



The Plaza at Thousand Oaks

2805 - 2897 Thousand Oaks Dr.

Retail Space
For Lease



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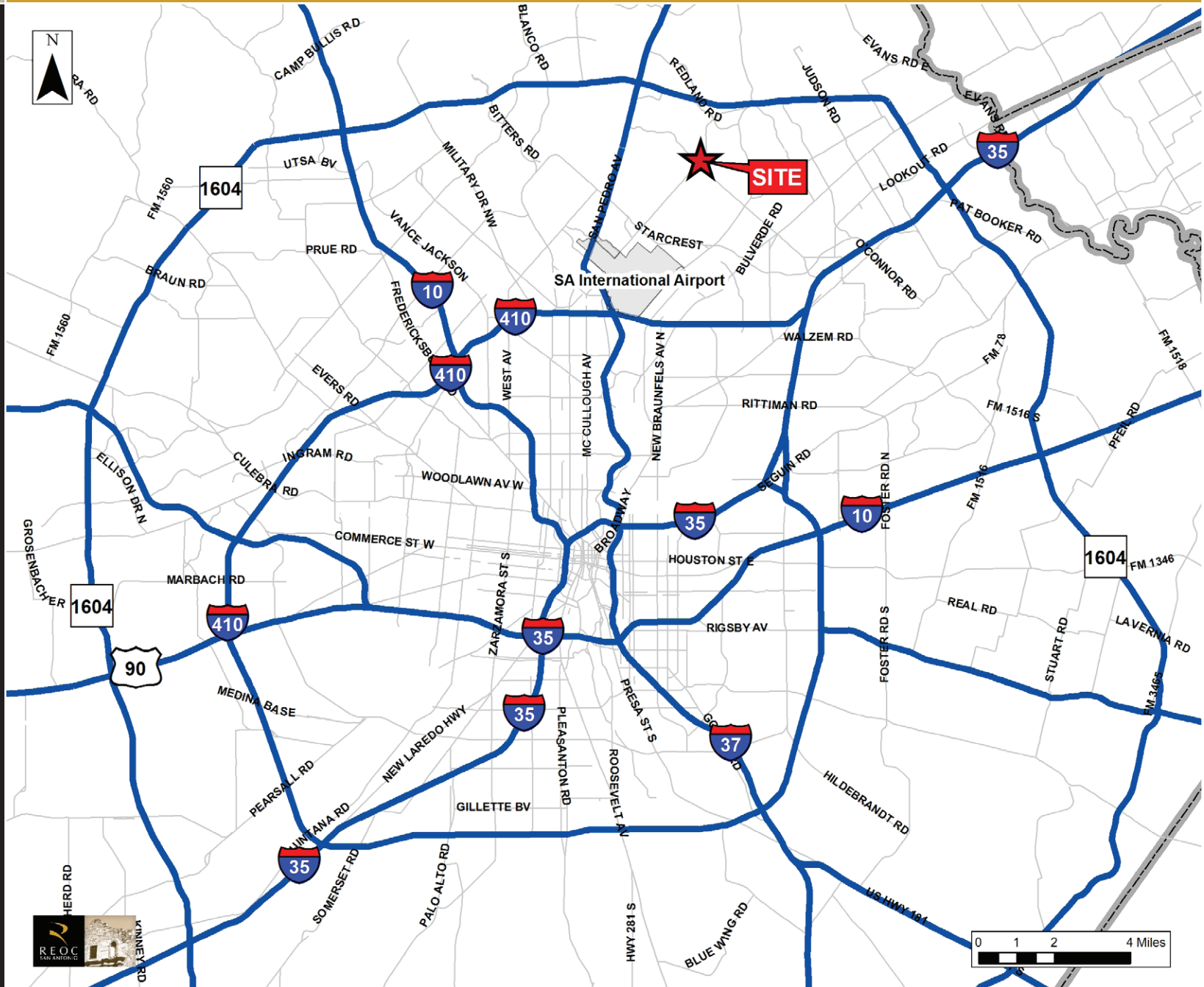
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City Location Map



