



ARGALI
COMMERCIAL REAL ESTATE SERVICES

PATRON PLAZA
1431 PALO ALTO ROAD, SAN ANTONIO TX 78211



Brad Fitzerman | LEASING@ARGALICRE.COM | 210.610.2828
ARGALICRE.COM

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TENANTS

T-Mobile
Lee Nail Salon
Riverwalk Dental

StateFarm
Rough Country Vape
Texas Cheer Liquor

AVAILABLE SITES

100% Occupied

TRAFFIC COUNTS

PALO ALTO RD.
6,772 VPD

PATRON ST.
412 VPD

RATE \$

PLEASE CALL
BROKER FOR PRICING

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PROJECT SCOPE

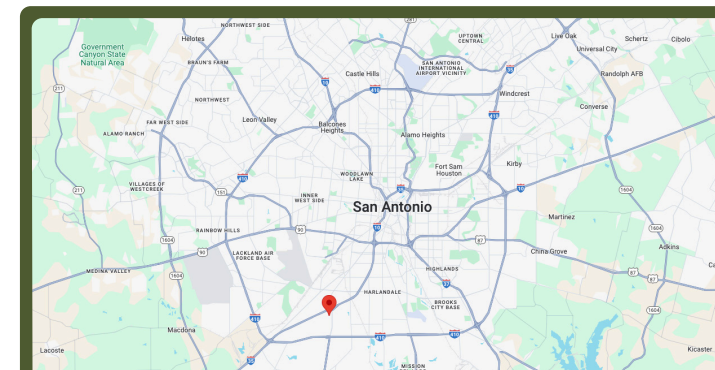
Patron Plaza is located at the intersection of I-35 and Highway 16, allowing immediate access to both highways.

This location offers high residential density, excellent exposure, and is shadow anchored by the new 180,000 square foot Walmart SuperCenter.

PROPERTY DETAILS

AVAILABILITY	100% LEASED
GROSS LEASABLE LAND	11,899 SF
TRIPLE NETS(2025)	\$ 15.04/SF
PLEASE CALL BROKER FOR PRICING	

DEMOGRAPHICS	WITHIN 1 MI	WITHIN 3 MI	WITHIN 5 MI
EST. POPULATION	11,707	64,575	187,868
AVG. HH INCOME	\$57,551	\$55,167	\$54,985
TOTAL HOUSING UNITS	3,586	19,836	57,651
MEDIUM HOME VALUE	\$120,081.18	\$120,127.66	\$121,127.07



