

FOR LEASE

# INGRAM PARK MALL

6301 NW LOOP 410, SAN ANTONIO, TX 78238



## PROPERTY INFO

- + Exceptional visibility and access from the freeway
- + Mature mall with high foot traffic and within a strong regional retail corridor
- + Spacious, open parking field for future tenant(s)
- + Nearly 2,000,000 square feet of existing retail GLA in the immediate area

## RETAIL SPACE AVAILABLE

- + ± 98,600 SF (Divisible)



### Traffic Counts

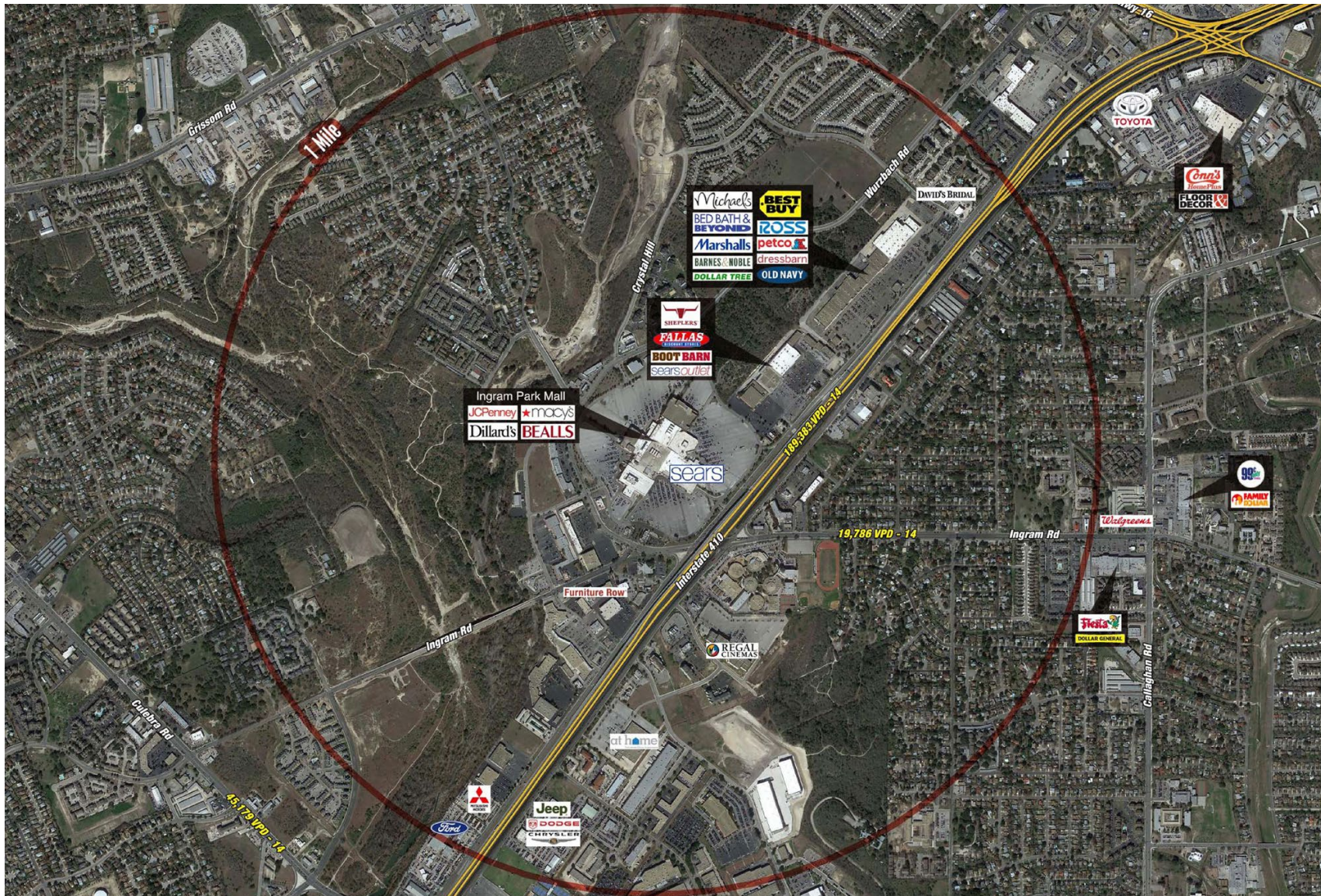
<b>Loop 410</b>	197,367 vpd
<b>Wurzbach Rd</b>	32,220 vpd
<b>Ingram Rd</b>	20,104 vpd

