



Located at the Heavily Trafficked Intersection of Bitters & 281

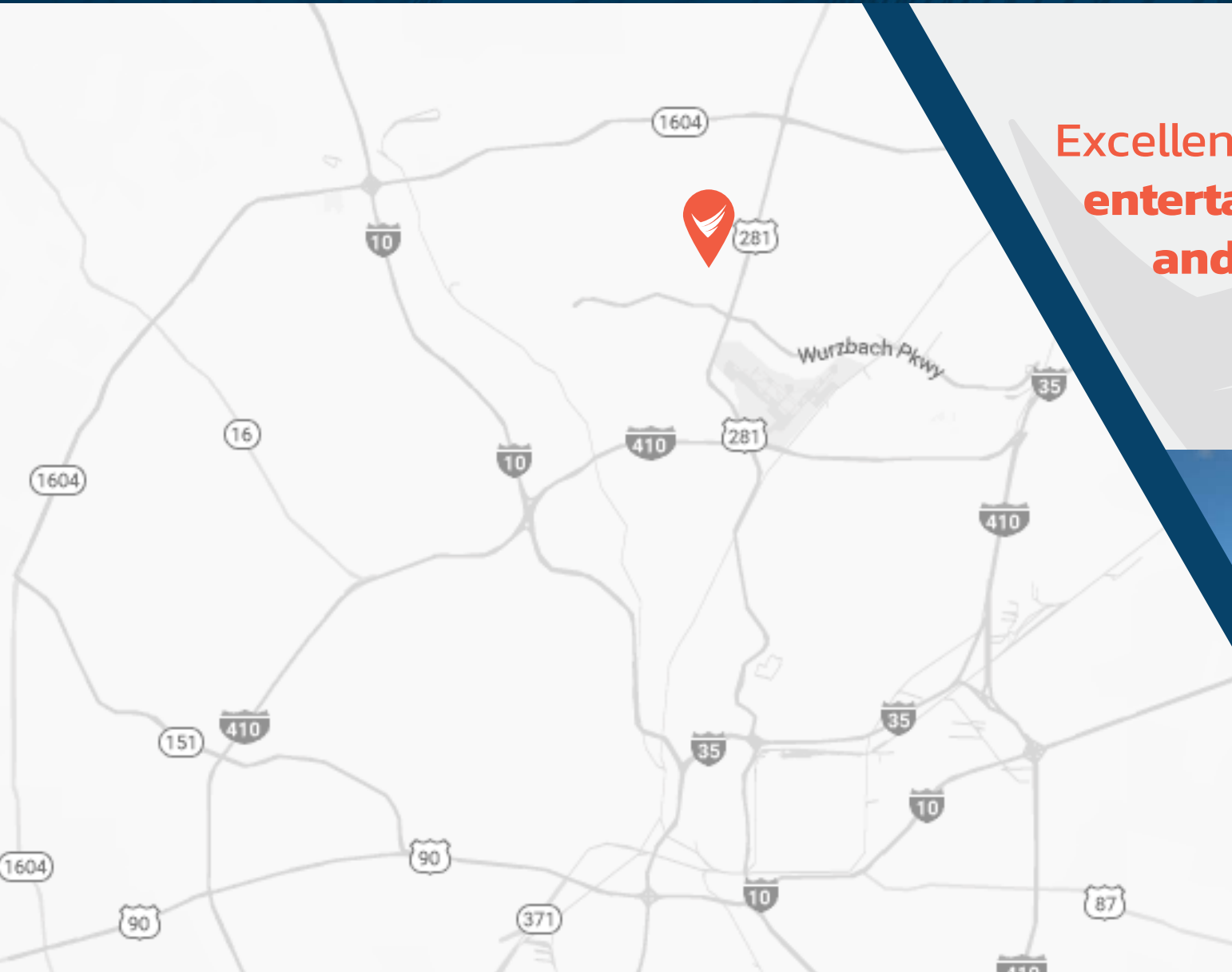
EMBASSY SHOPPING CENTER

226 West Bitters Road
San Antonio, Texas 78216

Rental Rate: Call For Pricing
Embassy Plaza Est. NNN: \$6.78/sf
Embassy West Est. NNN: \$7.05/sf
Embassy Oaks Est. NNN: \$9.59/sf

