

Office/Retail For Sale or Lease



L&M Building

3703-3705 Broadway, San Antonio, TX 78209

Offered by:
Charles L. Jeffers

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Property Summary

Address 3703-3705 Broadway, San Antonio, TX 78209

Location Close to Broadway and Pershing Ave

Property Details 4,462 RSF | 0.2789 Acres
3703 Broadway: 3,168 RSF
3705 Broadway: 1,294 RSF

Legal Description NCB 6299 BLK LOT 231 & 233

Zoning C-2

Year Built 1967

Building Class B

Parking 3703 Broadway: 5 spaces + 1 Covered
3705 Broadway: 6 spaces + 1 Covered

Description

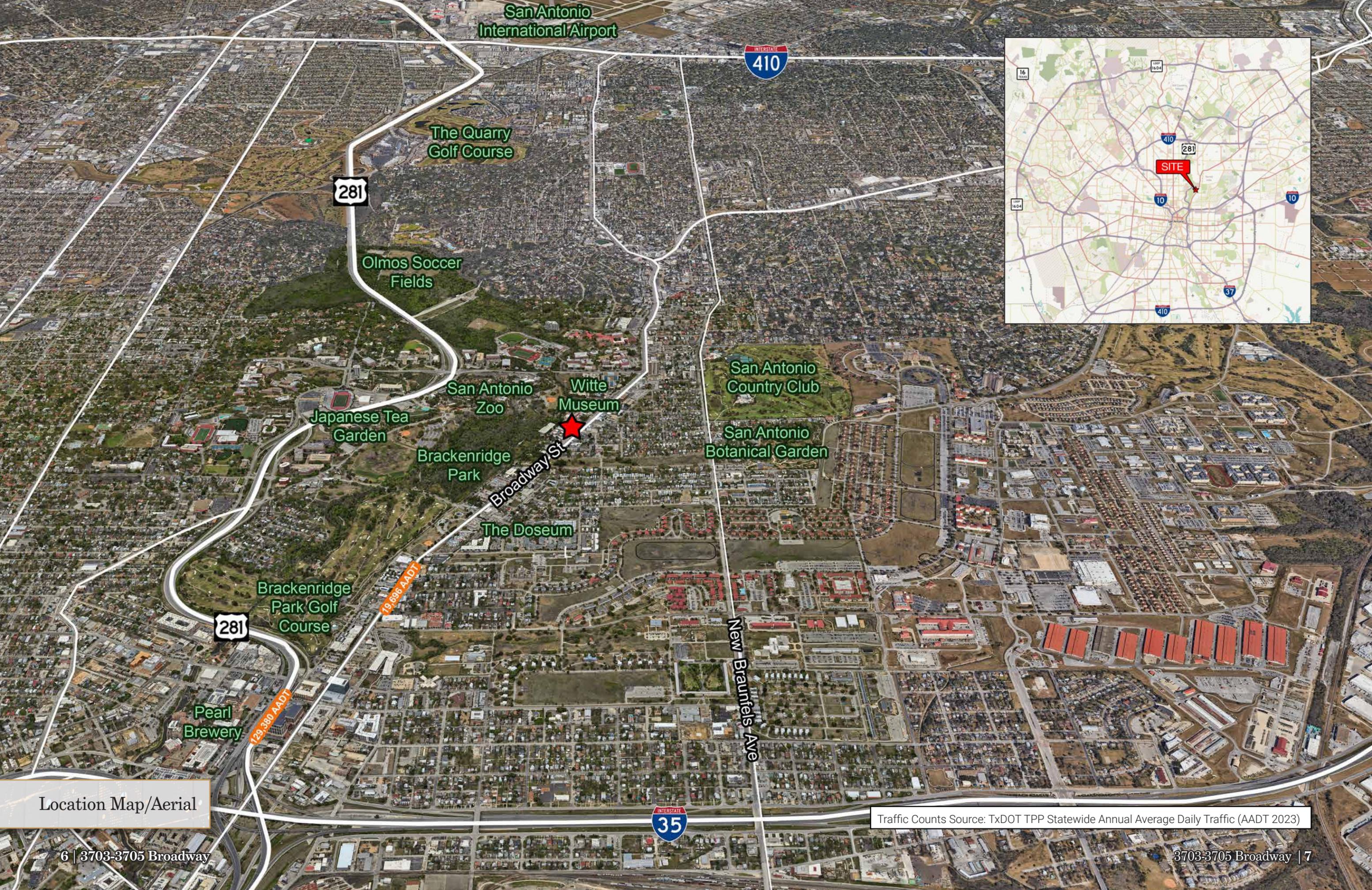
Great single or multi-tenant retail or office building on Broadway, next to the Witte Museum.

