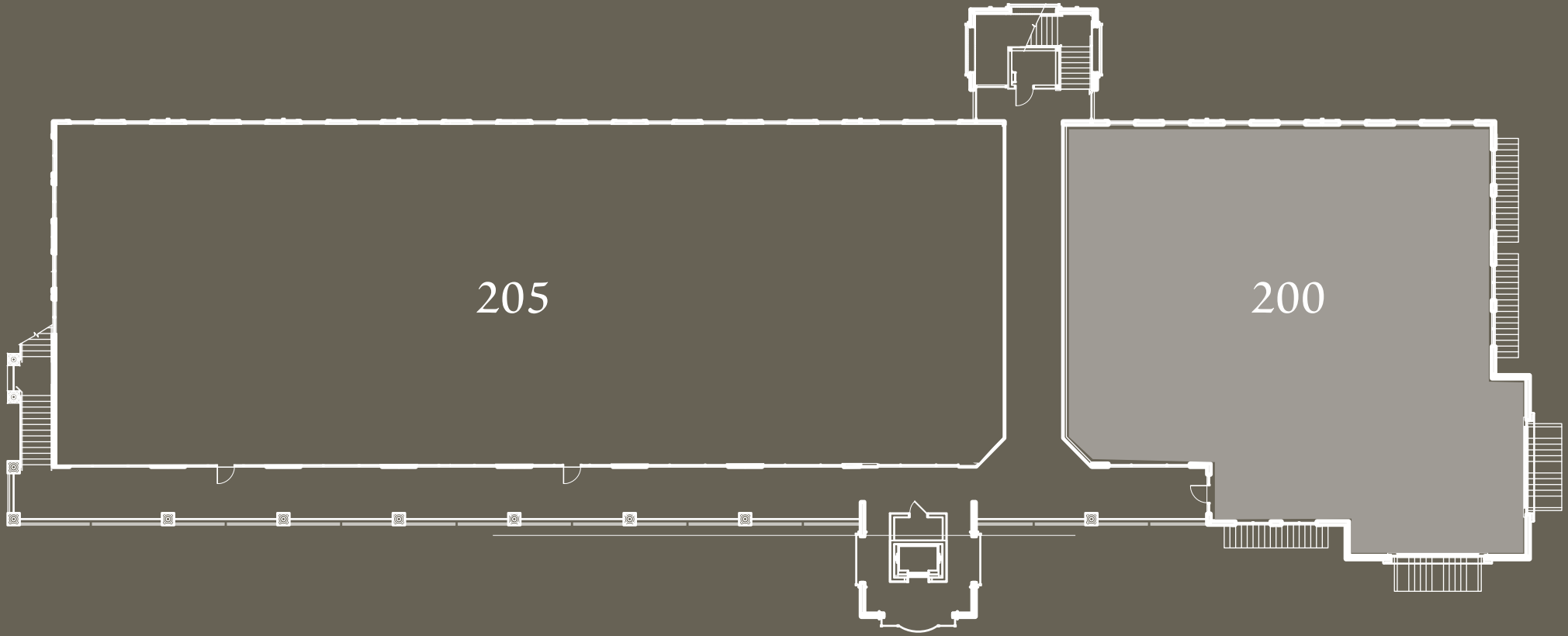
SIGNAGE PYLON AND PROJECT SIGNAGE AVAILABLE WITH PROMINENT VISIBILITY TO LOOP 1604 AND HUEBNER RD

SUITE	TENANT	RSF
100	AVAILABLE	2,447
101-103	FIRST AMERICAN TITLE	
104	CULTIVATE AND BLOOM	
105	JUNE & JULY BOUTIQUE	
106	EDWARD JONES	
107	AVAILABLE	1,200*
108	AVAILABLE	1,600
110	THE EDISON EXPERIMENT	

