



RETAIL SPACE FOR LEASE

SAN PEDRO TOWNE CENTER

7142 SAN PEDRO AVE | SAN ANTONIO, TEXAS 78216

MASON POLLARD

210.253.2935 | mason.pollard@transwestern.com

ALAN GRILLIETTE

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7142 SAN PEDRO AVE | SAN ANTONIO, TEXAS 78216

T TRANSWESTERN®

8200 IH-10 West
Suite 800
San Antonio, Texas 78230

T 210.341.1344
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ABOUT THE PROPERTY

AVAILABILITIES

- Suite 100: 34,806 SF
- Suite 113: 25,000 SF
- Suite 117: 2,453 SF

BUILDING SPECS

- Regional retail corridor
- High density population
- 0.4 miles South of North Star Mall
- Pylon Sign Available
- Parking Ratio: 4.56:1,000



CONTACT INFORMATION

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	12,370	121,067	344,058
Population Growth 2019-2023*	8.17%	8.36%	8.26%
Average HH Income	\$60,753	\$70,230	\$72,291
# of Households	5,058	48,513	142,896
# of Households Growth 2019-2023*	7.71%	8.03%	7.94%
Daytime Employees	20,894	89,793	231,501

*Projected growth

TRAFFIC COUNTS

San Pedro Ave @ Langton	28,330 cars per day
San Pedro Ave @ Rector	39,340 cars per day
San Pedro Ave @ Sprucewood	29,698 cars per day

SOURCE: CoStar™

RETAIL TRADE AREA

- **0.4 MILES FROM** North Star Mall, San Antonio's largest indoor mall
- **RETAIL CORRIDOR** San Pedro Avenue is a primary north/south corridor for San Antonio that connects the downtown CBD with the north side of San Antonio
- **2 MILES FROM** Quarry Village, a premiere mixed use residential, shopping and dining entertainment district
- **MAJOR INTERSECTION** of San Pedro and Loop 410 (San Antonio's major East-West corridor) allows for exceptional access to Highway 281, Loop 1604 and San Antonio International Airport
- **NOTABLE EMPLOYERS** within a 1-mile radius include, United Allergy Services, Taco Cabana, Generations Federal Credit Union, Broadway National Bank, San Antonio Orthopedic Group, San Antonio International Airport and Whataburger Corporate Headquarters

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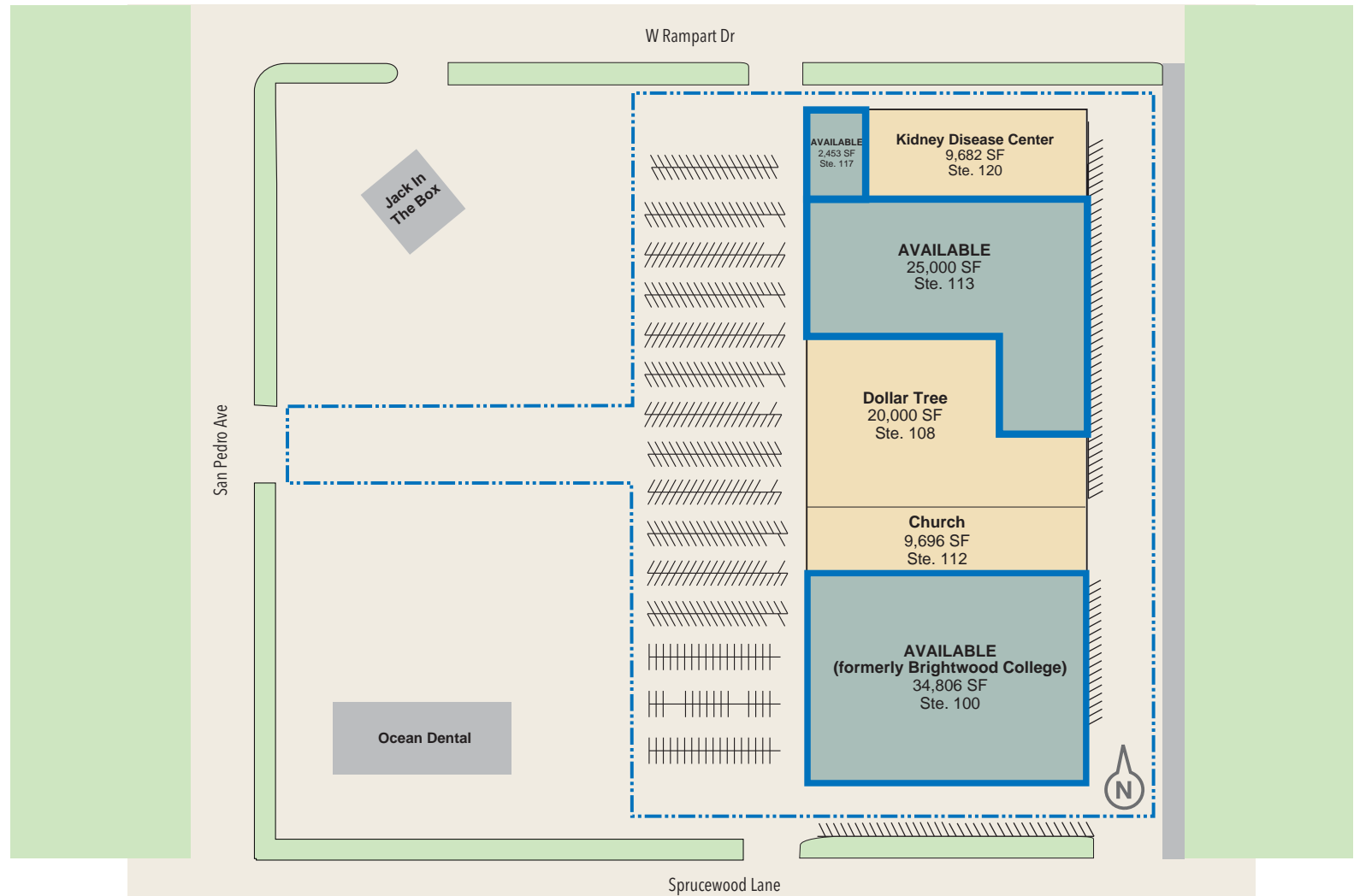
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SITE PLAN

SUITE 117
2,453 SF

SUITE 113
25,000 SF

SUITE 100
34,806 SF



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AERIAL MAP





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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Transwestern Property Company SW GP LLC	466196		210-341-1344
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steve Ash	392519	steve.ash@transwestern.com	713-270-7700
Designated Broker of Firm	License No.	Email	Phone
Leah Gallagher	526657	leah.gallagher@transwestern.com	210-341-1344
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mason Pollard	672364	mason.pollard@transwestern.com	210-341-1344
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Leah Gallagher	526657	leah.gallagher@transwestern.com	210-341-1344
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Alan Grilliette	342974	alan.grilliette@transwestern.com	210-341-1344
Sales Agent/Associate’s Name	License No.	Email	Phone

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