

FOR LEASE

THE SHOPS AT REDLAND ROAD

NEC LOOP 1604 AT REDLAND ROAD, SAN ANTONIO, TX 78232



Retail Science from CBRE
www.cbre.us/southcentralretail

CBRE

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PROPERTY INFO

11 acre retail development with pad site opportunities fronting Loop 1604 at Redland Road. This development is ideally positioned to draw traffic from Bulverde Road, US 281 and Loop 1604 in one of San Antonio's busiest retail trade areas.

- + Excellent access and exposure to Loop 1604
- + Located in an area experiencing strong, affluent residential growth

GROSS LEASABLE AREA

- + 35,000 SF - Retail
- + Multiple pads fronting Loop 1604

PRICING

- + Please contact brokers



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AREA INFO

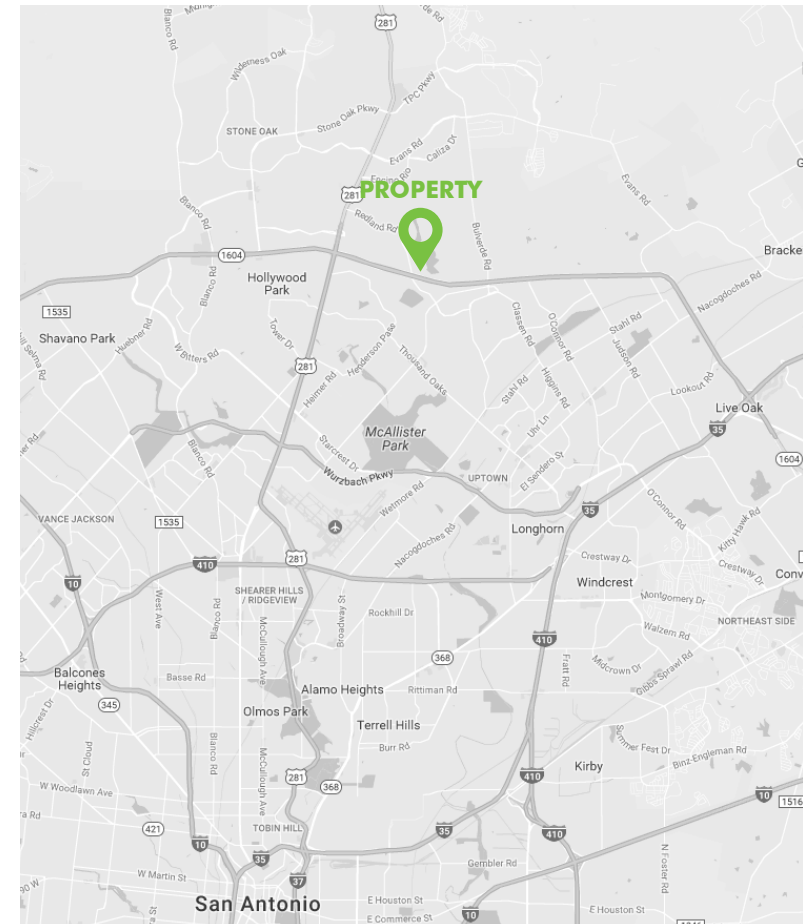
2019 Demographic Summary

	1 Miles	3 Miles	5 Miles
Total Population	8,098	81,379	224,015
Households	2,949	29,860	82,537
Average HH Income	\$101,737	\$102,926	\$103,369
Daytime Employees	1,651	26,887	90,100

