



DOGWOOD
COMMERCIAL



PARLIAMENT SQUARE

11755-11823 West Ave & Blanco Rd.
San Antonio, TX 78216



EVERYDAY RETAIL. EXCEPTIONAL ACCESS.

Fitness Connection
shadow-anchored

Adjacent to a high-
performing HEB

COMING: 2026 façade
renovations

DEMOGRAPHICS

(map on next page)

	1 Mile	3 Miles	5 Miles
2024 Population	19,592	95,031	288,622
Households	9,178	42,142	133,868
Average HH Income	\$67,895	\$89,595	\$87,924

AVAILABLE SPACES

(site map on next page)

11755 - 8,200 SF
11757 - 1,962 SF
11765 #1 - 2,562 SF
11821 - 3,000 SF

TRAFFIC COUNTS

(count year: 2025)

West Avenue: 24,195 VPD
Blanco Road: 28,990 VPD

LEASING

Scott Eiting
214.244.4183
seiting@dogwoodcommercial.com

Jake Carr
210.860.2546
jcarr@dogwoodcommercial.com



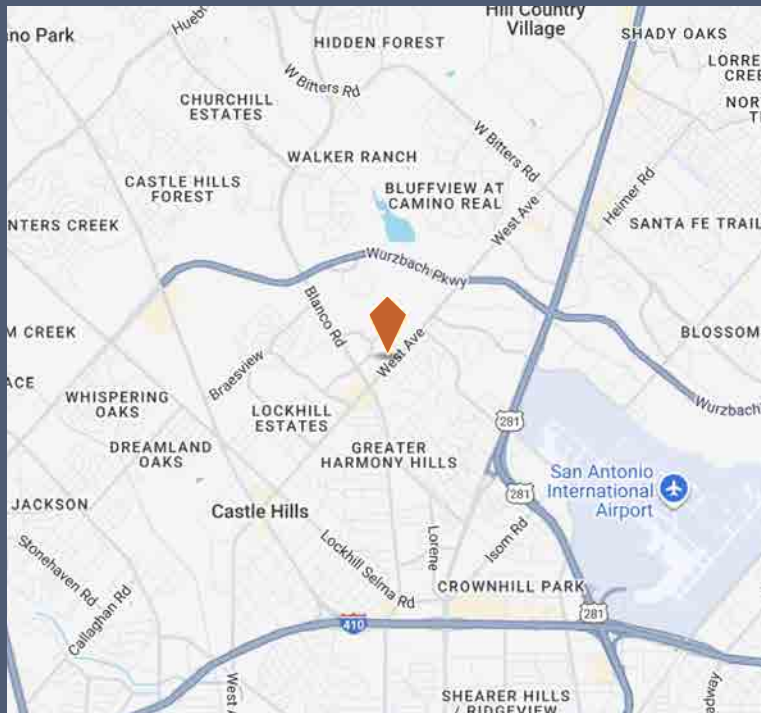
dogwoodcommercial.com



SITE MAP



PROPERTY LOCATION



TENANT LIST

- 11755 - Vacant
- 11757 - Vacant
- 11765 #1 - Vacant
- 11765 #1 - Austin Vacuum
- 11777 - Creative Sewing Center
- 11781 - La Michoacana Lone Star
- 11785 - Fong's Nails
- 11787 - Herbermanos
- 11791 - Taqueria Jalisco
- 11799 - Octapharma Plasma
- 11807-11813 - Kavana
- 11815 - Acceptance Insurance
- 11817 - Havana Barbershop
- 11819 #1 - Multispecialty Clinic
- 11819 #2 - Regional Finance
- 11821 - Vacant
- 11823 - Sun Auto Tire & Service