Comments

- Good visibility on Broadway
- Good accessibility North or South
- Ingress 281/Hildebrand/Broadway

REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.





San Antonio International Airport

INTERSTATE 410

The Quarry Golf Course

281

Olmos Soccer Fields

San Antonio Zoo

Witte Museum

San Antonio Country Club

San Antonio Botanical Garden

Japanese Tea Garden

Brackenridge Park

Broadway St

The Doseum

Brackenridge Park Golf Course

281

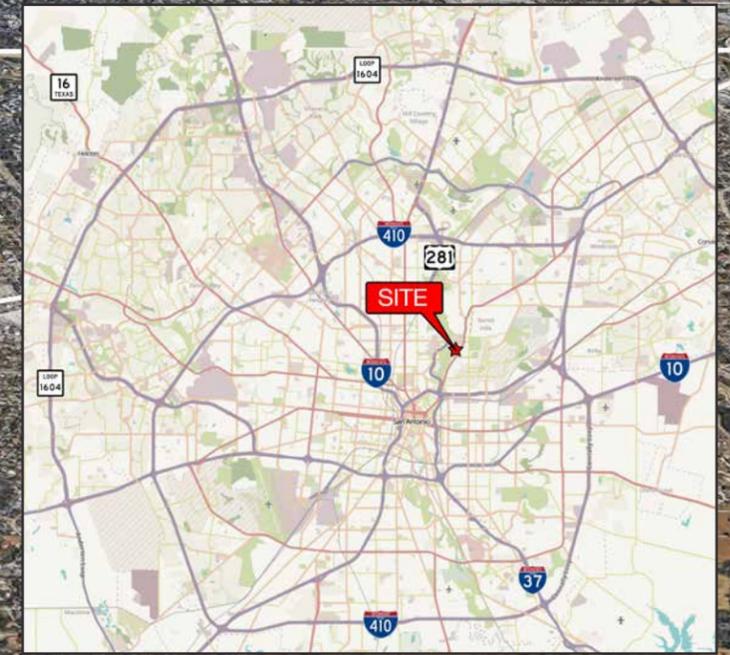
19,896 AADT

Pearl Brewery

129,380 AADT

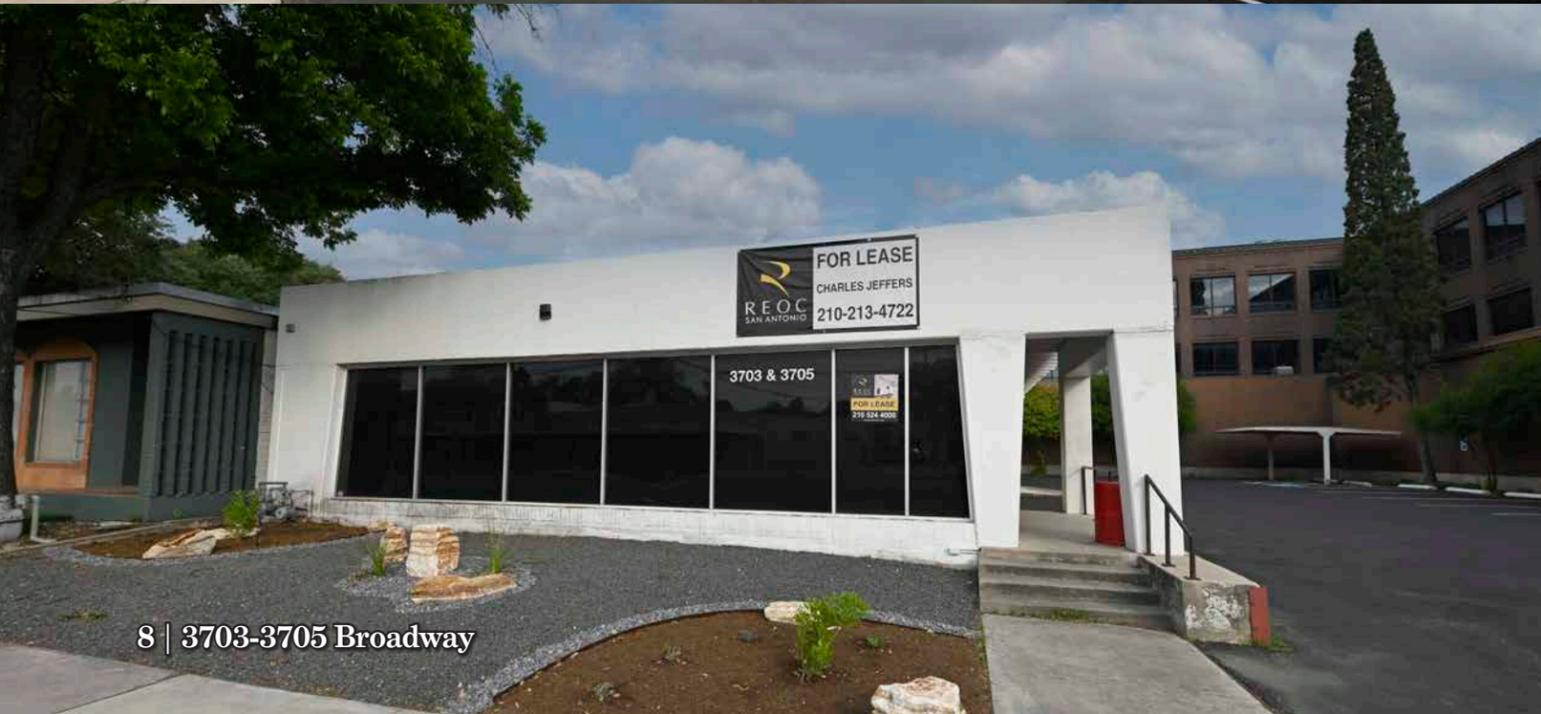
New Braunfels Ave

INTERSTATE 35



Location Map/Aerial

Traffic Counts Source: TxDOT TPP Statewide Annual Average Daily Traffic (AADT 2023)



Availabilities & Rates

| | |
|---------------------------------|--|
| Square Footage Available | 4,462 RSF (Can divide) 3703 Broadway (Retail): 3,168 RSF 3705 Broadway (Office): 1,294 RSF |
| Sale Price | Please Contact Broker for recently reduced sale price information |
| Base Rental | \$18.10 PSF NNN (+ \$6.27 Nets = \$8,992.00/Month Total Rent) |
| First Month's Rental | Due upon execution of lease document by Tenant |
| Triple Net | \$6.27 PSF (Estimated) |
| Term | Three (3) to ten (10) years |
| Improvements | Negotiable |
| Note | Open Area in Front 2,370 SF |
| Deposit | Equal to one (1) month's Base Rental (typical) |
| 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 Seller's/Landlord's representative. |

Actual Sale Price or Base Rental under any proposed purchase or lease agreement is a function of numerous factors, including but not limited to the creditworthiness of the buyer or tenant, condition of the space, term of lease (if applicable), income and expense characteristics, and other factors deemed important by the Seller or Landlord.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties are intended to be a legally binding agreement, but merely express terms and conditions upon which the Seller or Landlord may be willing to enter into an agreement.

This Quote Sheet is subject to modification, prior sale, leasing, or withdrawal without notice, and neither party 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 accuracy are intended, whether expressed or implied.

