

Parliament Square

11755 - 11823 West Ave
San Antonio, TX 78216



DOGWOOD
COMMERCIAL



Parliament Square is a 54,541 SF shopping center located along Blanco Rd and West Ave. The property is surrounded by national retailers and restaurants, and tenants benefit from high visibility on heavy daily traffic in San Antonio's rapidly expanding Northside area. Parliament Square is shadow-anchored by a *Fitness Connection*, adjacent to a high-performing *HEB*, and has **façade renovations coming in 2026**.

Demographics (map on next page)

	1 Mile	3 Miles	5 Miles
2025 Population	19,765	96,922	294,918
Households	9,264	43,018	128,468
Average HH Income	\$73,752	\$98,863	\$96,251

Traffic Counts (2025)

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

Available Spaces (site map on next page)

11819 #1 - 1,558 SF **Potential Pad Site - 22,000 SF (0.5 Acre)**
11821 - 3,000 SF

LEASING

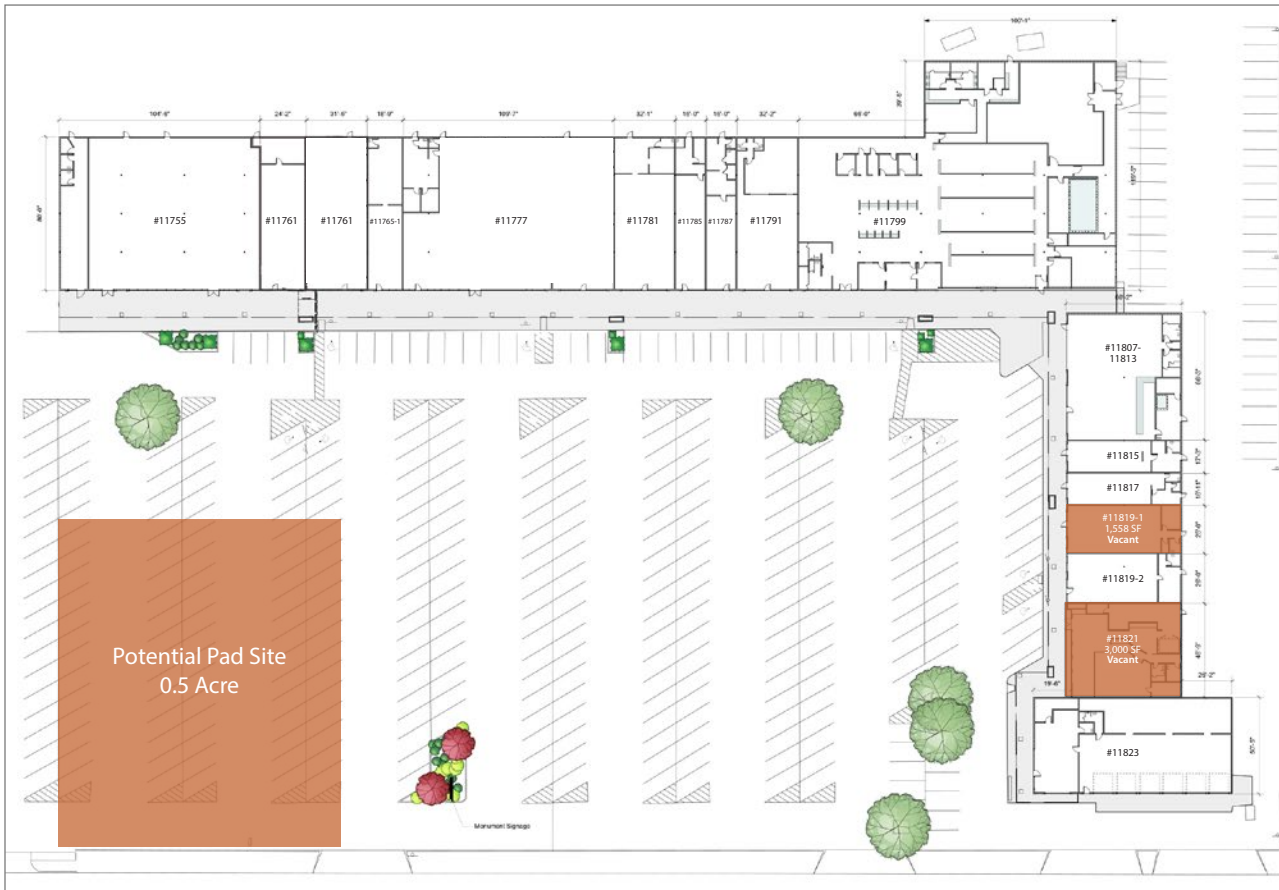
Scott Eiting
214.244.4183
seiting@dogwoodcommercial.com

Jake Carr
210.860.2546
jcarr@dogwoodcommercial.com

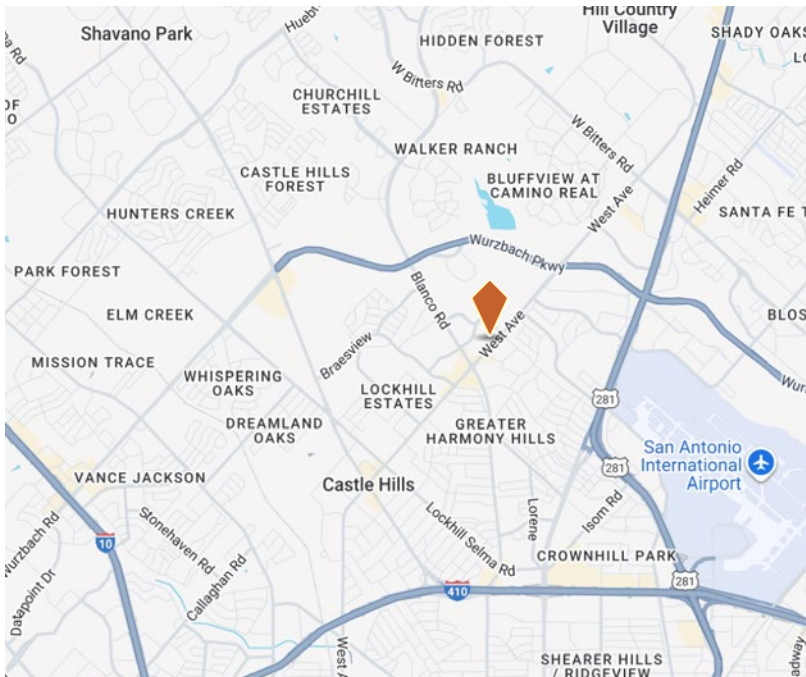


dogwoodcommercial.com

Parliament Square Site Map



Property Location



Tenant List

- | | |
|--------------------------|------------------------------------|
| 11755 - Family Dollar | 11799 - Octapharma Plasma |
| 11761 - Clay Crain | 11807-11813 - Kavana 210 |
| 11765-1 - Clay Crain | 11815 - Acceptance Insurance |
| 11765-2 - Austin Vacuum | 11817 - Havana Barbershop |
| 11777 - Creative Sewing | 11819-1 - Vacant |
| 11781 - La Michoacana | 11819-2 - Greater Multispec Clinic |
| 11785 - Fong's Nails | 11821 - Vacant |
| 11787 - Herbemanos | 11823 - Sun Auto |
| 11791 - Taqueria Jalisco | |

LEASING

Scott Eiting
214.244.4183
seiting@dogwoodcommercial.com

Jake Carr
210.860.2546
jcarr@dogwoodcommercial.com

