NORTHGATE PLAZA

5440 - 5460 Babcock Road | San Antonio, TX 78240



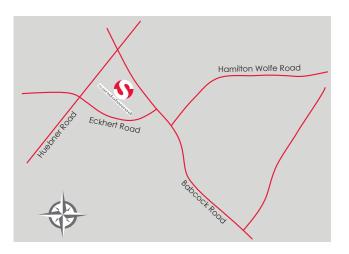






LOCATION

Located in one of San Antonio's most dense daytime populations, this retail plaza is perfect for new or established businesses. This plaza is surrounded by large medical campuses as well as having a Starbuck's on its pad site. Northgate plaza offers a reliable location with high traffic counts and longterm clientele.



PROPERTY FEATURES

- Digital Message Board for advertising
- High traffic count intersection containing Starbucks and Flowerama as easily recognizable landmarks
- Surrounded by large Medical campuses

BUSINESSES IN THE AREA

- Starbucks
- Flowerama
- Firestone
- USAA Corporate Office

SPACE AVAILABLE

• Spaces ranging from 1,699 - 6,219 sf available

RENTAL RATE

• Base Rent: \$15-18 per sf annually

• Triple Net: \$7.00 per sf annually

• Terms: 3-5 years

BROKER

Colin Hodges colin.hodges@sandalwoodmgt.com

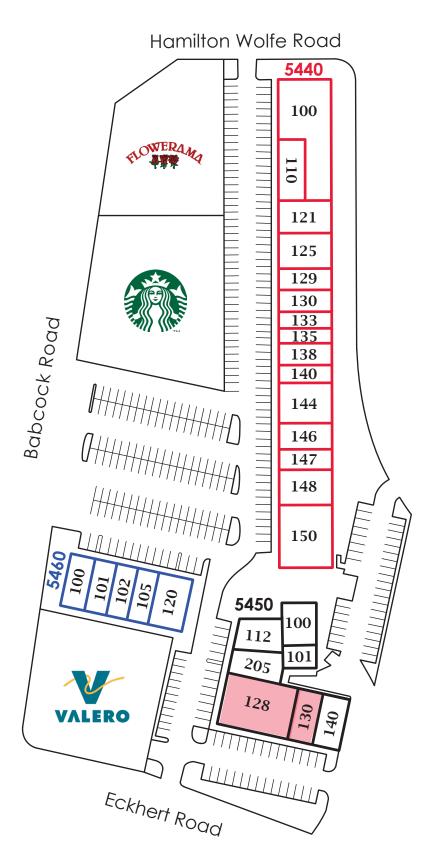
O: 210.690.0737 C: 512.422.8044

5440 Babcock Suite 140 San Antonio, TX 78240



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5440 Babcock Rd

- 100 Little Treehouse Daycare
- 110 Farmer's Insurance
- 121 All Gen Computers
- 125 Kim's Tae Kwon Do
- 129 Casa De Refugio
- 130 Beautox Lounge
- 133 South Seas Aquatics
- 135 Thai Lao
- 138 Comb and Cut it Barber
- 140 Sandalwood Office
- 144 K9 Cafe
- 146 Red Top Nails
- 147 Medical Scrubs
- 148 Marco's Pizza
- 150 Royal Inn

5450 Babcock Rd

- 112 Dallah Mediteranian Grill
- 101 Storage
- 205 Casa de Refugio
- 128 Available (6,219 sf)
- 130 Available (1,699 sf)
- 140 The Drinkery

5460 Babcock Rd

- 100 Liquor Store
- 101 Old Mine Jewelry
- 102 Xclusive Staffing
- 105 Smiles R Us
- 120 Venture Point





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:
 - 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.

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