



# Northtowne Plaza

NEC San Pedro Ave. & Oblate

Space For Lease



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# Table of Contents

<b>SECTION 1</b>	Location Maps
<b>SECTION 2</b>	Aerial Maps
<b>SECTION 3</b>	Site Aerial
<b>SECTION 4</b>	Photos
<b>SECTION 5</b>	Property Summary
<b>SECTION 6</b>	Quote Sheet
<b>SECTION 7</b>	San Antonio Overview
<b>SECTION 8</b>	Demographics
<b>SECTION 9</b>	TREC Agency Disclosure

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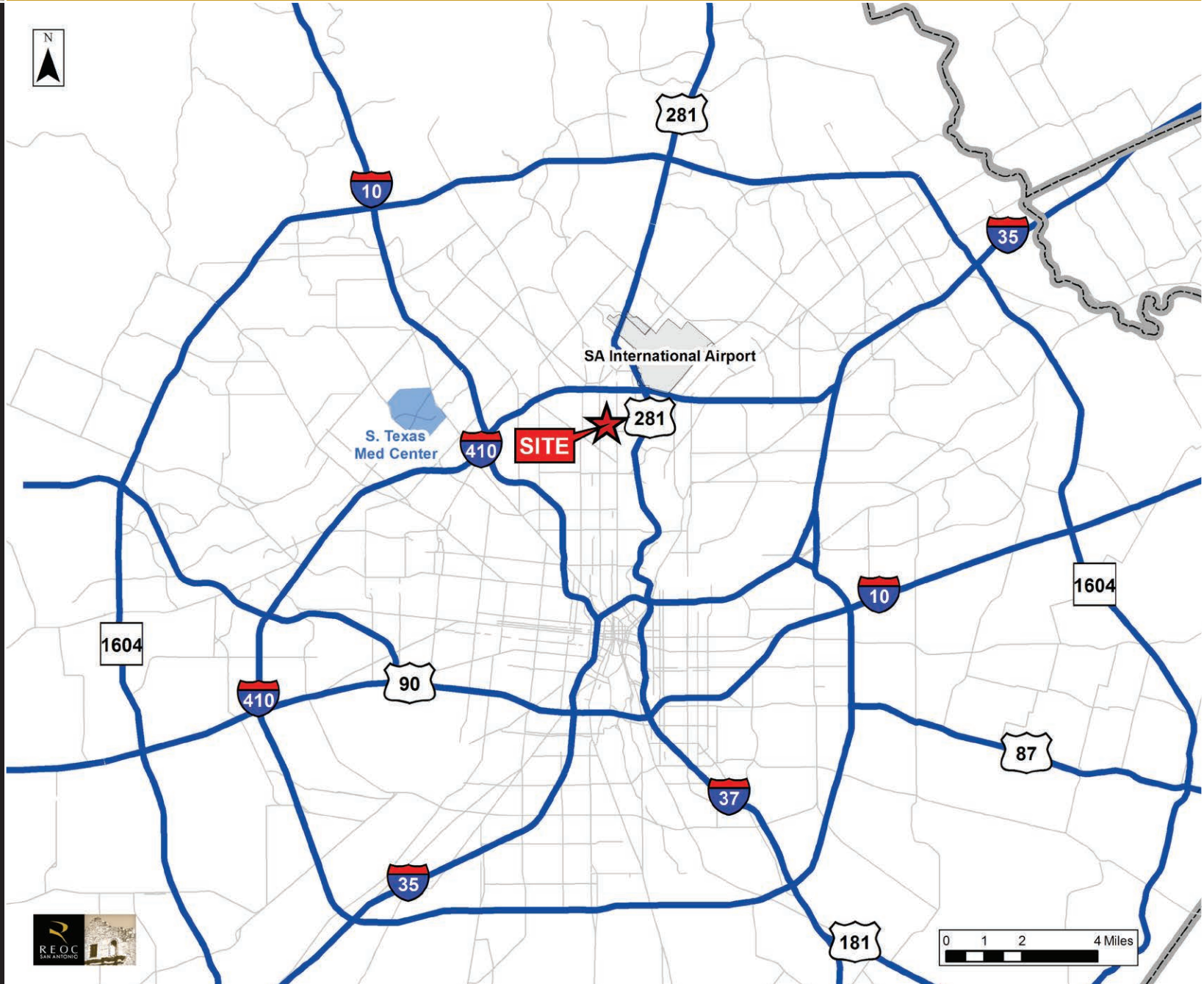
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# City Location Map