Location Aerial

EMBASSY SHOPPING CENTER



Excellent opportunity for
**entertainment, service,
and restaurant uses.**



 **PROPERTY LOCATION**

Property Overview

EMBASSY SHOPPING CENTER



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population:	6,650	97,766	270,103
Average HH Income:	\$109,959	\$84,896	\$93,738
Employees:	6,663	97,753	251,817

TOTAL SF 135,620 SF

AVAILABLE SF 852 - 11,450 SF

RENTAL RATE Call For Pricing

PROPERTY HIGHLIGHTS

Established theater-anchored shopping center located at the heavily trafficked intersection of Bitters and US 281.

Theater attracts more than 600,000 visitors per year.



Site Map

EMBASSY SHOPPING CENTER

Embassy Plaza - 502 Embassy Oaks

Suite 100	Sherwin Williams
Suite 103	Evolve Optimization Lab
Suite 105	Clay Casa
Suite 109	Fox & Tots
Suite 111	Papa Gallos Events
Suite 114	Leased
Suite 115	Power Bingo
Suite 122	Monster Vape
Suite 126	Wingstop
Suite 133	Fast Eddie's
Suite 138	502
Suite 142	Oasis Lounge

Embassy West - 1344 West Ave.

Suite 105	My Salon Suites
Suite 100	Losaya's Mexican
Suite 200	Ramen Heros
Suite 300	Julian's Pizza

Embassy Oaks

Suite 100	North Central Minor
Suite 102	Salon Ester
Suite 103	Colette's Crystals
Suite 105	UBreak iFix
Suite 108	Big Hops Growler Station
Suite 110	Firehouse Subs
Suite 112	Gala Nails
Suite 116	Los Roberto's Taco Shop
Suite 119	Fruitealicious
Suite 120	Sushi Haya
Suite 125	Max & Louie's



Embassy Plaza - 502 Embassy Oaks

SUITES	AVAILABLE SPACE
112	852 SF
128	3,600 SF

Embassy West - 1344 West Ave.

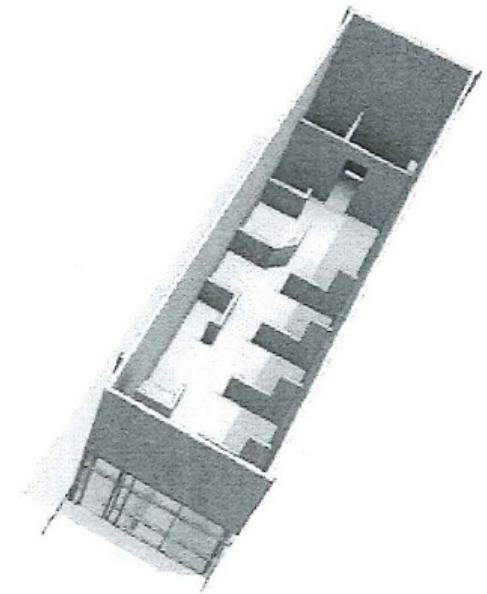
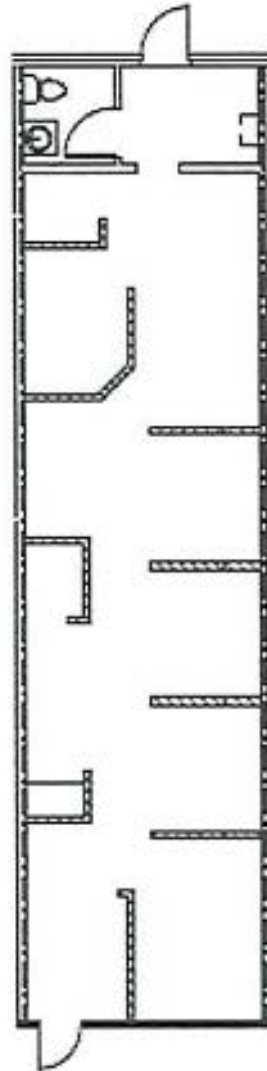
SUITES	AVAILABLE SPACE
100	5,300 SF
200	4,250 SF
201	5,500 SF
350	11,450 SF

