

# Parliament Square

11755 - 11823 West Ave  
San Antonio, TX 78216



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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
<b>2025 Population</b>	19,765	96,922	294,918
<b>Households</b>	9,264	43,018	128,468
<b>Average HH Income</b>	\$73,752	\$98,863	\$96,251

## Available Spaces (site map on next page)

**11755 - 8,200 SF**      **11819-1 - 1,558 SF**  
**11765-2 - 1,459 SF**      **11821 - 3,000 SF**

## Traffic Counts (2025)

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

**Potential Pad Site - 22,000 SF (0.5 Acre)**



## LEASING

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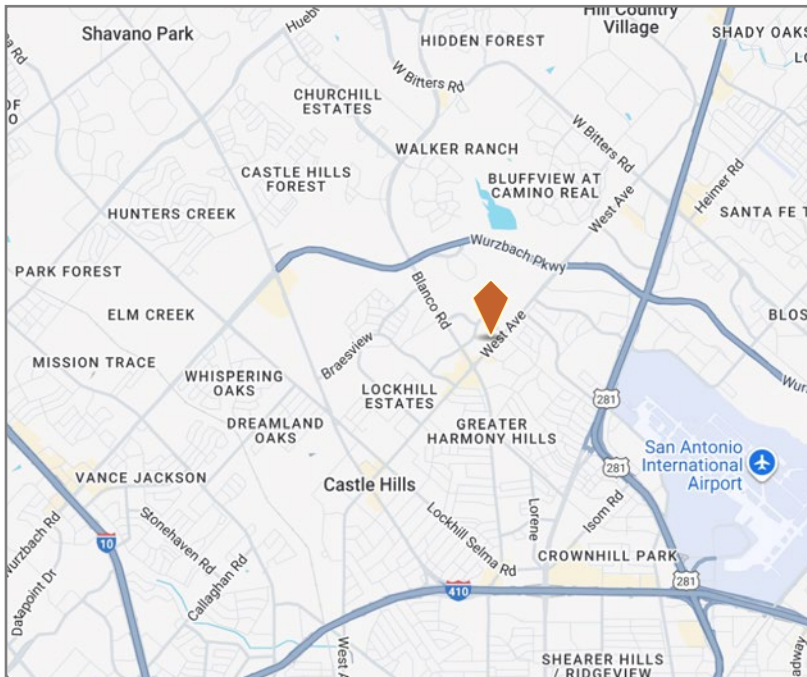


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# Property Site Map & Availability



## Property Location



## Tenant List

- |                                 |  |
|---------------------------------|--|
| 11755 - Vacant                  | 11819-2 - Greater Texas<br>Multispecialty Clinic |
| 11761 - Silvertown<br>Game Room | 11821 - Vacant                                   |
| 11765-2 - Vacant                | 11823 - Sun Auto                                 |
| 11777 - Creative Sewing         |  |
| 11781 - La Michoacana           |  |
| 11785 - Fong's Nails            |  |
| 11787 - Herbemanos              |  |
| 11791 - Taqueria Jalisco        |  |
| 11799 - Octapharma Plasma       |  |
| 11807-11813 - Kavana 210        |  |
| 11815 - Acceptance Insurance    |  |
| 11817 - Havana Barbershop       |  |
| 11819-1 - Vacant                |  |

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