

FOR LEASE

# ALAMO HEIGHTS CENTER

5154 BROADWAY STREET  
SAN ANTONIO, TEXAS 78209

alamo heights  
APARTMENTS

FOR LEASE VALCOR  
COMMERCIAL REAL ESTATE  
210-824-4242

RENTAL RATE  
**\$15.00/SF**

ESTIMATED NNN  
**\$6.36/SF/YR**

FOR MORE INFORMATION CONTACT:

**GARY STEPHENS**  
210-824-4242 x307  
gary@valcorcre.com

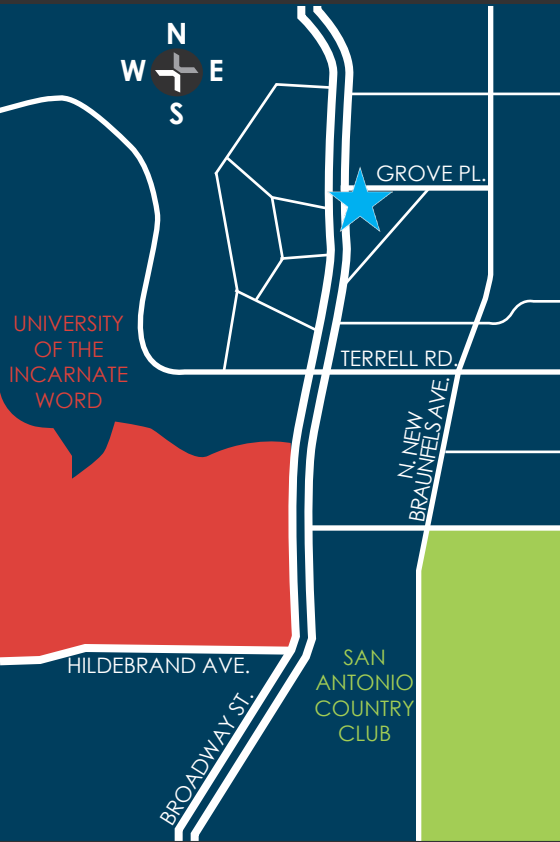
**CHRIS CUIEL**  
210-824-4242 x318  
chris.cuiel@valcorcre.com



www.valcorcre.com

# 5154 BROADWAY STREET

# FOR LEASE



## PROPERTY OVERVIEW

**A**lamo Heights Center is a 19,880 square foot retail/office building located directly along the heavily trafficked Broadway in the heart of Alamo Heights. The Property has excellent store-front visibility and sits approximately 0.2 miles North of Central Market and the University of the Incarnate Word (Division 1). Join current tenants including Nothing Bundt Cakes, Row House Fitness and Yoga, and Tina's Nails.

### ADDRESS

5154 - 5164 Broadway St.  
San Antonio, Texas 78209

### AMENITIES

- Located in the heart of Alamo Heights
- Ample parking directly off Broadway and behind the Property
- Great synergy with Arcadia Grove Shopping Center and Stewart Center

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population:</b>	9,981	101,231	304,050
<b>Avg HH Income:</b>	\$186,170	\$94,194	\$66,219
<b>Households:</b>	3,747	39,586	113,553
<b>Employees:</b>	8,102	81,338	313,747

## AVAILABLE SPACE

# 2,187 SF - 5,388 SF

### PARKING

## +95 spaces

### YEAR BUILT

## 1951

### FRONTAGE

## +150 linear ft. along Broadway

FOR MORE INFORMATION CONTACT:

**GARY STEPHENS**

210-824-4242 x307

gary@valcorcre.com

**CHRIS CURIEL**

210-824-4242 x318

chris.curiel@valcorcre.com



# VALCOR

www.valcorcre.com

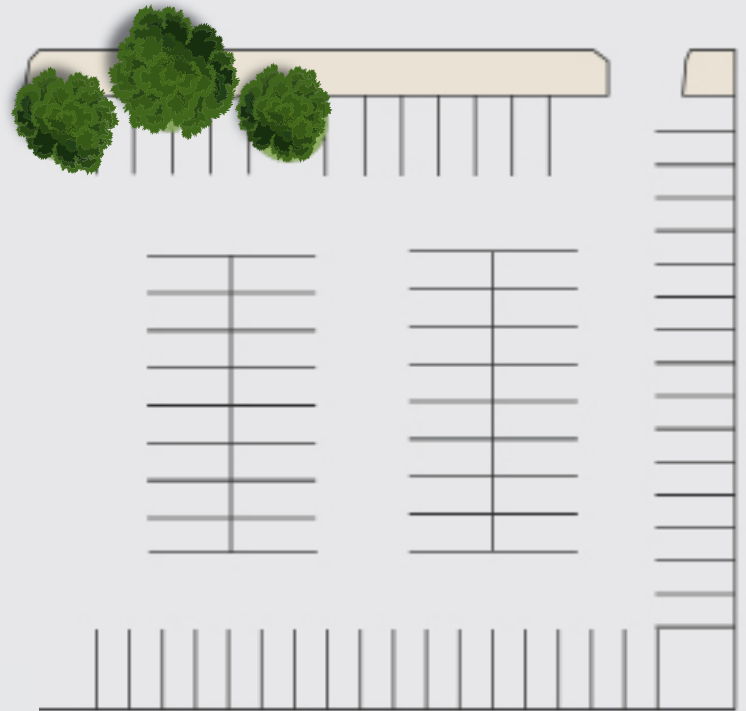
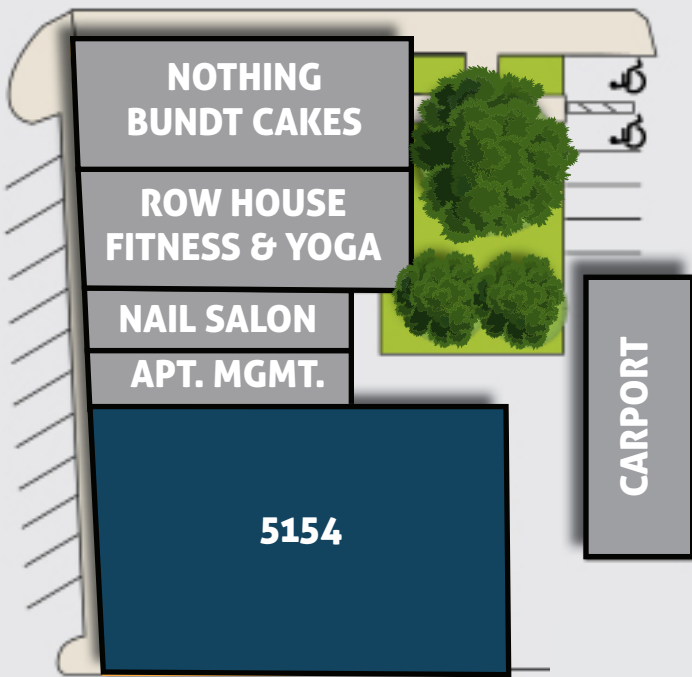


SUITE	AVAILABLE SPACE
5154	2,187 - 5,388 SF

**\*CAN BE SUBDIVIDED\***

GROVE PLACE

BROADWAY ST.



FOR MORE INFORMATION CONTACT:

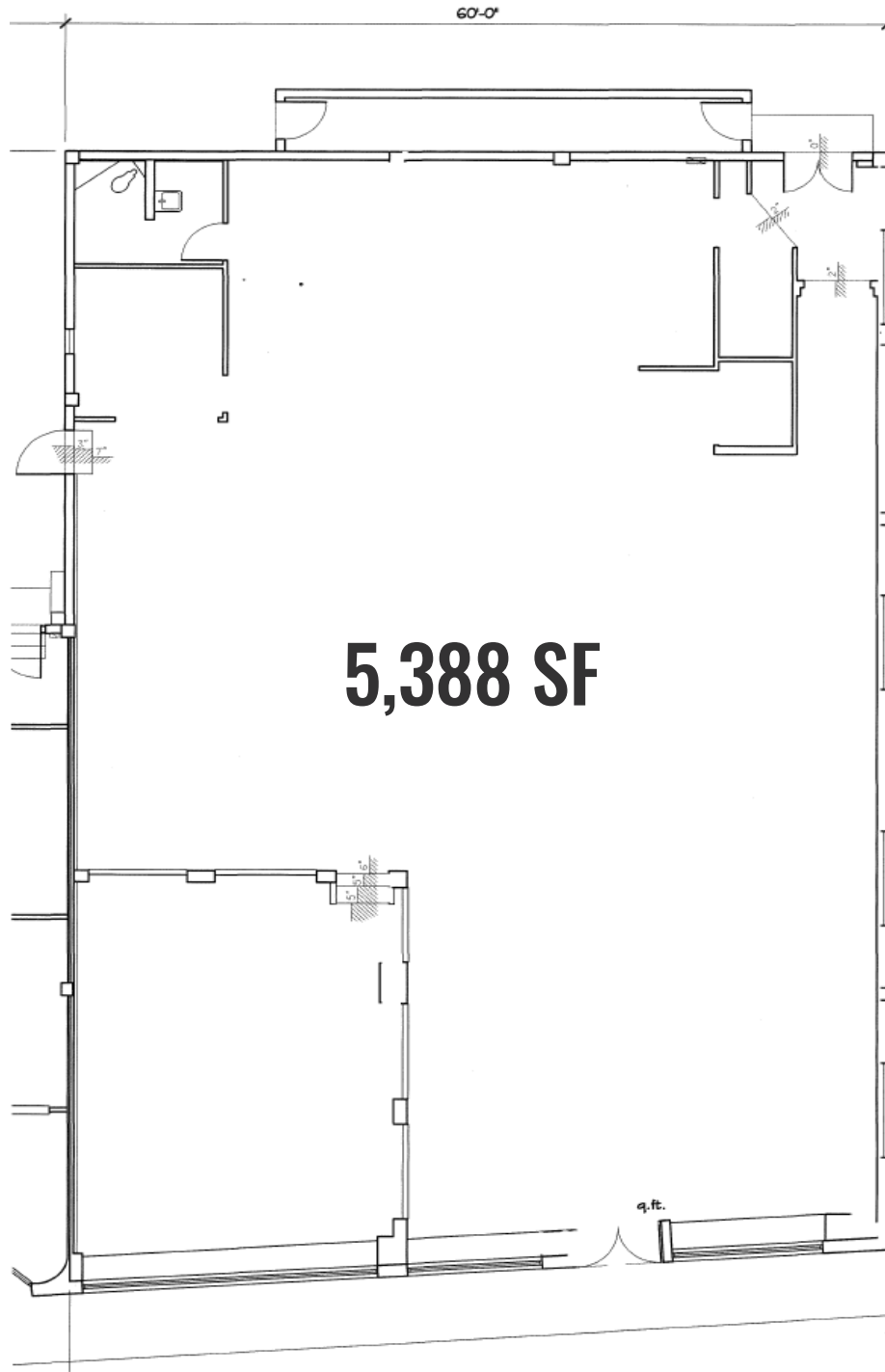
**GARY STEPHENS**  
 210-824-4242 x307  
 gary@valcorcre.com

**CHRIS CURIEL**  
 210-824-4242 x318  
 chris.curiel@valcorcre.com



[www.valcorcre.com](http://www.valcorcre.com)