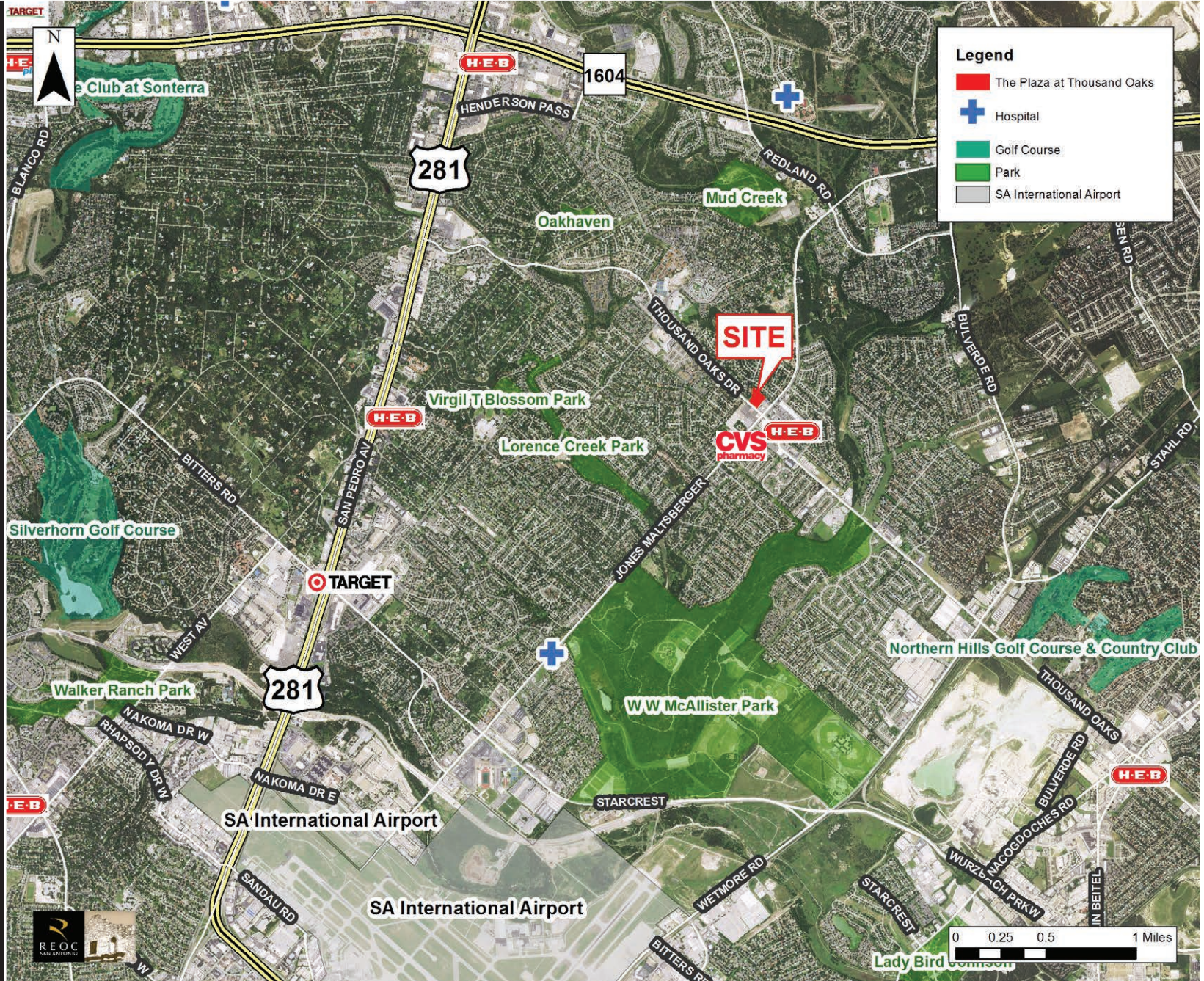
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Aerial Map



