

FOR LEASE

# WATERFORD SQUARE

4242 THOUSAND OAKS DRIVE, SAN ANTONIO, TX 78217



*Retail Science from CBRE*

[www.cbre.us/southcentralretail](http://www.cbre.us/southcentralretail)

**CBRE**



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## PROPERTY INFO

- + Neighborhood retail center strategically located at the intersection of Bulverde Road and Thousand Oaks Drive. This location serves both high residential and daytime populations and ideally positioned to draw traffic from a recently opened Walmart Supercenter.
- + Second generation bar and hair salon spaces are available as well as prominent end cap positions.

## GROSS LEASABLE AREA

- + 61,216 SF (approximate)

## SIZES AVAILABLE

- + 1,308 SF - 9,633 SF

## RENT

- + Please contact broker for pricing.

## TRIPLE NET CHARGES

- + \$4.30 PSF







## AREA INFO

### 2019 Demographic Summary

	1 Miles	3 Miles	5 Miles
Estimated Population	12,600	107,599	265,607
Estimated Households	4,935	40,487	99,146
Daytime Employees	4,353	44,612	129,417
Average Household Income	\$59,382	\$75,033	\$78,481

### Traffic Counts

Thousand Oaks Drive	22,075 VPD
Bulverde Road	8,093 VPD

counts dated 2017

## KEY TENANTS

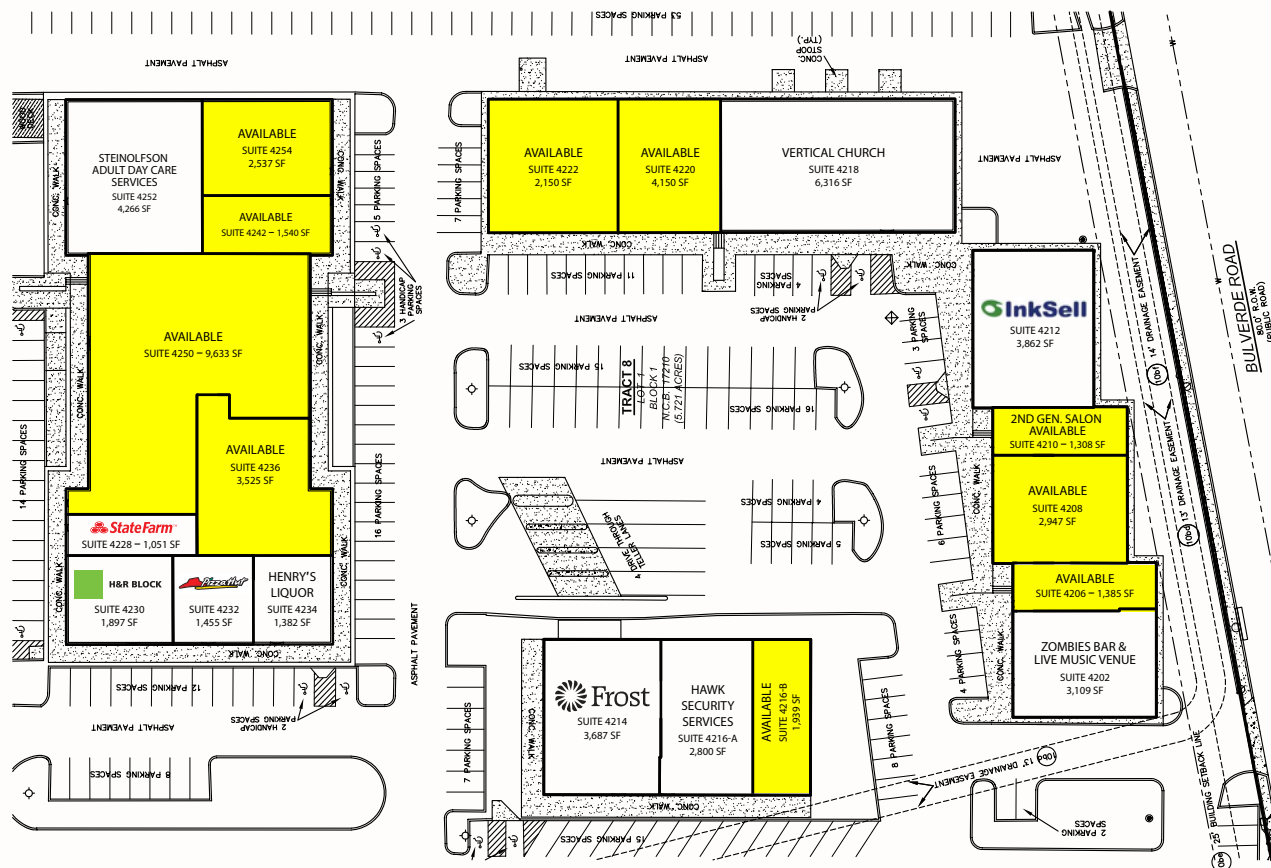
- + Frost Bank
- + H&R Block
- + Pizza Hut
- + Henry's Liquor

## AREA REATILERS

- + Walmart Supercenter
- + H-E-B
- + Gold's Gym
- + Dollar General
- + Walgreens



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SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
4202	ZOMBIES BAR & LIVE MUSIC VENUE	3,109	4216-A	HAWK SECURITY SERVICES	2,800	4232	PIZZA HUT	1,455
4206	AVAILABLE	1,385	4216-B	AVAILABLE	1,939	4234	HENRY'S LIQUOR	1,382
4208	AVAILABLE	2,947	4218	VERTICAL CHURCH	6,316	4236	AVAILABLE	3,527
4210	AVAILABLE	1,308	4220	AVAILABLE	4,150	4242	AVAILABLE	1,540
4212	INKSELL	3,862	4222	AVAILABLE	2,105	4250	AVAILABLE	9,633
4214	FROST BANK	3,687	4228	STATE FARM INSURANCE	1,051	4252	STEINOLFSON ADULT DAY CARE SERVICES	4,266
			4230	H&R BLOCK	1,897	4254	AVAILABLE	2,537



# 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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