*SHELL SPACE



PLAZA
LAS CAMPANAS



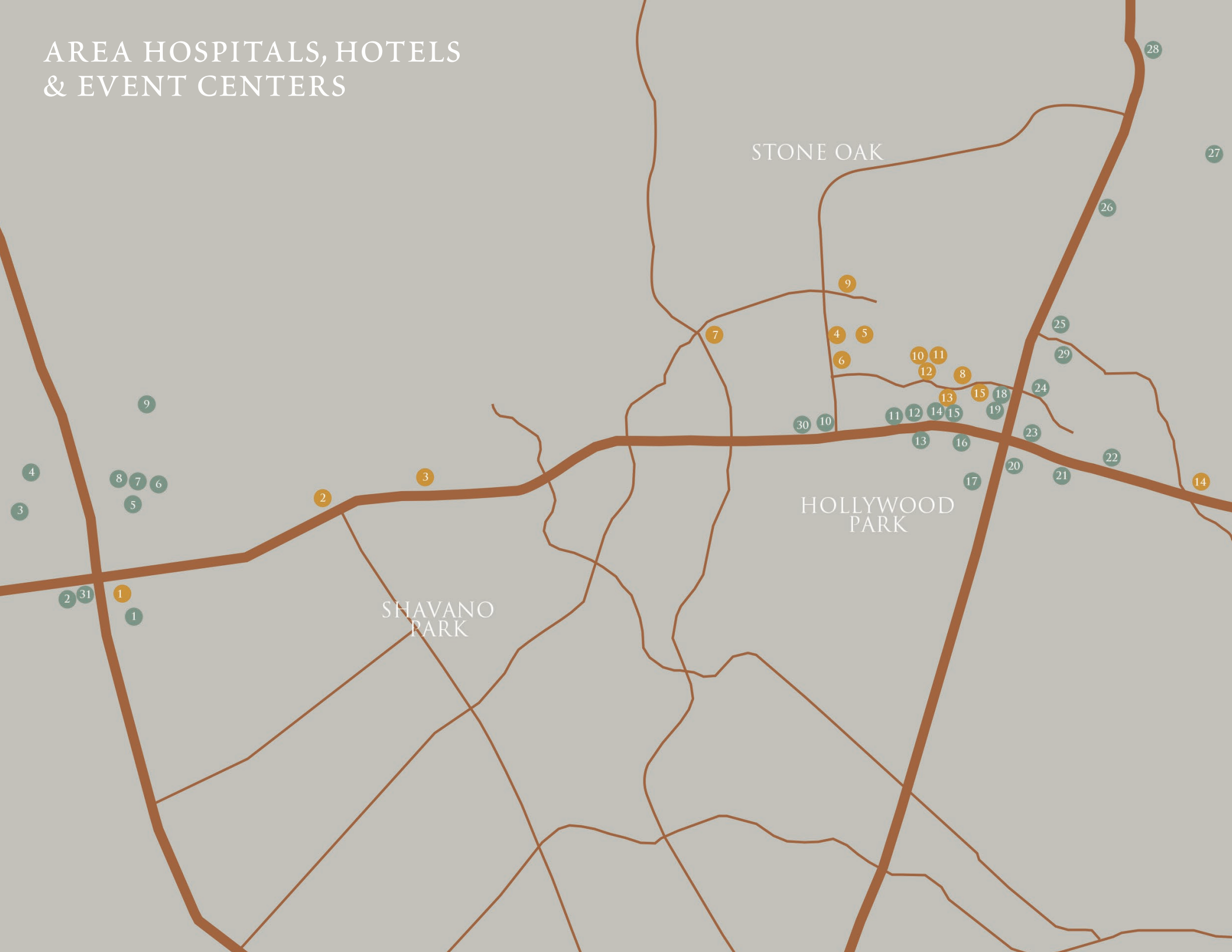
PLAZA
LAS CAMPANAS

BUILDING C - 2ND FLOOR (OFFICE)

PARKING	AMPLE PARKING ADJACENT TO THE BUILDING	
SIGNAGE	PYLON AND PROJECT SIGNAGE AVAILABLE WITH PROMINENT VISIBILITY TO LOOP 1604 AND HUEBNER RD	

