



NORTHWOODS | SHOPPING CENTER

US HWY 281 NORTH & LOOP 1604 | SAN ANTONIO, TX



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NORTHWOODS | SHOPPING CENTER

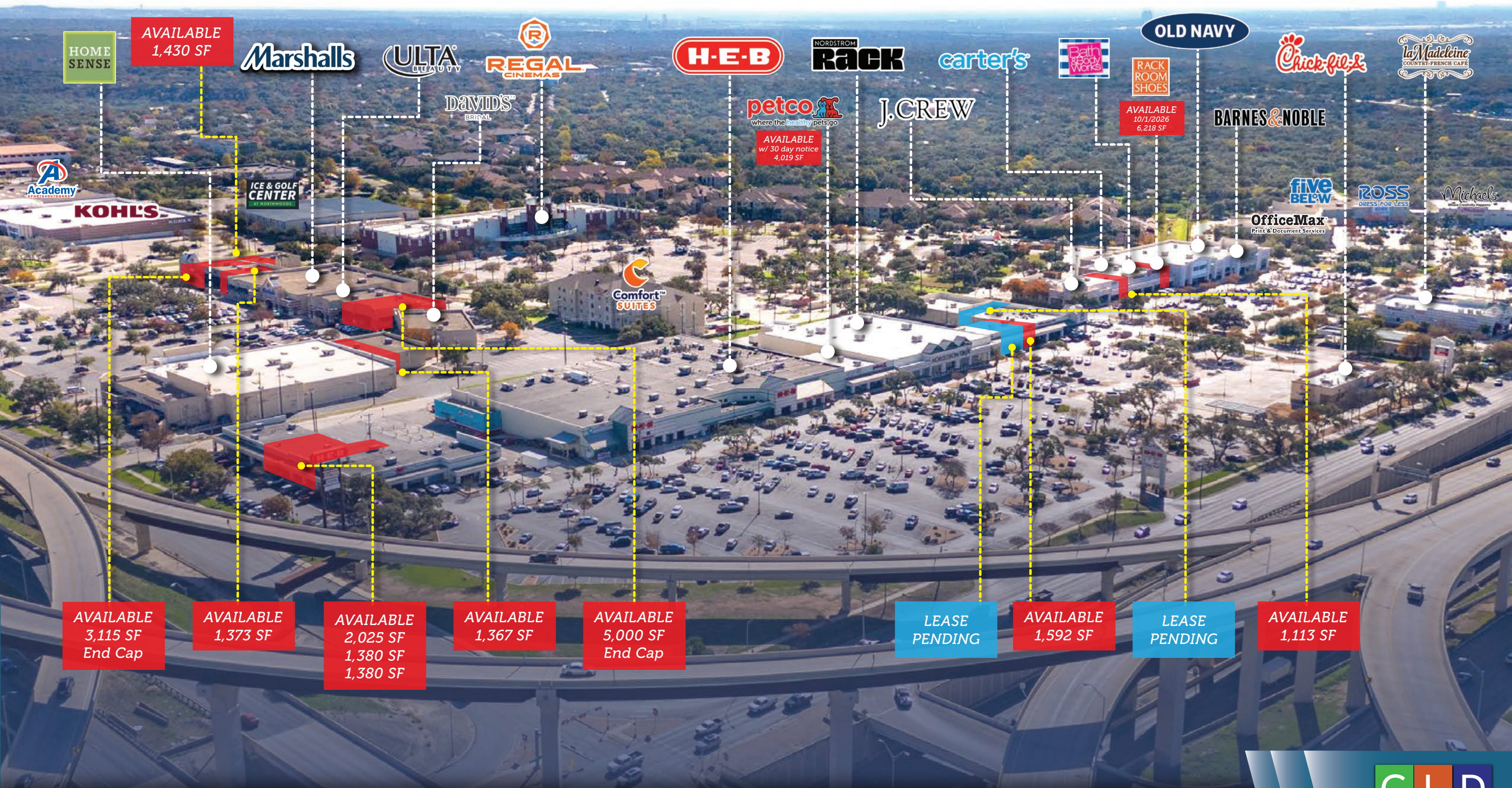
Northwoods Shopping Center is a Class A Retail center at the southeast corner of US Hwy 281 North and Loop 1604 in San Antonio. With high visibility, excellent foot traffic and a diversified tenant mix, Northwoods has become a retail destination for the booming North Central San Antonio trade area.



