



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

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.



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TENANTS

T-Mobile
Lee Nail Salon
Riverwalk Dental

Texas Cheer Liquor

AVAILABLE SITES

Suite 103 - 1,473 SF
Suite 106 - 1,200 SF

TRAFFIC COUNTS

PALO ALTO RD.
6,772 VPD

PATRON ST.
412 VPD

RATE \$

PLEASE CALL
BROKER FOR PRICING

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PROJECT SCOPE

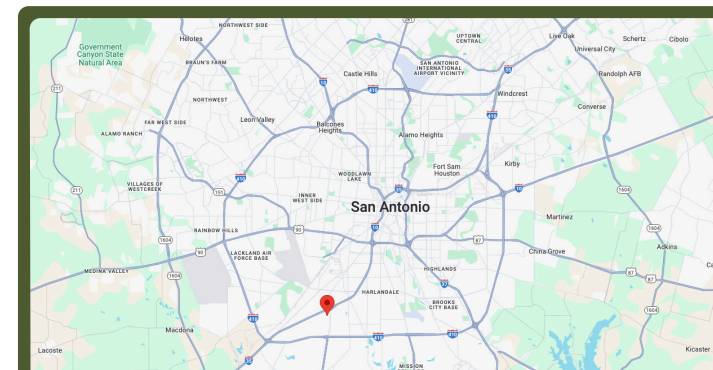
Patron Plaza is located at the intersection of I-35 and Highway 16, allowing immediate access to both highways.

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

PROPERTY DETAILS

AVAILABILITY	1,200 - 1,473 SF
GROSS LEASABLE LAND	11,899 SF
TRIPLE NETS (2026)	\$13.61/PSF
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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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