

FOR LEASE

# TRIANGLE SHOPPING CENTER

2921 PAT BOOKER ROAD  
UNIVERSAL CITY, TX 78148

Oldham  
Goodwin **OG**



**AVAILABILITY**  
8,987 SF



**GLA**  
137,790 SF



**ZONING**  
C-2



**COMBINED TRAFFIC COUNT**  
99,987 VPD

## PROPERTY HIGHLIGHTS

- Immediate Occupancy available for up to 8,987 SF
- Outstanding visibility and exposure to over 99,000 VPD along Loop 1604 and Pat Booker Road
- Strong tenant mix resulted in 1,670,000 visits over the previous 12 months
- Triangle Shopping Center boasts close to 1,000' of unobstructed visibility to San Antonio's outer loop, 1604 as well as a major thoroughfare, Pat Booker Road
- Regional retail destination, retailers include Ikea, Starbucks, Target, Best Buy, T.J. Maxx, Total Wine, Michaels, Ulta Beauty, Hobby Lobby, among many others
- Located at a signalized intersection with a prominent pylon sign
- Recently renovated, the property benefits from attractive finishes and new roofs

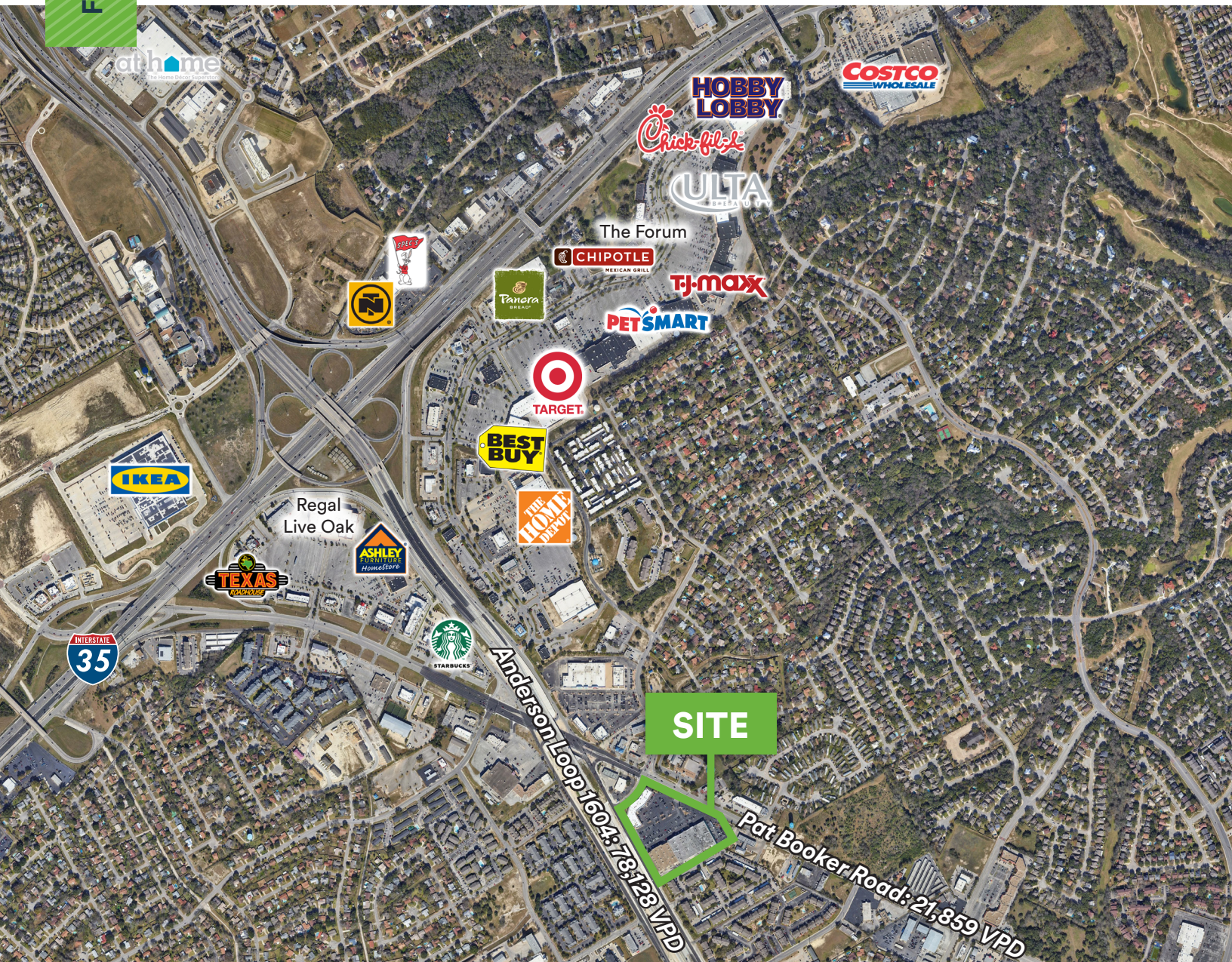




FOR LEASE

# TRIANGLE SHOPPING CENTER

2921 PAT BOOKER ROAD  
UNIVERSAL CITY, TX 78148



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Total Population	12,576	93,702	240,431
2028 Total Population	12,689	97,185	248,354
2023-2028 Growth Rate	0.90%	3.72%	3.30%
2023 Households	5,436	34,809	86,276
2028 Households	5,479	36,084	89,169
2023 Median Home Value	\$185,713	\$172,509	\$175,478
2023 Average Household Income	\$69,304	\$72,561	\$72,708
2023 Total Consumer Spending	\$143,605,429	\$1,040,298,249	\$2,684,760,088
2028 Total Consumer Spending	\$157,528,834	\$1,178,762,753	\$3,036,606,340