- 439,569 Total SF
- 7.8 M Annual Visitors (per Placer.ai data)
- Strong Performing Retailers

- Diverse Affluent Customer Base
- \$147,624 Avg. HH Income (5mi)
- 226,285 Population (5mi)

NORTHWOODS | SHOPPING CENTER



HOME SENSE
AVAILABLE
1,430 SF

Marshalls

ULTA BEAUTY

REGAL CINEMAS

H-E-B

NORDSTROM RACK

carter's

Bath Works

OLD NAVY

RACK ROOM SHOES

AVAILABLE
10/1/2026
6,218 SF

Chick-fil-A

La Madeleine COUNTRY-FRENCH CAFE

DAVID'S BRIDAL

petco where the healthy pets go

AVAILABLE
w/ 30 day notice
4,019 SF

J.CREW

BARNES & NOBLE

five BELOW

ROSS DRESS FOR LESS

Michael's

OfficeMax Print & Document Services

Academy SPORTS & OUTDOORS

KOHL'S

ICE & GOLF CENTER AT NORTHWOODS

Comfort SUITES

AVAILABLE
3,115 SF
End Cap

AVAILABLE
1,373 SF

AVAILABLE
2,025 SF
1,380 SF
1,380 SF

AVAILABLE
1,367 SF

AVAILABLE
5,000 SF
End Cap

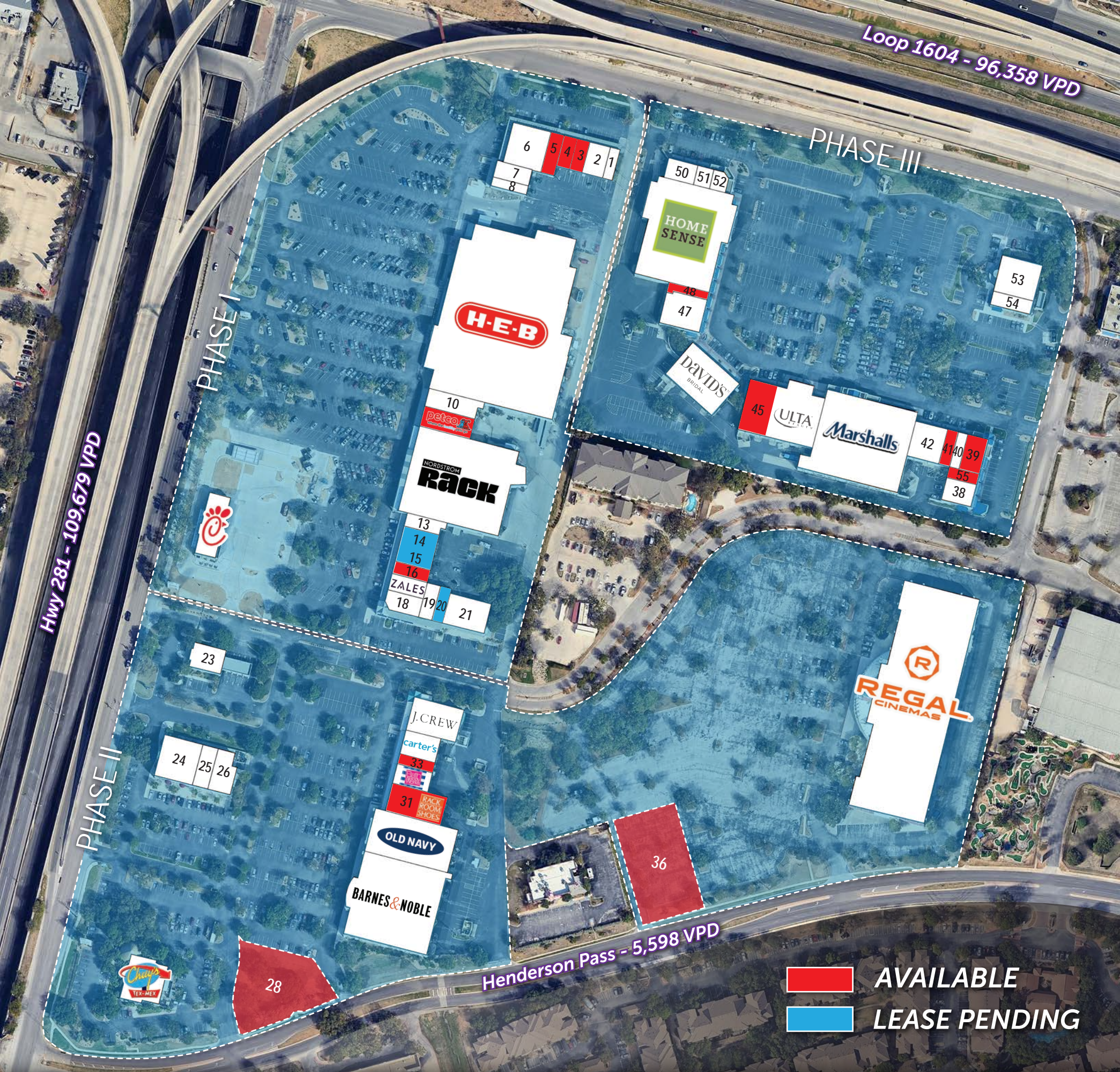
LEASE PENDING

AVAILABLE
1,592 SF

LEASE PENDING

AVAILABLE
1,113 SF

NORTHWOODS | SHOPPING CENTER



■ AVAILABLE
■ LEASE PENDING

- | | | |
|-----|---|--------------------------------|
| 1. | Solymer Med Spa - 1,380 SF | |
| 2. | Northwoods Dental Spa - 2,760 SF | |
| 3. | 1,380 SF AVAILABLE - Suite 106 | } Can be combined for 2,760 SF |
| 4. | 1,380 SF AVAILABLE - Suite 108 | |
| 5. | 2,025 SF AVAILABLE - Suite 110 | |
| 6. | AAA - 5,975 SF | |
| 7. | PT Solutions - 2,205 SF | |
| 8. | GNC - 1,295 SF | |
| 9. | HEB - 84,692 SF | |
| 10. | Leslie's Pool Supplies - 3,481 SF | |
| 11. | Petco - 4,019 SF | |
| 12. | Nordstrom Rack - 34,966 SF | |
| 13. | Veneto Nails - 1,633 SF | |
| 14. | 2,567 SF LEASE PENDING - Suite 112 | } Lease Pending 4,667 SF |
