



SUNSET RIDGE

SAN ANTONIO, TX

SHOP COS.

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ABOUT

PROJECT SCOPE

Newly acquired by Fifth Corner and Headwall Investments, Sunset Ridge is a premier retail destination in the heart of the Alamo Heights community. Anchored by Sunset & Co. and complemented by a curated mix of beloved local retailers, the center offers an exceptional opportunity for brands to connect with residents who value quality, convenience, and a strong sense of community.

TRAFFIC COUNTS

- N New Braunfels Ave: 15,584 VPD-25
- Austin Hwy 368: 27,342 VPD-25

DETAILS

- Join:



MEDFIRST
Primary & Urgent Care



Invitations, Etc.



CAPRI
BY SUNSET & CO

smart barre
san antonio, texas

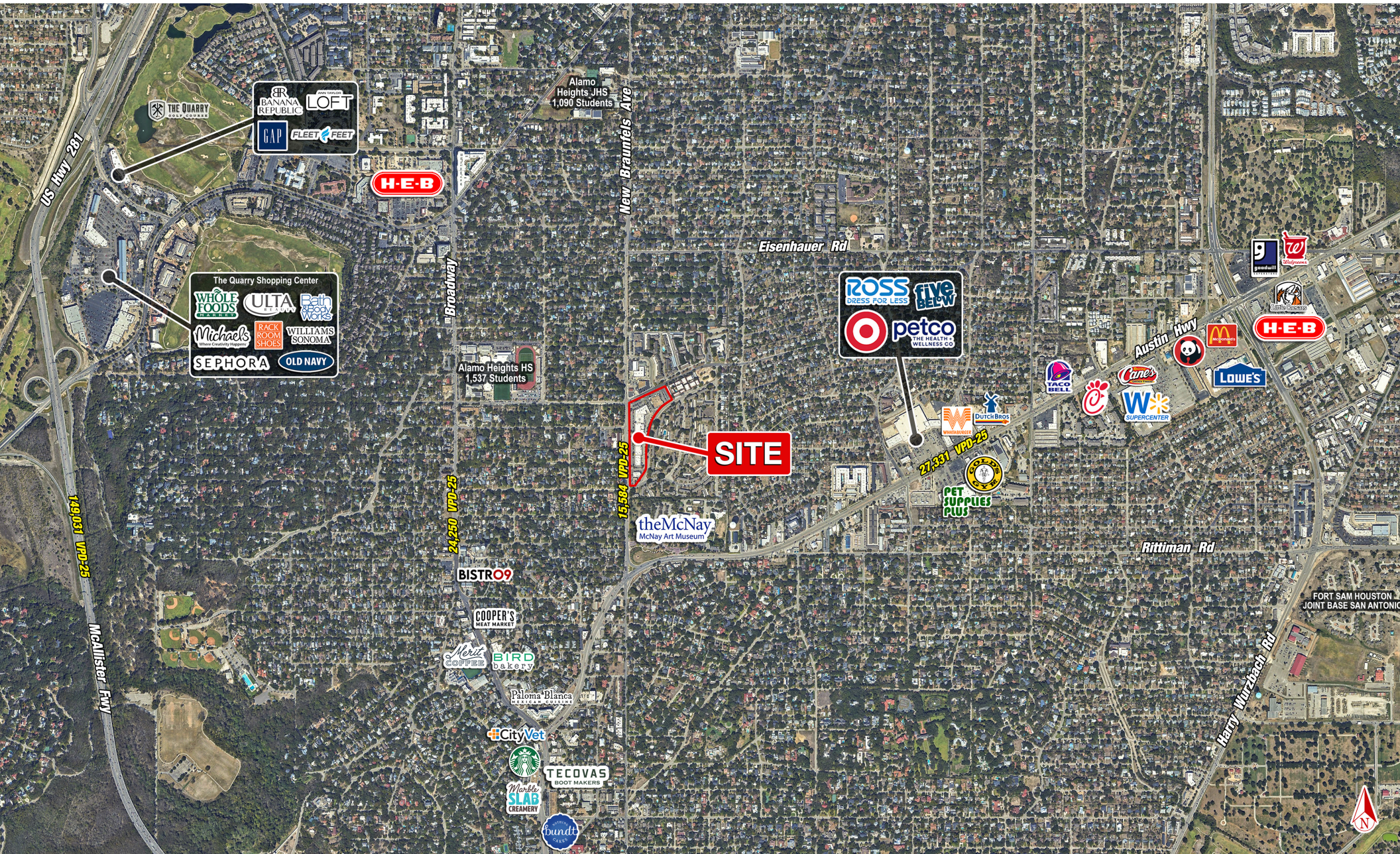


Belles & Beaux
CHILDREN'S BOUTIQUE

Great Clips



TRADE AERIAL



SITE AERIAL



SHOP COS.

Sunset Ridge Shopping Center
san antonio, texas
INTERSECTION

SITE

	Total Population	Avg Household Income
1 Mile	13,891	\$229,712
3 Miles	91,599	\$197,401
5 Miles	271,101	\$184,233

PHOTOS



PHOTOS



PHOTOS



SITE PLAN

SUNSET RIDGE SHOPPING CENTER

SHOP ^{CO.}

FEBRUARY 2026

NORTH NEW BRAUNFELS AVENUE



NEIGHBORHOOD VIBE RETAILERS & RESTAURANTS



ST. BERNARD

A luxury lifestyle retailer offering premium ski, surf, and outdoor apparel alongside curated designer fashion and accessories in a polished boutique setting.



BIRD BAKERY

An upscale neighborhood bakery known for scratch-made cakes, cupcakes, and seasonal desserts served in a charming, inviting atmosphere.



HUDSON HOUSE

A refined American dining concept featuring oysters, martinis, and classic coastal-inspired dishes in a vibrant, polished setting.



JACK & HARRY'S

An elevated Southern steakhouse blending Louisiana-inspired cuisine with a warm, clubby atmosphere and strong neighborhood following.



TINY'S MILK & COOKIES

A nostalgic dessert concept serving freshly baked cookies, ice cream, and classic sweet treats in a cheerful, family-friendly environment.