**21,859 VPD**  
Pat Booker Road  
**78,128 VPD**  
Loop 1604



**5,890**  
Employees



FOR LEASE

# TRIANGLE SHOPPING CENTER

2921 PAT BOOKER ROAD  
UNIVERSAL CITY, TX 78148



## SUITE

118

## AVAILABILITY

Available January 01, 2025

## RSF

8,987 SF

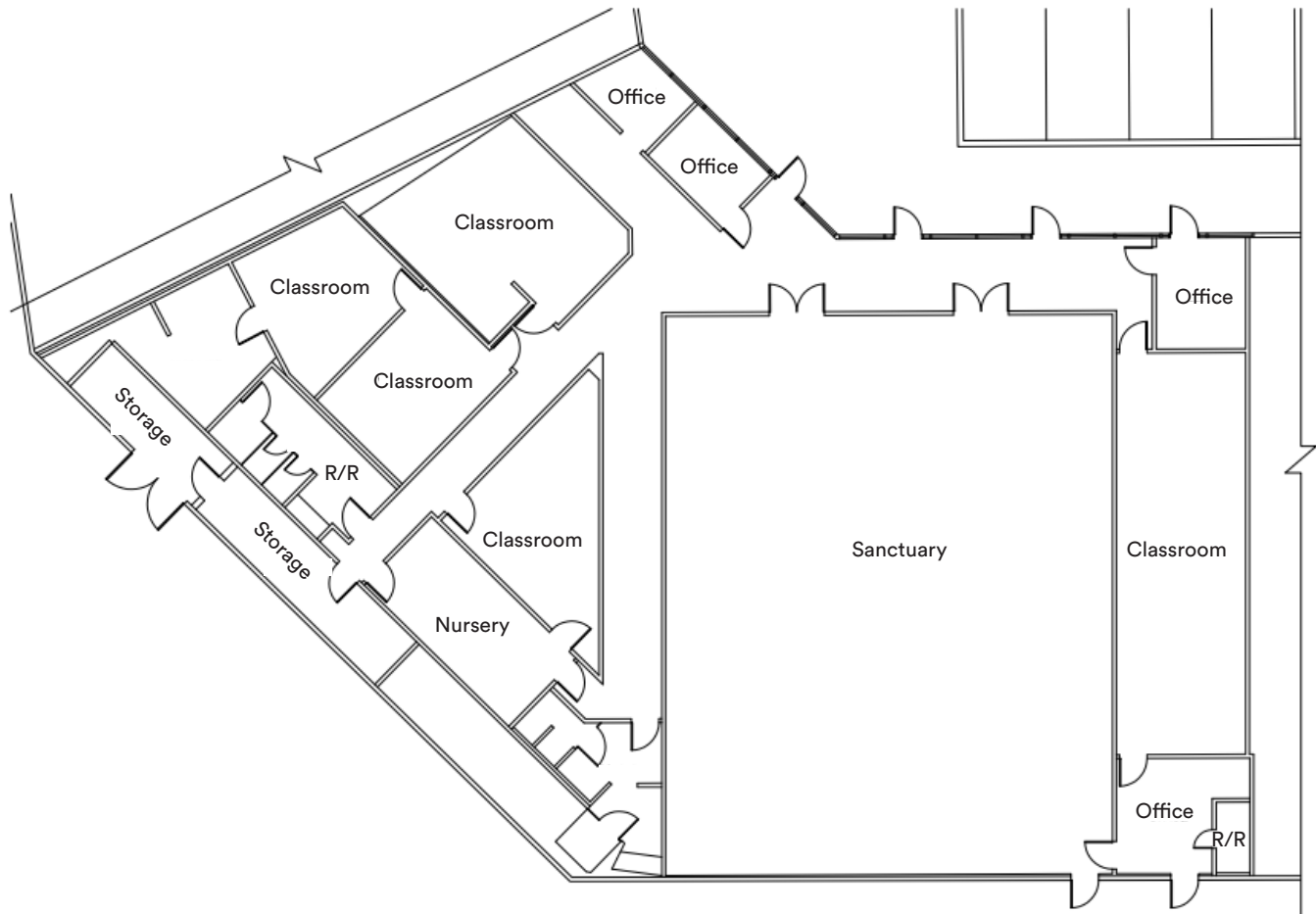


FOR LEASE

# TRIANGLE SHOPPING CENTER

2921 PAT BOOKER ROAD  
UNIVERSAL CITY, TX 78148

## FLOOR PLAN - SUITE 118





FOR LEASE

# TRIANGLE SHOPPING CENTER

2921 PAT BOOKER ROAD  
UNIVERSAL CITY, TX 78148





FOR LEASE

# TRIANGLE SHOPPING CENTER

2921 PAT BOOKER ROAD  
UNIVERSAL CITY, TX 78148

## TEXAS OVERVIEW



**NO STATE  
INCOME TAX**

**2<sup>ND</sup>** FASTEST GROWING ECONOMY  
IN THE UNITED STATES

**#1** STATE IN AMERICA  
TO START A BUSINESS



POPULATION  
**28,995,881**

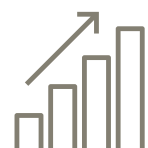
**2<sup>ND</sup>** LARGEST LABOR WORKFORCE:  
**14+ MILLION WORKERS**