SUITE	TENANT	RSF
200	AVAILABLE	5,335
205	OFFICE EVOLUTION	

AREA HOSPITALS, HOTELS & EVENT CENTERS



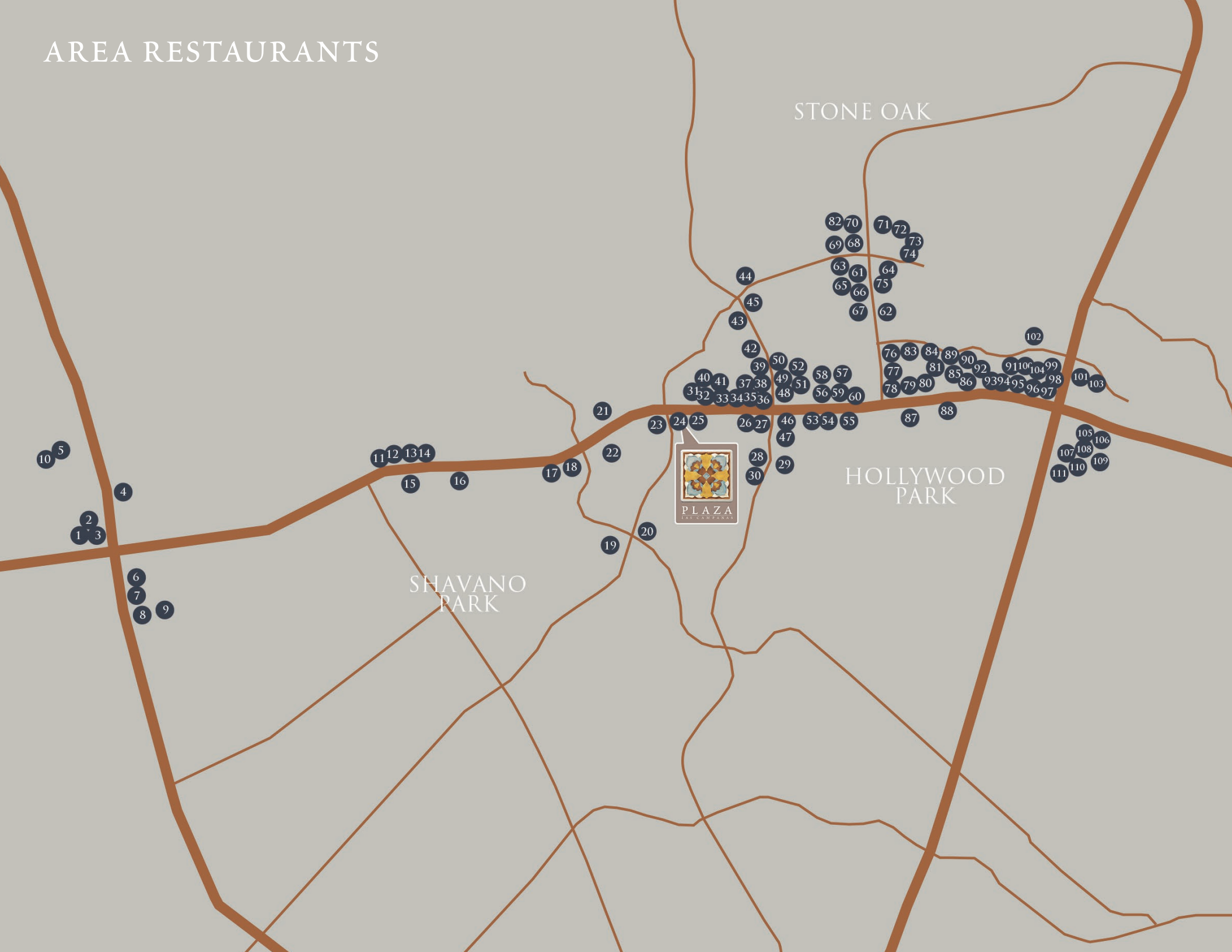
HOTELS & EVENT CENTERS

1. EMBASSY SUITES BY HILTON SAN ANTONIO LANDMARK
2. DRURY INN & SUITES SAN ANTONIO NEAR LA CANTERA PKWY
3. LA CANTERA HOTEL
4. EILAN HOTEL AND SPA
5. HILTON GARDEN INN SAN ANTONIO AT THE RIM
6. HOME2 SUITES BY HILTON SAN ANTONIO AT THE RIM
7. RESIDENCE INN BY MARRIOTT SAN ANTONIO SIX FLAGS® AT THE RIM
8. COURTYARD BY MARRIOTT SAN ANTONIO SIX FLAGS® AT THE RIM
9. SPRINGHILL SUITES BY MARRIOTT SAN ANTONIO NORTHWEST AT THE RIM
10. HOMEWOOD SUITES BY HILTON SAN ANTONIO NORTH
11. DRURY INN & SUITES SAN ANTONIO NORTH STONE OAK
12. DRURY PLAZA HOTEL SAN ANTONIO NORTH STONE OAK
13. STAYBRIDGE SUITES SAN ANTONIO - STONE OAK
14. LA QUINTA INN & SUITES SAN ANTONIO NORTH STONE OAK
15. RESIDENCE INN BY MARRIOTT SAN ANTONIO NORTH/STONE OAK
16. FAIRFIELD INN & SUITES BY MARRIOTT SAN ANTONIO NORTH/STONE OAK
17. DAYS INN & SUITES BY WYNDHAM SAN ANTONIO NORTH/STONE OAK
18. HYATT PLACE SAN ANTONIO - NORTH/ STONE OAK
19. BEST WESTERN PLUS HILL COUNTRY SUITES
