

ROLLING OAKS
MALL



RETAIL SPACE FOR LEASE

Rolling Oaks Mall, located in San Antonio, Texas, offers a diverse range of tenants and family-friendly events, making it a go-to destination for shoppers and families alike. Positioned along HWY 1604, amidst thriving commercial and residential development, the mall is evolving as a dynamic retail and entertainment hub, attracting visitors from all around.

SUMMIT
PROPERTIES USA

ROLLING OAKS MALL

RETAIL SPACE FOR LEASE

6909 N Loop 1604 E
San Antonio TX 78247
📍 RollingOaksMall



SITE OVERVIEW

Site Acres:	44.03 acres
Total Leasable Area:	882,095 sqf
Owned Leasable Area:	285,787 sqf
Parking Places:	4,541 autos
Anchor Tenants:	JCPenney Dillard's

PROPERTY OVERVIEW

National Retailers: The mall features major brands like Bath & Body Works, Claire's, Dillard's, H&M, and JCPenney, which drive consistent foot traffic.

Strategic Location: Situated along HWY 1604, Rolling Oaks Mall attracts shoppers from both growing residential areas and bustling traffic zones.

Family Entertainment: With exciting attractions like Inflatable Wonderland and the new ****Bounce-Scape****, a 1,800-square-foot indoor play area, kids can immerse themselves in active fun while parents enjoy more time to shop.

Community Engagement: The mall hosts family-oriented events and activities, creating a strong connection with local residents and increasing foot traffic.



**STRATEGIC
LOCATION**



**NATIONAL
BRANDS**



**STORE
VARIETY**



**FAMILY
FRIENDLY**

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Leasing Manager **Stacey Caldarella**
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www.rollingoaksmall.com

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SPACE	UNIT TYPE	SIZE SF
H01B	Inline	11,649 SF
F04B	Inline	7,000 SF
C07A	Inline	6,525 SF
A02A	Inline	5,447 SF
E07B	Inline	3,248 SF
C07B	Inline	2,560 SF
Q02B	Inline	2,500 SF
D01	Inline	1,008 SF



Level I

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Level II

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DEMOGRAPHICS	5 MILE	10 MILE	20 MILE
Population	163,486	596,043	1,719,675
Households	61,497	222,544	649,521
Avg. Household Income	\$96,870	\$103,299	\$93,883
Median Age	36	36	36



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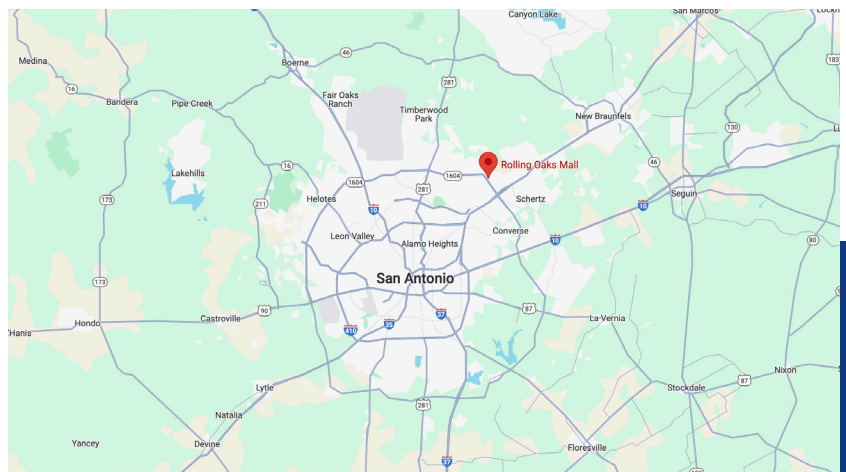
SAN ANTONIO

San Antonio, located in south-central Texas, is one of the fastest-growing cities in the United States, known for its cultural heritage, thriving economy, and family-friendly atmosphere. With a population of over 1.4 million, San Antonio serves as a major hub for business, education, and tourism. Key institutions like the University of Texas at San Antonio (UTSA) and Methodist Hospital support a diverse and dynamic population. Conveniently situated along Loop 1604, Rolling Oaks Mall offers excellent accessibility, attracting visitors from across the metropolitan area. The city's strong economic growth and vibrant community make it an ideal location for retail businesses.



AREA

City	505.0 sq mi
Land	498.3 sq mi
Water	6.7 sq mi
Elevation	650 ft



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