









## **ADDRESS**

1826 N LOOP 1604 W, SAN ANTONIO TX 78248

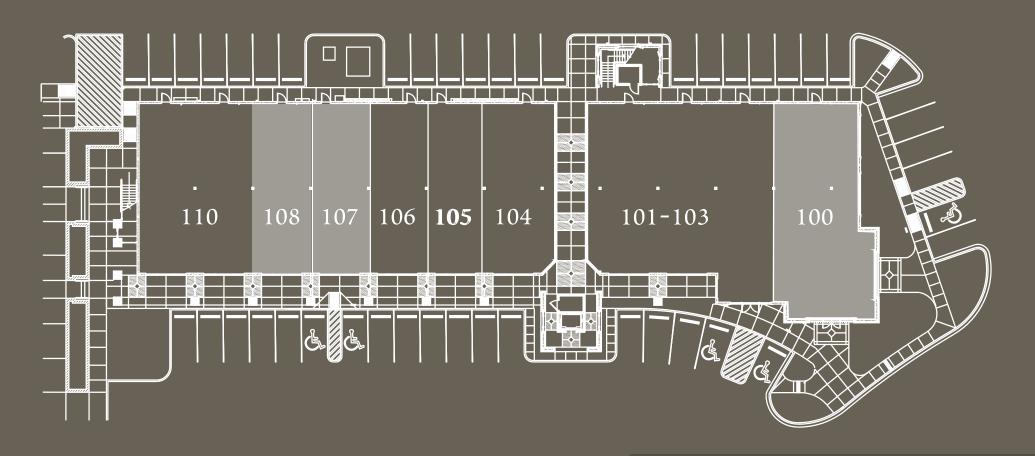
## TOTAL AVAILABLE

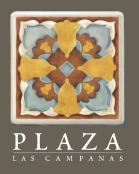
■ BUILDING A	10,857 SF
■ BUILDING C (1ST FLOOR)	5,247 SF
END CAP AVAILABLE (2,447 SF)	
■ BUILDING C (2ND FLOOR)	5,335 SF
■ SITE D - DEVELOPED LAND LEASE	1.309 AC

## RATES (NNN)

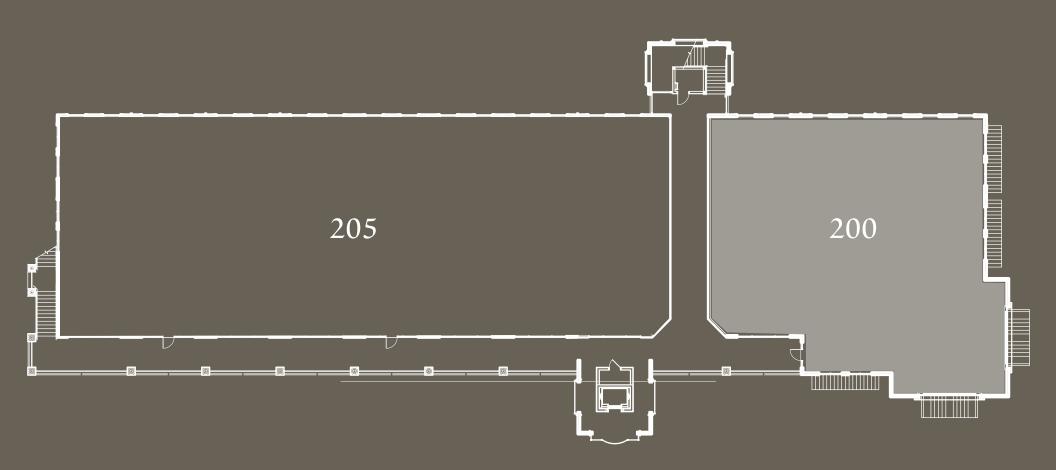
■ BUILDING A - OFFICE	CONTACT BROKER
■ BUILDING C - RETAIL (1ST FLOOR)	CONTACT BROKER
■ BUILDING C - OFFICE (2ND FLOOR)	CONTACT BROKER
FEATURES & AMENITIES	

