

RETAIL PROPERTY FOR LEASE

BANDERA HEIGHTS

NWC BANDERA & HUEBNER
SAN ANTONIO, TX 78238



MICHAEL FERTITTA, PRINCIPAL | 409.791.6453 | michael@corporateassetpartners.com

CRAIG GARANSUAY, CEO | 210.667.6466 | craig@corporateassetpartners.com

CAP
Corporate Asset Partners

No warranty expressed or implied has been made as to the accuracy of this information, no liability assumed for errors or omissions.

PROPERTY HIGHLIGHTS

Bandera Heights enjoys great access and exposure to a busy portion of Bandera Road in the heart of Leon Valley in north west San Antonio.

This community center is well located in a densely populated area and well positioned to draw traffic from nearby retailers.

LOCATION

NWC Bandera Road & Huebner Road
San Antonio, Texas 78238

GLA

154,718 SF (approximate)

SIZE AVAILABLE

2,250 SF - 3,050 SF

RENTAL RATE

Call for Pricing

TRIPLE NET CHARGES

\$4.00 PSF

TRAFFIC COUNTS

Bandera Rd: 54,806 VPD (TXDOT 2019)
Huebner Rd: 20,846 VPD (TXDOT 2017)

KEY TENANTS

Hobby Lobby, Petland, Starbucks, Dollar Tree, Sally Beauty Supply, Cici's Pizza, Whataburger and Raising Cane's

AREA RETAILERS

Walmart Supercenter, H-E-B, Bealls, Big Lots and Planet Fitness

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2020 Total Population	8,608	126,907	358,239
2020 Total Households	3,470	50,883	138,899
2020 Daytime Population	10,035	119,158	383,292
2020 Average Household Income	\$71,853	\$71,181	\$68,194

MICHAEL FERTITTA, PRINCIPAL | 409.791.6453 | michael@corporateassetpartners.com

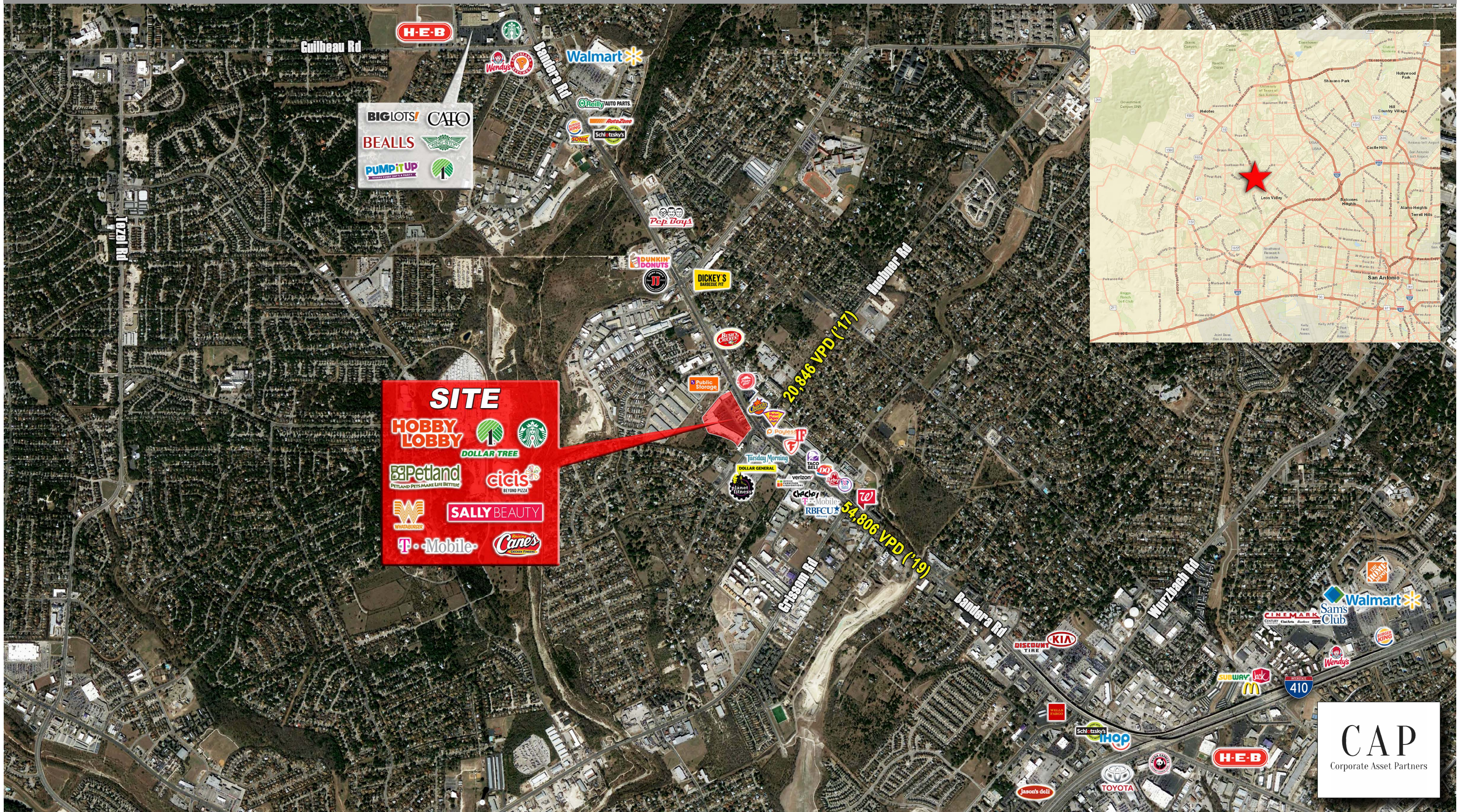
CRAIG GARANSUAY, CEO | 210.667.6466 | craig@corporateassetpartners.com



