

Embassy Shopping Center

FOR LEASE | 226 W BITTERS RD | SAN ANTONIO, TX 78216



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FOR LEASE



PROPERTY HIGHLIGHTS

- **Anchored by Santikos Embassy Theatre, a long-standing entertainment destination**
- Established retail center with a strong mix of national, regional, and local tenants
- Strong daytime and evening traffic driven by entertainment, dining, and retail uses
- Excellent access and multiple points of ingress/egress
- Signalized hard corner at West Bitters Road & West Avenue

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	6,408	87,121	232,515
Households	3,145	40,667	103,202
Avg HHI	\$160,310	\$123,502	\$134,445
Daytime Population	13,132	68,827	182,388

TRAFFIC COUNTS

US 281: 178,197 VPD
W Bitters Rd: 23,521 VPD
West Ave: 9,205 VPD
Wurzbach: 16,633 VPD
TXDOT

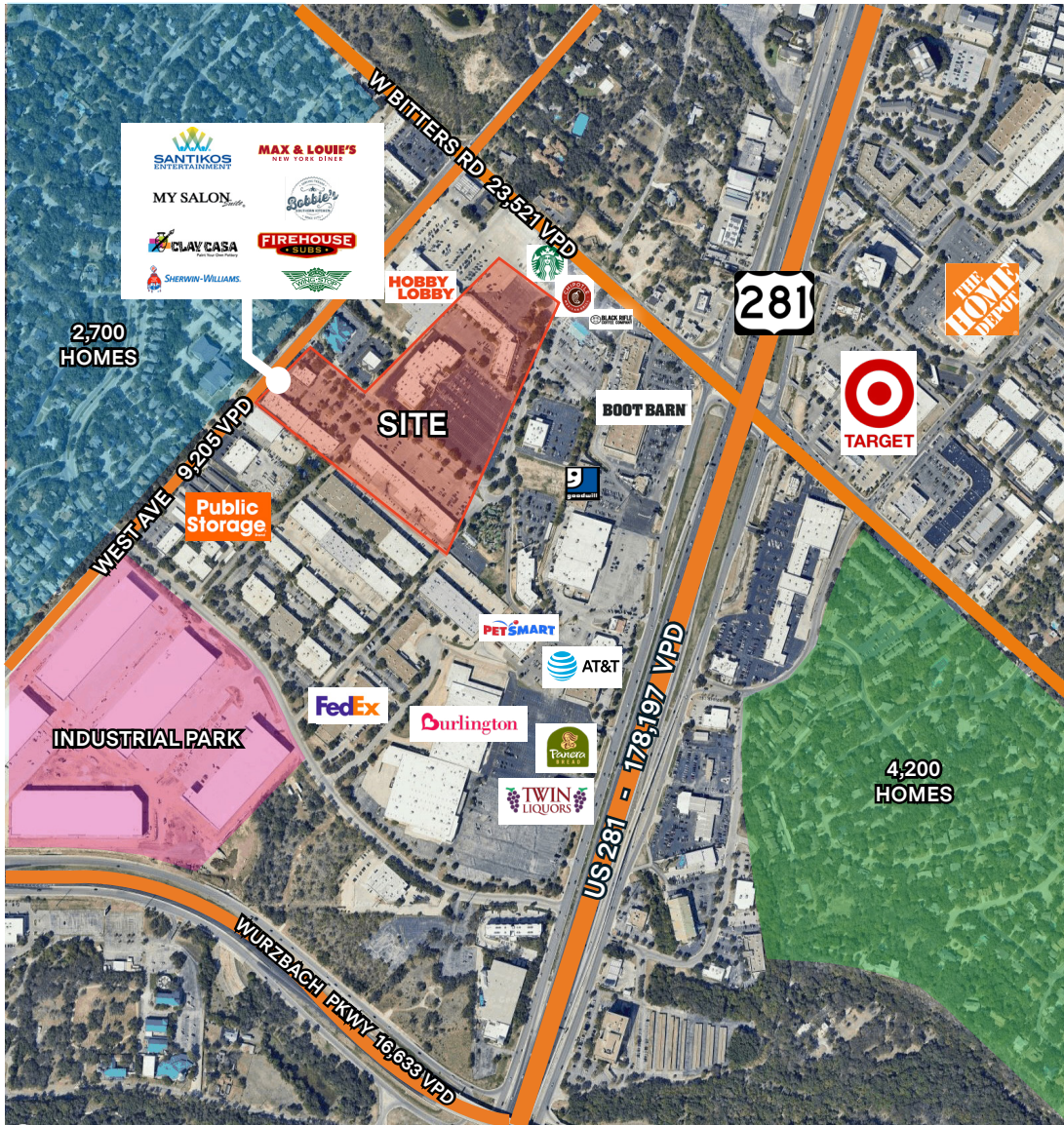
KEY BUSINESSES



2 The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2025 Partners. All rights reserved.

Property Highlights

EMBASSY SHOPPING CENTER



Total SF	135,620 SF
Available SF	852 - 11,450 SF
Rental Rate	Contact Broker
EST. NNN	\$7.30 - \$10.87/SF

ESTIMATED NNN	
Embassy Plaza	\$7.30/SF
Embassy West	\$7.31/SF
Embassy Oaks	\$10.87/SF

BROKER CONTACT