| 15. | 2,100 SF LEASE PENDING - Suite 110 | |
| 16. | 1,592 SF AVAILABLE - Suite 108 | |
| 17. | Zales Jewelers - 2,608 SF | |
| 18. | Fish City Grill - 2,800 SF | |
| 19. | Learning Foundations Cognitive Training Center - 1,954 SF | |
| 20. | 1,563 SF LEASE PENDING - Suite 100 | |
| 21. | Honey Pig Korean BBQ - 4,667 SF | |
| 22. | Chick-Fil-A - 5,316 SF | |
| 23. | PNC Bank - 2,750 SF | |
| 24. | La Madeleine - 4,200 SF | |
| 25. | Orange Leaf Yogurt - 1,581 SF | |
| 26. | Visionworks - 3,319 SF | |
| 27. | Chuy's Tex-Mex - 7,658 SF | |
| 28. | PAD SITE AVAILABLE | |
| 29. | Barnes & Noble - 26,500 SF | |
| 30. | Old Navy - 15,000 SF | |
| 31. | Rack Room Shoes - 6,218 SF - AVAILABLE 10/1/26 | |
| 32. | Bath & Body Works - 3,803 SF | |
| 33. | 1,113 SF AVAILABLE - Suite 108 | |
| 34. | Carter's - 3,815 SF | |
| 35. | J. Crew Factory - 6,500 SF | |
| 36. | PAD SITE AVAILABLE | |
| 37. | Regal Northwoods - 66,960 SF | |
| 38. | Stout's Signature - 2,672 SF | |
| 39. | 3,115 SF AVAILABLE SOON - Suite 121 | |
| 40. | Joint Chiropractic - 1,225 SF | |
| 41. | 1,373 SF AVAILABLE - Suite 119 | |
| 42. | Alamo Eye Care - 4,507 SF | |
| 43. | Marshalls - 30,004 SF | |
| 44. | ULTA Beauty - 10,000 SF | |
| 45. | 5,000 SF AVAILABLE - Suite 101 | |
| 46. | David's Bridal - 9,600 SF | |
| 47. | Lane Bryant - 5,033 SF | |
| 48. | 1,367 SF AVAILABLE - Suite 114 | |
| 49. | Homesense - 30,256 SF | |
| 50. | Northwoods Nails & Spa - 2,447 SF | |
| 51. | Supercuts - 1,193 SF | |
| 52. | O'Shaughnessy Custom Framing - 1,215 SF | |
| 53. | Red Robin - 6,332 SF | |
| 54. | Cold Stone Creamery - 1,947 SF | |
| 55. | 1,430 SF AVAILABLE - Suite 122 | |