Traffic Counts

Loop 1604	121,579 vpd
Redland Road	15,433 vpd

counts dated 2018



CONTACT US

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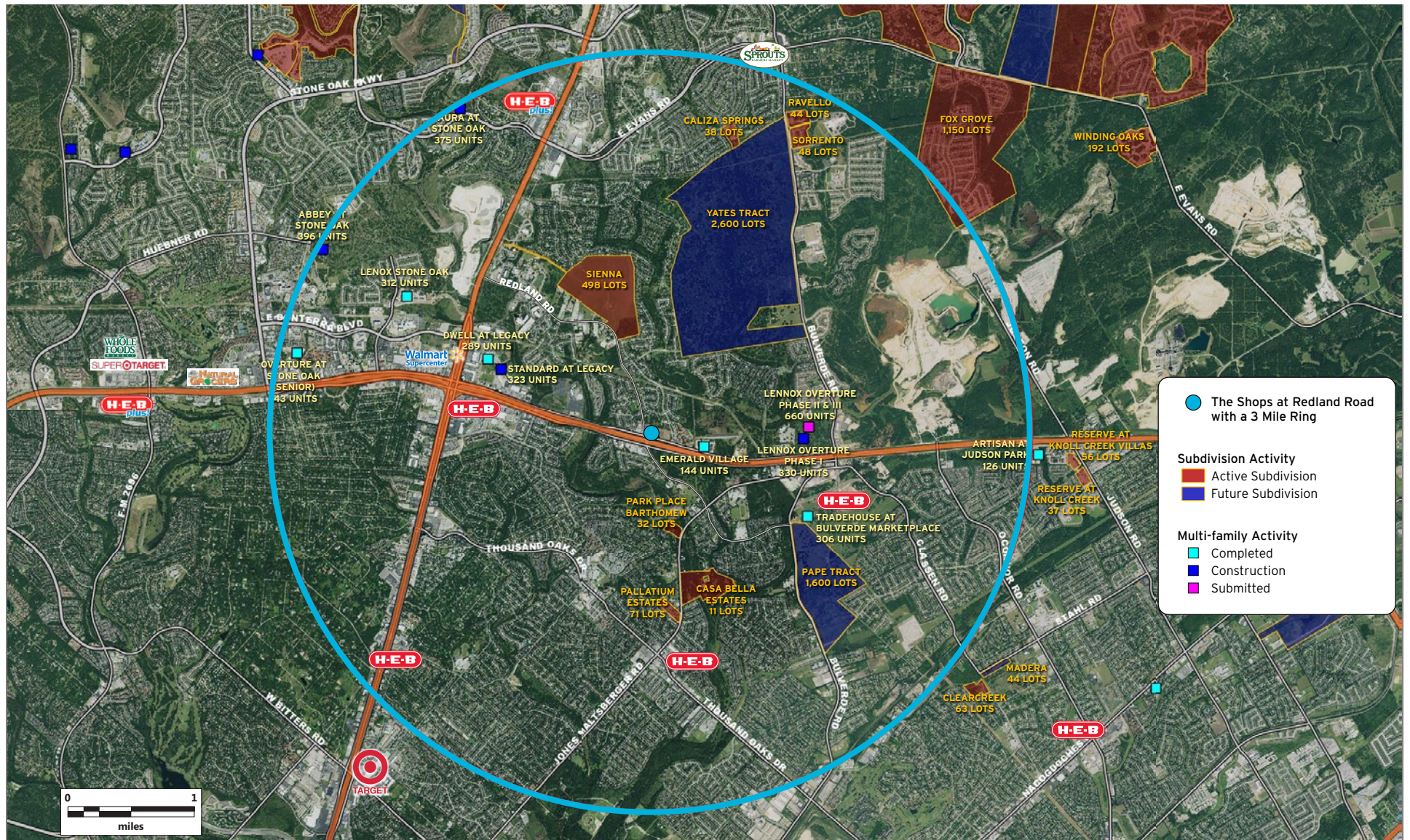
**LUNA
MIDDLEMAN
ARCHITECTS**

