

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

Traffic Counts

(count year: 2025)

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

Available Spaces

(site map on next page)

11755 - 8,200 SF
11757 - 1,962 SF

11765 #1 - 2,562 SF
11821 - 3,000 SF

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

LEASING

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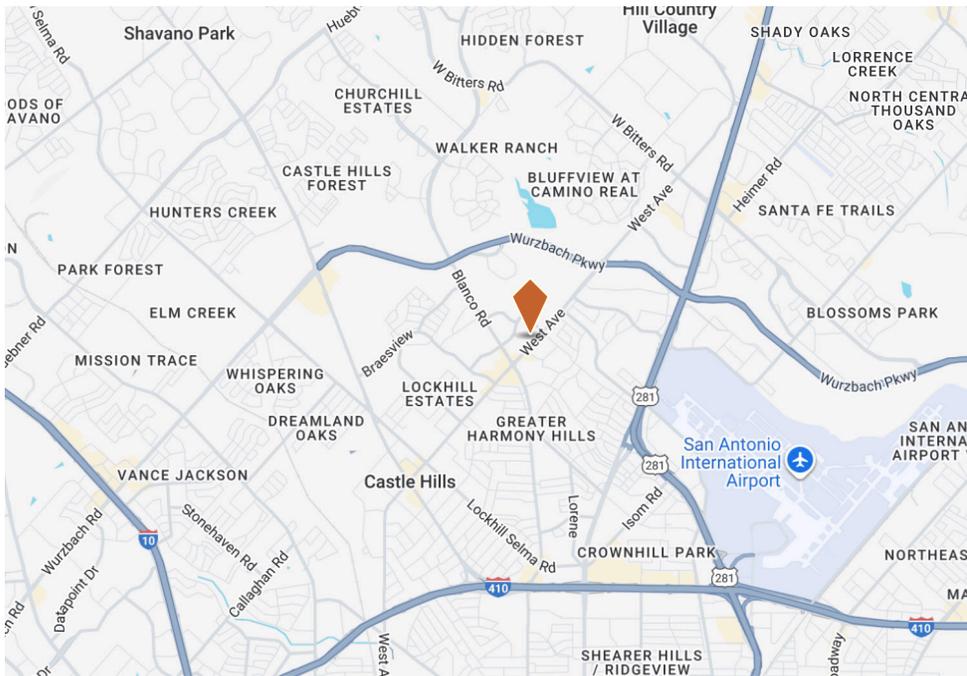


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Parliament Square Site Map



Property Location



Tenant List

- Ste 12 - Vacant
- Ste 14 - Photo Space
- Ste 16 - MLC Insurance
- Ste 18 - MLC Insurance
- Ste 20 - Total Wireless
- Ste 24 - Vacant
- Ste 30 - Tattoo
- Ste 36 - Vacant
- Ste 40 - HHM Health
- Ste 47-50 - Vacant
- Ste 56 - Dollar General
- Ste 62 - Savannah
- Ste 68 - Pancho's
- Ste 70 - Vacant

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