

FOR LEASE

SHOPS AT INGRAM HEIGHTS

NW LOOP 410 & ROXBURY DRIVE, SAN ANTONIO, TX 78238

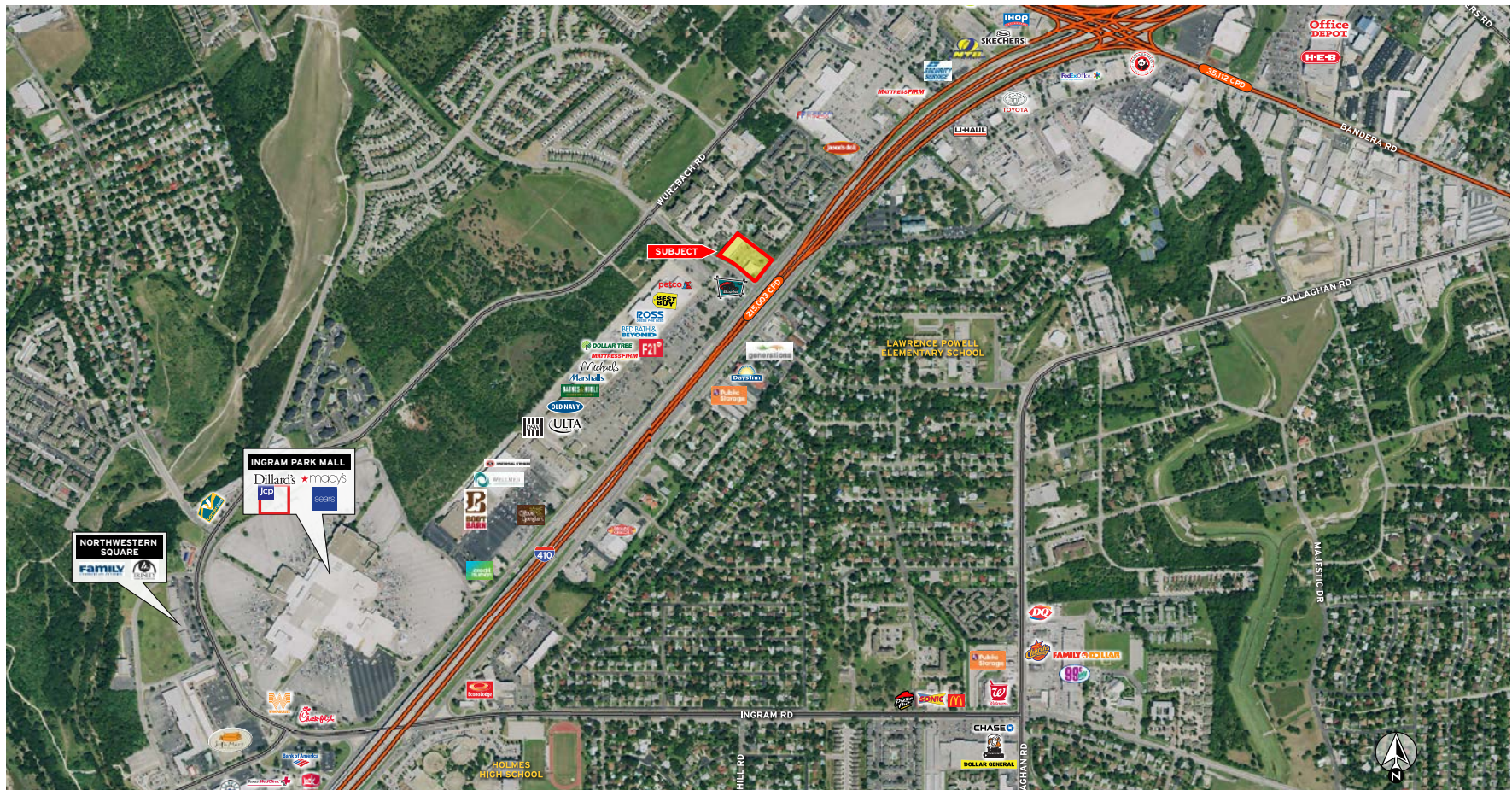


Retail Science from CBRE

www.cbre.us/southcentralretail

CBRE

FOR LEASE | SHOPS AT INGRAM HEIGHTS | NW LOOP 410 & ROXBURY DRIVE



CONTACT US

Louis 'Lex' Lutto

Senior Associate
210 841 3245
lex.lutto@cbre.com

© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



PROPERTY INFO

- + Retail building with cross access to over 1.5 million SF of retail across from Ingram Festival and in the immediate vicinity of Ingram Park Mall.
- + It also enjoys great visibility and easy access to one of the more heavily traveled portions of Loop 410 with over 215,000 VPD.
- + This building features a nice finish out. Prominent pylon signage also available.

