

# OAK PARK VILLAGE

1955 NACOGDOCHES ROAD | SAN ANTONIO, TX 78209

Perform Properties

## Property Details

**Owned GLA**  
64,659 SF

**Availability**  
0 Suites | 0 SF

## Overview

- Successful HEB grocery-anchored center located in the affluent Alamo Heights/ Terrell Hills neighborhoods
- 3 mile populations exceed 83,000 with 25% above the average household incomes in the entire San Antonio MSA
- Maximum visibility and accessibility with 3 traffic lights and 5 access points

## Tenant Mix



FANTASTIC SAM'S  
CUT & COLOR



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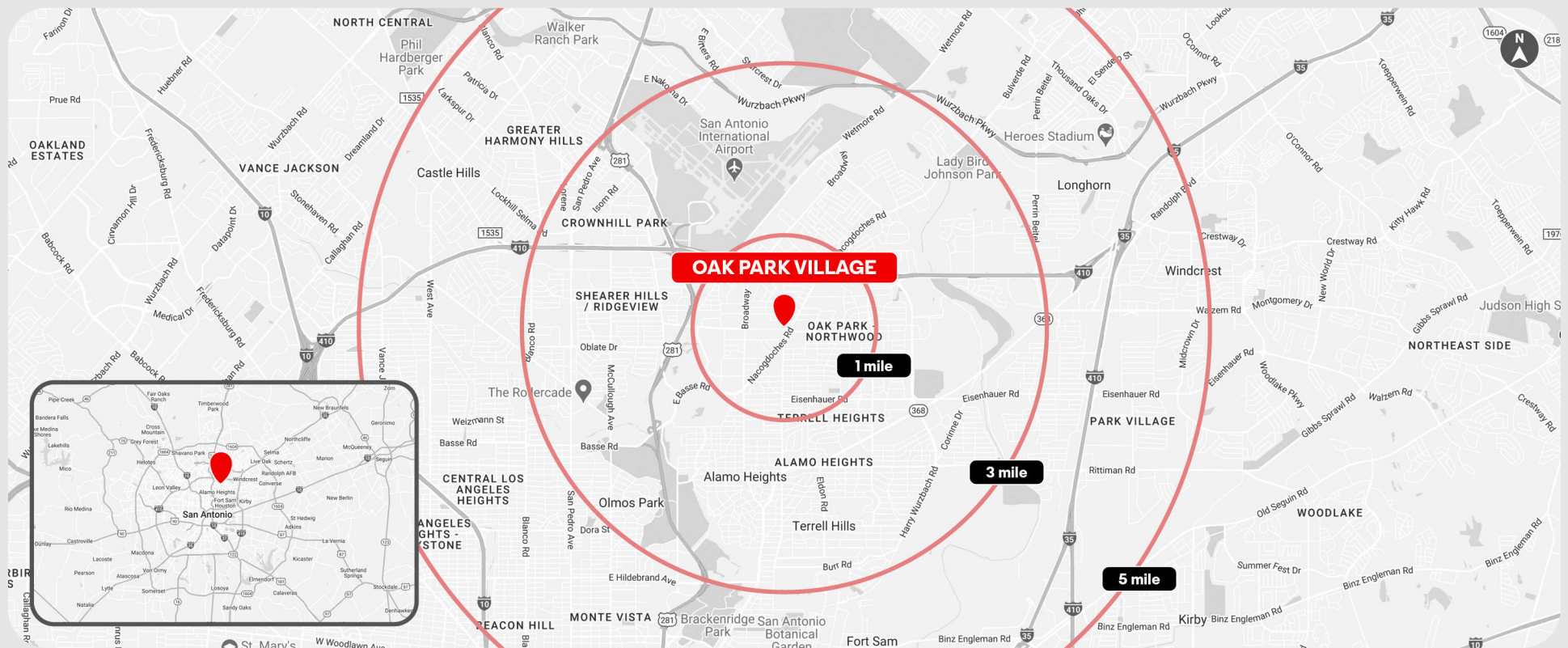
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## Demographics

Source: Advan, 2024.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	11,629	17,440	5,158	\$126,175	\$99,861
3 MILES	84,174	132,545	37,079	\$119,006	\$83,284
5 MILES	275,679	418,059	111,788	\$93,150	\$68,978





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Updated October 2025

**Oak Park Village**  
Visits 1.7M  
Retailers: HEB, Starbucks, Dunkin' Donuts, KUB, Twice the ICE, +2

**Alamo Quarry Market**  
Retailers: Whole Foods, ULTA, HomeGoods, Michaels, Sorbott's rack, chilis's, Nike, Petland, Old Navy, +69

**Quarry Village**  
Retailers: Trader Joe's, Five Guys, Vitaminworks, Sweetgreen, Bed Bath & Beyond, Jambon Jambon, +22

**The Shops At Lincoln Heights**  
Retailers: HEB, CAVA, Panera Bread, Wells Fargo, Pei Wei, TWIN LIQUORS, +28

**Sunset Square**  
Retailers: HEB, Little Caesars, Cricket, Great Clips, Twice the ICE, +9

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## Site Plan



Suite	Tenant	GLA (SF)
A0A	H-E-B	54,844
D0D	FISH CITY GRILL	3,197
D0A	Oak Park Cleaners	2,158
E0A	STARBUCKS	1,600
E0C	THUNDER CLOUD	1,430
E0B	FANTASTIC SAMS	1,430



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## Get in Touch with Us

### Leasing

Catie Whorton

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### Pop-up & Short-term Leasing

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### Property Management

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Learn more about Oak Park Village at [performproperties.com/property/oak-park-village](https://performproperties.com/property/oak-park-village)