# CURRENT FLOOR PLAN

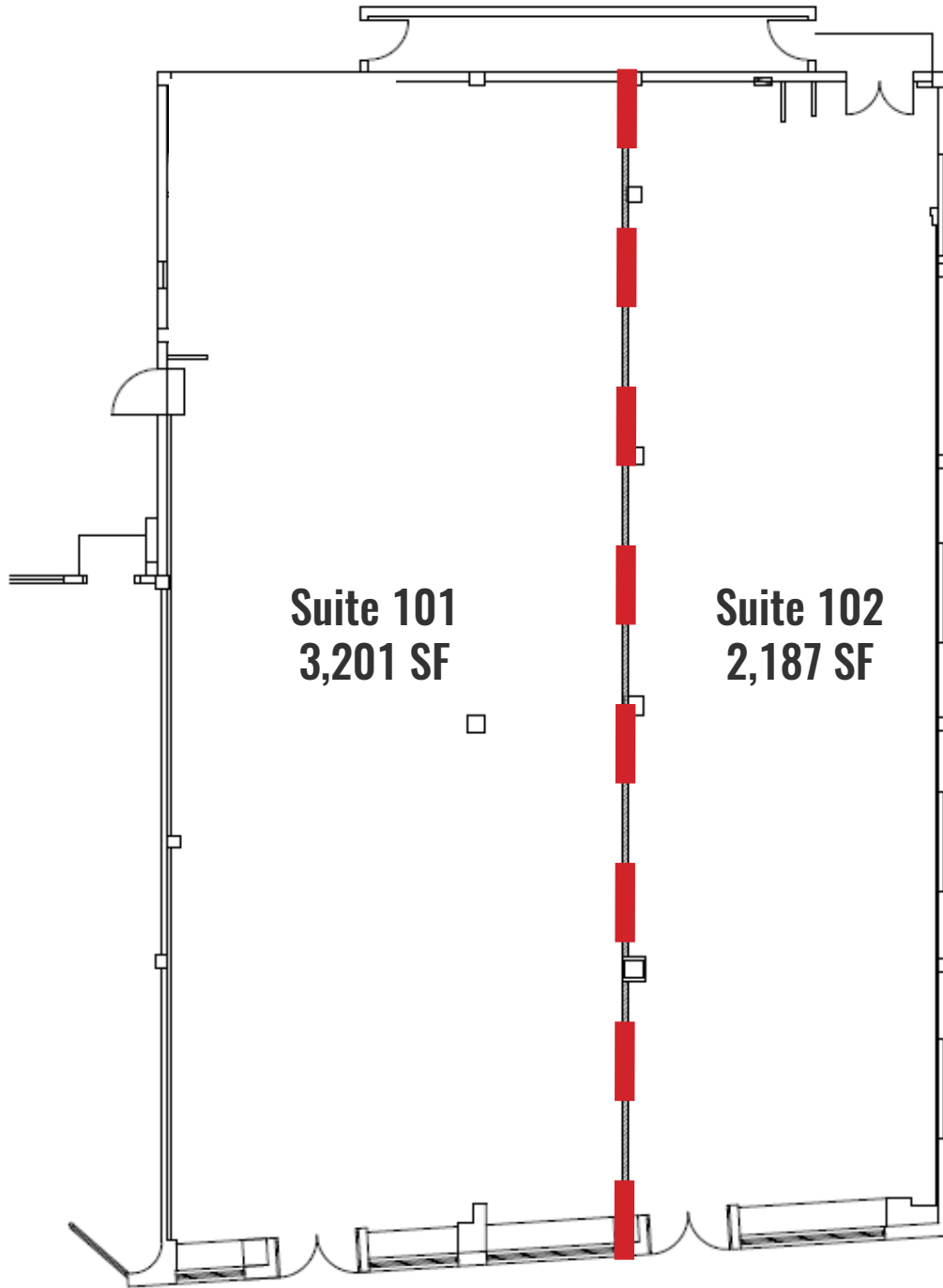


FOR MORE INFORMATION CONTACT:

**GARY STEPHENS**  
210-824-4242 x307  
gary@valcorcre.com

**CHRIS CUIEL**  
210-824-4242 x318  
chris.cuiel@valcorcre.com

**PROPOSED SUBDIVIDED SPACE**



FOR MORE INFORMATION CONTACT:

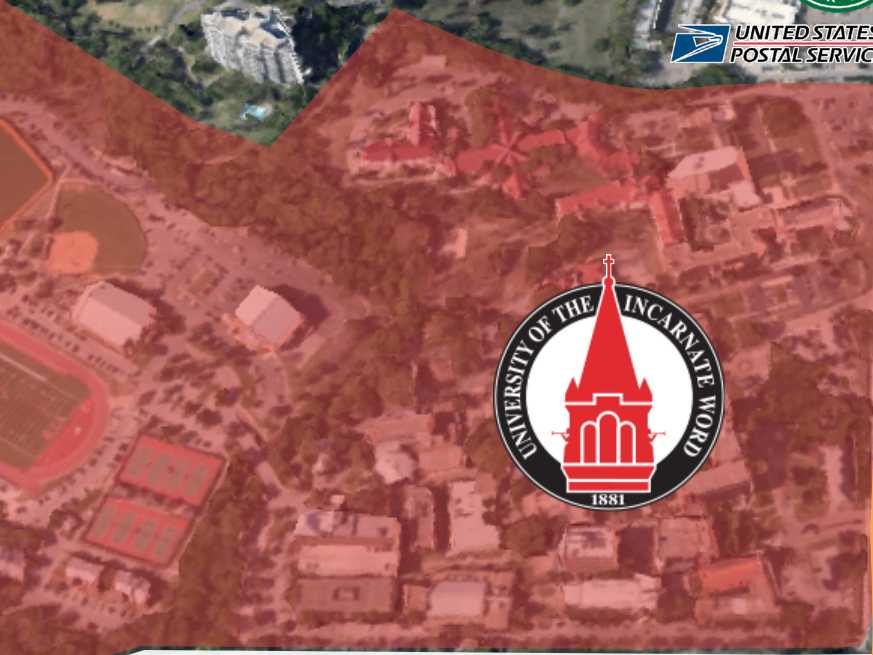
**GARY STEPHENS**  
210-824-4242 x307  
gary@valcorcre.com

**CHRIS CUIEL**  
210-824-4242 x318  
chris.cuiel@valcorcre.com



5154 BROADWAY STREET

FOR LEASE



- Starbucks Coffee
- Mix Health
- KUMON
- Amegy Bank
- BB&T
- ALAMO HEIGHTS CENTER
- Bank of America
- GROVE PL.
- IBC BANK
- BROADWAY 5050
- Central Market
- la Madeleine COUNTRY FRENCH CAFE
- United States Postal Service
- McDonald's
- CHASE
- Bill Miller Bar-B-Q
- FedEx
- The Wash Tub
- WELLS FARGO
- N. NEW BRAUNFELS AVE.

The UPS Store

**SUPERCUTS**

**GABRIEL'S LIQUOR**

**Satel's**

**E. HILDEBRAND AVE**  
**CHRIS CUIREL**  
 210-824-4242 x318  
 chris.curiel@valcorcre.com

FOR MORE INFORMATION CONTACT:

**GARY STEPHENS**  
 210-824-4242 x307  
 gary@valcorcre.com

**CHRIS CUIREL**  
 210-824-4242 x318  
 chris.curiel@valcorcre.com

**VALCOR**  
[www.valcorcre.com](http://www.valcorcre.com)



# 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.

11-2-2015



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

<u>Valcor Properties, LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>602931</u> License No.	<u></u> Email	<u>210.824.4242</u> Phone
<u>Jonathan Collins</u> Designated Broker of Firm	<u>552564</u> License No.	<u>jonathan@valcorcre.com</u> Email	<u>210.824.4242</u> Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u> Gary Stephens	<u>613303</u> License No.	<u>gary@valcorcre.com</u> Email	<u>210.824.4242</u> Phone
<u>Chris Curiel</u> Sales Agent/Associate's Name	<u>709050</u> License No.	<u>chris.curiel@valcorcre.com</u> Email	<u>210.824.4242</u> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date