20. COMFORT SUITES SAN ANTONIO NORTH - STONE OAK
21. HAMPTON INN SAN ANTONIO - NORTHWOODS
22. WOODSPRING SUITES SAN ANTONIO STONE OAK
23. HOME2 SUITES BY HILTON SAN ANTONIO NORTH STONE OAK
24. COURTYARD BY MARRIOTT SAN ANTONIO NORTH/STONE OAK AT LEGACY
25. HOLIDAY INN SAN ANTONIO - STONE OAK AREA
26. CANDLEWOOD SUITES SAN ANTONIO - STONE OAK AREA
27. JW MARRIOTT SAN ANTONIO HILL COUNTRY RESORT & SPA
28. SPRING HILL EVENTS CENTER
29. NOAH'S EVENT VENUE
30. SAN ANTONIO SHRINE AUDITORIUM
31. SECURITY SERVICE EVENT CENTER

HOSPITALS

1. WARM SPRINGS POST ACUTE MEDICAL
2. BAPTIST EMERGENCY HOSPITAL - SHAVANO PARK
3. PRECISION ASSIST
4. NORTH CENTRAL BAPTIST HOSPITAL
5. CHRISTUS SANTA ROSA PHYSICIANS AMBULATORY SURGERY CENTER - STONE OAK
6. METHODIST AMBULATORY SURGERY CENTER - NORTH CENTRAL
7. GLOBAL REHAB PT CLINIC
8. METHODIST STONE OAK HOSPITAL
9. SELECT REHABILITATION HOSPITAL OF SAN ANTONIO
10. DAVITA STONE OAK DIALYSIS
11. SAN ANTONIO KIDNEY DISEASE CENTER PHYSICIANS GROUP
12. NORTH HILLS FAMILY MEDICINE
13. SOUTH TEXAS SPINE & SURGICAL HOSPITAL
14. LAUREL RIDGE TREATMENT CENTER
15. THE CHILDREN'S HOSPITAL OF SAN ANTONIO - STONE OAK

