

FOR LEASE

201 CENTRAL PARK

201 CENTRAL PARK MALL, SAN ANTONIO, TX 78216



PROPERTY INFO

- + This site sits up high on the corner of one of the most heavily trafficked intersections in San Antonio. The access and visibility to this site are the best of any corner at the intersection.
- + This site faces North Star Mall, which is the #1 mall in San Antonio.
- + This will create a rare opportunity for box users to enter the most sought after box market in San Antonio.
- + Landlord is planning a rehab and upgrade of the facade and facility
- + Major retailers at the intersection do extremely well, and across the board rank as top stores in the market.

AVAILABLE

- + Up to 35,000 SF of retail space

RATE

- + Please call for information.



Retail Science from CBRE

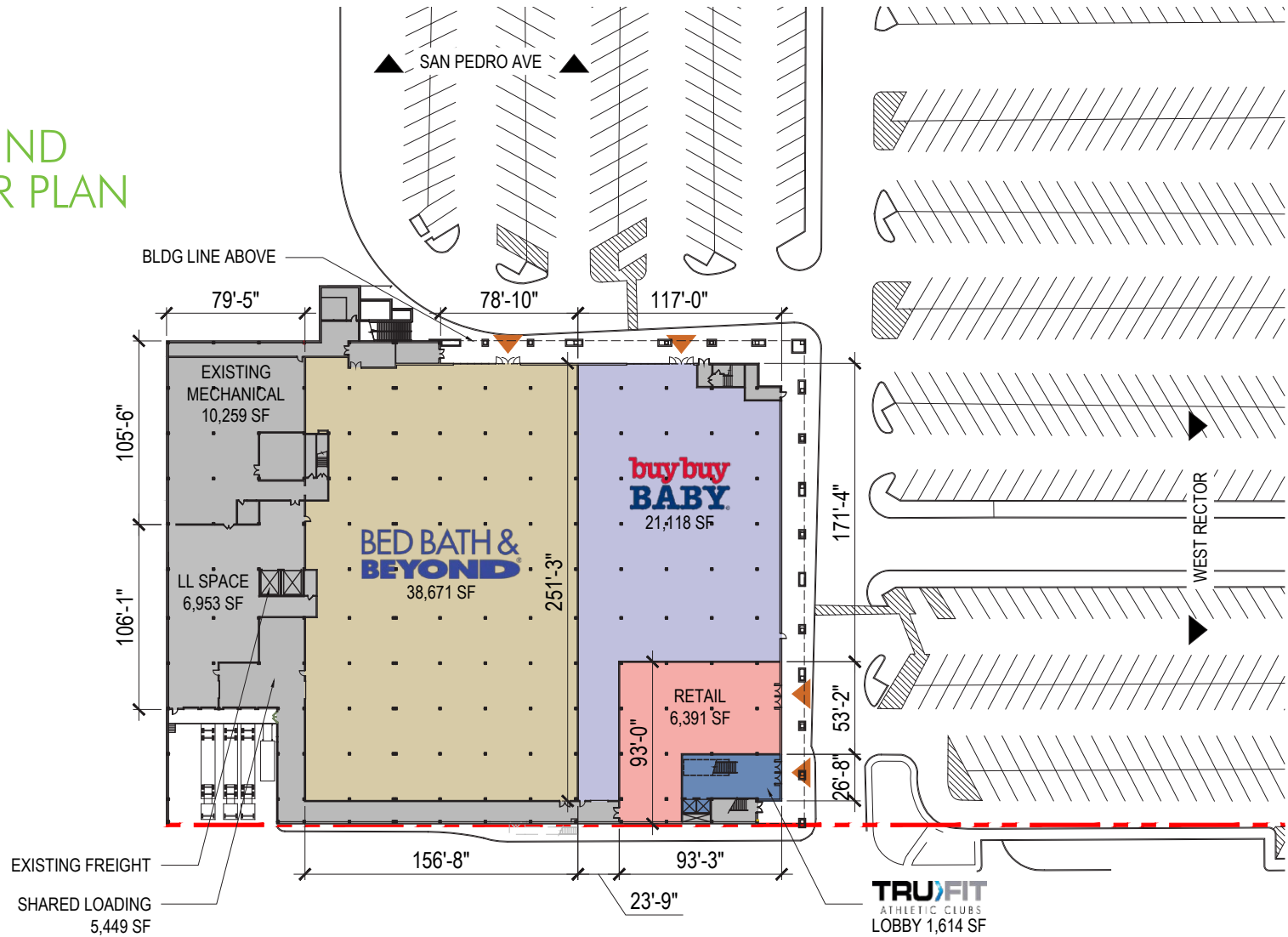
www.cbre.us/TXRetail

CBRE

SERITAGE
GROWTH PROPERTIES

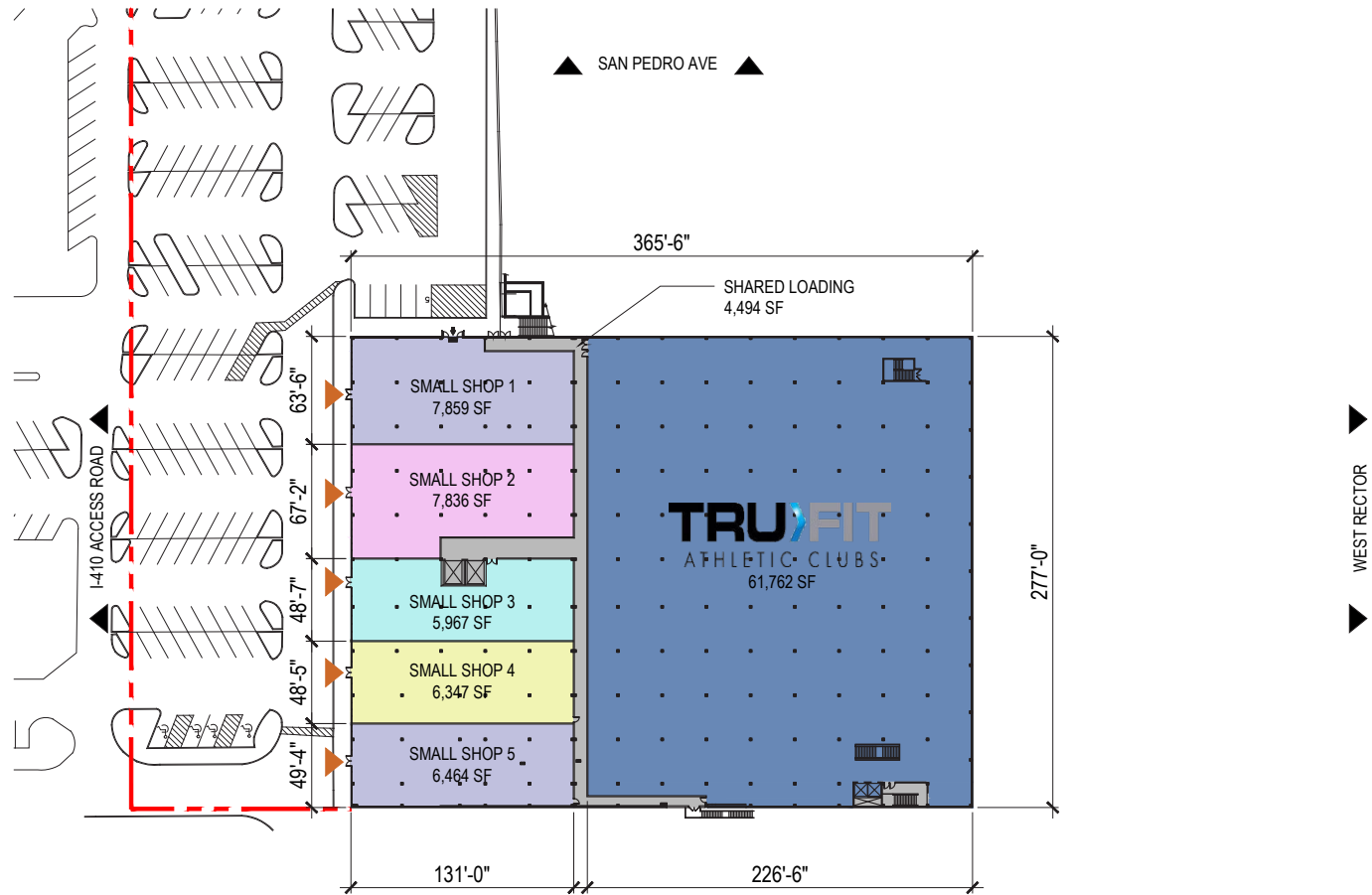


GROUND FLOOR PLAN



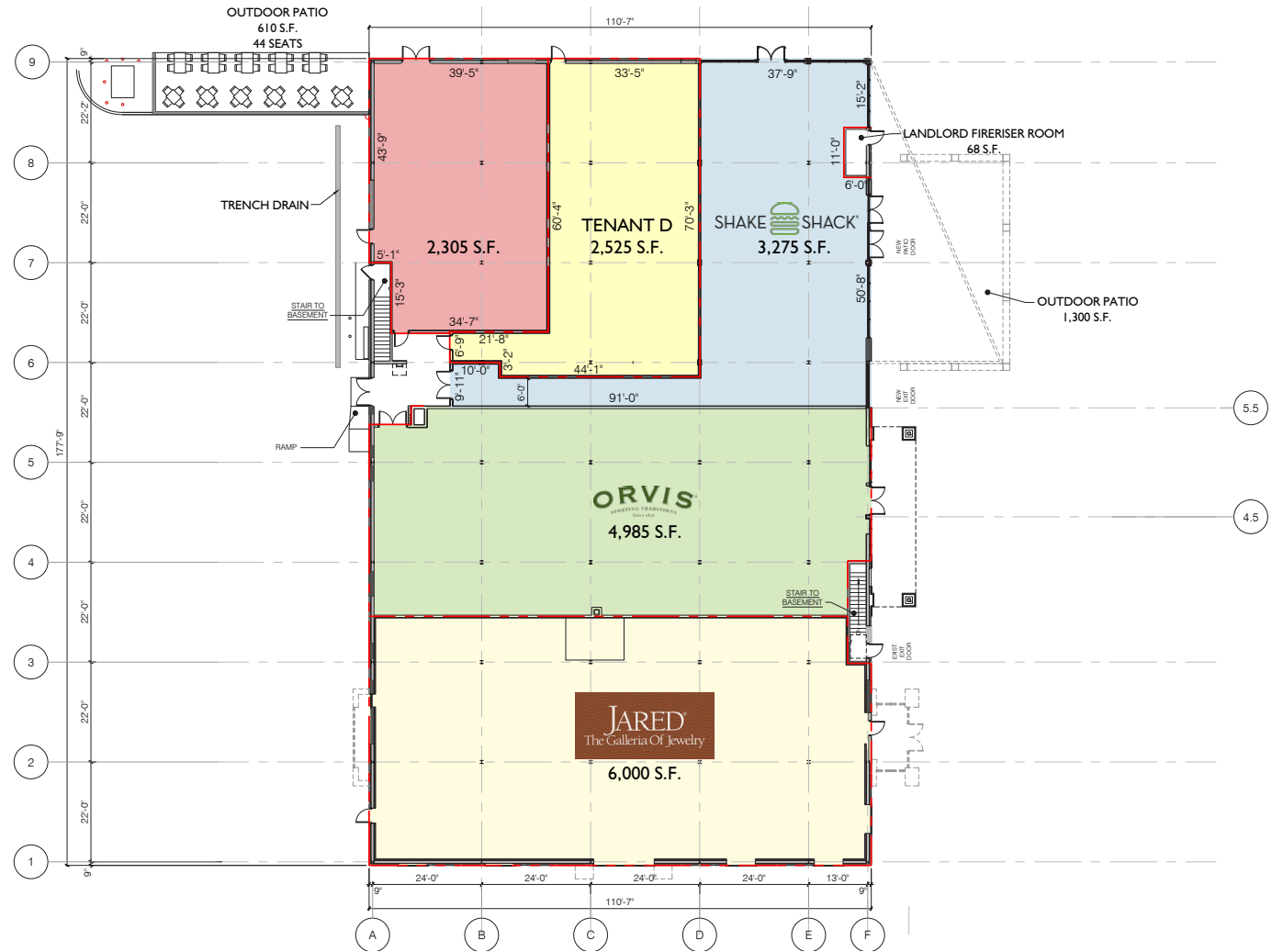


UPPER LEVEL





LOD FIRST FLOOR PLAN

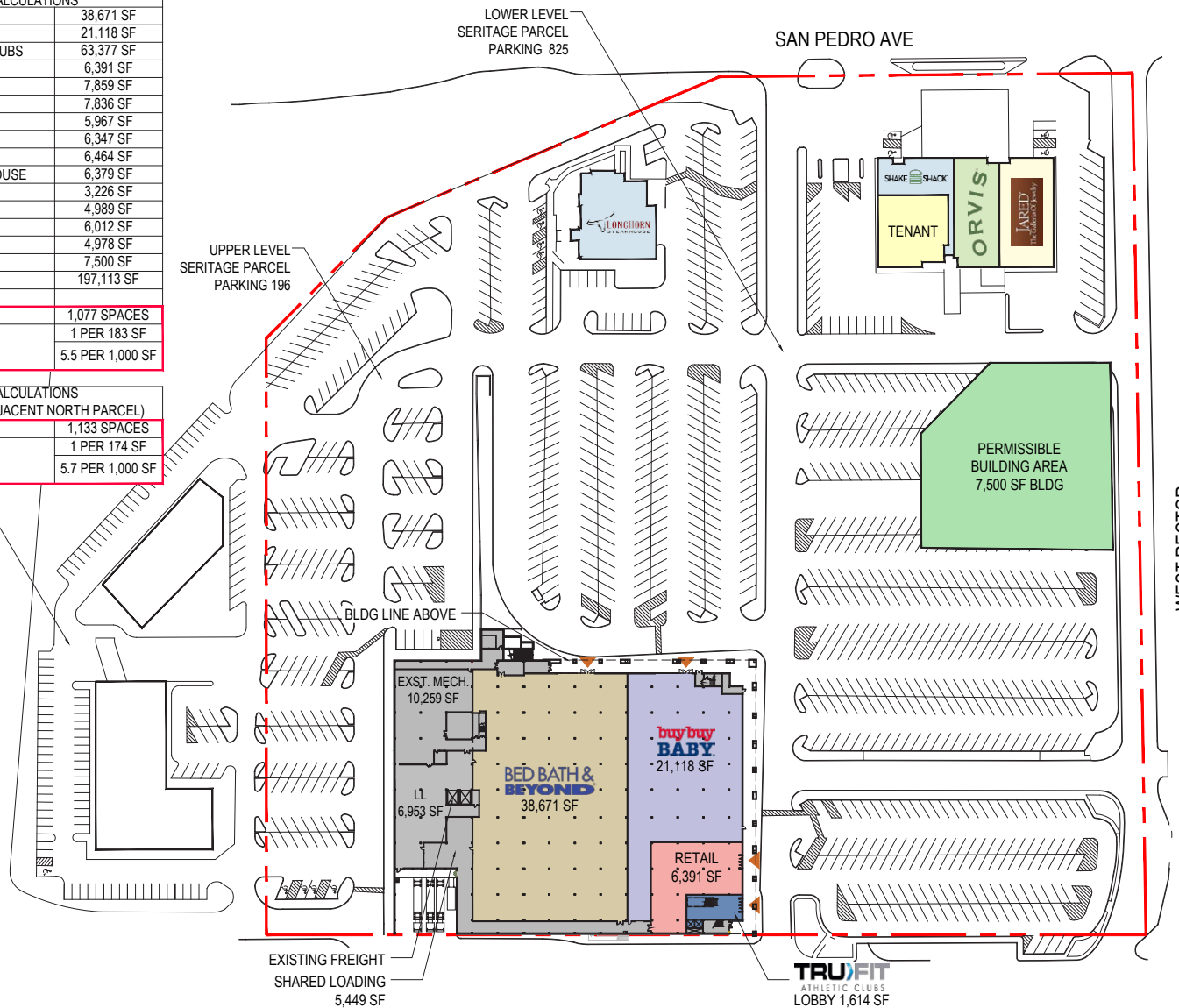


FOR LEASE | 201 CENTRAL PARK MALL | SAN ANTONIO, TX 78216

AREA CALCULATIONS	
BED BATH & BEYOND	38,671 SF
BUY BUY BABY	21,118 SF
TRU-FIT ATHLETIC CLUBS	63,377 SF
RETAIL	6,391 SF
SMALL SHOP 1	7,859 SF
SMALL SHOP 2	7,836 SF
SMALL SHOP 3	5,967 SF
SMALL SHOP 4	6,347 SF
SMALL SHOP 5	6,464 SF
LONGHORN STEAKHOUSE	6,379 SF
SHAKE SHACK	3,226 SF
ORVIS	4,989 SF
JARED	6,012 SF
TENANT (SAC)	4,978 SF
PBA	7,500 SF
TOTAL	197,113 SF
PARKING (APPROX.)	
	1,077 SPACES
	1 PER 183 SF
PARKING RATIO	5.5 PER 1,000 SF