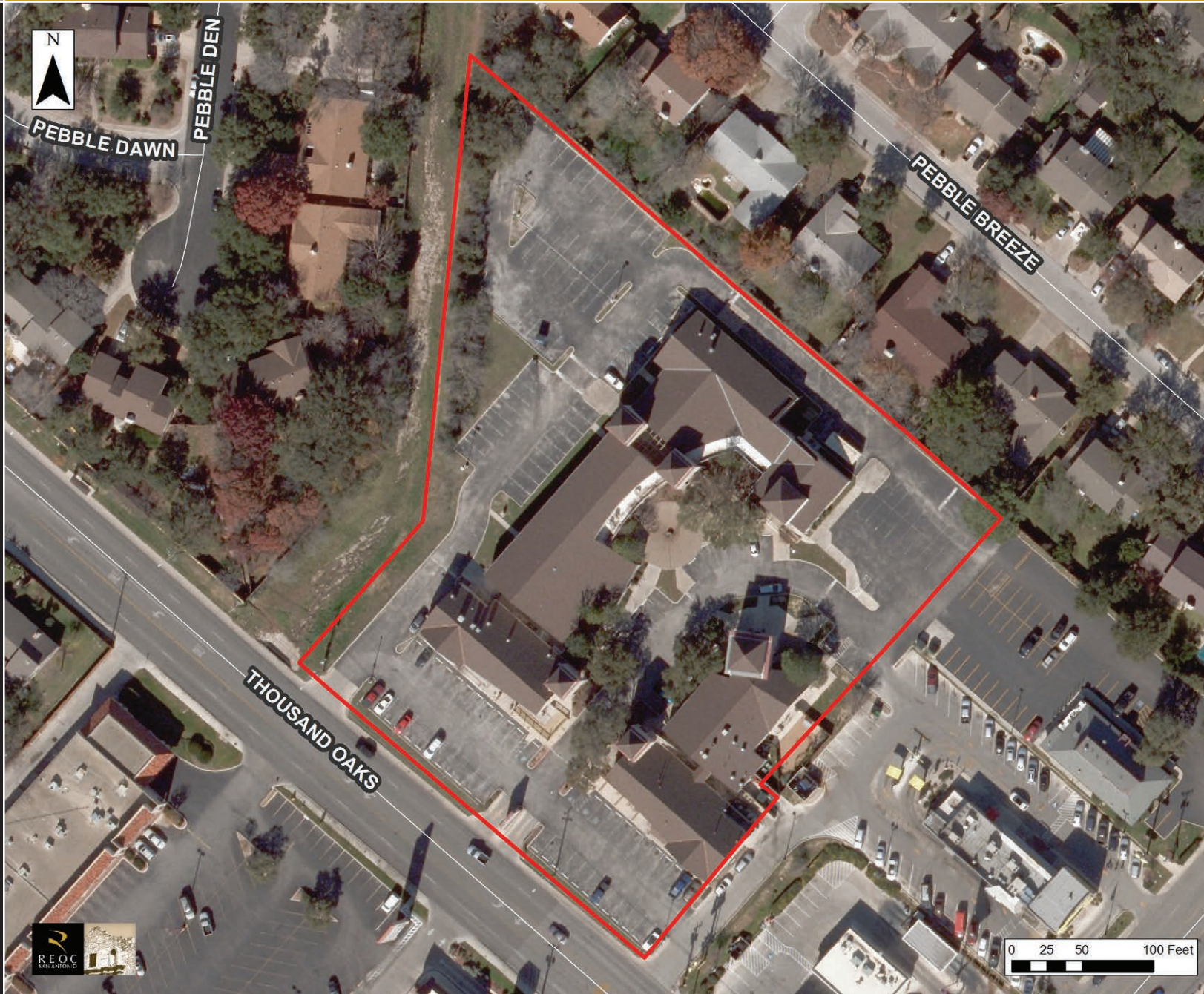
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Site Aerial



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Site Plan

THE PLAZA AT THOUSAND OAKS SITE PLAN

2805-2897 Thousand Oaks



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Photos



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Property Summary

Address	2805 - 2897 Thousand Oaks
Location	Near the intersection of Thousand Oaks and Jones Maltzberger Rd
Property Details	30,976 Total SF 3.4010 Acres
Legal Description	NCB 16797 BLK 1 LOT NW IRR 495.62 FT OF 14 (THOUSAND OAKS CENTER)
Zoning	C-2 and C-3
Year Built	1985
Road Frontage	Frontage on Thousand Oaks

Comments

- Located at a high traffic intersection
- Retail space fronts Thousand Oaks at Jones Maltzberger
- Excellent demographics: Average HH incomes in a 3-mile radius exceed \$80,000
- Easy access from two arterial roadways
- Near several retail and office tenants

Traffic Counts

Thousand Oaks Dr; west of Jones-Maltzberger Rd; 20,313 vpd
 Jones-Maltzberger Rd; east of Thousand Oaks Dr; 19,730 vpd
 Source: ©2015 Market Planning Solutions, Inc.