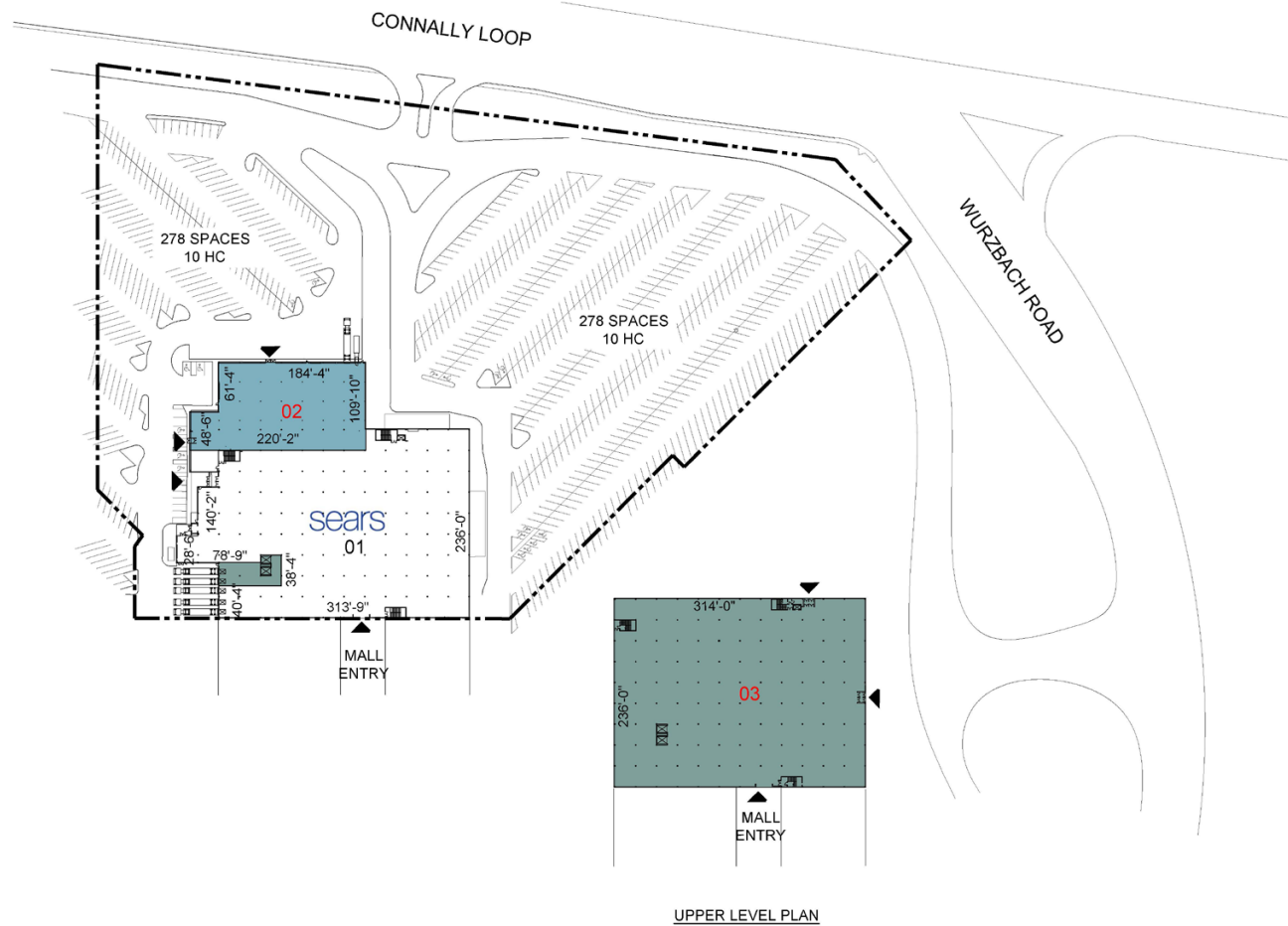
Source: CoStar 2017

### 2018 Demographic Summary

	3 Miles	5 Miles	10 Miles
Total Population	116,545	369,814	1,120,132
Daytime Population	117,195	381,354	1,221,584
Average HH Income	\$59,328	\$61,178	\$70,135