GROSS LEASABLE AREA

- + 7,000 SF (approximate)

SIZES AVAILABLE

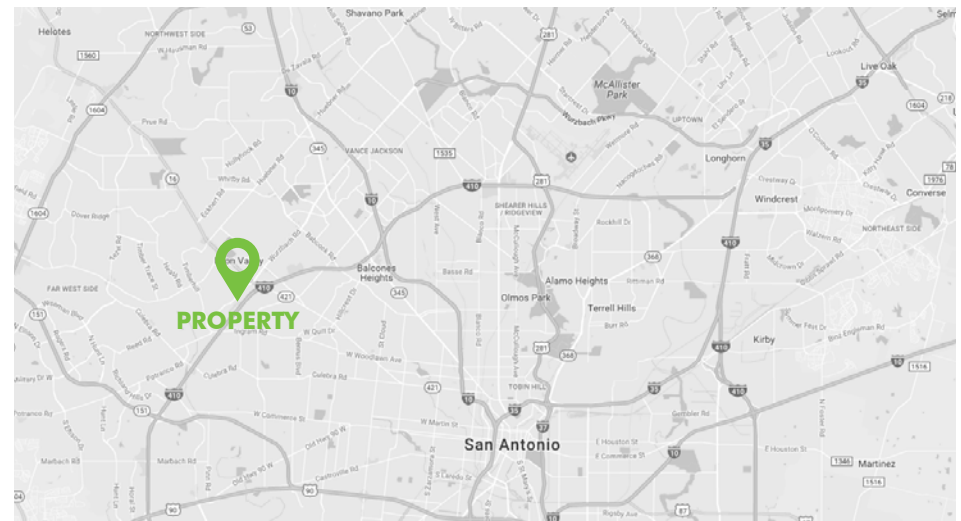
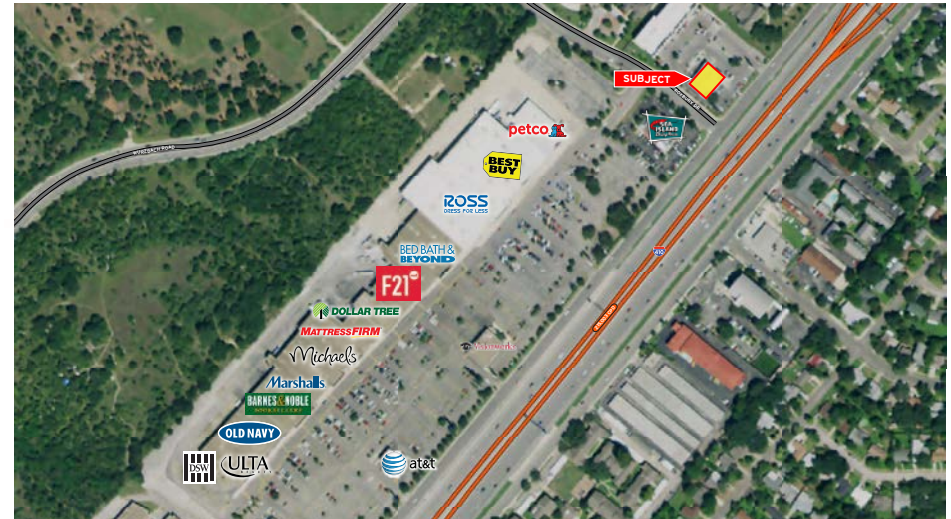
- + 100% Leased

RENT

- + Please contact broker for pricing.

TRIPLE NET CHARGES

- + \$15.90 PSF (estimated)





AREA INFO

2019 Demographic Summary

	1 Miles	3 Miles	5 Miles
Estimated Population	13,609	130,010	396,519
Estimated Households	5,429	48,371	142,146
Daytime Employees	8,894	61,426	169,169
Average Household Income	\$54,362	\$62,973	\$67,365

