

WESTPARK PLAZA

2ND GEN. RETAIL FOR LEASE

6703-6759 NW Loop 410 | San Antonio, TX

BLUE OX

WWW.BLUEOXGROUP.COM

Property Information:

Address:	6703-6759 NW Loop 410 San Antonio, TX 78238
Availability:	6,850 SF - 2nd Gen. Retail
Price:	Call For Pricing

Highlights:

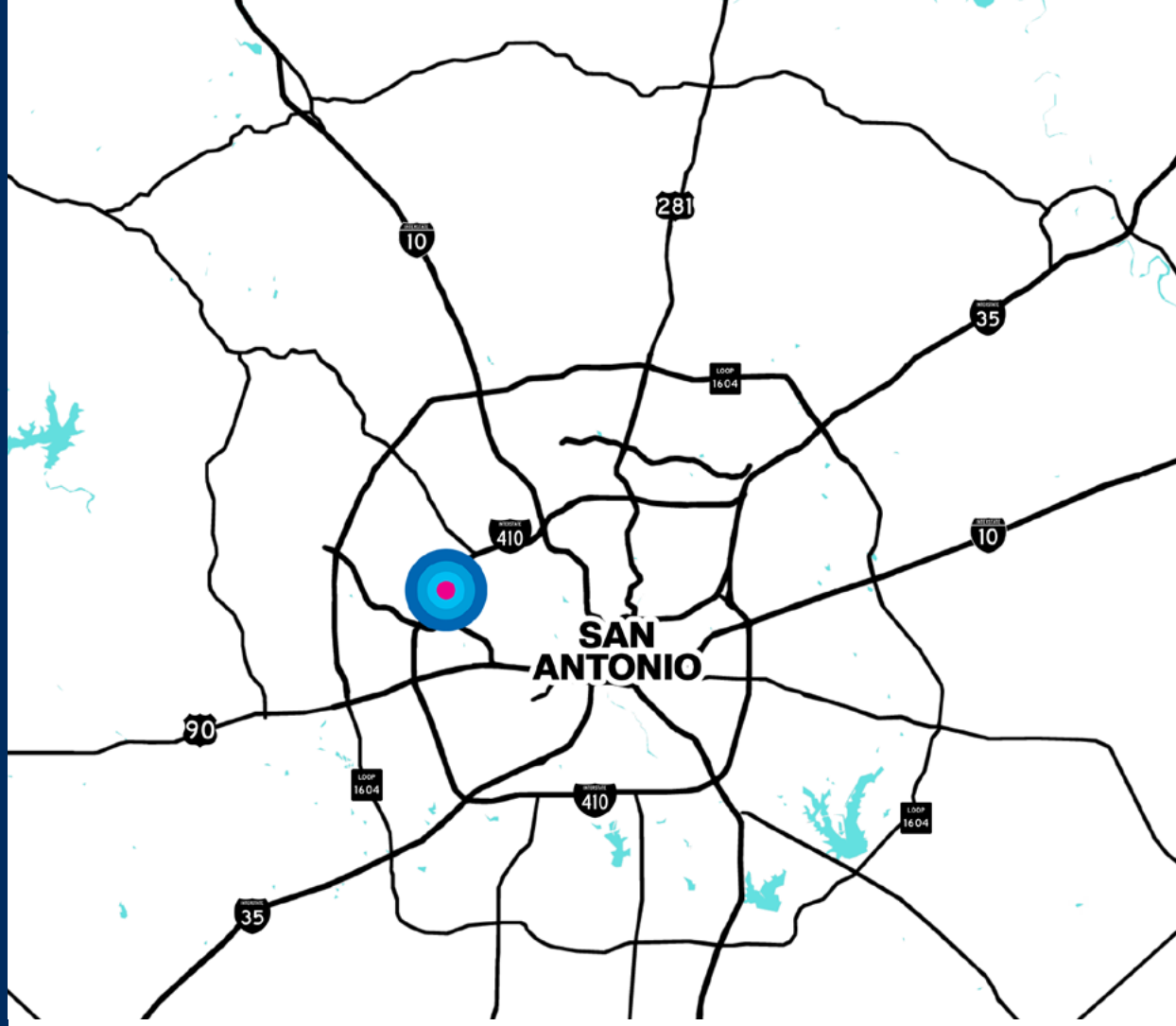
- Located along Loop 410, one of San Antonio's major highways
- Exposure to over 246,000 cars per day along Loop 410
- Approximately 4.25 miles from Seaworld, a major attraction for the surrounding trade area
- Multiple points of ingress/egress along Loop 410 and cross-access available with adjacent retail center and hotel
- Ample parking available
- Major area retailers include: Ingram Park Mall (anchored by Dillard's, Macy's, H&M, JCPenney), At Home, Boot Barn, Ollie's Bargain Outlet, Boot Barn, Best Buy, Barnes & Noble, DSW, Five Below and several others