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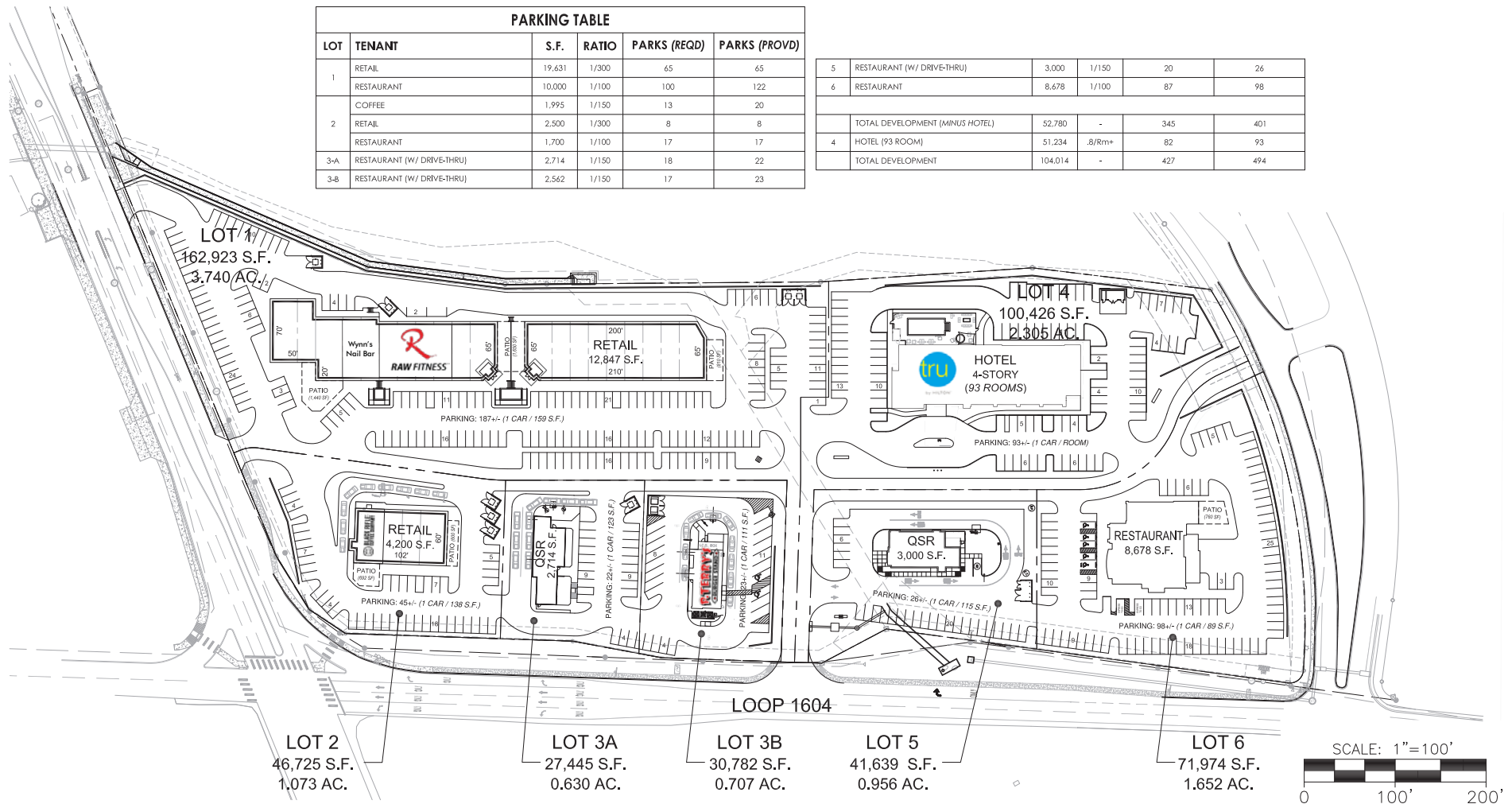
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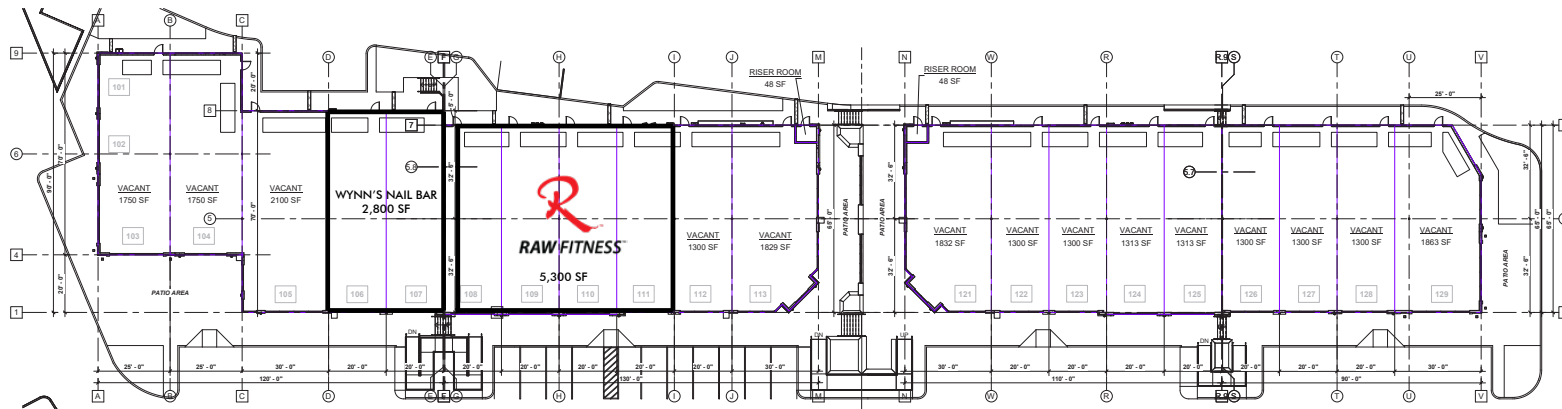
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PARKING TABLE					
LOT	TENANT	S.F.	RATIO	PARKS (REQD)	PARKS (PROVD)
1	RETAIL	19,631	1/300	65	65
	RESTAURANT	10,000	1/100	100	122
	COFFEE	1,995	1/150	13	20
2	RETAIL	2,500	1/300	8	8
	RESTAURANT	1,700	1/100	17	17
3-A	RESTAURANT (W/ DRIVE-THRU)	2,714	1/150	18	22
3-B	RESTAURANT (W/ DRIVE-THRU)	2,562	1/150	17	23

