

# Sonterra Village

403 North Loop 1604 West  
San Antonio, TX 78232



# For Lease



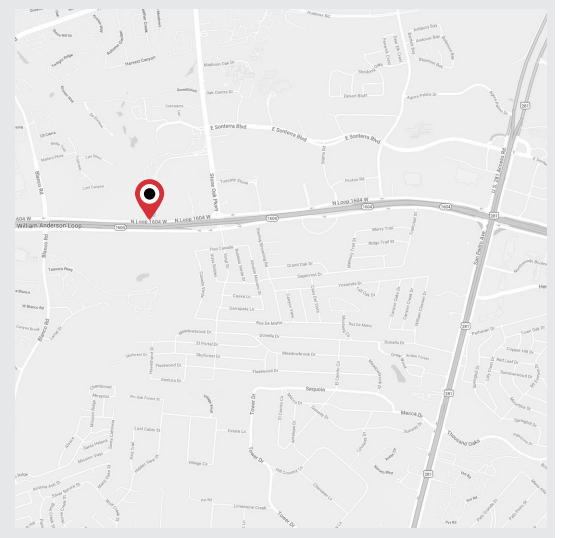
## Property Highlights

- Built in 2014, Sonterra Village is well-placed to take advantage of San Antonio's burgeoning growth
- Sonterra Village is convenient to the 4,200 acre Stone Oak master planned community
- Great access directly on North Loop 1604, traveled by up to 125,989 cars per day
- Anchored by Trader Joe's with a complementary small shop mix

## LEASE SPACE AVAILABLE

- 3 - 1,125 SF
- 6 - 3,000 SF
- 12 - 1,350 SF

LEASE RATE \$30.00 PSF + \$14.72 NNN



DEMOGRAPHICS	1 Mi	3 Mi	5 Mi
Population	7,831	79,671	204,414
Households	3,687	31,633	82,415
Average Age	40	39	39
Median HH Income	75,490	90,795	81,856
Daytime Population	14,649	94,240	210,610

## Tentans Include



Joe DeCola  
830.739.4646  
joe.decola@naipartners.com

NAI Partners  
1020 NE Loop 410, Suite 810, San Antonio, TX 78209  
210.446.3655  
www.naipartners.com

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## SONTERRA VILLAGE San Antonio, TX

1. Tarka Indian Kitchen	2,913 SF	9. Vista Vision	1,545 SF
2. Benjamin Hair & Company	1,500 SF	10. Restore Cryotherapy	2,250 SF
3. Available	1,125 SF	12. Available	1,350 SF
4. Orangetheory Fitness	3,000 SF	13. Waxing the City	1,800 SF
5. Amazing Lash Studio	2,084 SF	14. LightRx Face & Body	1,635 SF
6. Available	3,000 SF	15. Zoe's Kitchen	2,800 SF
7. Kriser's Natural Pet	2,575 SF	16. Trader Joe's	12,500 SF
8. Full Belly	2,400 SF		

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# 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:
  - 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.

PCR Brokerage San Antonio, LLC dba NAI Partners	9003952	licensing@naipartners.com	713-629-0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@naipartners.com	713-985-4626
Designated Broker of Firm	License No.	Email	Phone
Clare Flesher	473601	clare.flesher@naipartners.com	210-384-2342
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joe DeCola	676437	joe.decola@naipartners.com	(210) 702-3952
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date