

# OAK PLAZA SHOPPING CENTER

**7025-7075 BANDERA RD**

SAN ANTONIO, TEXAS 78238

**FOR LEASE**



## **ALONG DYNAMIC RETAIL DISTRICT BANDERA RD FROM LOOP 410 TO LOOP 1604**

- High Traffic - High Visibility
- Excellent Ingress & Egress
- Dedicated Pylon on Bandera Rd
- Dense Population - near established schools and subdivisions
- Several National Credit Tenants in Vicinity
- Near the heavily trafficked intersection of Bandera and Huebner Roads

### **COMPETITIVE LEASE TERMS**

#### **AVAILABILITY**

**7061 - 1,340 RSF**

**7035 - 2,964 RSF**



**SULLIVAN**  
COMMERCIAL REALTY

200 CONCORD PLAZA DR. STE 440 | SAN ANTONIO, TX 78216

[sullivancommercial.com](http://sullivancommercial.com)

For information or to  
schedule a tour:

**CONNOR DZIUK**

**210 341 9292 x305**

[cdziuk@sullivancommercial.com](mailto:cdziuk@sullivancommercial.com)

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## Flexible Retail / Office Space

- Space Offered **As-Is**
- Flexible Lease Terms Available
- Competitive Rental Rates

**7035 - 2,964 RSF**

Available 8/01/2026

**Flexible Retail / Office Opportunity**

- Space details coming soon

**7061 - 1,340 RSF**

**Former Flower Shop |**

**Flexible Retail / Office Opportunity**

- Space to be leased as-is
- Spacious open floor plan
- Large front reception or showroom area with storefront exposure
- Two private offices
  - One office equipped with built-in counters and sinks
- One restroom located at the rear of the space with recently replaced fixtures



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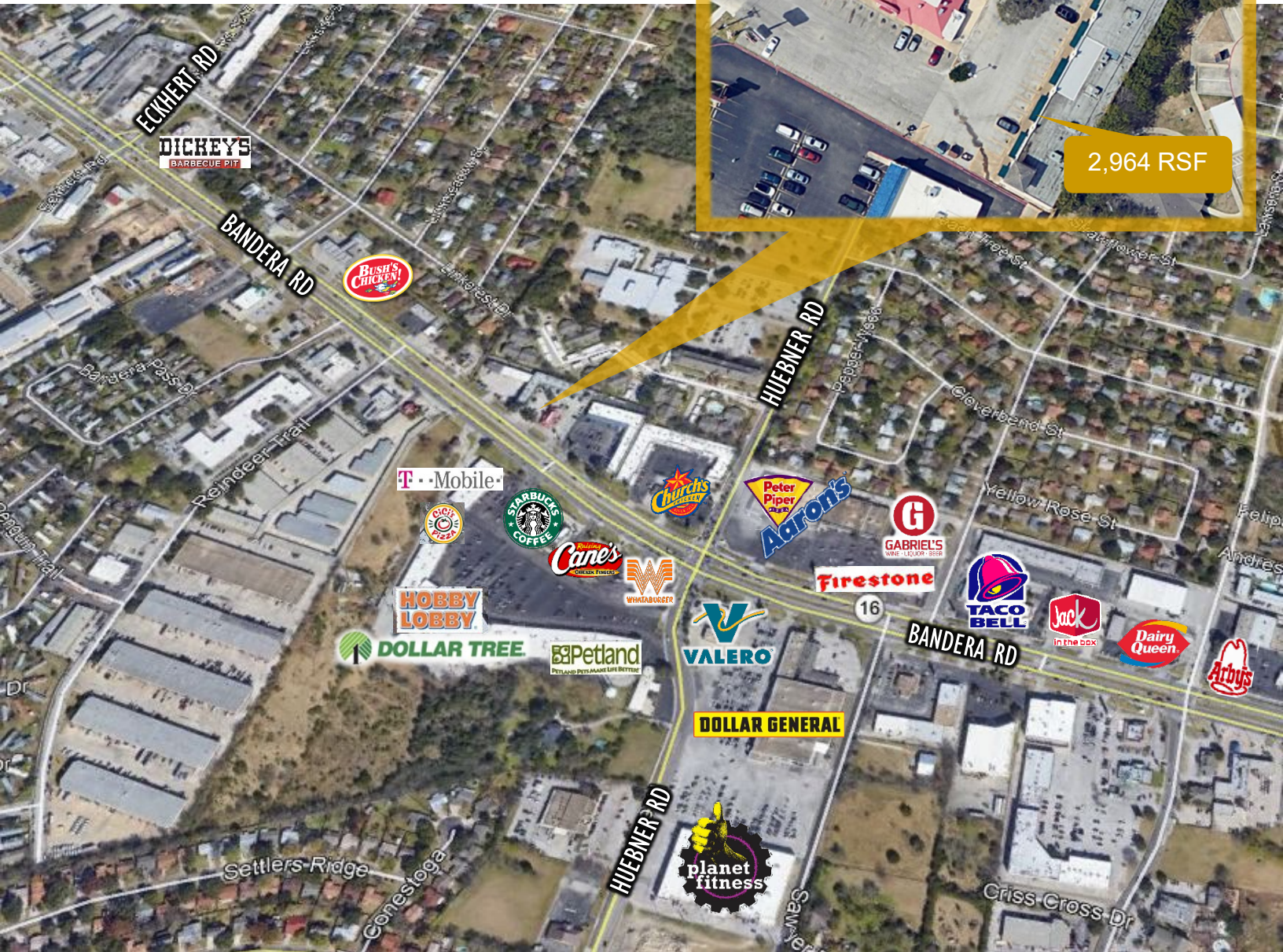
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Located in the heart of Leon Valley near the corner of Bandera and Huebner Road-one of the busiest intersections in the trade area. Bandera Road, a highly traveled thoroughfare east to west, creates this dynamic retail district from Loop 410 to Loop 1604. Huebner Road amplifies the densely populated trade area with high traffic counts.

| 2025 DEMOGRAPHICS | 1 MILE   | 3 MILE   | 5 MILE   |
|-------------------|----------|----------|----------|
| POPULATION        | 9,796    | 126,827  | 348,559  |
| # HOUSEHOLDS      | 4,241    | 54,061   | 143,921  |
| AVG HH INCOME     | \$80,689 | \$89,284 | \$87,553 |



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# 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.*

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

|                                                                       |             |                                                                        |              |
|-----------------------------------------------------------------------|-------------|------------------------------------------------------------------------|--------------|
| SULLIVAN COMMERCIAL REALTY                                            | 491694      |                                                                        | 210-341-9292 |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email                                                                  | Phone        |
| James E. Sullivan, Jr., Broker                                        | 347973      | <a href="mailto:jsullivan@sullivansa.com">jsullivan@sullivansa.com</a> | 210-910-4234 |
| Designated Broker of Firm                                             | License No. | Email                                                                  | Phone        |
| Pete Tassos, Broker                                                   | 488379      | <a href="mailto:ptassos@sullivansa.com">ptassos@sullivansa.com</a>     | 210-910-4233 |
| Zach Davis, Broker                                                    | 555684      | <a href="mailto:zdavis@sullivansa.com">zdavis@sullivansa.com</a>       | 210-910-4239 |
| Connor Dziuk, Sales Agent                                             | 779545      | <a href="mailto:cdziuk@sullivansa.com">cdziuk@sullivansa.com</a>       | 210-910-4235 |
| Sales Agent/Associate's Name                                          | License No. | Email                                                                  | Phone        |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date