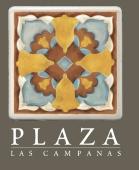
- AMPLE SURFACE PARKING WITH A 1:300 PARKING RATIO
- ON-SITE DINING AMENITIES INCLUDE EDDIE V'S, COVER 3, BLU PRIME AND STARBUCKS
- UNIQUE TENANT MIX INCLUDING ON-SITE BANKING
- THREE LEVEL STRUCTURED PARKING GARAGE VALET DROP-OFF
- PYLON AND PROJECT SIGNAGE AVAILABLE WITH PROMINENT VISIBILITY TO LOOP 1604 AND HUEBNER RD
- SURROUNDED BY NUMEROUS AFFLUENT NEIGHBORHOODS WITH SOME OF THE BEST DEMOGRAPHICS IN THE CITY
- PROXIMITY TO ADDITIONAL AMENITIES AT THE VINEYARDS, STONE OAK, LA CANTERA AND THE RIM
- LOOP 1604 & HUEBNER RD OFFER EXCEPTIONAL CIRCULATION, PROVIDING CONVENIENT ACCESS TO MEDICAL FACILITIES IN STONE OAK, THE SOUTH TEXAS MEDICAL CENTER, IH-10, AND US 281





BUILL	DING C - IST FLOOR (R.	ETAIL)	
PARKING	AMPLE PARKING ADJACENT TO	AMPLE PARKING ADJACENT TO THE BUILDING	
SIGNAGE		PYLON AND PROJECT SIGNAGE AVAILABLE WITH PROMINENT VISIBILITY TO LOOP 1604 AND HUEBNER RD	
SUITE	TENANT	RSF	
100	AVAILABLE	2,447	
101-103	FIRST AMERICAN TITLE		
104	CULTIVATE AND BLOOM		
105	JUNE & JULY BOUTIQUE		
106	EDWARD JONES		
107	AVAILABLE	1,200*	
108	AVAILABLE	1,600	
110	THE EDISON EXPERIMENT		
*CHELL CDACE			