Traffic Counts:

NW Loop 410:	221,165 CPD '25
Culebra Rd:	38,310 CPD '25

2026 Demographics:

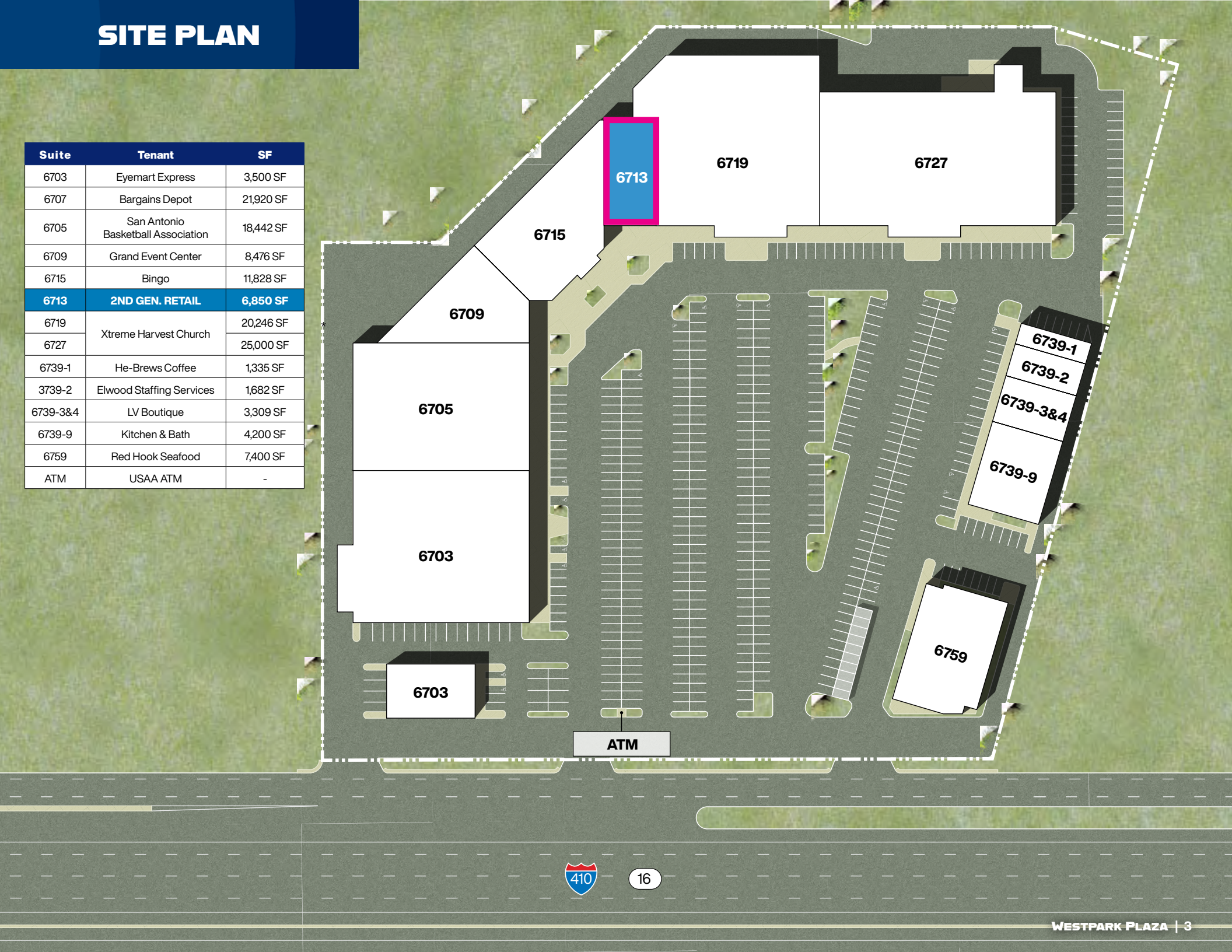
	1 Mile	3 Miles	5 Miles
Population	7,328	110,805	332,612
Daytime Pop.	8,767	61,921	195,065
Avg HH Income	$84,132	$93,368	$94,605

