



**FOR LEASE**

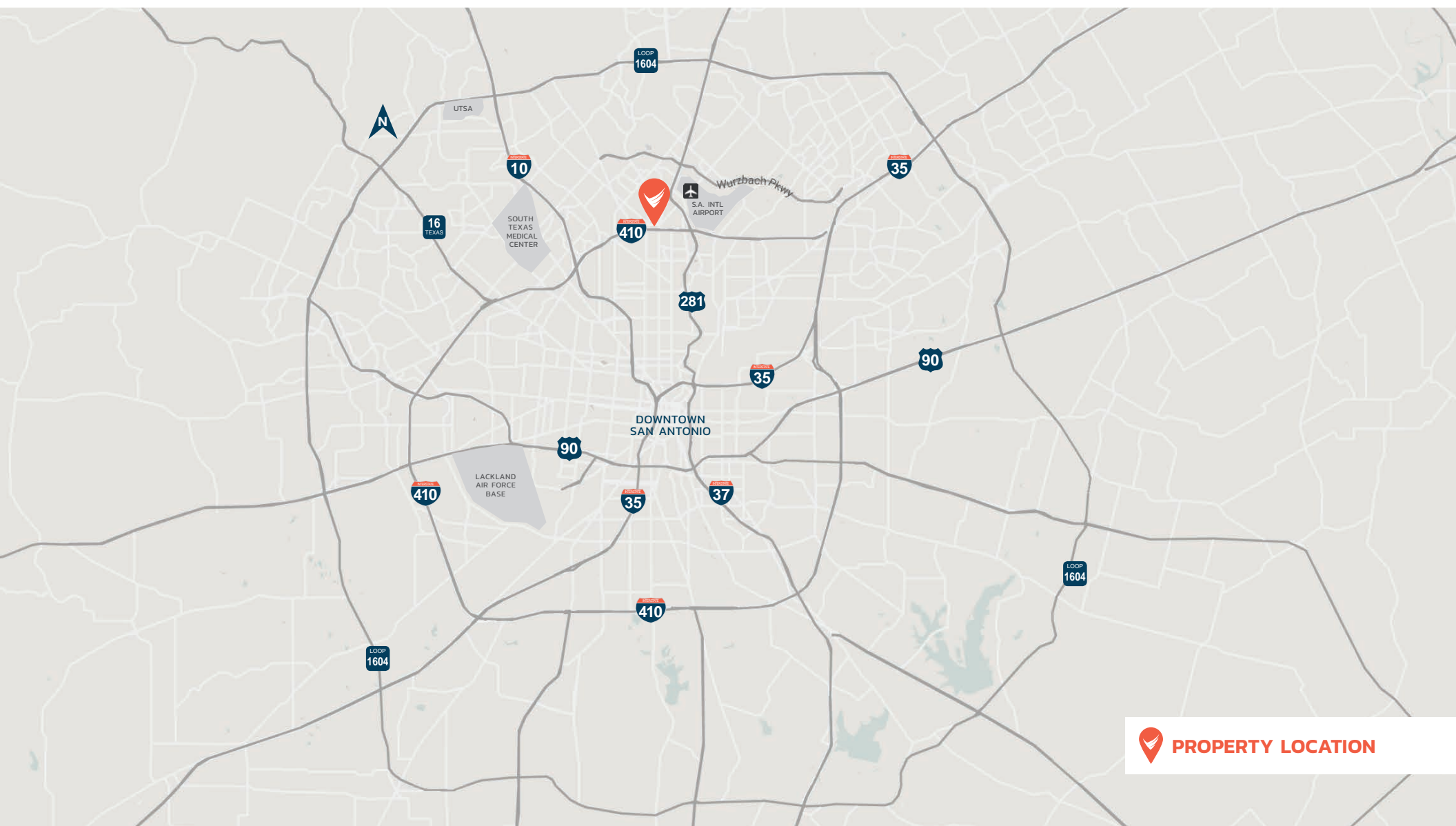


**Retail Property Located Along Loop 410 & Blanco Rd**

# **BLANCO JUNCTION**

Loop 410 & Blanco Rd,  
San Antonio, Texas 78217

**Suite 6911 Rental Rate:** Call For Pricing  
**Retail Rental Rate:** \$23.00-26.00/SF  
**Estimated NNN:** \$8.34/SF

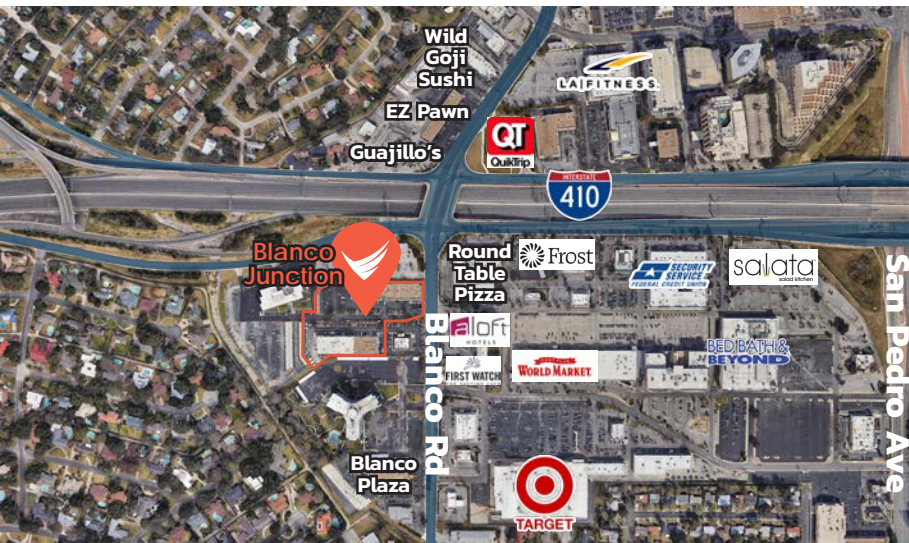


 **PROPERTY LOCATION**



# Property Overview

# BLANCO JUNCTION



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population:	11,935	124,294	354,044
Average HH Income:	\$78,131	\$69,967	\$78,659
Employees:	10,333	108,734	316,529

**TOTAL SF** 61,427

**AVAILABLE SF** 1,050 - 31,000

**RETAIL RENTAL RATE** \$23-26/SF  
(est. NNN: \$8.34/SF)

## HIGHLIGHTS:

Blanco Junction is a 47,144 SF shopping center located along Loop 410 and Blanco Rd. The Property is well located at one of San Antonio's most well-known intersections and heavily traveled thoroughfares, power centers surrounding with regional draw and easy access to Loop 410, Blanco Rd, San Pedro Ave., and Hwy 281.