PHASE I

PHASE II

PHASE III

NORTHWOODS | SHOPPING CENTER

PHASE I



AVAILABLE
2,025 SF
1,380 SF
1,380 SF



AVAILABLE
w/ 30 day notice
4,019 SF



LEASE
PENDING
4,667 SF



AVAILABLE
1,592 SF



LEASE
PENDING
1,563 SF



NORTHWOODS | SHOPPING CENTER

PHASE II

J.CREW

AVAILABLE
w/ 30 day notice
1,113 SF



OLD NAVY

BARNES & NOBLE

carter's



AVAILABLE
10/1/2026
6,218 SF



NORTHWOODS | SHOPPING CENTER

PHASE III

AVAILABLE
w/ 30 day notice
3,115 SF

AVAILABLE
1,430 SF

AVAILABLE
1,373 SF

Marshalls



AVAILABLE
5,000 SF
End Cap

DAVID'S™
BRIDAL



Reagan High
3,409 Students

San Antonio Christian School
937 Students

Methodist Hospital Stone Oak
292 Beds / 300,000 SF

The Orthopedic Hospital at North Central Baptist
60 Beds / 76,000 SF

1-mi Radius

Hwy 281 - 113,622 VPD

Loop 1604 - 93,744 VPD

Loop 1604 - 96,358 VPD

Hwy 281 - 109,679 VPD

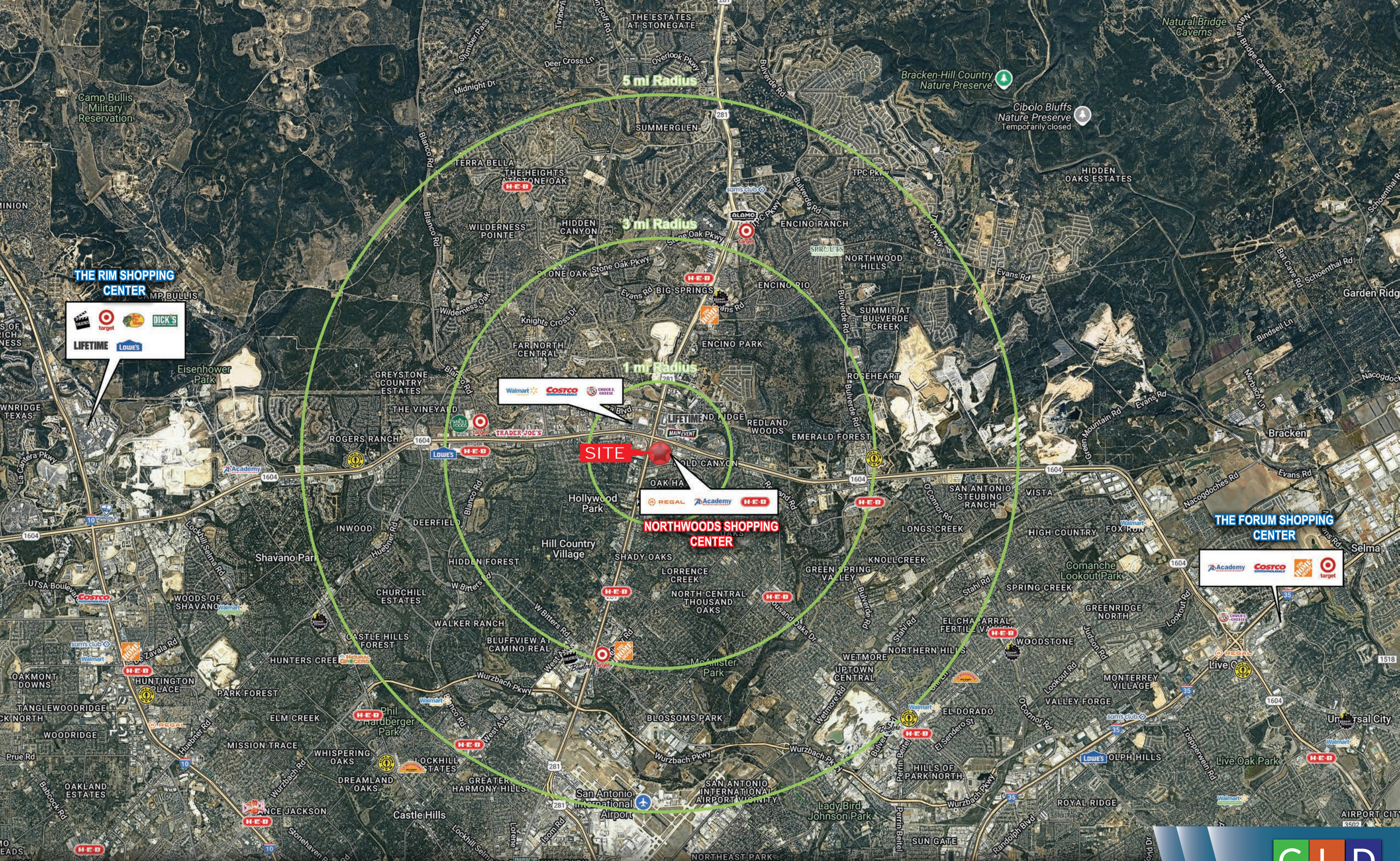
SITE



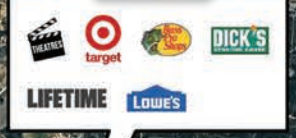
- H-E-B
- Chick-fil-A
- La Madeleine
- Rack
- HOME SENSE
- GameStop
- COLD STONE
- GNC
- carter's
- petco
- orange leaf
- REGAL
- Bath & Body Works
- SUPERCUTS
- ORANGE TREE SHOES
- ULTA
- Marshalls
- J. CREW
- Red Robin
- DAVID'S BRIDAL
- OLD NAVY
- BARNES & NOBLE
- Chickadee