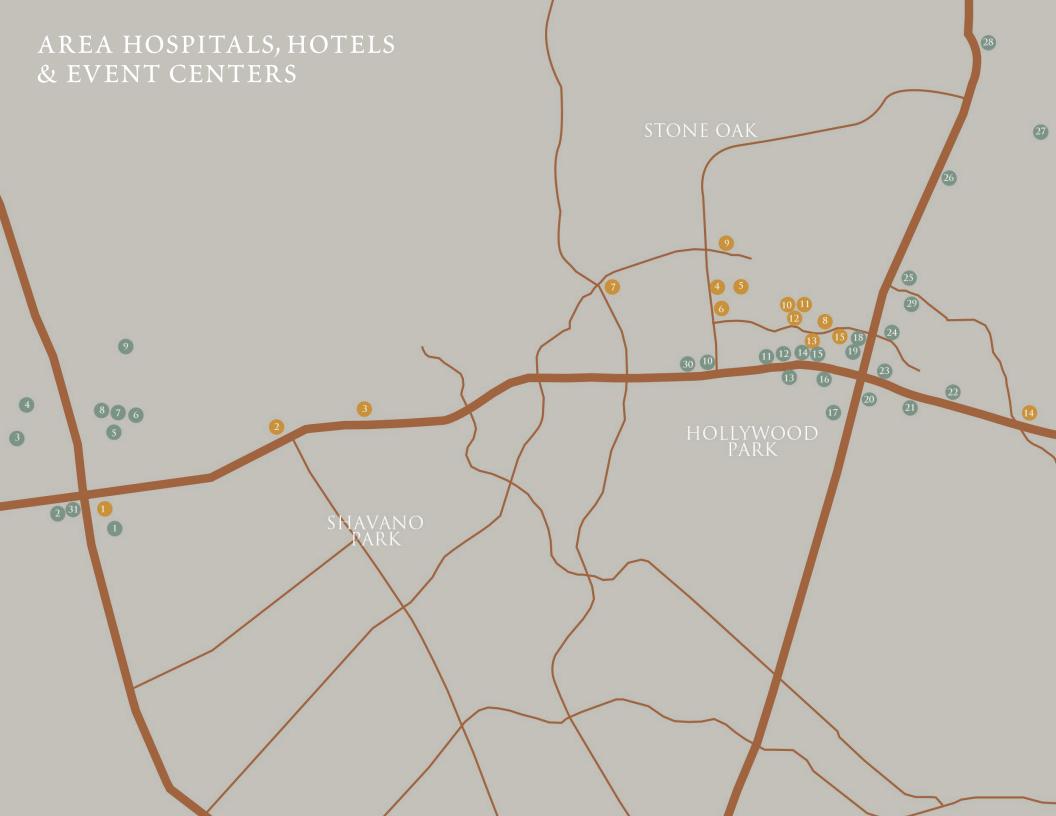




## BUILDING C - 2ND FLOOR (OFFICE)

BUIL	BUILDING C - ZND FLOOR (OFFICE)		
PARKING	AMPLE PARKING ADJ.	ACENT TO THE BUILDING	
SIGNAGE		SIGNAGE AVAILABLE WITH TY TO LOOP 1604 AND	
SUITE	TENANT	RSF	

OFFICE EVOLUTION



## **HOTELS & EVENT CENTERS**

- 1. EMBASSY SUITES BY HILTON SAN ANTONIO LANDMARK
- 2. DRURY INN & SUITES SAN ANTONIO NEAR LA CANTERA PKWY
- 3. LA CANTERA HOTEL
- 4. EILAN HOTEL AND SPA
- 5. HILTON GARDEN INN SAN ANTONIO AT THE RIM
- 6. HOME2 SUITES BY HILTON SAN ANTONIO AT THE RIM
- 7. RESIDENCE INN BY MARRIOTT SAN ANTONIO SIX FLAGS® AT THE RIM
- 8. COURTYARD BY MARRIOTT SAN ANTONIO SIX FLAGS® AT THE RIM
- 9. SPRINGHILL SUITES BY MARRIOTT SAN ANTONIO NORTHWEST AT THE RIM
- 10. HOMEWOOD SUITES BY HILTON SAN ANTONIO NORTH
- 11. DRURY INN & SUITES SAN ANTONIO NORTH STONE OAK
- 12. DRURY PLAZA HOTEL SAN ANTONIO NORTH STONE OAK
- 13. STAYBRIDGE SUITES SAN ANTONIO STONE OAK
- 14. LA QUINTA INN & SUITES SAN ANTONIO NORTH STONE OAK
- 15. RESIDENCE INN BY MARRIOTT SAN ANTONIO NORTH/STONE OAK
- 16. FAIRFIELD INN & SUITES BY MARRIOTT SAN ANTONIO NORTH/STONE OAK
- 17. DAYS INN & SUITES BY WYNDHAM SAN ANTONIO NORTH/STONE OAK
- 18. HYATT PLACE SAN ANTONIO NORTH/ STONE OAK
- 19. BEST WESTERN PLUS HILL COUNTRY SUITES
- 20. COMFORT SUITES SAN ANTONIO NORTH STONE OAK
- 21. HAMPTON INN SAN ANTONIO NORTHWOODS
- 22. WOODSPRING SUITES SAN ANTONIO STONE OAK
- 23. HOME2 SUITES BY HILTON SAN ANTONIO NORTH STONE OAK
- 24. COURTYARD BY MARRIOTT SAN ANTONIO NORTH/STONE OAK AT LEGACY
- 25. HOLIDAY INN SAN ANTONIO STONE OAK AREA
- 26. CANDLEWOOD SUITES SAN ANTONIO STONE OAK AREA
- 27. JW MARRIOTT SAN ANTONIO HILL COUNTRY RESORT & SPA
- 28. SPRING HILL EVENTS CENTER
- 29. NOAH'S EVENT VENUE
- 30. SAN ANTONIO SHRINE AUDITORIUM
- 31. SECURITY SERVICE EVENT CENTER