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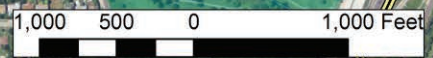
# Aerial Map



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# Site Aerial



**SAN PEDRO AV**

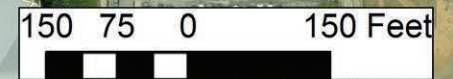
**SITE**

**OBLATE DR**

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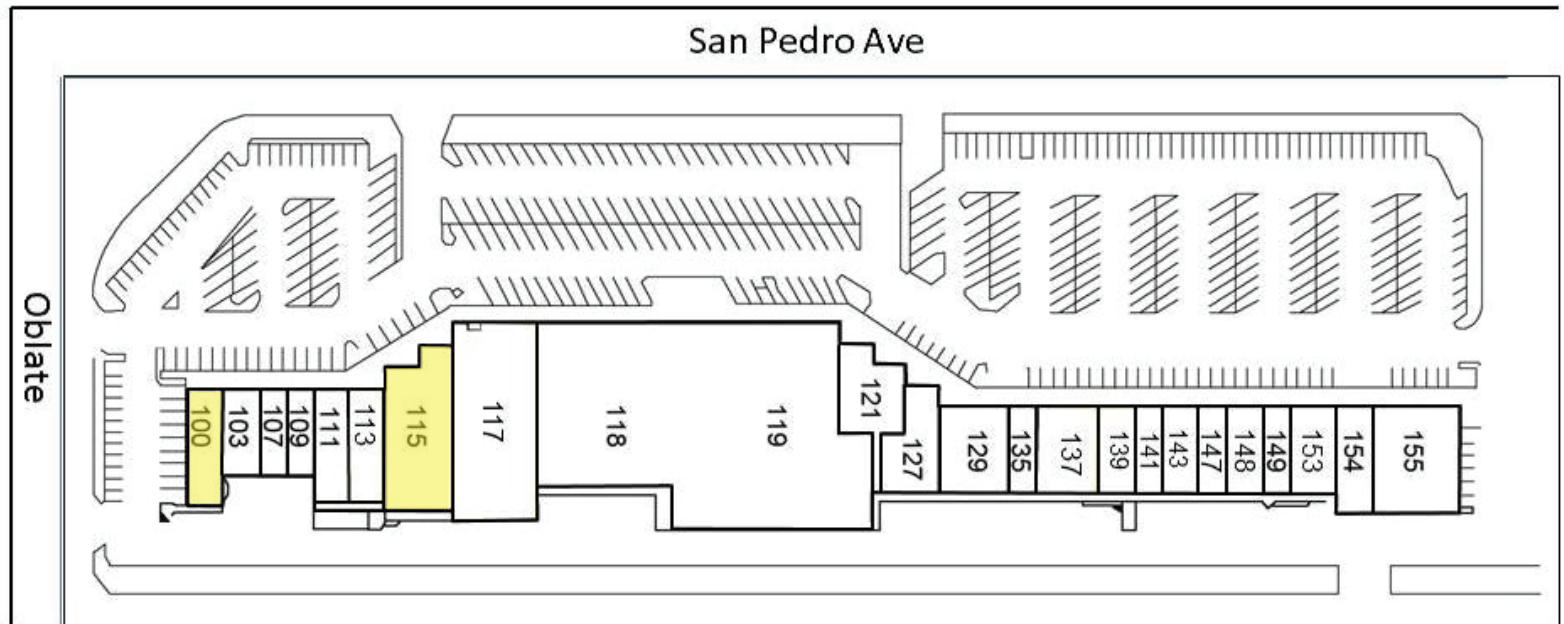


## NORTHTOWNE PLAZA SHOPPING CENTER SITE PLAN

SUITE	TENANT	Sq. Ft
100	AVAILABLE (2 <sup>nd</sup> Generation Sandwich Shop)	2,520
103	AMTEX	
107	ACE CHECK	
109	LIBERTY TAX	
111	KT NAILS	
113	LA SIBERIA	
115	AVAILABLE	5,375

SUITE	TENANT
117	Grand BUFFET
118-119	BIG LOTS
121	ALIEN WORLD
127	CITI FINANCIAL
129	CD EXCHANGE
135	STATE FARM
137-139	SAMMYS EMBROIDERY

SUITE	TENANT
141	CELLZ SOLUTIONS
143	FOOT SPA
147	CRICKET WIRELESS
148	PARTY SUPPLY
149	GREAT CLIPS
153	AMES TOOLS
154	STAFF FORCE
155	CICI'S PIZZA