NORTHWOODS SHOPPING CENTER



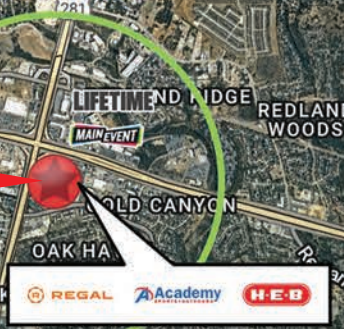


THE RIM SHOPPING CENTER



SITE

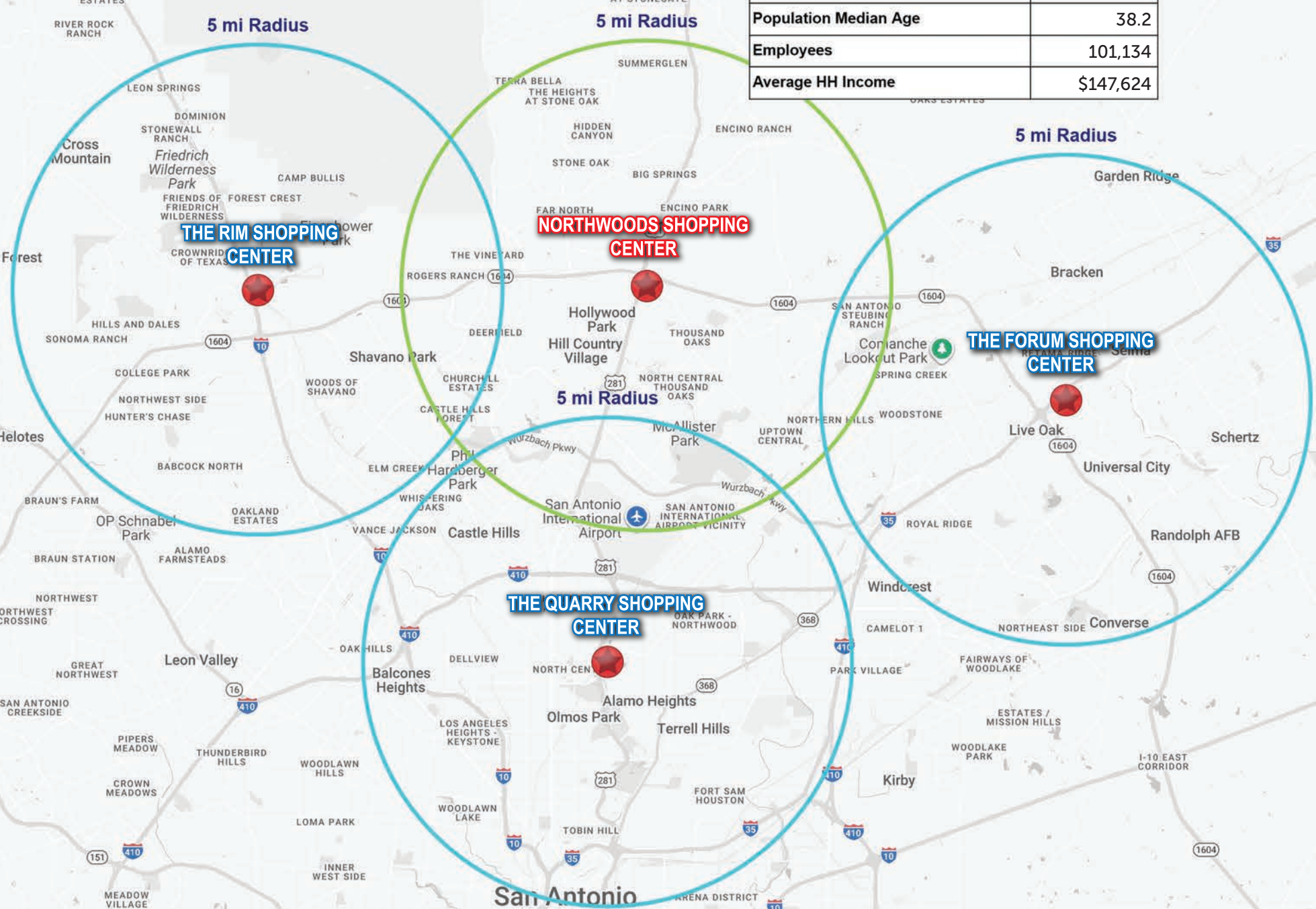
NORTHWOODS SHOPPING CENTER



THE FORUM SHOPPING CENTER



Northwoods Shopping Center	5 mi Radius
Population	226,285
Population Median Age	38.2
Employees	101,134
Average HH Income	\$147,624





Information About Brokerage Services

Texas law requires all real estate licensees 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 on 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.

CLD Realty

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Designated Broker of Firm

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Ryder Jeanes

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Buyer/Tenant/Seller/Landlord Initials

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