RETAIL PROPERTY FOR LEASE

BANDERA HEIGHTS

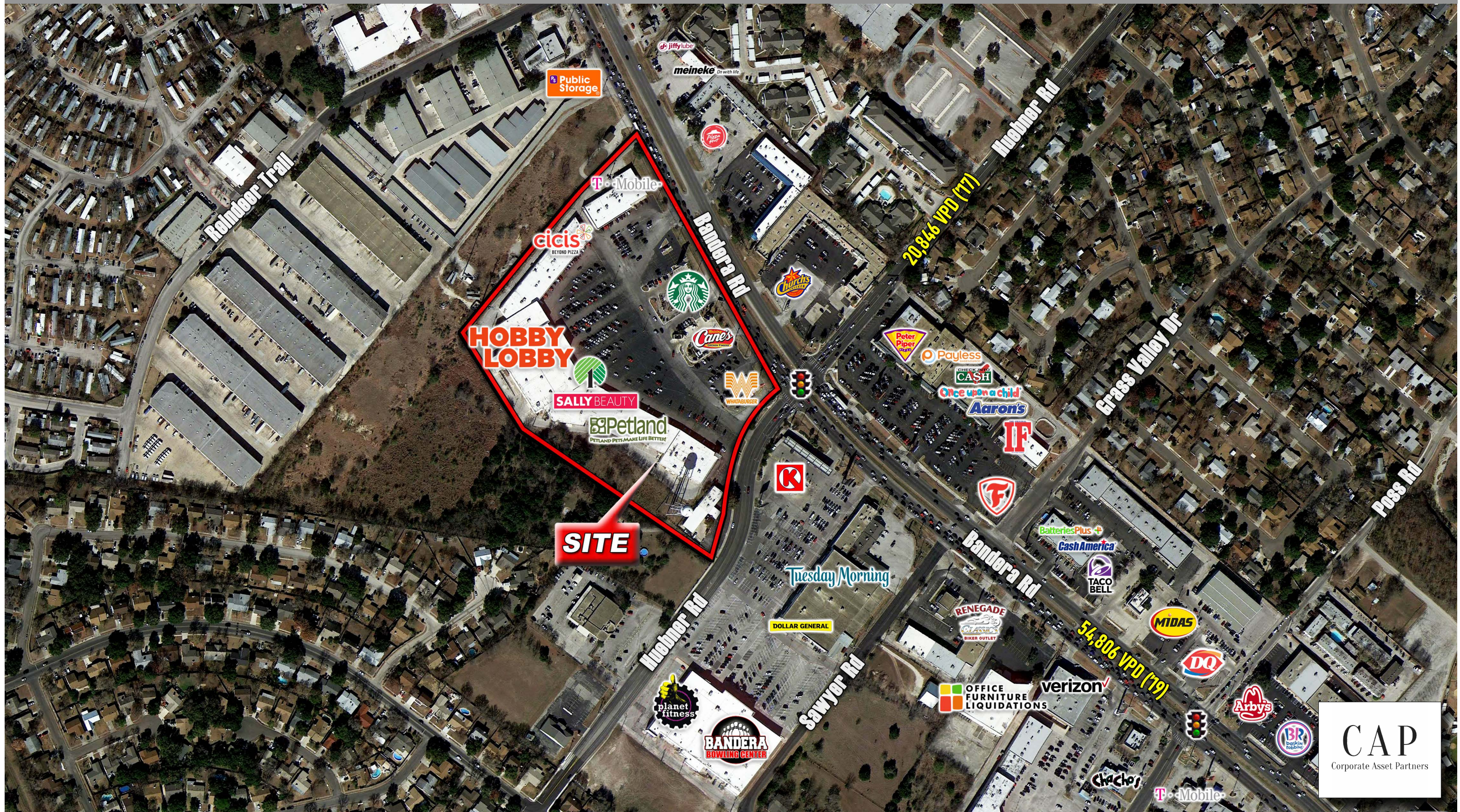
NWC BANDERA & HUEBNER
SAN ANTONIO, TX 78238