AREA CALCULATIONS (SERITAGE AND ADJACENT NORTH PARCEL)	
PARKING (APPROX.)	1,133 SPACES
	1 PER 174 SF
PARKING RATIO	5.7 PER 1,000 SF

ADJACENT PARCEL
PARKING 112



www.cbre.us/TXRetail

CBRE



FOR LEASE | 201 CENTRAL PARK MALL | SAN ANTONIO, TX 78216



EAST ELEVATION - FACING SAN PEDRO AVE & SOUTH ELEVATION FACING RECTOR

Retail Science from CBRE

www.cbre.us/TXRetail

CBRE



FOR LEASE | 201 CENTRAL PARK MALL | SAN ANTONIO, TX 78216



NORTH ELEVATION - FACING NORTHWEST LOOP 410 & EAST ELEVATION - FACING SAN PEDRO AVE

Retail Science from CBRE

www.cbre.us/TXRetail

CBRE



FOR LEASE | 201 CENTRAL PARK MALL | SAN ANTONIO, TX 78216



NORTH ELEVATION - FACING NORTHWEST LOOP 410

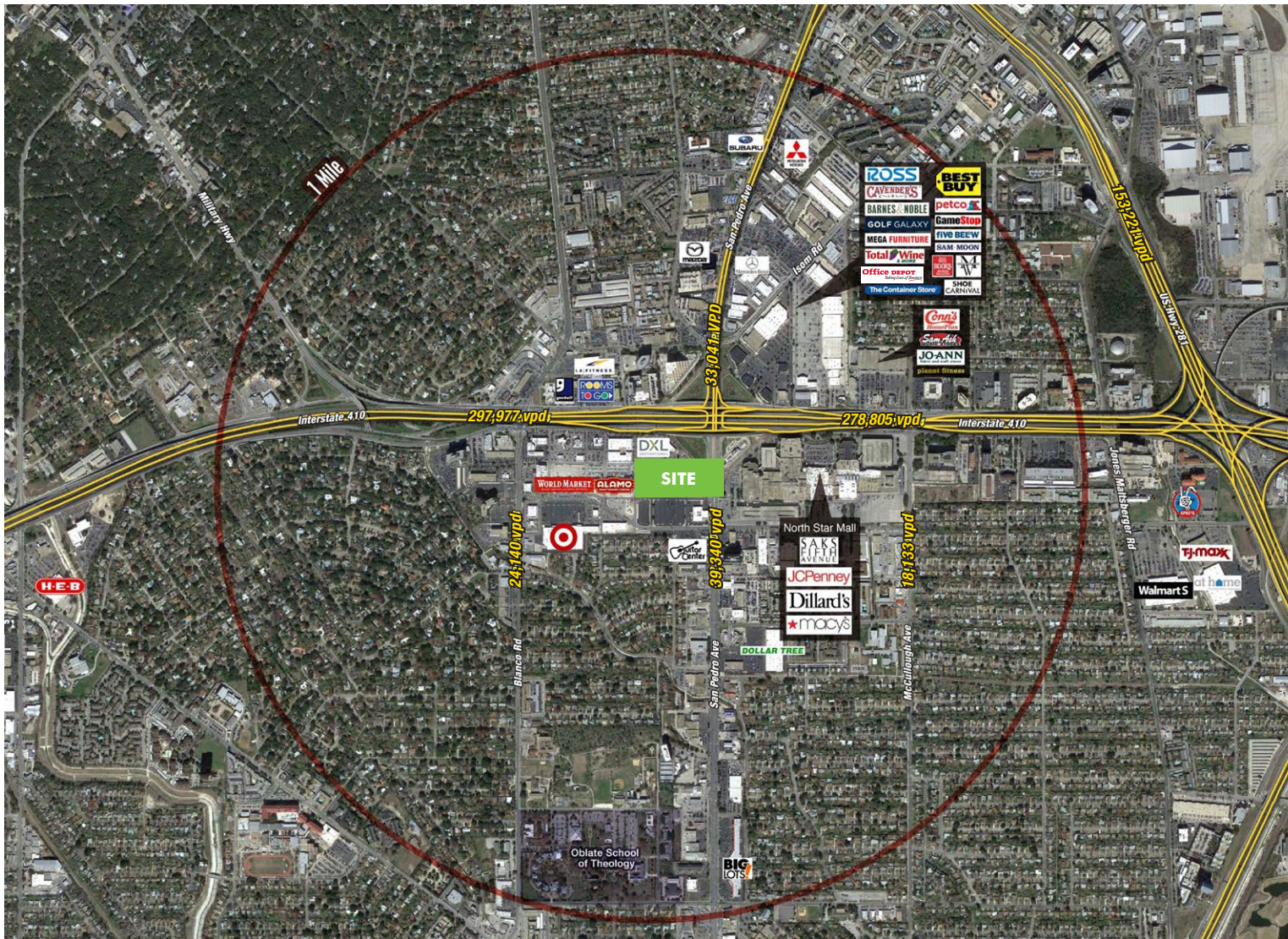
Retail Science from CBRE

www.cbre.us/TXRetail

CBRE







FOR LEASE | 201 CENTRAL PARK MALL | SAN ANTONIO, TX 78216

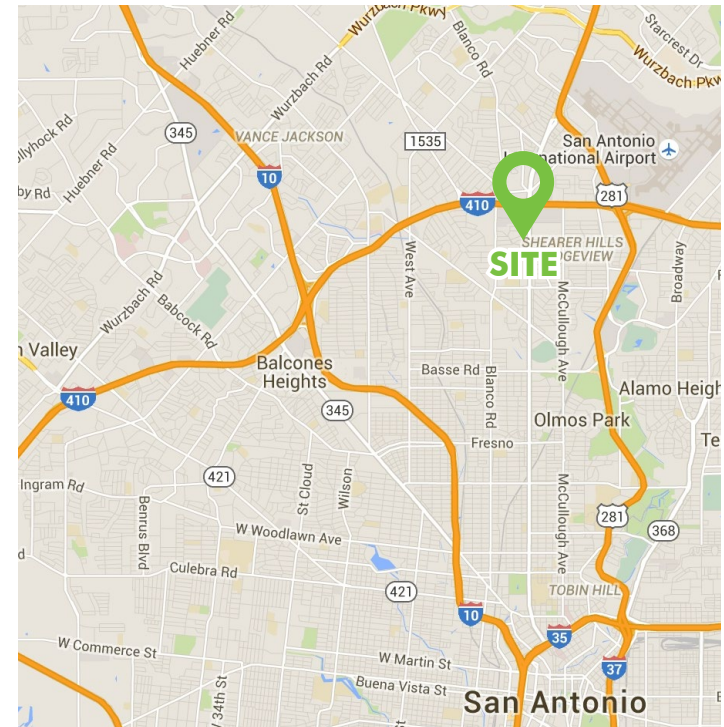
2018 Demographic Summary

	3 Miles	5 Miles	10 Miles
Population	110,579	323,349	1,153,809
Daytime Population	169,687	440,116	1,381,031
Avg. HH Income	\$71,048	\$78,959	\$74,146
Median Age	36.9	37.4	35.1

Traffic Counts

Loop 410	297,977 vpd
San Pedro Ave	39,340 vpd

Source: TxDot, 2017 & CoStar, 2017



CONTACT US

Gene Williams

First Vice President
+1 210 253 6027
gene.williams2@cbre.com

Graham Ketchum

First Vice President
+1 210 507 1132
graham.ketchum@cbre.com

Jenna Gilbert

Senior Associate
+1 214 252 1054
jenna.gilbert@cbre.com

Rich Flaten

Executive Vice President
+1 214 252 1044
rich.flaten@cbre.com

Additional Leasing Contact

Seritage Growth Properties
leasing@seritage.com

© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

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.

CBRE, Inc.	299995	texaslicensing@cbre.com	713-577-1600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Caffey	437641	michale.caffey@cbre.com	214-979-6511
Designated Broker of Firm	License No.	Email	Phone
Gardner Peavy	473833	gardner.peavy@cbre.com	210-253-6031
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Gene Williams	544605	gene.williams2@cbre.com	210-253-6027
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date