

# VILLAGE AT STONE OAK

This aerial photograph shows a commercial development area, likely a shopping center or retail park, with various retail stores and landmarks labeled. The area is bounded by a red line, indicating the project's footprint. Key features include:

- Major Roads:** US 281 (labeled on the left) and TPC Parkway (labeled on the bottom right).
- Commercial Buildings and Landmarks:**
  - 16th Street:** A prominent intersection marked with a red circle and the number 16.
  - 54th Street:** Another prominent intersection marked with a red circle and the number 54.
  - Stores and Businesses:**
    - Top Left:** Hobby Lobby, Dollar Tree, DSW (Designer Shoe Warehouse), Ross (Dress for Less), Sport Clips, GameStop, and Super Target (labeled "Not a Part").
    - Center:** HomeGoods, Petco, Kirkland's, Ulta, Loft, Popshelf, and Victoria's Secret.
    - Bottom Left:** Spectrum, Chico's, Grimaldi's, Alamo, Bodenvy, Talbots, White Black, and Claire's.
    - Bottom Center:** Starbucks, AT&T, and a restaurant labeled "BJ's Restaurant & Brewhouse".
    - Right Side:** Uptown Cheapskate, The Exercise Coach, and Subway.



STERLING  
ORGANIZATION

E: [ddelaporte@sterlingorganization.com](mailto:ddelaporte@sterlingorganization.com)

P: 855-589-5070

September 2026

□ SAN ANTONIO, TX

# VILLAGE AT STONE OAK

22610 US Hwy 281 N, San Antonio, TX 78258



# VILLAGE AT STONE OAK

## LEASING PLAN



The plan and its contents are furnished for informational purposes only and are intended only as a general description (but not represented, covenanted or warranted). The size and location of the project, the identity or nature of any occupant and all features, matters and other information included herein are subject to change without notice and should not be relied upon by any party. No representation or warranty, express or implied, is made as to the accuracy or reliability of this plan or its contents.

September 2026

# VILLAGE AT STONE OAK LEASING PLAN

22610 US Hwy 281 N, San Antonio, TX 78258

| UNIT        | TENANT                              | SQ. FT.      |
|-------------|-------------------------------------|--------------|
| 1           | Hobby Lobby                         | 55,000       |
| 5           | Spec's Wines, Spirits & Finer Foods | 12,134       |
| 10          | Dollar Tree                         | 10,000       |
| <b>10B</b>  | <b>Available</b>                    | <b>8,050</b> |
| 15          | HomeGoods                           | 30,000       |
| 20          | Petco                               | 12,237       |
| 35          | Majestic Nail Lounge                | 2,939        |
| 40          | Kirkland's                          | 7,000        |
| 45          | Ross Dress For Less                 | 21,999       |
| 50          | DSW Shoe Warehouse                  | 15,000       |
| 60          | GameStop                            | 2,000        |
| 65          | Waxxed Sports Cards                 | 2,022        |
| 68          | Sport Clips                         | 1,539        |
| O-1         | Impact Urgent Care                  | 5,567        |
| <b>O-15</b> | <b>Available</b> ➤ 360° View        | <b>2,000</b> |
| O-16        | Sola Salon Studios                  | 6,025        |
| O-22        | Red Wing Shoes                      | 1,800        |
| O-25        | MyEyeDr.                            | 2,150        |
| F-1         | 54th Street Bar & Grill             | 6,400        |
| <b>80</b>   | <b>Available</b>                    | <b>1,864</b> |
| 81          | Image Studios                       | 5,103        |
| 90          | TPC Dental Care                     | 2,200        |
| 91          | TPC Nail Salon and Spa              | 1,600        |
| 95          | Airrosti                            | 2,000        |
| 100         | Subway                              | 1,500        |
| <b>105</b>  | <b>Available</b>                    | <b>2,588</b> |
| 110         | Uptown Cheapskate                   | 6,000        |
| 125         | Prestige Barbershop (Coming Soon)   | 1,190        |
| 130         | The Exercise Coach                  | 1,190        |

| UNIT        | TENANT                          | SQ. FT.      |
|-------------|---------------------------------|--------------|
| 140         | Aqua Tots                       | 5,558        |
| 145         | Planet Party                    | 4,000        |
| 160         | Chili's Grill & Bar             | 5,867        |
| 170         | BJ's Restaurant and Brewhouse   | 7,787        |
| <b>A-01</b> | <b>Available</b>                | <b>3,900</b> |
| B-01        | Popshelf                        | 12,000       |
| B-10        | Pure Posh Salon                 | 5,000        |
| B-15        | Haus of Wellness and Aesthetics | 2,766        |
| <b>B-20</b> | <b>Available</b> ➤ 360° View    | <b>8,761</b> |
| <b>C-01</b> | <b>Available</b>                | <b>5,500</b> |
| <b>C-05</b> | <b>Available</b>                | <b>2,424</b> |
| C-10        | Loft                            | 6,000        |
| D-01        | Talbots                         | 6,000        |
| D-10        | Stone Creek Jeweler             | 900          |
| D-15        | Victoria's Secret               | 8,000        |
| D-30        | White House   Black Market      | 3,305        |
| E-01        | Alamo Drafthouse Cinema         | 27,000       |
| E-10        | Ulta Beauty                     | 10,391       |
| E-20        | See's Candies                   | 2,200        |
| E-25        | Bath & Body Works               | 3,300        |
| E-30        | Lovely Brows                    | 706          |
| E-35        | Four 9 Cigars                   | 1,800        |
| G-01        | Stout House                     | 3,200        |
| G-05        | 16 Handles (Coming Soon)        | 1,879        |
| G-10        | Grimaldi's Pizzeria             | 4,601        |
| H-01        | James Avery                     | 2,800        |
| H-10        | Studio Nails & Spa              | 1,315        |
| <b>H-15</b> | <b>Available</b> ➤ 360° View    | <b>3,000</b> |