RETAIL PROPERTY FOR LEASE

BANDERA HEIGHTS

NWC BANDERA & HUEBNER
SAN ANTONIO, TX 78238



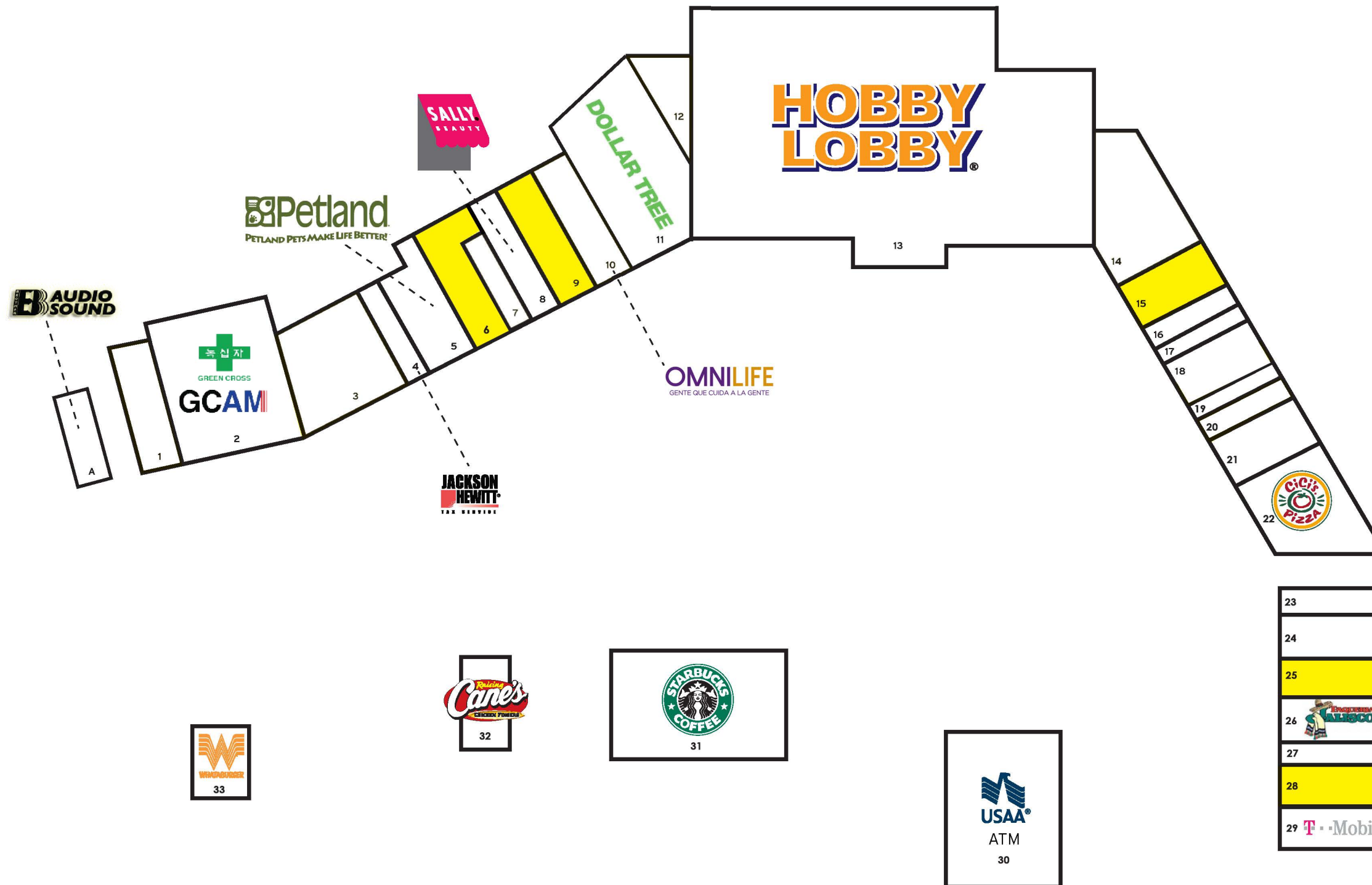
HOBBY LOBBY

SITE

20,846 VPD [77]

54,806 VPD [79]

CAP
Corporate Asset Partners



SUITE	TENANT	SF
A	BROTHER AUDIO SOUND	3,280
1	NEVER FALTER CROSSFIT	3,215
2	GREEN CROSS AMERICA PLASMA	12,800
3	OTAKU CAFE	5,380
4	JACKSON HEWITT TAX SERVICE	1,200
5	PETLAND	5,555
6	AVAILABLE	3,050
7	RIGHTEOUS CUTS & STYLE BARBERSHOP	1,847
8	SALLY BEAUTY SUPPLY	1,954
9	AVAILABLE	3,000
10	OMNILIFE	3,000
11	DOLLAR TREE	9,996
12	STORAGE (rear access only)	3,754
13	HOBBY LOBBY	53,128
14	BEAUTY POP	7,007
15	AVAILABLE	2,800
16	ATLANTIS DISCOVERED	1,200
17	I BROW BEAUTY	840
18	DR JERRY JOLLY	2,660
19	LAURIE'S NAILS	1,050
20	GO GO THE YOGURT SHOP	1,120
21	KIM WAH CHINESE BBQ	2,870
22	CICI'S PIZZA	4,936
23	PRONTO INSURANCE	1,350
24	GAMELOT	2,400
25	AVAILABLE	2,250
26	TAQUERIA JALISCO	2,550
27	LIQUOR MAX	1,275
28	AVAILABLE	3,000
29	T-MOBILE	3,000
30	USAA ATM	
31	STARBUCKS	
32	RAISING CANE'S	
33	WHATABURGER	



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.

Corporate Asset Partners, LLC	9007627	craig@corporateassetpartners.com	210.667.6466
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Craig Joseph Garansuay	471665	craig@corporateassetpartners.com	210.667.6466
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Fertitta	612317	michael@corporateassetpartners.com	409.791.6453
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date