LA LA LAND KIND CAFE

A bright, design-forward café serving specialty coffees, matcha, and light bites with a strong community-driven and socially conscious mission.



CAPPY'S RESTAURANT

An iconic Alamo Heights fine dining staple offering upscale American cuisine and long-standing neighborhood loyalty.



POTTERY BARN KIDS

A nationally recognized home furnishings retailer offering elevated children's furniture, décor, and design solutions with timeless appeal.



CENTRAL MARKET

An upscale specialty grocer by H-E-B featuring chef-driven prepared foods, gourmet ingredients, and an immersive culinary marketplace atmosphere.



TECOVAS

A premium Western footwear and apparel brand known for handcrafted boots and elevated cowboy style rooted in quality craftsmanship.



SKIN LAUNDRY

A modern, medical-grade skincare studio offering advanced laser facials and customized treatments in a sleek, clinical-luxe setting focused on results-driven care.



H-E-B

A leading Texas-based grocery retailer delivering high-quality fresh foods, curated products, and an elevated everyday shopping experience.



JUICELAND

A vibrant juice and smoothie bar offering organic blends, wellness shots, and plant-forward menu options in an energetic setting.



WARBY PARKER

A modern eyewear brand delivering stylish prescription glasses and sunglasses through an approachable, design-focused retail experience.



SOLUNA

A long-standing San Antonio restaurant known for its vibrant atmosphere, classic Tex-Mex and Mexican cuisine, and signature margaritas that have made it a favorite in the Alamo Heights dining scene.

SHOP^{CO.}

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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.

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. 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.

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.

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