Lease Contact



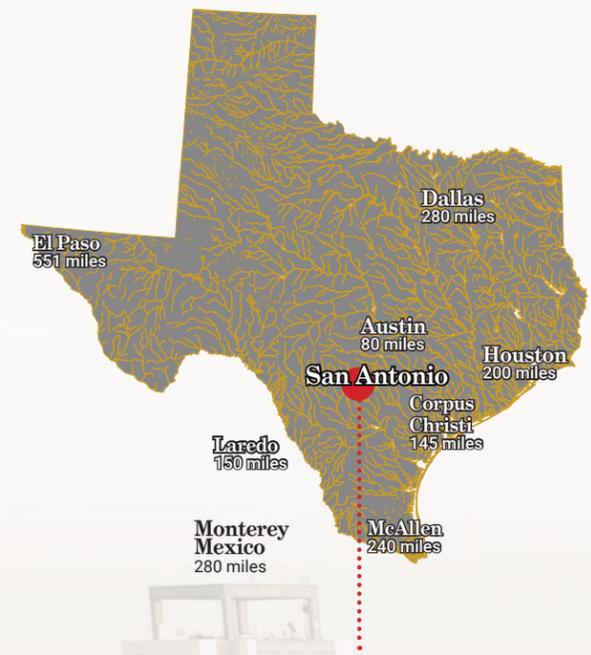
Charles L. Jeffers
Senior Vice President
210 524 1362

cjeffers@reocsanantonio.com
reocsanantonio.com/charles-jeffers

San Antonio Market Overview

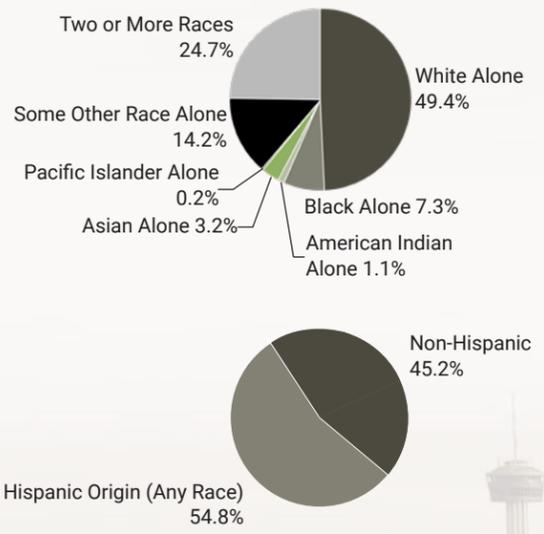
Largest U.S. Cities

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

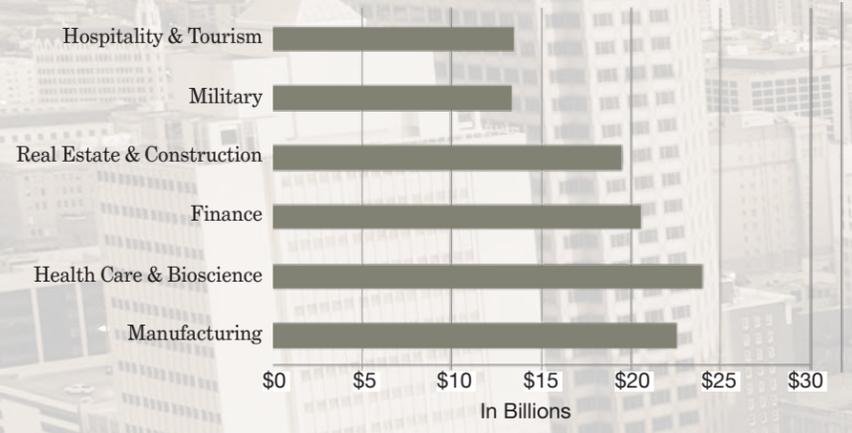


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Ethnicity 2023 Forecast



Major Industries



Fortune 500 Companies

| SAT | Rankings | US |
|-----|---------------|-----|
| 1 | Valero Energy | 24 |
| 2 | USAA | 101 |
| 3 | iHeartMedia | 466 |
| 4 | NuStar Energy | 998 |

San Antonio-New Braunfels Metro Area

| | Population | Median Age | Total Households | Avg. Household Income | Median Household Income | Per Capita Income |
|-----------------|------------|------------|------------------|-----------------------|-------------------------|-------------------|
| 2010 Census | 2,142,508 | 34.1 | 763,022 | - | - | - |
| 2020 Census | 2,558,143 | 36.0 | 925,609 | - | - | - |
| 2023 Estimate | 2,698,487 | 36.5 | 984,040 | \$98,647 | \$68,549 | \$36,100 |
| 2028 Projection | 2,872,957 | 37.3 | 1,059,737 | \$111,302 | \$77,763 | \$41,175 |

Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2023 & 2028; Fortune

Demographics - 1 Mile

| Summary | Census 2020 | 2025 | 2030 |
|-------------------------------|-------------|-------|--------|
| Total Population | 10,050 | 9,997 | 10,000 |
| Total Households | 3,386 | 3,527 | 3,646 |
| Family Households | 1,559 | 1,517 | 1,535 |
| Average Household Size | 2.09 | 1.95 | 1.89 |
| Owner Occupied Housing Units | 1,197 | 1,245 | 1,339 |
| Renter Occupied Housing Units | 2,189 | 2,282 | 2,307 |
| Median Age | 28.3 | 28.1 | 28.1 |

| Population by Age | Census 2020 | | 2025 | | 2030 | |
|-------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0-4 | 357 | 3.5% | 326 | 3.3% | 321 | 3.2% |
| 5-9 | 380 | 3.8% | 329 | 3.3% | 303 | 3.0% |
| 10-14 | 345 | 3.4% | 349 | 3.5% | 328 | 3.3% |
| 15-19 | 1,484 | 14.8% | 1,559 | 15.6% | 1,571 | 15.7% |
| 20-24 | 1,970 | 19.6% | 2,060 | 20.6% | 2,096 | 21.0% |
| 25-29 | 750 | 7.5% | 605 | 6.0% | 619 | 6.2% |
| 30-34 | 710 | 7.1% | 680 | 6.8% | 566 | 5.7% |
| 35-39 | 568 | 5.7% | 579 | 5.8% | 586 | 5.9% |
| 40-44 | 445 | 4.4% | 477 | 4.8% | 488 | 4.9% |
| 45-49 | 394 | 3.9% | 400 | 4.0% | 450 | 4.5% |
| 50-54 | 427 | 4.3% | 364 | 3.6% | 361 | 3.6% |
| 55-59 | 416 | 4.1% | 397 | 4.0% | 348 | 3.5% |
| 60-64 | 406 | 4.0% | 356 | 3.6% | 353 | 3.5% |
| 65-69 | 412 | 4.1% | 417 | 4.2% | 392 | 3.9% |
| 70-74 | 330 | 3.3% | 349 | 3.5% | 358 | 3.6% |
| 75-79 | 211 | 2.1% | 274 | 2.7% | 296 | 3.0% |
| 80-84 | 188 | 1.9% | 198 | 2.0% | 255 | 2.5% |
| Age 85+ | 259 | 2.6% | 280 | 2.8% | 310 | 3.1% |

| | | | | |
|--------------------------|-----------|---|-----------|---|
| Median Household Income | \$68,679 | - | \$75,842 | - |
| Average Household Income | \$130,005 | - | \$135,761 | - |
| Per Capita Income | \$52,127 | - | \$55,691 | - |

| Race and Ethnicity | Census 2020 | | 2025 | | 2030 | |
|---------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 6,365 | 63.3% | 6,177 | 61.8% | 5,967 | 59.7% |
| Black Alone | 557 | 5.5% | 561 | 5.6% | 555 | 5.5% |
| American Indian | 87 | 0.9% | 93 | 0.9% | 96 | 1.0% |
| Asian Alone | 319 | 3.2% | 348 | 3.5% | 364 | 3.6% |
| Pacific Islander | 17 | 0.2% | 17 | 0.2% | 18 | 0.2% |
| Some Other Race | 954 | 9.5% | 969 | 9.7% | 1,040 | 10.4% |
| Two or More Races | 1,751 | 17.4% | 1,831 | 18.3% | 1,960 | 19.6% |
| Hispanic (Any Race) | 3,624 | 36.1% | 3,758 | 37.6% | 4,064 | 40.6% |