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# Photos



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# Property Summary

Address	6900 San Pedro Ave., San Antonio, TX 78216
Location	NEC San Pedro Ave. & Oblate
Property Details	5,375 SF Available
Legal Description	NCB 11023 BLK 9 LOT S IRR 836 FT OF 3
Class	B
Zoning	C-3
Year Built	1988
Floors	1
Buildings	1
Parking Ratio	5:1000

## Comments

- Corner location offers convenient ingress and egress with two stoplights
- Site offers tremendous visibility and access to both San Pedro and Oblate
- Pylon signage available
- Great visibility from San Pedro
- Established retail location
- Close to Loop 410 and North Star Mall
- Abundant parking

## Traffic Counts

San Pedro Ave, south of Loop 410; 39,280 vpd (2017)  
 Oblate at San Pedro; 9,680 vpd (2017)

Traffic Counts provided by TxDOT State Wide Planning Map and City Of San Antonio Traffic Count Database

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# Quote Sheet

<b>Square Footage Available</b>	2,520 5,375
<b>Base Rental</b>	\$15.00 - \$18.00 per rentable square foot (with \$0.50 annual increases) (Note: Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord)
<b>First Month's Rental</b>	Due upon execution of lease document by Tenant
<b>Triple Net</b>	Estimated at \$6.16 per rentable square foot annually (at full occupancy)
<b>Term</b>	Five (5) to ten (10) years
<b>Improvements</b>	Negotiable
<b>Deposit</b>	Equal to one (1) month's Base Rental (typical)
<b>Financial Information</b>	Required prior to submission of lease document by Landlord
<b>Disclosure</b>	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

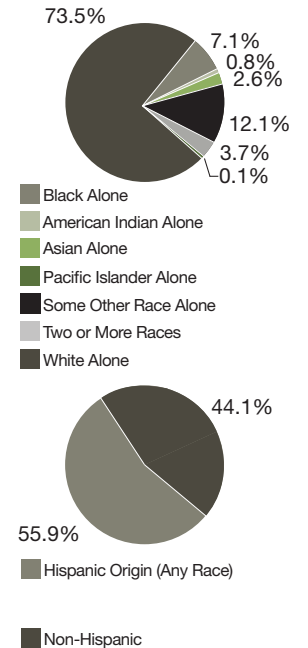
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Philadelphia
- 6 Phoenix
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

## San Antonio-New Braunfels Metro Area

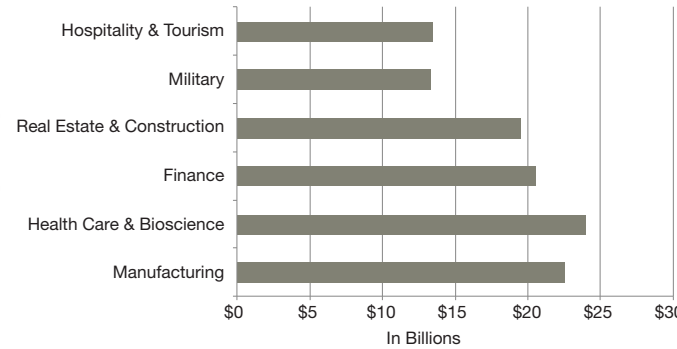
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2018 Estimate	2,511,792	35.4	892,489
2023 Projection	2,748,963	36.1	976,679

	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



## 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.

Sources: U.S. Census; ESRI 2018 Estimates; U.S. Census Bureau 2010, ESRI forecasts for 2018 & 2023; Fortune