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Site Plan

EMBASSY SHOPPING CENTER

Embassy Plaza 502 Embassy Oaks

Suite	Tenant
100	Sherwin Williams
103	Evolve Optimization Lab
105	Clay Casa
109	Fox & Tots
111	Papa Gallos Events
112	AVAILABLE - 852 SF
114	Rockit Shears, Inc.
115	Power Bingo
122	AVAILABLE - 1,200 SF
126	Wingstop
128	AVAILABLE - 3,600 SF
133	Fast Eddie's
138	502 Bar
142	Oasis Lounge

Embassy Plaza 606 Embassy Oaks

100	Bobbies Southern Kitchen
105	My Salon Suites
200	AVAILABLE - 4,250 SF
201	Legacy Boxing
350	AVAILABLE - 11,450 SF

Embassy West 1344 West Ave

100	Losoyas Mexican Cafe
200	AVAILABLE - 2,200 SF*
300	Julian's Pizza

*Pending Lease

Embassy Oaks 226 W Bitters

Suite	Tenant
100	North Central Minor
102	Salon Ester
103	Colette's Crystals
105	UBreak iFix
108	Big Hops
110	Firehouse Subs
112	Tho B Vu
116	Los Robertos Tacos #2
118	Genghis Grill
119	Fruiteatlicious
120	Sushi Haya
123	AVAILABLE - 4,878 SF
124	Melvins Ice Cream & Espresso Bar
126	Max & Louie's



Space Available

SUITE 350 - 11,450 SF

EMBASSY SHOPPING CENTER



Property Photos

EMBASSY SHOPPING CENTER



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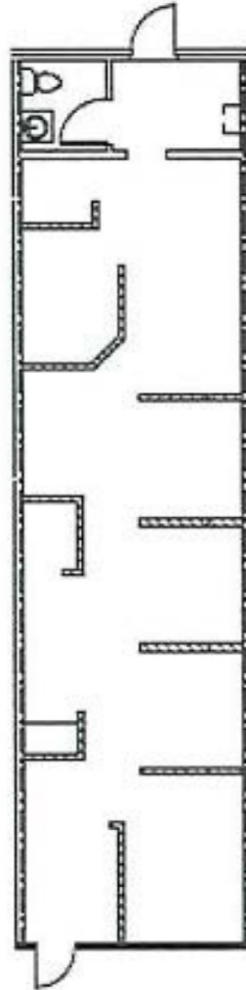
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Space Plan