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

Demographics - 3 Mile

| Summary | Census 2020 | | 2025 | | 2030 | |
|-------------------------------|-------------|--|--------|--|--------|--|
| Total Population | 96,168 | | 95,983 | | 97,237 | |
| Total Households | 38,766 | | 40,683 | | 42,790 | |
| Family Households | 20,516 | | 20,071 | | 20,347 | |
| Average Household Size | 2.24 | | 2.12 | | 2.05 | |
| Owner Occupied Housing Units | 17,412 | | 17,954 | | 18,718 | |
| Renter Occupied Housing Units | 21,354 | | 22,729 | | 24,072 | |
| Median Age | 36.0 | | 37.0 | | 38.0 | |

| Population by Age | Census 2020 | | 2025 | | 2030 | |
|-------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0-4 | 4,787 | 5.0% | 4,495 | 4.7% | 4,428 | 4.5% |
| 5-9 | 5,175 | 5.4% | 4,845 | 5.0% | 4,458 | 4.6% |
| 10-14 | 5,176 | 5.4% | 4,859 | 5.1% | 4,681 | 4.8% |
| 15-19 | 7,661 | 8.0% | 7,577 | 7.9% | 7,422 | 7.6% |
| 20-24 | 8,628 | 9.0% | 9,212 | 9.6% | 9,329 | 9.6% |
| 25-29 | 7,647 | 8.0% | 6,825 | 7.1% | 7,518 | 7.7% |
| 30-34 | 7,699 | 8.0% | 7,421 | 7.7% | 6,679 | 6.9% |
| 35-39 | 6,606 | 6.9% | 6,897 | 7.2% | 6,755 | 7.0% |
| 40-44 | 5,531 | 5.8% | 6,052 | 6.3% | 6,379 | 6.6% |
| 45-49 | 5,362 | 5.6% | 5,289 | 5.5% | 5,894 | 6.1% |
| 50-54 | 5,593 | 5.8% | 5,215 | 5.4% | 5,150 | 5.3% |
| 55-59 | 5,788 | 6.0% | 5,244 | 5.5% | 4,995 | 5.1% |
| 60-64 | 5,464 | 5.7% | 5,282 | 5.5% | 4,942 | 5.1% |
| 65-69 | 4,860 | 5.0% | 4,960 | 5.2% | 4,997 | 5.1% |
| 70-74 | 3,806 | 4.0% | 4,207 | 4.4% | 4,429 | 4.5% |
| 75-79 | 2,574 | 2.7% | 3,331 | 3.5% | 3,798 | 3.9% |
| 80-84 | 1,688 | 1.8% | 2,042 | 2.1% | 2,713 | 2.8% |
| Age 85+ | 2,123 | 2.2% | 2,230 | 2.3% | 2,669 | 2.7% |

| | | | | |
|--------------------------|-----------|---|-----------|---|
| Median Household Income | \$69,179 | - | \$76,156 | - |
| Average Household Income | \$122,591 | - | \$129,035 | - |
| Per Capita Income | \$53,076 | - | \$57,879 | - |

| Race and Ethnicity | Census 2020 | | 2025 | | 2030 | |
|---------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 51,638 | 53.7% | 50,204 | 52.3% | 49,318 | 50.7% |
| Black Alone | 8,140 | 8.5% | 8,153 | 8.5% | 7,992 | 8.2% |
| American Indian | 1,147 | 1.2% | 1,187 | 1.2% | 1,206 | 1.2% |
| Asian Alone | 2,091 | 2.2% | 2,282 | 2.4% | 2,471 | 2.5% |
| Pacific Islander | 130 | 0.1% | 133 | 0.1% | 136 | 0.1% |
| Some Other Race | 13,135 | 13.7% | 13,427 | 14.0% | 14,223 | 14.6% |
| Two or More Races | 19,886 | 20.7% | 20,597 | 21.5% | 21,892 | 22.5% |
| Hispanic (Any Race) | 46,080 | 47.9% | 47,271 | 49.2% | 50,207 | 51.6% |