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# Demographics: 1-Mile

Summary	Census 2010		2018		2023	
Population	12,322		12,858		13,312	
Households	4,944		5,121		5,292	
Families	2,866		2,915		2,990	
Average Household Size	2.44		2.46		2.47	
Owner Occupied Housing Units	2,379		2,306		2,465	
Renter Occupied Housing Units	2,565		2,815		2,827	
Median Age	36.9		37.6		37.7	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	0.70%		1.65%		0.83%	
Households	0.66%		1.62%		0.79%	
Families	0.51%		1.58%		0.71%	
Owner HHs	1.34%		2.09%		1.16%	
Median Household Income	2.15%		2.23%		2.50%	
Households by Income	2018				2023	
		Number	Percent		Number	Percent
<\$15,000		765	14.9%		674	12.7%
\$15,000 - \$24,999		634	12.4%		591	11.2%
\$25,000 - \$34,999		571	11.2%		552	10.4%
\$35,000 - \$49,999		812	15.9%		833	15.7%
\$50,000 - \$74,999		1,156	22.6%		1,238	23.4%
\$75,000 - \$99,999		435	8.5%		495	9.4%
\$100,000 - \$149,999		501	9.8%		618	11.7%
\$150,000 - \$199,999		143	2.8%		165	3.1%
\$200,000+		104	2.0%		126	2.4%
Median Household Income		\$44,868			\$49,902	
Average Household Income		\$58,951			\$65,806	
Per Capita Income		\$24,793			\$27,512	
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	928	7.5%	900	7.0%	944	7.1%
5 - 9	849	6.9%	855	6.6%	861	6.5%
10 - 14	754	6.1%	838	6.5%	838	6.3%
15 - 19	748	6.1%	781	6.1%	815	6.1%
20 - 24	829	6.7%	849	6.6%	917	6.9%
25 - 34	1,738	14.1%	1,765	13.7%	1,810	13.6%
35 - 44	1,591	12.9%	1,610	12.5%	1,678	12.6%
45 - 54	1,676	13.6%	1,508	11.7%	1,481	11.1%
55 - 64	1,249	10.1%	1,552	12.1%	1,504	11.3%
65 - 74	824	6.7%	1,054	8.2%	1,263	9.5%
75 - 84	739	6.0%	695	5.4%	758	5.7%
85+	397	3.2%	452	3.5%	442	3.3%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	9,026	73.2%	9,175	71.4%	9,456	71.0%
Black Alone	431	3.5%	478	3.7%	519	3.9%
American Indian Alone	113	0.9%	119	0.9%	124	0.9%
Asian Alone	145	1.2%	171	1.3%	196	1.5%
Pacific Islander Alone	10	0.1%	12	0.1%	13	0.1%
Some Other Race Alone	2,128	17.3%	2,384	18.5%	2,451	18.4%
Two or More Races	470	3.8%	520	4.0%	552	4.1%
Hispanic Origin (Any Race)	8,249	66.9%	9,120	70.9%	9,718	73.0%

**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	108,795		113,508		117,577	
Households	42,741		44,493		46,077	
Families	25,995		26,637		27,416	
Average Household Size	2.51		2.52		2.52	
Owner Occupied Housing Units	23,682		23,281		24,698	
Renter Occupied Housing Units	19,059		21,212		21,380	
Median Age	36.8		38.1		39.1	
Trends: 2018 - 2023 Annual Rate	Area	State	National			
Population	0.71%	1.65%	0.83%			
Households	0.70%	1.62%	0.79%			
Families	0.58%	1.58%	0.71%			
Owner HHs	1.19%	2.09%	1.16%			
Median Household Income	1.67%	2.23%	2.50%			
Households by Income	2018		2023			
	Number	Percent	Number	Percent		
<\$15,000	5,762	13.0%	5,153	11.2%		
\$15,000 - \$24,999	4,864	10.9%	4,367	9.5%		
\$25,000 - \$34,999	5,172	11.6%	4,938	10.7%		
\$35,000 - \$49,999	6,320	14.2%	6,430	14.0%		
\$50,000 - \$74,999	7,906	17.8%	8,491	18.4%		
\$75,000 - \$99,999	4,428	10.0%	5,066	11.0%		
\$100,000 - \$149,999	4,900	11.0%	5,959	12.9%		
\$150,000 - \$199,999	1,938	4.4%	2,103	4.6%		
\$200,000+	3,202	7.2%	3,571	7.8%		
Median Household Income	\$50,268		\$54,601			
Average Household Income	\$80,449		\$88,694			
Per Capita Income	\$31,788		\$34,978			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,319	6.7%	7,041	6.2%	7,308	6.2%
5 - 9	7,372	6.8%	7,159	6.3%	7,173	6.1%
10 - 14	7,244	6.7%	7,328	6.5%	7,355	6.3%
15 - 19	7,437	6.8%	7,009	6.2%	7,121	6.1%
20 - 24	7,455	6.9%	7,694	6.8%	7,628	6.5%
25 - 34	14,950	13.7%	15,860	14.0%	16,017	13.6%
35 - 44	14,069	12.9%	14,139	12.5%	14,999	12.8%
45 - 54	15,240	14.0%	13,890	12.2%	13,594	11.6%
55 - 64	11,989	11.0%	14,018	12.3%	13,949	11.9%
65 - 74	7,223	6.6%	10,204	9.0%	11,965	10.2%
75 - 84	5,558	5.1%	5,723	5.0%	6,944	5.9%
85+	2,941	2.7%	3,442	3.0%	3,522	3.0%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	85,456	78.5%	87,513	77.1%	90,400	76.9%
Black Alone	2,733	2.5%	3,051	2.7%	3,316	2.8%
American Indian Alone	980	0.9%	1,032	0.9%	1,067	0.9%
Asian Alone	1,254	1.2%	1,538	1.4%	1,810	1.5%
Pacific Islander Alone	70	0.1%	84	0.1%	90	0.1%
Some Other Race Alone	15,202	14.0%	16,832	14.8%	17,208	14.6%
Two or More Races	3,099	2.8%	3,457	3.0%	3,685	3.1%
Hispanic Origin (Any Race)	68,922	63.4%	75,331	66.4%	80,050	68.1%