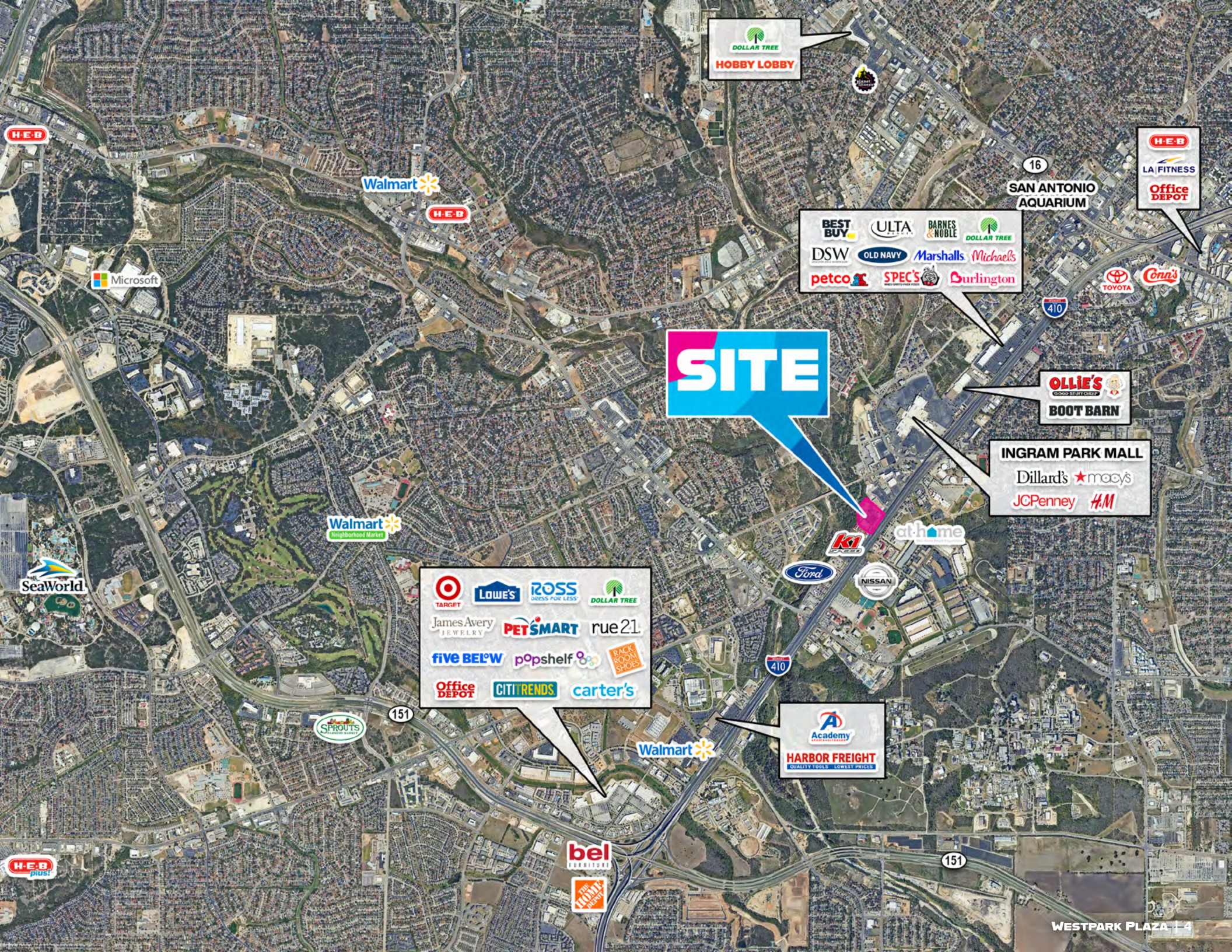




SITE PLAN

Suite	Tenant	SF
6703	Eyemart Express	3,500 SF
6707	Bargains Depot	21,920 SF
6705	San Antonio Basketball Association	18,442 SF
6709	Grand Event Center	8,476 SF
6715	Bingo	11,828 SF
6713	**2ND GEN. RETAIL**	**6,850 SF**
6719	Xtreme Harvest Church	20,246 SF
6727		25,000 SF
6739-1	He-Brews Coffee	1,335 SF
3739-2	Elwood Staffing Services	1,682 SF
6739-3&4	LV Boutique	3,309 SF
6739-9	Kitchen & Bath	4,200 SF
6759	Red Hook Seafood	7,400 SF
ATM	USAA ATM	-




DOLLAR TREE
HOBBY LOBBY
H-E-B
Walmart
H-E-B
Microsoft
16
SAN ANTONIO AQUARIUM
H-E-B
LA FITNESS
Office DEPOT
BEST BUY
ULTA
BARNES & NOBLE
DOLLAR TREE
DSW
OLD NAVY
Marshalls
Michaels
petco
SPEC'S
Burlington
TOYOTA
Conn's
410
SITE
OLLIE'S
GOOD STUFF CHEAP
BOOT BARN
INGRAM PARK MALL
Dillard's
macy's
JCPenney
H&M
Walmart
Neighborhood Market
at home
K1 SPEED
Ford
NISSAN
SeaWorld
TARGET
LOWE'S
ROSS
DRESS FOR LESS
DOLLAR TREE
James Avery
JEWELRY
PETSMART
rue21
five BELOW
popshelf
RACK ROOM SHOES
Office DEPOT
CITI TRENDS
carter's
410
151
SPROUTS
Walmart
Academy
HARBOR FREIGHT
QUALITY TOOLS · LOWEST PRICES
bel
FURNITURE
THE HOME DEPOT
151
H-E-B plus!


INGRAM PARK MALL
Dillard's
macy's
JCPenney
H&M
SITE
Holmes High School
410
O'Reilly AUTO PARTS
TEXAS ROADHOUSE
REGAL
SALTGRASS STEAK HOUSE
COURTYARD Marriott
Holiday Inn Express
Residence Inn Marriott
221,165 CPD '25
BW Best Western
at home
The Home Décor Superstore
K1 SPEED
Comfort SUITES
Ford
NISSAN


AVAILABLE
6,850 SF
2ND GEN. RETAIL
BARGAIN$ DEPOT
EYEMART
WESTPARK PLAZA


BARGAIN$ DEPOT


EYEMART
OPTOMETRIST


RED HOOK
SEAFOOD
CAJUN RESTAURANT


DIDTHAT
STUDIO

EQUAL HOUSING OPPORTUNITY

Information About Brokerage Services

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

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 listng 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.

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.

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 andbuyer) to communicate with, provide opinions and advice to, and carry out the instructoons 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 wriΣen 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 writtng 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.

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Joshua Jacobs	**448255-B**	**jj@blueoxgroup.com**	**713.230.8882**
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Rami Khoury	**775141-SA**	**rk@blueoxgroup.com**	**832.677.3434**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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2ND GEN. RETAIL & FITNESS SPACE FOR LEASE

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