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

Demographics - 5 Mile

| Summary | Census 2020 | | 2025 | | 2030 | |
|-------------------------------|-------------|--|---------|--|---------|--|
| Total Population | 305,469 | | 300,215 | | 299,672 | |
| Total Households | 117,293 | | 121,490 | | 124,980 | |
| Family Households | 69,019 | | 67,278 | | 67,398 | |
| Average Household Size | 2.47 | | 2.34 | | 2.27 | |
| Owner Occupied Housing Units | 56,716 | | 58,233 | | 60,213 | |
| Renter Occupied Housing Units | 60,577 | | 63,257 | | 64,768 | |
| Median Age | 36.6 | | 37.7 | | 38.8 | |

| Population by Age | Census 2020 | | 2025 | | 2030 | |
|-------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0-4 | 17,352 | 5.7% | 16,356 | 5.5% | 15,949 | 5.3% |
| 5-9 | 18,558 | 6.1% | 17,072 | 5.7% | 15,706 | 5.2% |
| 10-14 | 19,292 | 6.3% | 17,321 | 5.8% | 16,397 | 5.5% |
| 15-19 | 22,013 | 7.2% | 21,127 | 7.0% | 19,828 | 6.6% |
| 20-24 | 22,815 | 7.5% | 23,321 | 7.8% | 23,235 | 7.8% |
| 25-29 | 23,093 | 7.6% | 21,165 | 7.0% | 22,124 | 7.4% |
| 30-34 | 22,816 | 7.5% | 22,683 | 7.6% | 20,446 | 6.8% |
| 35-39 | 20,595 | 6.7% | 20,867 | 7.0% | 20,997 | 7.0% |
| 40-44 | 18,041 | 5.9% | 19,366 | 6.5% | 19,796 | 6.6% |
| 45-49 | 17,734 | 5.8% | 17,160 | 5.7% | 18,770 | 6.3% |
| 50-54 | 17,859 | 5.8% | 16,898 | 5.6% | 16,365 | 5.5% |
| 55-59 | 19,147 | 6.3% | 16,455 | 5.5% | 15,904 | 5.3% |
| 60-64 | 18,172 | 6.0% | 17,269 | 5.8% | 15,393 | 5.1% |
| 65-69 | 15,650 | 5.1% | 16,463 | 5.5% | 16,274 | 5.4% |
| 70-74 | 12,240 | 4.0% | 13,702 | 4.6% | 14,832 | 5.0% |
| 75-79 | 8,163 | 2.7% | 10,348 | 3.5% | 12,025 | 4.0% |
| 80-84 | 5,352 | 1.8% | 6,245 | 2.1% | 8,190 | 2.7% |
| Age 85+ | 6,577 | 2.1% | 6,398 | 2.1% | 7,440 | 2.5% |

| | | | | |
|--------------------------|----------|---|----------|---|
| Median Household Income | \$57,021 | - | \$62,952 | - |
| Average Household Income | \$89,193 | - | \$96,397 | - |
| Per Capita Income | \$36,538 | - | \$40,642 | - |

| Race and Ethnicity | Census 2020 | | 2025 | | 2030 | |
|---------------------|-------------|---------|---------|---------|---------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 134,385 | 44.0% | 128,560 | 42.8% | 125,114 | 41.8% |
| Black Alone | 26,236 | 8.6% | 26,215 | 8.7% | 25,628 | 8.6% |
| American Indian | 4,284 | 1.4% | 4,350 | 1.4% | 4,318 | 1.4% |
| Asian Alone | 4,855 | 1.6% | 5,204 | 1.7% | 5,515 | 1.8% |
| Pacific Islander | 334 | 0.1% | 342 | 0.1% | 353 | 0.1% |
| Some Other Race | 57,776 | 18.9% | 57,615 | 19.2% | 58,940 | 19.7% |
| Two or More Races | 77,599 | 25.4% | 77,928 | 26.0% | 79,804 | 26.6% |
| Hispanic (Any Race) | 195,826 | 64.1% | 194,965 | 64.9% | 199,400 | 66.5% |