## HOSPITALS

- 1. WARM SPRINGS POST ACUTE MEDICAL
- 2. BAPTIST EMERGENCY HOSPITAL SHAVANO PARK
- 3. PRECISION ASSIST
- 4. NORTH CENTRAL BAPTIST HOSPITAL
- 5. CHRISTUS SANTA ROSA PHYSICIANS AMBULATORY SURGERY CENTER STONE OAK
- 6. METHODIST AMBULATORY SURGERY CENTER NORTH CENTRAL
- 7. GLOBAL REHAB PT CLINIC
- 8. METHODIST STONE OAK HOSPITAL
- 9. SELECT REHABILITATION HOSPITAL OF SAN ANTONIO
- 10. DAVITA STONE OAK DIALYSIS
- 11. SAN ANTONIO KIDNEY DISEASE CENTER PHYSICIANS GROUP
- 12. NORTH HILLS FAMILY MEDICINE
- 13. SOUTH TEXAS SPINE & SURGICAL HOSPITAL
- 14. LAUREL RIDGE TREATMENT CENTER
- 15. THE CHILDREN'S HOSPITAL OF SAN ANTONIO STONE OAK



## RESTAURANTS

- I. RED LOBSTER
- 2. LONGHORN STEAKHOUSE
- 3. OLIVE GARDEN
- 4. BOB'S CHOP HOUSE
- 5. PIATTI
- 6. PAPPADEAUX'S
- 7. CHU<u>Y'S</u>
- 8. CHEDDAR'S
- 9. BAR-B-CUTIE SMOKEHOUSE
- 10. RUTHS CHRIS
- 11. BUSH'S CHICKEN
- 12. FREDDY'S FROZEN CUSTARD
- 13. WILLIE'S GRILL & ICEHOUSE
- 14. SCUZZI'S ITALIAN RESTAURANT
- 15. MCALISTER'S DELI
- 16. PAESANOS 1604
- 17. THAI HUT
- 18. PAPA JOHN'S PIZZA
- 19. CHIN'S GARDEN
- 20. SUBWAY
- 21. BIG'Z BURGER JOINT
- 22. GALPÃO GAUCHO BRAZILIAN STEAKHOUSE
- 23. BURGER KING
- 24. EDDIE V'S PRIME SEAFOOD
- 25. COVER 3 SAN ANTONIO
- 26. TACO CABANA
- 27. JIM'S RESTAURANT
- 28. THE LONGHORN CAFE
- 29. EL JALISCO GRILL & CANTINA
- 30. PIZZA HUT
- 31. MOD PIZZA
- 32. J-PRIME STEAKHOUSE
- 33. SNOOZE AN A.M. EATERY
- 34. PASHA MEDITERRANEAN GRILL
- 35. PANERA BREAD
- 36. ALDINO THE VINEYARD
- 37. WHICH WHICH
- 38. CHIPOTLE
- 39. STONE WERKS BIG ROCK GRILLE
- 40. DEMO'S GREEK FOOD
- 41. SUSHISHIMA JAPANESE RESTAURANT
- 42. WENDY'S
- 43. SAKE CAFE
- 44. EL TACO GRILL
- 45. HEAVENLY PHO VIETNAMESE CUISINE
- 46. POPEYE'S LOUISIANA KITCHEN

- 47. MCDONALD'S
- 48. LUBY'S
- 49. CHICK-FIL-A
- 50. WHATABURGER
- 51. WAHKEE CHINESE SEAFOOD RESTAURANT
- 52. TACO BLVD
- 53. SILO
- 54. COSTA PACIFICA
- 55. EGGSPECTATION
- 56. ZOE'S KITCHEN
- 57. CHAMA GAUCHA BRAZILIAN STEAKHOUSE
- 58. TARKA INDIAN KITCHEN
- 59. TORCHY'STACOS
- 60. JERUSALEM GRILL
- 61. SONIC DRIVE-IN
- 62. RAISING CANE'S CHICKEN FINGERS
- 63. SUSHI SEVEN
- 64. LI'S SICHUAN RESTAURANT
- 65. THAI CHILI CUISINE
- 66. VIDA MIA
- 67. TRILOGY PIZZA
- 68. TACO CABANA
- 69. IHOP
- 70. MILANO ITALIAN GRILL
- 71. L TACO STONE OAK
- 72. LITTLE CAESER'S PIZZA
- 73. PIZZA HUT
- 74. JERSEY MIKE'S SUBS
- 75. WENDY'S
- 76. LUCIANO NEIGHBORHOOD PIZZERIA
- 77. TAIPEI RESTAUARANT
- 78. MARIOLI MEXICAN CUISINE
- 79. CORNER BAKERY CAFÉ
- 80. SUSHI ZUSHI
- 81. MELLOW MUSHROOM
- 82. LE PEEP
- 83. THUNDERCLOUD SUBS
- 84. DELICIOUS TAMALES
- 85. TORO KITCHEN BAR
- 86. KIRBY'S STEAKHOUSE
- 87. LITTLE WOODROWS STONE OAK
- 88. THE HOPPY MONK
- 89. FIRST WATCH SONTERRA
- 90. KUMORI SUSHI & TEPPANYAKI
- 91. JASON'S DELI
- 92. SMASHIN'CRAB
- 93. EMBERS WOOD FIRE KITCHEN & TAP