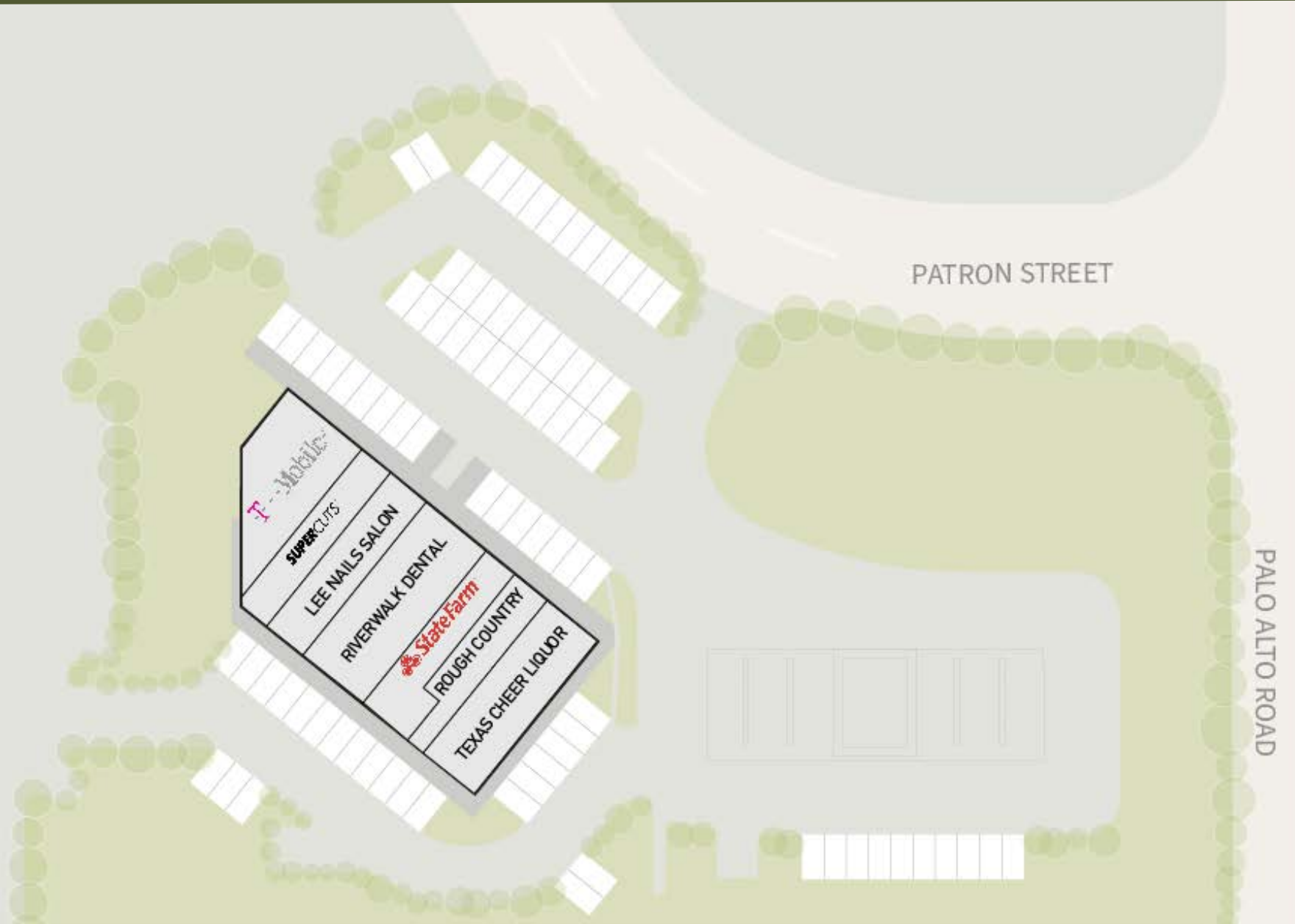
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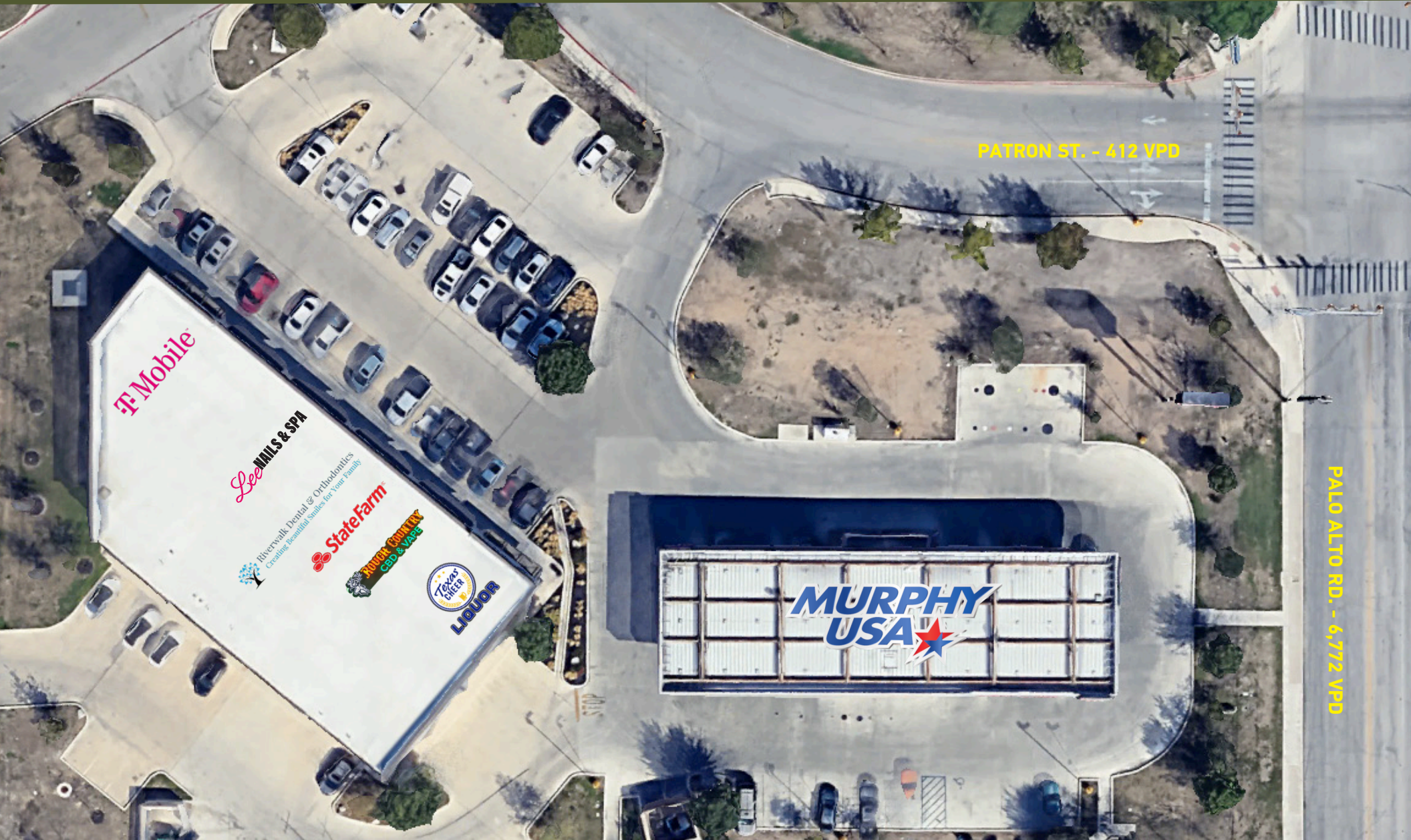
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