Embassy Oaks

SUITES	AVAILABLE SPACE
118	1,400 SF
123	4,878 SF
124	1,560 SF

Embassy Plaza - 502 Embassy Oaks

Suite 112 || 852 SF

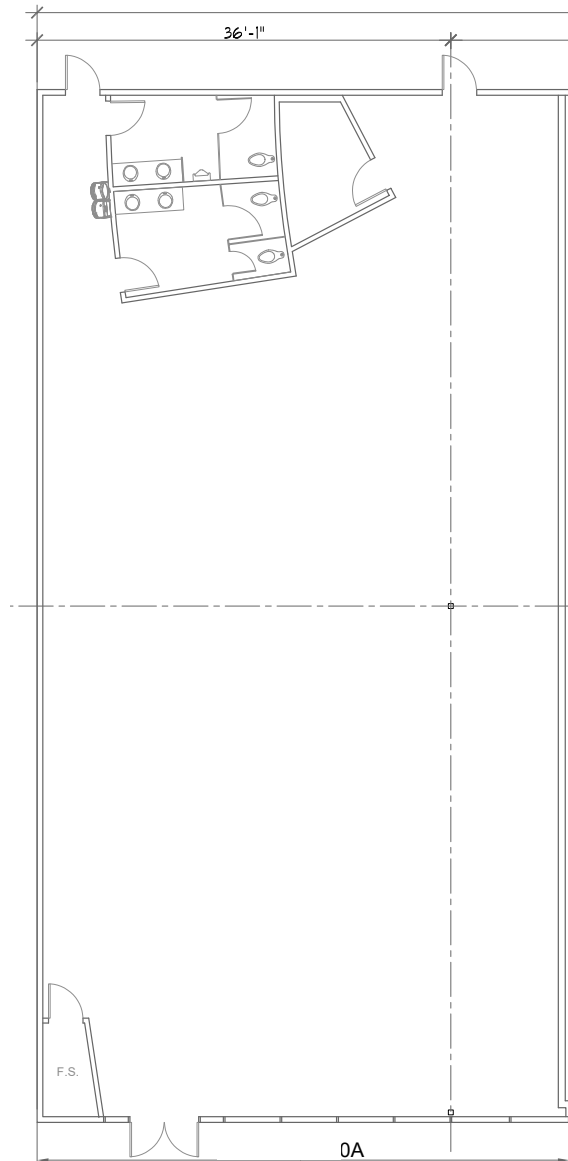


Floor Plan

EMBASSY SHOPPING CENTER

Embassy West - 1344 West Ave.