# Site Map

# BLANCO JUNCTION



SUITE	AVAILABLE SPACE
*6911	31,000 SF
6963	2,971 SF
6993	1,050 SF
6999A	2,515 SF
6999B	1,758 SF
6999A & B	4,273 SF

*\*Will Consider Subdividing*

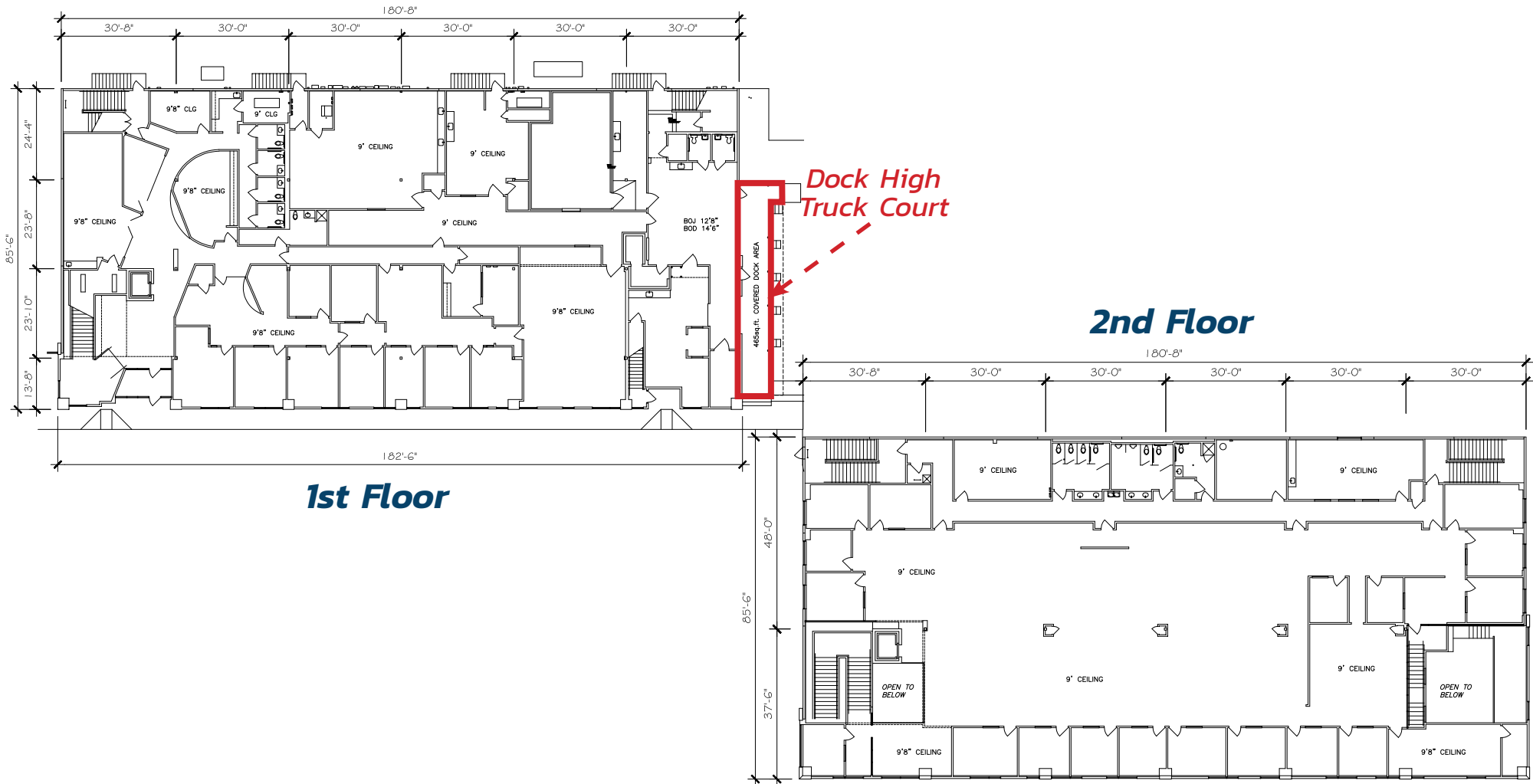