Traffic Counts

Loop 410, West of IH-10	215,003 VPD
-------------------------	-------------

counts dated 2018

KEY TENANTS

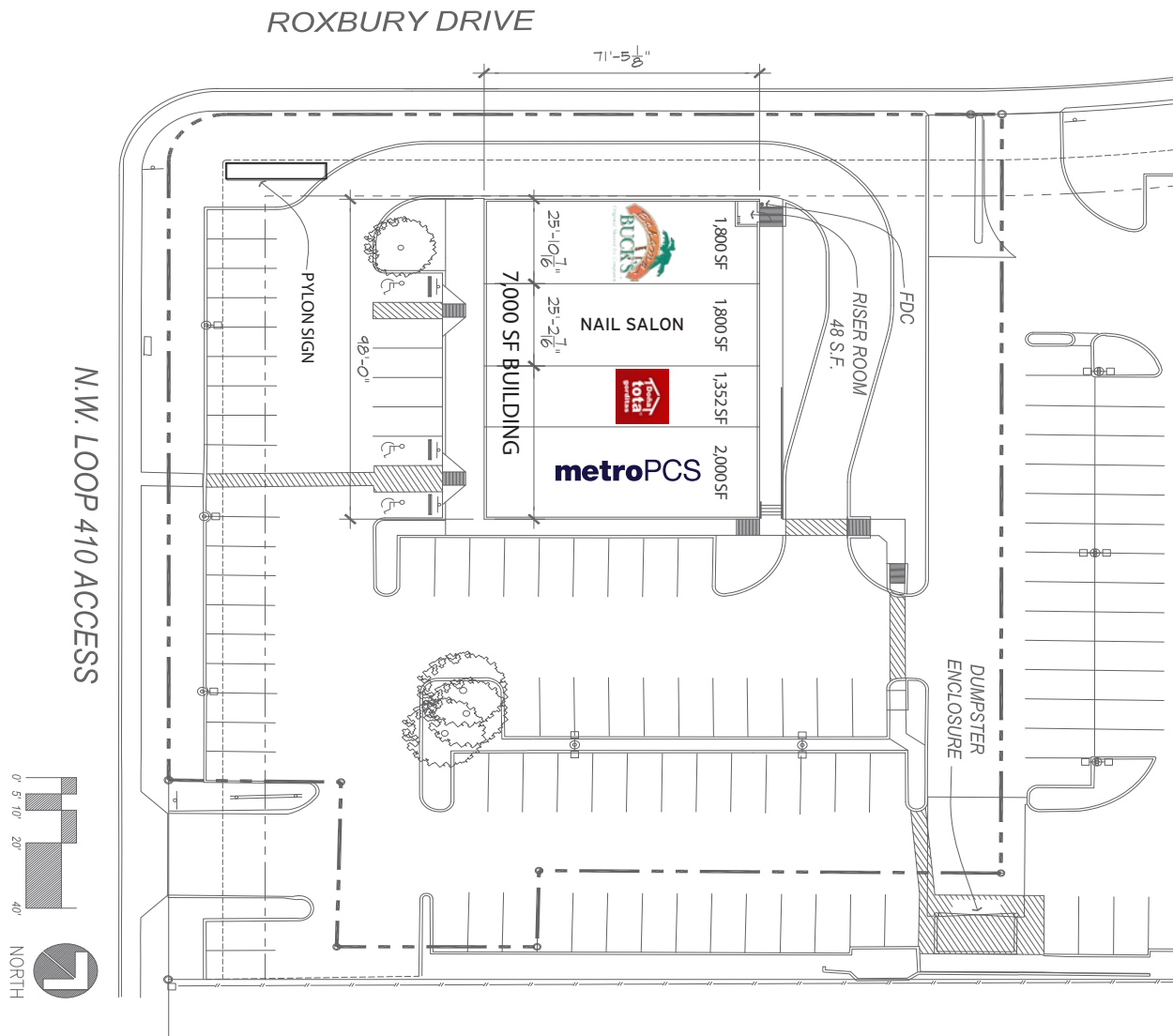
- + Dona Tota
- + Metro PCS
- + Bahama Bucks

AREA REATILERS

- + Best Buy
- + Old Vany
- + Barnes & Noble
- + Marshalls
- + Michael's
- + Bed Beth & Beyond
- + Petco



FOR LEASE | SHOPS AT INGRAM HEIGHTS | NW LOOP 410 & ROXBURY DRIVE



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who

will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

CBRE, Inc.	299995	texaslicensing@cbre.com	+1 210 225 1000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License Number	Email	Phone
Michael Caffey	437641	michael.caffey@cbre.com	+1 214 979 6511
Designated Broker of Firm	License Number	Email	Phone
Gardner Peavy	473833	gardner.peavy@cbre.com	+1 210 253 6031
Licensed Supervisor of Sales Agent/Associate	License Number	Email	Phone
Louis 'Lex' Lutto	577394	lex.lutto@cbre.com	+1 210 841 3245
Sales Agent/Associate	License Number	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