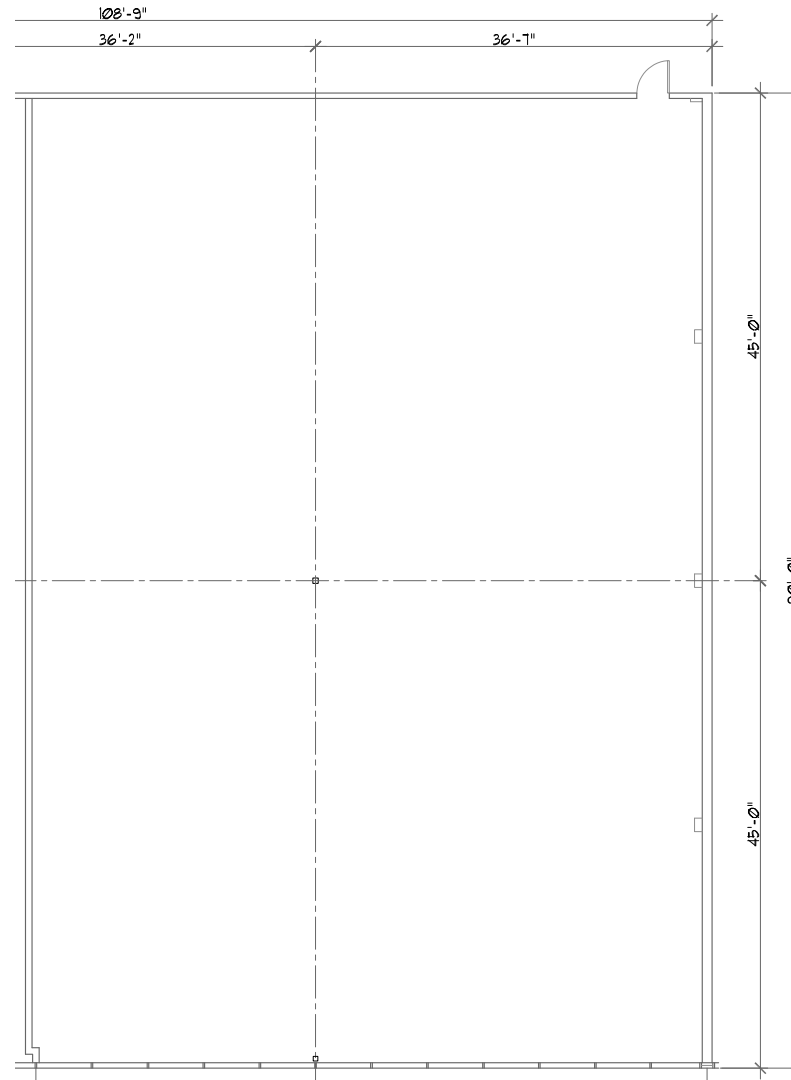
Suite 200 || 4,250 SF



Embassy West - 1344 West Ave.

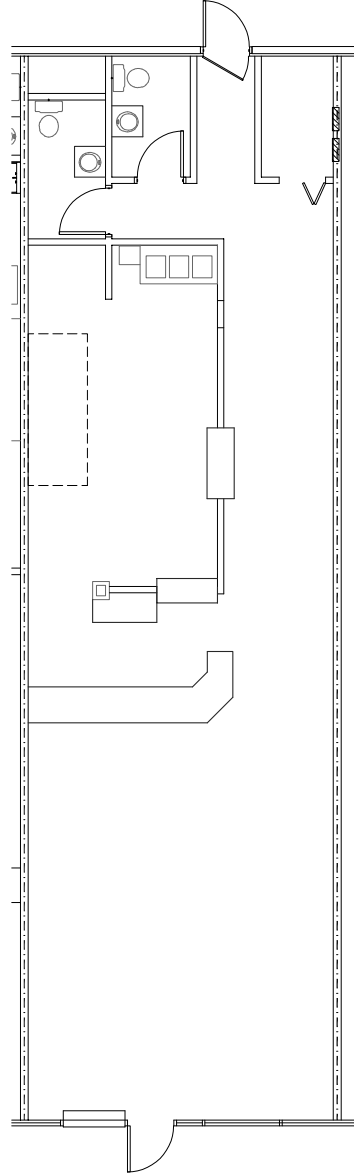
Suite 201 || 5,500 SF

[Click To View The Virtual Tour](#)