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Quote Sheet

Square Footage Available 1,010 SF - **\$18.00/SF**
1,200 SF - **\$18.00/SF**

First Month's Rental Due upon execution of lease document by Tenant

Triple Net \$4.68 NNN

Term Three (3) to ten (10) years

Improvements Negotiable

Deposit Equal to one (1) month's Base Rental

Financial Information Required prior to submission of lease document by Landlord

Disclosure A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlord's leasing representative.

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Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important by the Landlord.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.



San Antonio Overview

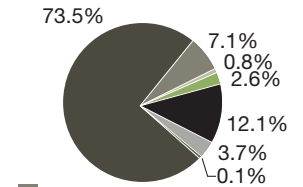
Largest U.S. Cities

- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Philadelphia
- 6 Phoenix
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

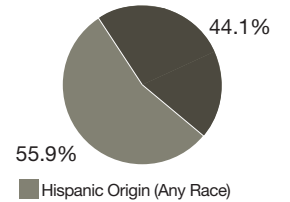
San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2018 Estimate	2,511,792	35.4	892,489
2023 Projection	2,748,963	36.1	976,679

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2018 Estimate	\$80,162	\$57,234	\$29,019
2023 Projection	\$90,187	\$63,405	\$32,533



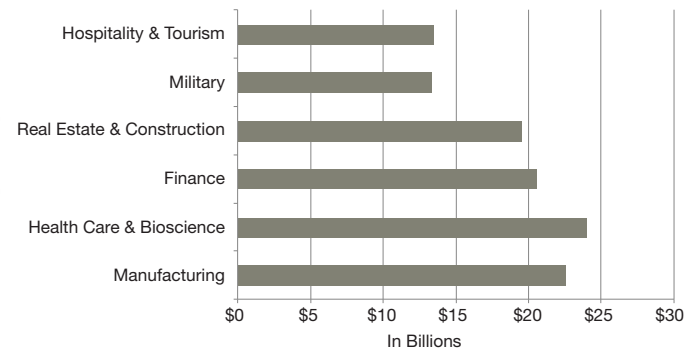
- Black Alone
- American Indian Alone
- Asian Alone
- Pacific Islander Alone
- Some Other Race Alone
- Two or More Races
- White Alone



- Hispanic Origin (Any Race)
- Non-Hispanic



Major Industries



Fortune 500 Companies		
SAT	Rankings	US
1	Valero Energy	31
2	Tesoro Corp	90
3	USAA	100
4	iHeartMedia	426

Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

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Demographics: 1-Mile

Summary	Census 2010		2018		2023	
Population	14,918		15,453		15,994	
Households	6,366		6,598		6,822	
Families	4,071		4,158		4,275	
Average Household Size	2.34		2.34		2.34	
Owner Occupied Housing Units	4,199		4,166		4,381	
Renter Occupied Housing Units	2,167		2,431		2,441	
Median Age	39.2		40.6		41.7	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	0.69%		1.65%		0.83%	
Households	0.67%		1.62%		0.79%	
Families	0.56%		1.58%		0.71%	
Owner HHs	1.01%		2.09%		1.16%	
Median Household Income	0.84%		2.23%		2.50%	
Households by Income	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	225	3.4%	186	2.7%	186	2.7%
\$15,000 - \$24,999	433	6.6%	377	5.5%	377	5.5%
\$25,000 - \$34,999	478	7.2%	444	6.5%	444	6.5%
\$35,000 - \$49,999	810	12.3%	802	11.8%	802	11.8%
\$50,000 - \$74,999	1,343	20.4%	1,373	20.1%	1,373	20.1%
\$75,000 - \$99,999	1,180	17.9%	1,263	18.5%	1,263	18.5%
\$100,000 - \$149,999	1,394	21.1%	1,581	23.2%	1,581	23.2%
\$150,000 - \$199,999	470	7.1%	496	7.3%	496	7.3%
\$200,000+	264	4.0%	299	4.4%	299	4.4%
Median Household Income	\$75,141		\$78,355		\$78,355	
Average Household Income	\$88,216		\$95,288		\$95,288	
Per Capita Income	\$37,729		\$40,673		\$40,673	
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	833	5.6%	783	5.1%	817	5.1%
5 - 9	841	5.6%	851	5.5%	845	5.3%
10 - 14	928	6.2%	893	5.8%	896	5.6%
15 - 19	899	6.0%	840	5.4%	854	5.3%
20 - 24	1,021	6.8%	880	5.7%	885	5.5%
25 - 34	2,130	14.3%	2,242	14.5%	2,128	13.3%
35 - 44	1,958	13.1%	2,109	13.6%	2,354	14.7%
45 - 54	2,450	16.4%	2,015	13.0%	2,010	12.6%
55 - 64	2,176	14.6%	2,251	14.6%	2,077	13.0%
65 - 74	1,087	7.3%	1,689	10.9%	1,873	11.7%
75 - 84	471	3.2%	703	4.5%	1,010	6.3%
85+	126	0.8%	195	1.3%	245	1.5%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,469	83.6%	12,518	81.0%	12,735	79.6%
Black Alone	709	4.8%	826	5.3%	913	5.7%
American Indian Alone	96	0.6%	107	0.7%	114	0.7%
Asian Alone	378	2.5%	469	3.0%	560	3.5%
Pacific Islander Alone	21	0.1%	26	0.2%	28	0.2%
Some Other Race Alone	788	5.3%	946	6.1%	1,012	6.3%
Two or More Races	457	3.1%	559	3.6%	633	4.0%
Hispanic Origin (Any Race)	4,708	31.6%	5,533	35.8%	6,142	38.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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Demographics: 3-Mile

Summary	Census 2010		2018		2023	
Population	76,865		80,910		84,867	
Households	31,779		33,472		34,990	
Families	20,763		21,681		22,617	
Average Household Size	2.41		2.41		2.42	
Owner Occupied Housing Units	21,224		21,231		22,453	
Renter Occupied Housing Units	10,555		12,241		12,536	
Median Age	38.0		39.4		40.3	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	0.96%		1.65%		0.83%	
Households	0.89%		1.62%		0.79%	
Families	0.85%		1.58%		0.71%	
Owner HHs	1.13%		2.09%		1.16%	
Median Household Income	1.52%		2.23%		2.50%	
Households by Income	2018				2023	
	Number		Percent		Number	Percent
<\$15,000	1,481		4.4%		1,260	3.6%
\$15,000 - \$24,999	2,226		6.7%		1,957	5.6%
\$25,000 - \$34,999	2,626		7.8%		2,435	7.0%
\$35,000 - \$49,999	4,214		12.6%		4,136	11.8%
\$50,000 - \$74,999	6,786		20.3%		6,937	19.8%
\$75,000 - \$99,999	5,250		15.7%		5,651	16.2%
\$100,000 - \$149,999	6,831		20.4%		7,986	22.8%
\$150,000 - \$199,999	2,375		7.1%		2,653	7.6%
\$200,000+	1,684		5.0%		1,974	5.6%
Median Household Income	\$71,921		\$77,551			
Average Household Income	\$89,389		\$97,814			
Per Capita Income	\$36,843		\$40,145			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,337	5.6%	4,173	5.2%	4,448	5.2%
5 - 9	4,648	6.0%	4,473	5.5%	4,549	5.4%
10 - 14	5,277	6.9%	4,849	6.0%	4,863	5.7%
15 - 19	5,017	6.5%	4,701	5.8%	4,699	5.5%
20 - 24	4,960	6.5%	5,020	6.2%	4,851	5.7%
25 - 34	11,106	14.4%	12,008	14.8%	12,397	14.6%
35 - 44	10,636	13.8%	11,084	13.7%	12,353	14.6%
45 - 54	12,411	16.1%	10,928	13.5%	10,639	12.5%
55 - 64	10,031	13.1%	11,336	14.0%	11,215	13.2%
65 - 74	5,022	6.5%	7,809	9.7%	8,947	10.5%
75 - 84	2,532	3.3%	3,360	4.2%	4,573	5.4%
85+	887	1.2%	1,167	1.4%	1,331	1.6%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	62,528	81.3%	63,692	78.7%	65,606	77.3%
Black Alone	3,837	5.0%	4,484	5.5%	5,017	5.9%
American Indian Alone	433	0.6%	483	0.6%	516	0.6%
Asian Alone	2,160	2.8%	2,745	3.4%	3,328	3.9%
Pacific Islander Alone	110	0.1%	141	0.2%	157	0.2%
Some Other Race Alone	5,339	6.9%	6,379	7.9%	6,857	8.1%
Two or More Races	2,458	3.2%	2,986	3.7%	3,387	4.0%
Hispanic Origin (Any Race)	26,818	34.9%	31,635	39.1%	35,375	41.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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Demographics: 5-Mile