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

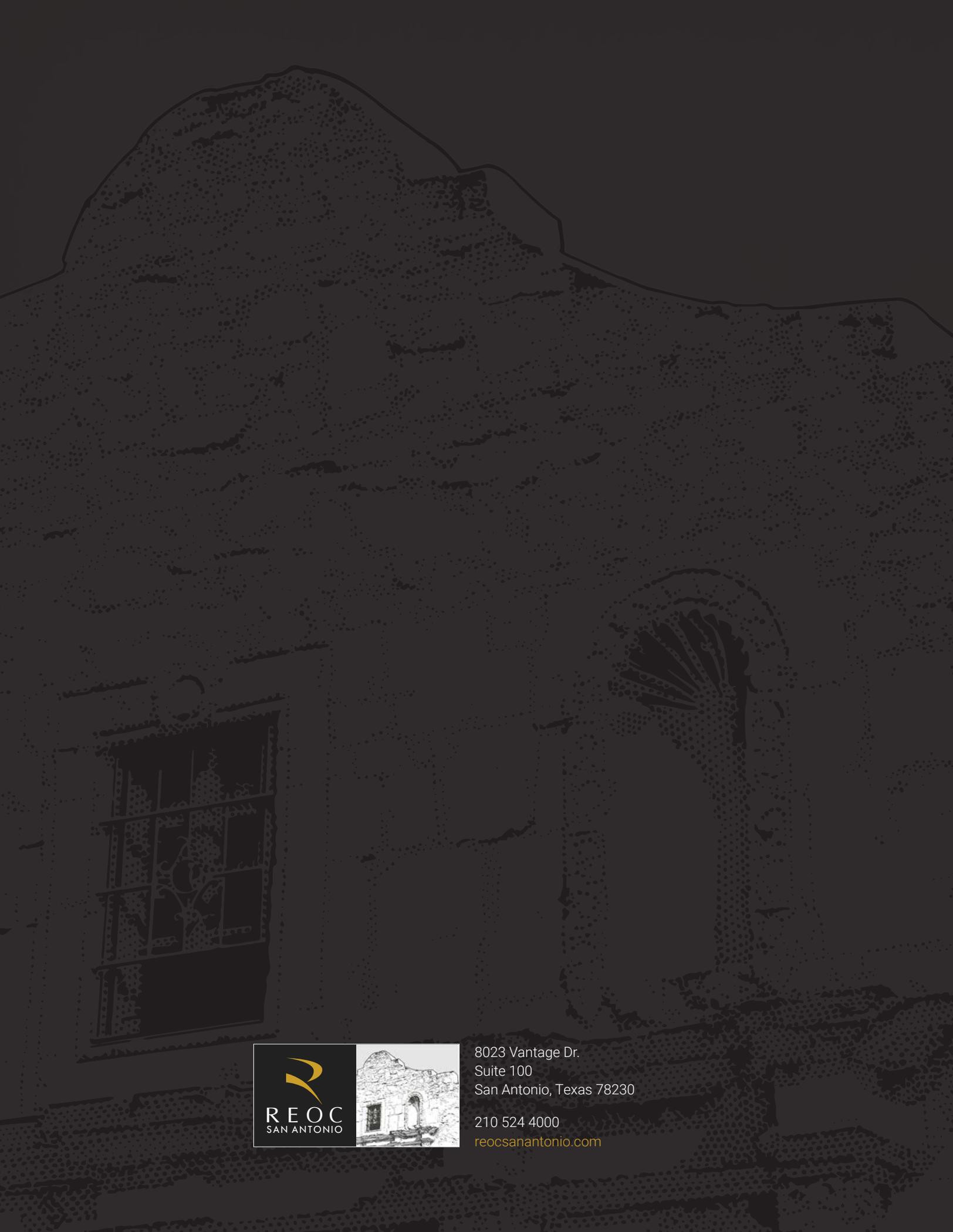
LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

| | | | |
|--|---------------|--|-----------------------|
| REOC General Partner, LLC | 493853 | alyles@reocsanantonio.com | (210) 524-4000 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Andrew J. Lyles | 720555 | alyles@reocsanantonio.com | (210) 524-1306 |
| Designated Broker of Firm | License No. | Email | Phone |
| Andrew J. Lyles | 720555 | alyles@reocsanantonio.com | (210) 524-1306 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Charles L. Jeffers, Jr. | 162202 | cjeffers@reocsanantonio.com | (210) 524-1362 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date





8023 Vantage Dr.
Suite 100
San Antonio, Texas 78230

210 524 4000
reocsanantonio.com