| UNIT        | TENANT                       | SQ. FT.      |
|-------------|------------------------------|--------------|
| <b>H-20</b> | <b>Available</b> ➤ 360° View | <b>4,085</b> |
| <b>H-35</b> | <b>Available</b> ➤ 360° View | <b>4,300</b> |
| I-01        | Spectrum                     | 4,000        |
| I-05        | Bodenvy (Coming Soon)        | 2,000        |
| <b>I-10</b> | <b>Available</b>             | <b>1,400</b> |
| I-15        | Color Me Mine (Coming Soon)  | 3,086        |
| I-20        | Carranza Jewelers            | 1,670        |
| <b>I-23</b> | <b>Available</b>             | <b>1,730</b> |
| I-25        | Chico's                      | 5,005        |
| <b>J-01</b> | <b>Available</b>             | <b>6,524</b> |
| <b>J-05</b> | <b>Available</b> ➤ 360° View | <b>3,400</b> |
| J-10A       | Strong Pilates               | 4,224        |
| J-15        | Hiatus Day Spa (Coming Soon) | 2,400        |
| K-01        | La Bikini                    | 2,000        |
| <b>K-02</b> | <b>Available</b> ➤ 360° View | <b>1,654</b> |
| K-03        | CPR Cell Phone Repair        | 1,200        |
| <b>K-05</b> | <b>Available</b> ➤ 360° View | <b>4,921</b> |
| <b>K-10</b> | <b>Available</b>             | <b>2,900</b> |
| K-15        | AT&T                         | 3,600        |
| L-01        | Bakudan Ramen                | 2,503        |
| L-10        | Marble Slab Creamery         | 1,400        |
| M-01        | Starbucks                    | 1,700        |
| N-01        | Playa Bowls                  | 1,000        |
| N-05        | Claire's                     | 1,600        |
| <b>N-10</b> | <b>Available</b> ➤ 360° View | <b>1,000</b> |

| UNIT          | TENANT                             | SQ. FT.      |
|---------------|------------------------------------|--------------|
| <b>OFFICE</b> |                                    |              |
| 201           | Schatz Orthodontics                | 1,804        |
| 204           | Klove Engineering                  | 2,165        |
| 205           | Elevate Architecture               | 983          |
| 210           | Adame Dental                       | 3,286        |
| 211           | Gameday Men's Health               | 1,542        |
| 212           | Northside Family Counseling Center | 1,742        |
| <b>214</b>    | <b>Available</b>                   | <b>1,542</b> |
| 215           | Management Office                  | 1,500        |
| <b>216</b>    | <b>Available</b>                   | <b>1,300</b> |
| 218           | Microshare                         | 1,200        |
| <b>219</b>    | <b>Available</b>                   | <b>1,088</b> |
| <b>220</b>    | <b>Available</b>                   | <b>1,041</b> |
| 221           | The Quenedit Ballet School         | 6,000        |

**Office Square Feet:** 25,193  
**Total Square Feet:** 481,838

**For information: Deirdre Delaporte** E: ddelaporte@sterlingorganization.com P: 855-589-5070



The plan and its contents are furnished for informational purposes only and are intended only as a general description (but not represented, covenanted or warranted). The size and location of the project, the identity or nature of any occupant and all features, matters and other information included herein are subject to change without notice and should not be relied upon by any party. No representation or warranty, express or implied, is made as to the accuracy or reliability of this plan or its contents.

**Site Demographics (2026)**

|                          | 1 Mile    | 3 Mile    | 5 Mile    |
|--------------------------|-----------|-----------|-----------|
| <b>Population:</b>       | 9,143     | 84,069    | 170,891   |
| <b>Avg. HH Income:</b>   | \$158,072 | \$171,792 | \$164,562 |
| <b>Median HH Income:</b> | \$116,963 | \$129,380 | \$121,368 |

**Traffic Count:** 75,900 cars/day

## Site Demographics (2026)

|                          | 1 Mile    | 3 Mile    | 5 Mile    |
|--------------------------|-----------|-----------|-----------|
| <b>Population:</b>       | 9,143     | 84,069    | 170,891   |
| <b>Avg. HH Income:</b>   | \$158,072 | \$171,792 | \$164,562 |
| <b>Median HH Income:</b> | \$116,963 | \$129,380 | \$121,368 |

**Traffic Count:** 75,900 cars/day

# VILLAGE AT STONE OAK

22610 US Hwy 281 N, San Antonio, TX 78258