**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	312,655		332,982		348,196	
Households	129,035		137,376		143,777	
Families	72,114		75,406		78,364	
Average Household Size	2.34		2.34		2.35	
Owner Occupied Housing Units	59,721		59,112		63,409	
Renter Occupied Housing Units	69,314		78,264		80,368	
Median Age	35.2		36.6		37.3	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	0.90%		1.65%		0.83%	
Households	0.91%		1.62%		0.79%	
Families	0.77%		1.58%		0.71%	
Owner HHs	1.41%		2.09%		1.16%	
Median Household Income	2.03%		2.23%		2.50%	
Households by Income	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	19,182	14.0%	17,118	11.9%	17,118	11.9%
\$15,000 - \$24,999	15,816	11.5%	14,338	10.0%	14,338	10.0%
\$25,000 - \$34,999	15,939	11.6%	15,408	10.7%	15,408	10.7%
\$35,000 - \$49,999	20,203	14.7%	20,872	14.5%	20,872	14.5%
\$50,000 - \$74,999	24,754	18.0%	27,139	18.9%	27,139	18.9%
\$75,000 - \$99,999	13,114	9.5%	15,228	10.6%	15,228	10.6%
\$100,000 - \$149,999	14,460	10.5%	17,889	12.4%	17,889	12.4%
\$150,000 - \$199,999	5,819	4.2%	6,512	4.5%	6,512	4.5%
\$200,000+	8,089	5.9%	9,273	6.4%	9,273	6.4%
Median Household Income			\$47,623		\$52,647	
Average Household Income			\$74,154		\$82,366	
Per Capita Income			\$31,542		\$34,916	
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	20,705	6.6%	20,295	6.1%	21,411	6.1%
5 - 9	19,354	6.2%	19,620	5.9%	19,889	5.7%
10 - 14	18,563	5.9%	19,285	5.8%	19,575	5.6%
15 - 19	20,817	6.7%	20,788	6.2%	21,138	6.1%
20 - 24	27,484	8.8%	27,490	8.3%	28,436	8.2%
25 - 34	48,529	15.5%	52,044	15.6%	53,027	15.2%
35 - 44	39,198	12.5%	41,473	12.5%	44,378	12.7%
45 - 54	41,711	13.3%	38,672	11.6%	38,244	11.0%
55 - 64	34,217	10.9%	39,368	11.8%	39,586	11.4%
65 - 74	20,131	6.4%	29,118	8.7%	33,747	9.7%
75 - 84	14,422	4.6%	15,858	4.8%	19,476	5.6%
85+	7,525	2.4%	8,969	2.7%	9,288	2.7%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	238,799	76.4%	247,782	74.4%	256,970	73.8%
Black Alone	14,917	4.8%	17,150	5.2%	18,737	5.4%
American Indian Alone	2,858	0.9%	3,112	0.9%	3,263	0.9%
Asian Alone	6,827	2.2%	8,417	2.5%	9,972	2.9%
Pacific Islander Alone	311	0.1%	377	0.1%	413	0.1%
Some Other Race Alone	38,638	12.4%	44,243	13.3%	45,923	13.2%
Two or More Races	10,305	3.3%	11,900	3.6%	12,917	3.7%
Hispanic Origin (Any Race)	179,191	57.3%	201,374	60.5%	216,765	62.3%

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.

<b>REOC General Partner, LLC</b>	<b>4933853</b>	<b>bharris@reocsanantonio.com</b>	<b>N/A</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Brian Dale Harris</b>	<b>405243</b>	<b>bharris@reocsanantonio.com</b>	<b>N/A</b>
Designated Broker of Firm	License No.	Email	Phone
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Brian Dale Harris</b>	<b>405243</b>	<b>bharris@reocsanantonio.com</b>	<b>N/A</b>
Sales Agent/Associates Name	License No.	Email	Phone

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

**Regulated by the Texas Real Estate Commission** **Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

TAR 2501

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