5	RESTAURANT (W/ DRIVE-THRU)	3,000	1/150	20	26
6	RESTAURANT	8,678	1/100	87	98
TOTAL DEVELOPMENT (MINUS HOTEL)		52,780	-	345	401
4	HOTEL (93 ROOM)	51,234	8/Rm+	82	93
TOTAL DEVELOPMENT		104,014	-	427	494

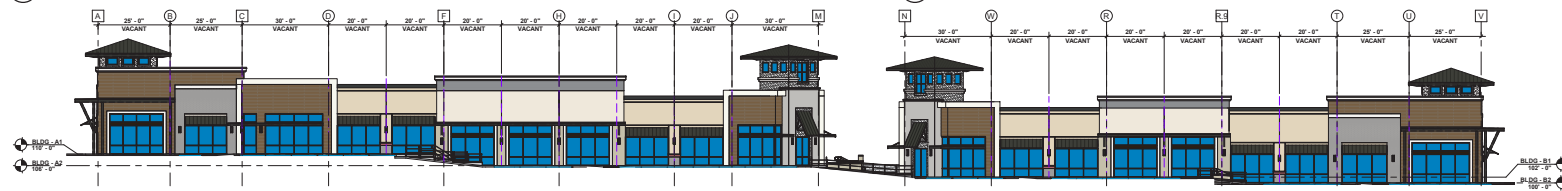


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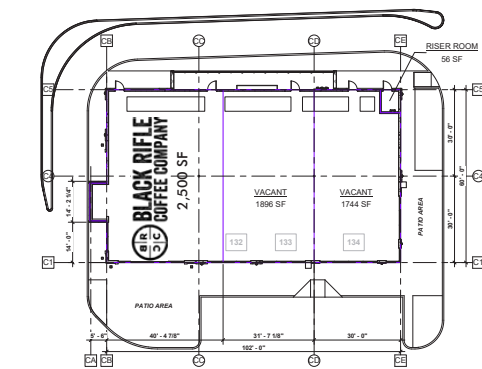


1 BUILDING A
SCALE: 1/16" = 1'-0"

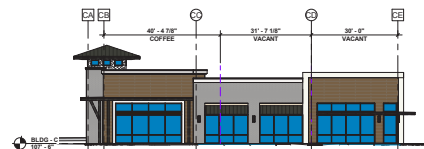
2 BUILDING B
SCALE: 1/16" = 1'-0"



3 LEASING ELEVATION - BUILDING A & B
SCALE: 1/16" = 1'-0"



4 BUILDING C
SCALE: 1/16" = 1'-0"



5 LEASE ELVATION - BUILDING C
SCALE: 1/16" = 1'-0"

Area Schedule (Gross Building)			
Building	Area	Name	Comments
A	1750 SF	VACANT	WEST ENDCAP
A	1750 SF	VACANT	WEST ENDCAP 2
A	2100 SF	VACANT	WEST ENDCAP 2
A	1400 SF	VACANT	EAST SIDE A-1
A	1313 SF	VACANT	WEST SIDE A2
A	1313 SF	VACANT	WEST SIDE B2
A	1300 SF	VACANT	COURTYARD EAST ENDCAP
A	1300 SF	VACANT	COURTYARD EAST ENDCAP
A	1829 SF	VACANT	COURTYARD EAST ENDCAP
A	48 SF	RISER ROOM	NE CORNER

Area Schedule (Gross Building)			
Building	Area	Name	Comments
B	1832 SF	VACANT	COURTYARD WEST ENDCAP
B	1300 SF	VACANT	
B	1300 SF	VACANT	
B	1313 SF	VACANT	EAST SIDE B-1
B	1300 SF	VACANT	WEST SIDE B2
B	1300 SF	VACANT	
B	1300 SF	VACANT	

Area Schedule (Gross Building)			
Building	Area	Name	Comments
B	1832 SF	VACANT	EAST ENDCAP
B	48 SF	RISER ROOM	NW CORNER
C	2500 SF	COFFEE	WEST ENDCAP - DRIVE-THRU
C	0 SF	TENANT	
C	1800 SF	VACANT	EAST ENDCAP
C	1744 SF	VACANT	EAST ENDCAP
C	56 SF	RISER ROOM	NE CORNER

Total: 27,358,83 SF

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.

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Sales Agent/Associate	License Number	Email	Phone
_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date		