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



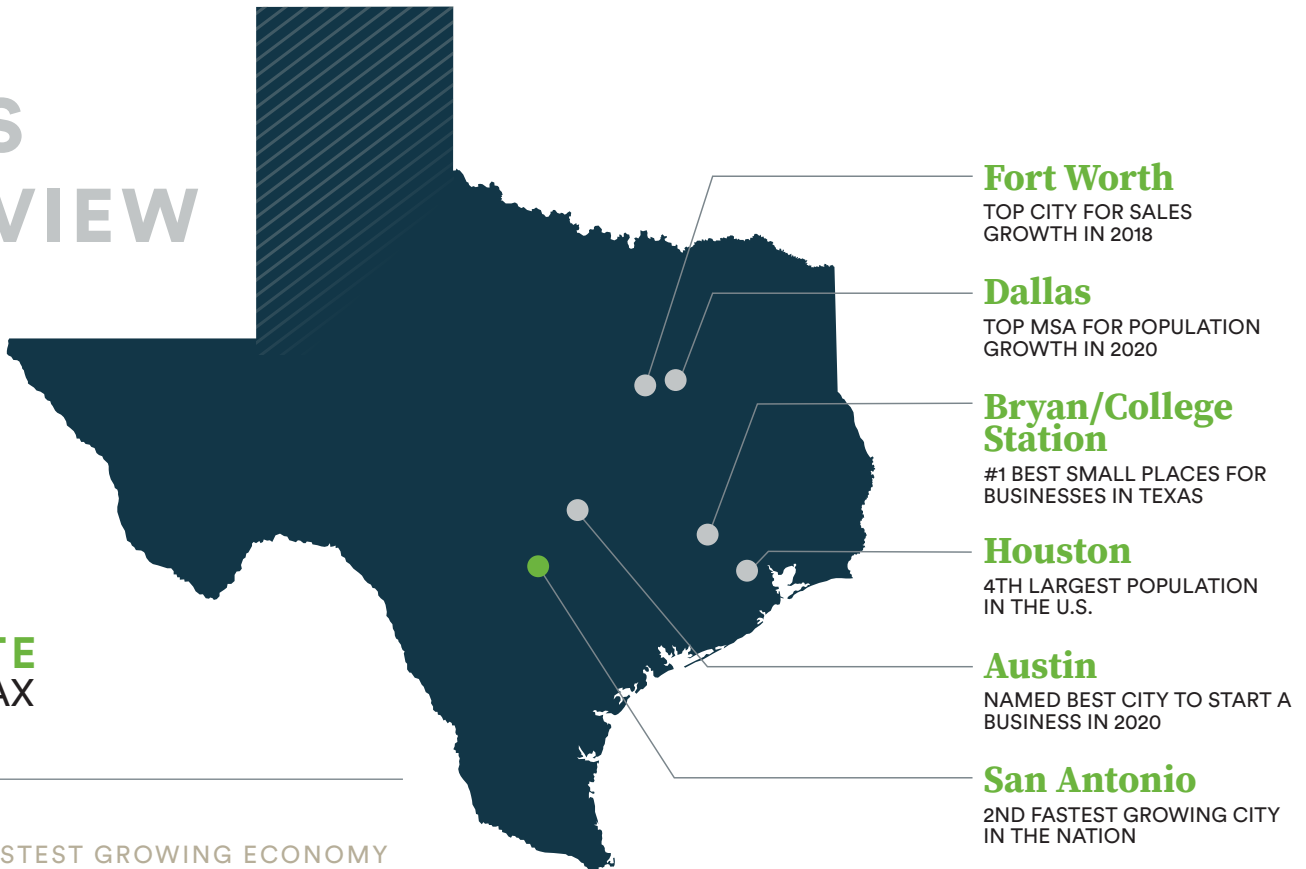
**BEST STATE  
FOR BUSINESS**



**TOP STATE  
FOR JOB GROWTH**



**LARGEST  
MEDICAL CENTER**





FOR LEASE

# TRIANGLE SHOPPING CENTER

2921 PAT BOOKER ROAD  
UNIVERSAL CITY, TX 78148

## SAN ANTONIO, TEXAS



METRO AREA POPULATION  
**2,600,000**

**7<sup>TH</sup>**

LARGEST CITY IN THE UNITED STATES  
FASTEST GROWING CITY IN THE COUNTRY



### HOME TO THE SAN ANTONIO RIVERWALK

A UNITED NATIONS WORLD HERITAGE SITE | WELCOMING 11.5 MILLION VISITORS ANNUALLY

**4**

FORTUNE 500  
COMPANIES BASED  
IN SAN ANTONIO



### 31 INSTITUTIONS OF HIGHER LEARNING

HOME TO OVER 120,000 COLLEGE STUDENTS

UTSA IS THE LARGEST WITH A TOTAL ENROLLMENT  
OVER 35,000 STUDENTS



### MILITARY CITY, USA

JOINT BASE SAN ANTONIO  
ENCOMPASSES FOUR  
MILITARY INSTALLATIONS  
ANNUAL ECONOMIC IMPACT OF \$48.7 BILLION



### HOME OF THE ALAMO

#1 MOST VISITED CITY IN TEXAS

37 MILLION VISITORS PER YEAR

### HOME TO H-E-B

THE 6TH LARGEST  
PRIVATE COMPANY IN  
THE UNITED STATES



### SAN ANTONIO INTERNATIONAL AIRPORT

AVERAGE NUMBER OF PASSENGERS:

MORE THAN 10,363,000



# TRIANGLE SHOPPING CENTER

2921 PAT BOOKER ROAD  
UNIVERSAL CITY, TX 78148

## 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 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.

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary  
Assumed Business Name

532457

Licensed No.

Casey.Oldham@OldhamGoodwin.com

Email

(979) 268-2000

Phone

\_\_\_\_\_  
Designated Broker of Firm

\_\_\_\_\_  
Licensed No.

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Licensed Supervisor of Sales Agent/Associate

\_\_\_\_\_  
Licensed No.

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Sales Agent/Associate's Name

\_\_\_\_\_  
Licensed No.

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone

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

\_\_\_\_\_  
Date





FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S  
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



**Caterina Rodriguez**

Associate | Retail Services

**D:** 830.218.5176 **C:** 210.875.3798

Caterina.Rodriguez@OldhamGoodwin.com



**Tyler Bradfield**

Vice President | Retail Services

**D:** 979.977.7656 **C:** 210.508.0181

Tyler.Bradfield@OldhamGoodwin.com

**San Antonio**

1901 NW Military Highway, Suite 201 | San Antonio, Texas 78213

HOUSTON | BRYAN | WACO/TEMPLE | FORT WORTH



OLDHAMGOODWIN.COM

We obtained the information contained herein from sources we believe to be reliable. However, neither the Broker nor Owner have verified its accuracy and can make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.