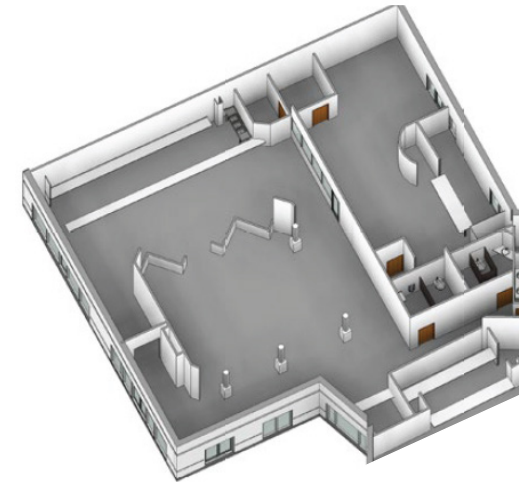
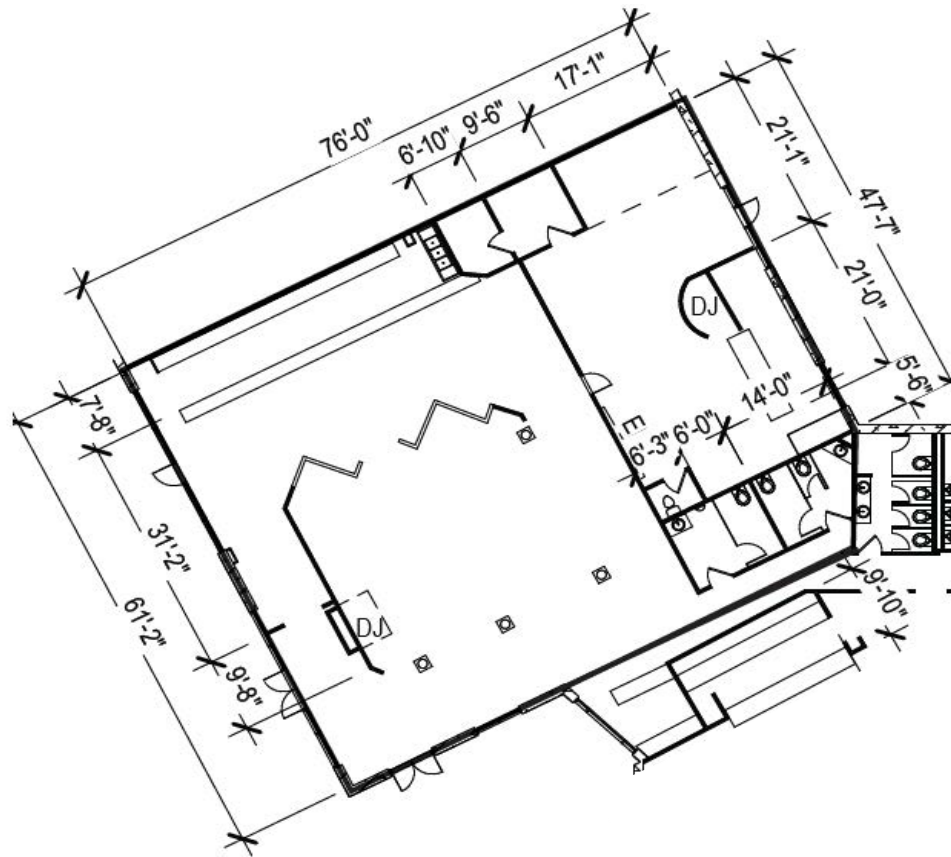
Embassy Oaks

Suite 118 || 1,400 SF



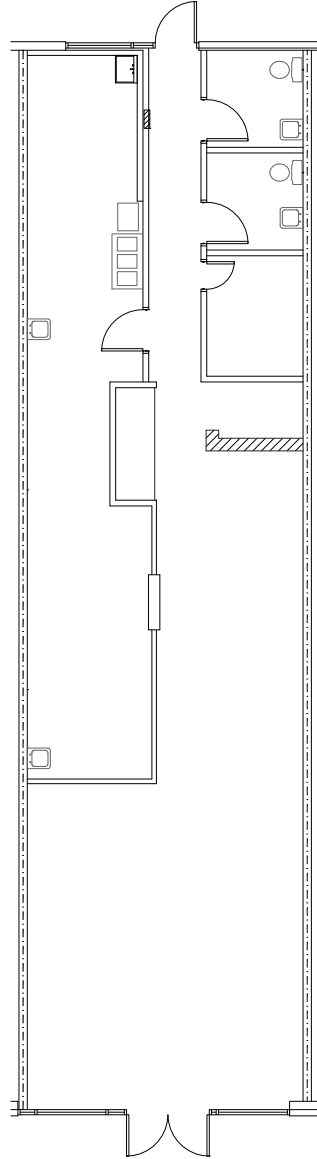
Embassy Oaks

Suite 123 || 4,878 SF



Embassy Oaks

Suite 124 || 1,560 SF



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 listing 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 and buyer) to communicate with, provide opinions and advice to, and carry out the instructions 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 written 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 writing 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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Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone

Buyer / Tenant / Seller / Landlord Initials	Date
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Regulated by the Texas Real Estate Commission
Information Available at www.trec.texas.gov