Summary	Census 2010		2018		2023	
Population	220,945		238,508		251,892	
Households	89,915		96,507		101,542	
Families	57,420		61,198		64,284	
Average Household Size	2.44		2.46		2.47	
Owner Occupied Housing Units	53,045		53,157		57,401	
Renter Occupied Housing Units	36,870		43,349		44,141	
Median Age	36.4		37.8		38.2	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	1.10%		1.65%		0.83%	
Households	1.02%		1.62%		0.79%	
Families	0.99%		1.58%		0.71%	
Owner HHs	1.55%		2.09%		1.16%	
Median Household Income	2.09%		2.23%		2.50%	
Households by Income	2018		2023			
	Number	Percent	Number	Percent		
<\$15,000	6,336	6.6%	5,488	5.4%		
\$15,000 - \$24,999	7,337	7.6%	6,515	6.4%		
\$25,000 - \$34,999	8,189	8.5%	7,690	7.6%		
\$35,000 - \$49,999	12,416	12.9%	12,360	12.2%		
\$50,000 - \$74,999	17,953	18.6%	18,670	18.4%		
\$75,000 - \$99,999	13,228	13.7%	14,405	14.2%		
\$100,000 - \$149,999	17,301	17.9%	20,446	20.1%		
\$150,000 - \$199,999	7,103	7.4%	7,984	7.9%		
\$200,000+	6,643	6.9%	7,984	7.9%		
Median Household Income	\$67,694		\$75,061			
Average Household Income	\$90,905		\$100,588			
Per Capita Income	\$36,918		\$40,659			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,012	6.3%	13,876	5.8%	14,915	5.9%
5 - 9	14,512	6.6%	14,410	6.0%	14,827	5.9%
10 - 14	15,682	7.1%	15,134	6.3%	15,163	6.0%
15 - 19	14,797	6.7%	14,473	6.1%	14,486	5.8%
20 - 24	14,823	6.7%	15,743	6.6%	15,272	6.1%
25 - 34	32,361	14.6%	36,015	15.1%	39,526	15.7%
35 - 44	31,395	14.2%	32,424	13.6%	35,810	14.2%
45 - 54	33,064	15.0%	31,500	13.2%	30,642	12.2%
55 - 64	25,737	11.6%	30,149	12.6%	30,318	12.0%
65 - 74	13,695	6.2%	20,934	8.8%	24,006	9.5%
75 - 84	7,708	3.5%	9,729	4.1%	12,494	5.0%
85+	3,158	1.4%	4,122	1.7%	4,434	1.8%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	172,531	78.1%	180,078	75.5%	186,812	74.2%
Black Alone	14,069	6.4%	16,408	6.9%	18,170	7.2%
American Indian Alone	1,407	0.6%	1,566	0.7%	1,667	0.7%
Asian Alone	7,096	3.2%	9,386	3.9%	11,497	4.6%
Pacific Islander Alone	341	0.2%	427	0.2%	492	0.2%
Some Other Race Alone	17,811	8.1%	21,197	8.9%	22,587	9.0%
Two or More Races	7,689	3.5%	9,446	4.0%	10,667	4.2%
Hispanic Origin (Any Race)	84,258	38.1%	100,320	42.1%	111,790	44.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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Information About Brokerage Services

11-2-2015

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:
 - 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>REOC General Partner, LLC</u>	<u>493853</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Cynthia Ellison</u>	<u>314059</u>	<u>cellison@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov

TAR 2501

REOC San Antonio, 8023 Vantage Dr, Suite 1200 San Antonio, TX 78230
Blake Bonner

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