**FOR LEASE** | INGRAM PARK MALL | 6301 NW LOOP 410, SAN ANTONIO, TX 78238





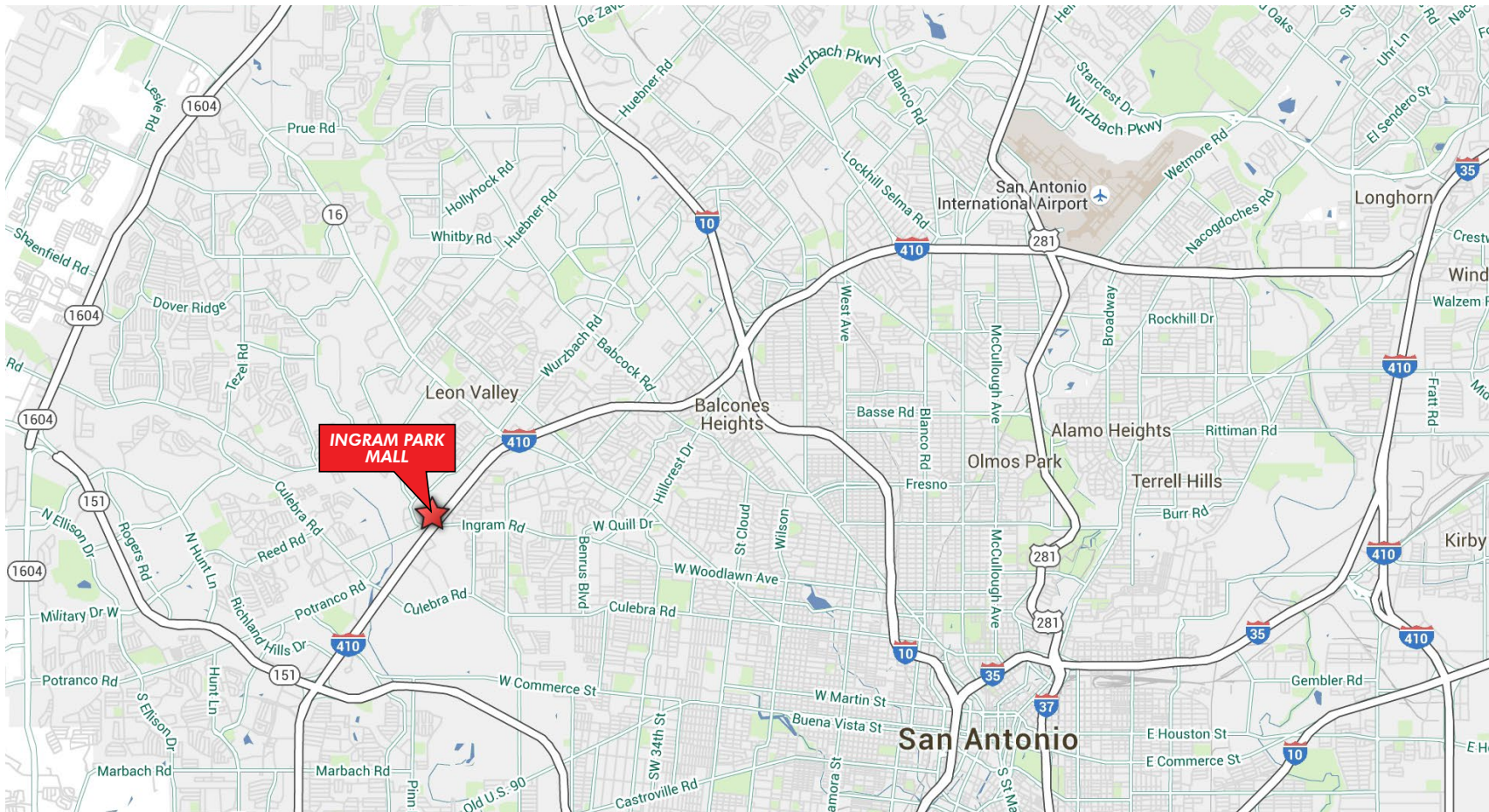
UPPER LEVEL PLAN



INGRAM, TX - 169,850 SF

○ 01	SEARS	71,250 SF
● 02	AVAILABLE	22,000 SF
● 03	AVAILABLE	76,600 SF

**FOR LEASE** | INGRAM PARK MALL | 6301 NW LOOP 410, SAN ANTONIO, TX 78238



## CONTACT US

### Gene Williams

First Vice President  
210 253 6027  
gene.williams@cbre.com

### Graham Ketchum

First Vice President  
210 507 1132  
graham.ketchum@cbre.com

### Jenna Gilbert

Senior Associate  
214 252 1054  
jenna.gilbert@cbre.com

### Rich Flaten

Executive Vice President  
214 252 1044  
rich.flaten@cbre.com

### Additional Leasing Contact

Seritage Growth Properties  
leasing@seritage.com  
www.seritage.com/properties

© 2019 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. FLYER LAST UPDATED 04/01/2019.

Retail Science from CBRE

[www.cbre.com/TXretail](http://www.cbre.com/TXretail)



# 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.

_____	_____	_____	_____
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone
_____		_____	
Buyer/Tenant/Seller/Landlord Initials		Date	