- 94. GORDITAS DONA TOTA
- 95. KRISPY KREME DOUGHNUTS
- 96. FIVE GUYS
- 97. CHIK-FIL-A
- 98. WHATABURGER
- 99. SONIC DRIVE=IN
- 100.MCDONALD'S
- 101.BUFFALO WILD WINGS
- 102.PERICO'S RESTAURANT
- 103.SUBWAY RESTAURANTS
- 104.LAS PALAPAS
- 105.RED ROBIN GOURMET BURGERS
- 106.PEI WEI
- 107.FISH CITY GRILL
- 108.ZIO'S ITALIAN KITCHEN
- 109.CHUY'S
- 110.CHILI'S GRILL & BAR
- 111.SIZZLING WOK

RANK	TOP 10 RESTAURANTS IN ALCOHOL SALES*
1	EL MIRASOL AT ALON
2	EDDIE V'S PRIME SEAFOOD*
3	THIRSTY HORSE SALOON
4	PAESANO'S
5	COVER 3*
6	MYRON'S AT ALON
7	STONE STREET PUB
8	FREDERICK'S BISTRO
9	THE LOST BAR & GRILL
10	THREE LEGGED MONKEY

AS REPORTED MAY 2022 BY ALCOHOLSALES.COM
(ESTABLISHMENTS WITHIN A 3 MILE RADIUS OF 78248 ZIP CODE)

\*PART OF PLAZA LAS CAMPANAS





## 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:

by the buyer or buyer's agent. the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent 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 AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually

**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.

obligations as an intermediary. A broker who acts as an intermediary: *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 **AS AGENT FOR BOTH -INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each* 

- 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
- to do so by law. any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required

subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A

# 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 the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records

_	Kimberly Sue Gatley Sales Agent/Associate's Name	Brian Dale Harris Licensed Supervisor of Sales Agent/ Associate	Brian Dale Harris  Designated Broker of Firm	REOC General Partner, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name
Riiver/Tenant/Se	652669	405243	405243	493853
	License No.	License No.	License No.	License No.
River/Tenant/Seller/j andlord Initials Date	kgatley@reocsanantonio.com	bharris@reocsanantonio.com	bharris@reocsanantonio.com	bharris@reocsanantonio.com
	Email	Email	Email	Email
I	(210) 524-4000	(210) 524-1314	(210) 524-4000	(210) 524-4000
	Phone	Phone	Phone	Phone

Buyer/ i enant/seller/Landiord Initials

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Andrew J. Lyles720555alyles@reocsanantonio.com(210)524-4000Sales Agent/Associate's NameLicense No.EmailPhone	Brian Dale Harris 405243 bharris@reocsanantonio.com (210)524-1314 Licensed Supervisor of Sales Agent/ License No. Email Phone Associate	Brian Dale Harris 405243 bharris@reocsanantonio.com (210)524-4000 Designated Broker of Firm License No. Email	REOC General Partner, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name493853 License No.bharris@reocsanantonio.com Email(210)524-4000 Phone
0) 524-4000	0) 524-1314	0)524-4000	<u>0) 524-4000</u>
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Regulated by the Texas Real Estate Commission 2501

Buyer/Tenant/Seller/Landlord Initials