AREA RESTAURANTS



RESTAURANTS

1. RED LOBSTER
2. LONGHORN STEAKHOUSE
3. OLIVE GARDEN
4. BOB'S CHOP HOUSE
5. PIATTI
6. PAPPADEAUX'S
7. CHUY'S
8. CHEDDAR'S
9. BAR-B-CUTIE SMOKEHOUSE
10. RUTHS CHRIS
11. BUSH'S CHICKEN
12. FREDDY'S FROZEN CUSTARD
13. WILLIE'S GRILL & ICEHOUSE
14. SCUZZI'S ITALIAN RESTAURANT
15. MCALISTER'S DELI
16. PAESANOS 1604
17. THAI HUT
18. PAPA JOHN'S PIZZA
19. CHIN'S GARDEN
20. SUBWAY
21. BIG'Z BURGER JOINT
22. GALPÃO GAUCHO BRAZILIAN STEAKHOUSE
23. BURGER KING
24. EDDIE V'S PRIME SEAFOOD
25. COVER 3 SAN ANTONIO
26. TACO CABANA
27. JIM'S RESTAURANT
28. THE LONGHORN CAFE
29. EL JALISCO GRILL & CANTINA
30. PIZZA HUT
31. MOD PIZZA
32. J-PRIME STEAKHOUSE
33. SNOOZE AN A.M. EATERY
34. PASHA MEDITERRANEAN GRILL
35. PANERA BREAD
36. ALDINO THE VINEYARD
37. WHICH WHICH
38. CHIPOTLE
39. STONE WERKS BIG ROCK GRILLE
40. DEMO'S GREEK FOOD
41. SUSHISHIMA JAPANESE RESTAURANT
42. WENDY'S
43. SAKE CAFE
44. EL TACO GRILL
45. HEAVENLY PHO VIETNAMESE CUISINE
46. POPEYE'S LOUISIANA KITCHEN

47. MCDONALD'S
48. LUBY'S
49. CHICK-FIL-A
50. WHATABURGER
51. WAHKEE CHINESE SEAFOOD RESTAURANT
52. TACO BLVD
53. SILO
54. COSTA PACIFICA
55. EGGSPECTION
56. ZOE'S KITCHEN
57. CHAMA GAUCHA BRAZILIAN STEAKHOUSE
58. TARKA INDIAN KITCHEN
59. TORCHY'S TACOS
60. JERUSALEM GRILL
61. SONIC DRIVE-IN
62. RAISING CANE'S CHICKEN FINGERS
63. SUSHI SEVEN
64. LI'S SICHUAN RESTAURANT
65. THAI CHILI CUISINE
66. VIDA MIA
67. TRILOGY PIZZA
68. TACO CABANA
69. IHOP
70. MILANO ITALIAN GRILL
71. L TACO STONE OAK
72. LITTLE CAESER'S PIZZA
73. PIZZA HUT
74. JERSEY MIKE'S SUBS
75. WENDY'S
76. LUCIANO NEIGHBORHOOD PIZZERIA
77. TAIPEI RESTAURANT
78. MARIOLI MEXICAN CUISINE
79. CORNER BAKERY CAFÉ
80. SUSHI ZUSHI
81. MELLOW MUSHROOM
82. LE PEEP
83. THUNDERCLOUD SUBS
84. DELICIOUS TAMALES
85. TORO KITCHEN BAR
86. KIRBY'S STEAKHOUSE
87. LITTLE WOODROWS STONE OAK
88. THE HOPPY MONK
89. FIRST WATCH - SONTERRA
90. KUMORI SUSHI & TEPPANYAKI
91. JASON'S DELI
92. SMASHIN' CRAB
93. EMBERS WOOD FIRE KITCHEN & TAP

94. GORDITAS DONA TOTA
95. KRISPY KREME DOUGHNUTS
96. FIVE GUYS
97. CHIK-FIL-A
98. WHATABURGER
99. SONIC DRIVE-IN
100. MCDONALD'S
101. BUFFALO WILD WINGS
102. PERICO'S RESTAURANT
103. SUBWAY RESTAURANTS
104. LAS PALAPAS
105. RED ROBIN GOURMET BURGERS
106. PEI WEI
107. FISH CITY GRILL
108. ZIO'S ITALIAN KITCHEN
109. CHUY'S
110. CHILI'S GRILL & BAR
111. SIZZLING WOK

RANK	TOP 10 RESTAURANTS IN ALCOHOL SALES*
1	EL MIRASOL AT ALON
2	EDDIE V'S PRIME SEAFOOD*
3	THIRSTY HORSE SALOON
4	PAESANO'S
5	COVER 3*
6	MYRON'S AT ALON
7	STONE STREET PUB
8	FREDERICK'S BISTRO
9	THE LOST BAR & GRILL
10	THREE LEGGED MONKEY
<small>AS REPORTED MAY 2022 BY ALCOHOLSALES.COM (ESTABLISHMENTS WITHIN A 3 MILE RADIUS OF 78248 ZIP CODE) *PART OF PLAZA LAS CAMPANAS</small>	








PLAZA LAS CAMPANAS

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