Embassy Plaza - 502 Embassy Oaks

Suite 112 - 852 sqft

EMBASSY SHOPPING CENTER



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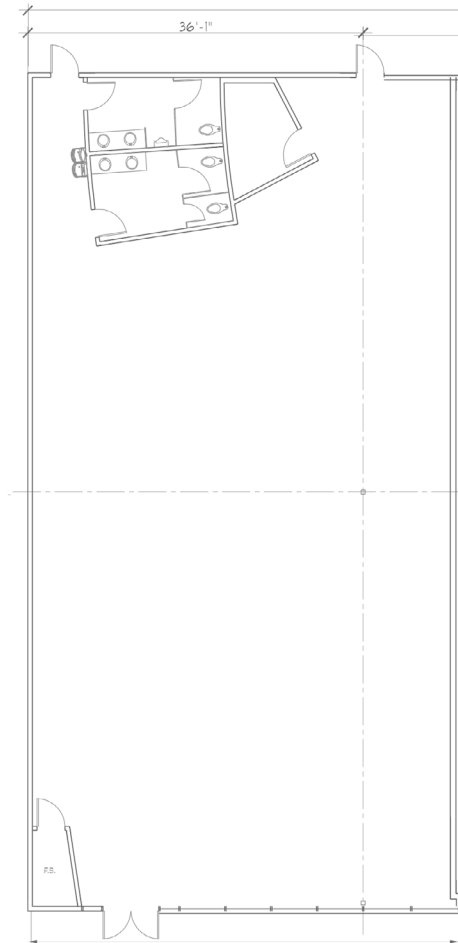
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Space Plan

Embassy Plaza - 606 Embassy Oaks

Suite 200 - 4,250 sqft

EMBASSY SHOPPING CENTER



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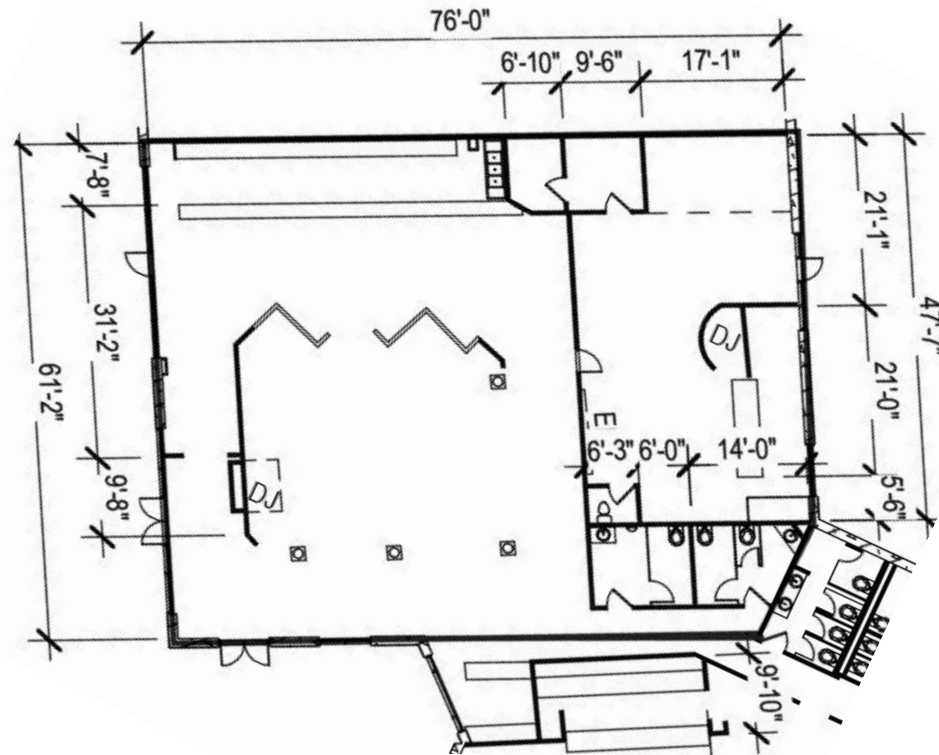
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Space Plan

Embassy Oaks - 226 W Bitters

Suite 123 - 4,878 sqft

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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.



11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date