## Pylon Opportunities Along the Frontage of Loop 410 and Blanco Rd

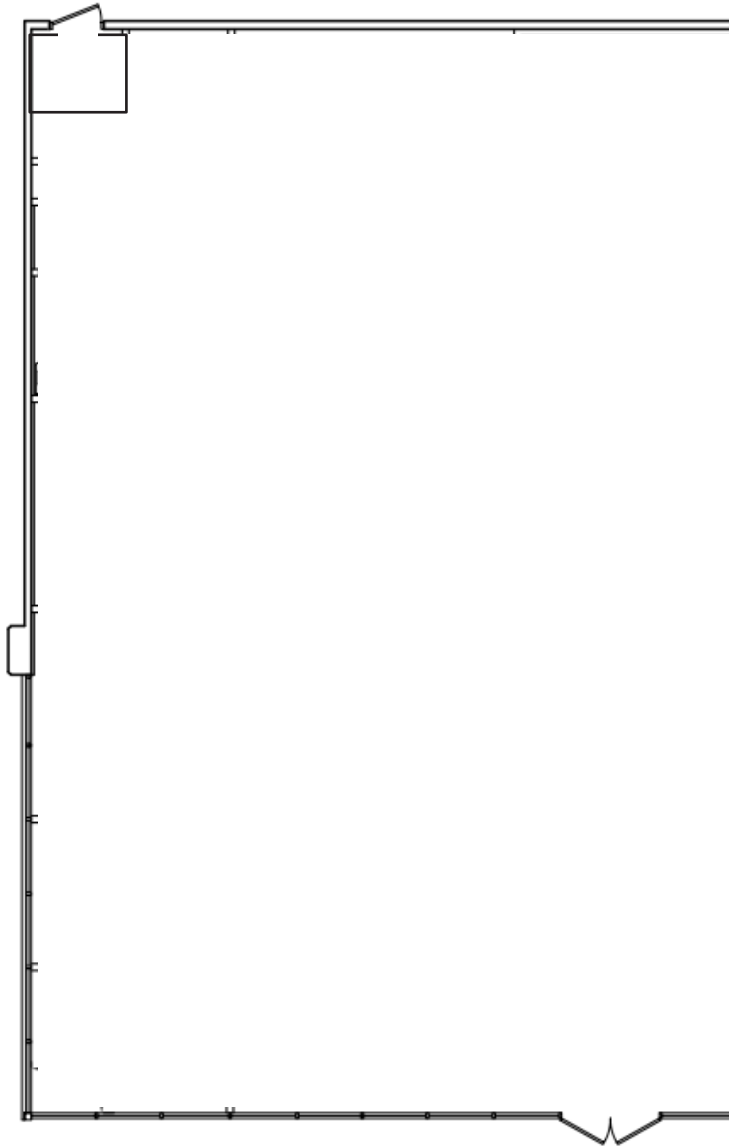


**\*SUITES 6911 || 31,000 SF**

**\*Will Consider Subdividing**

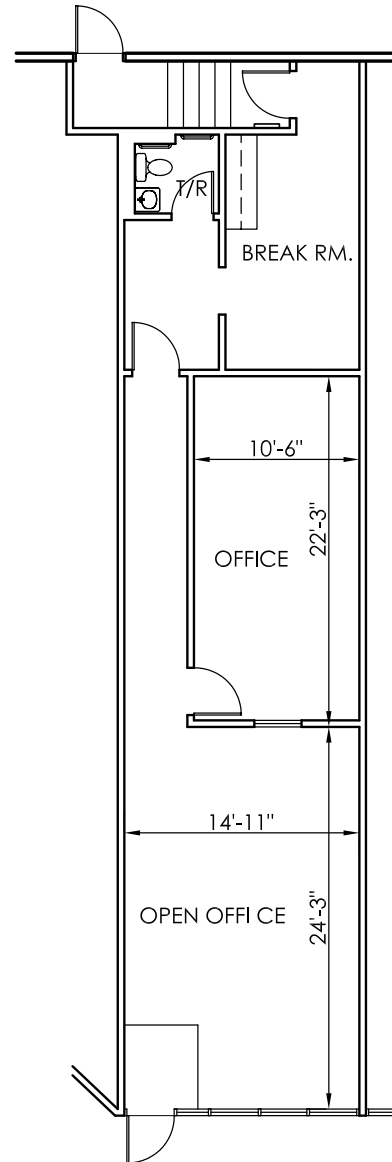


SUITE 6963 || 2,971 SF



[Click To View The Virtual Tour](#)

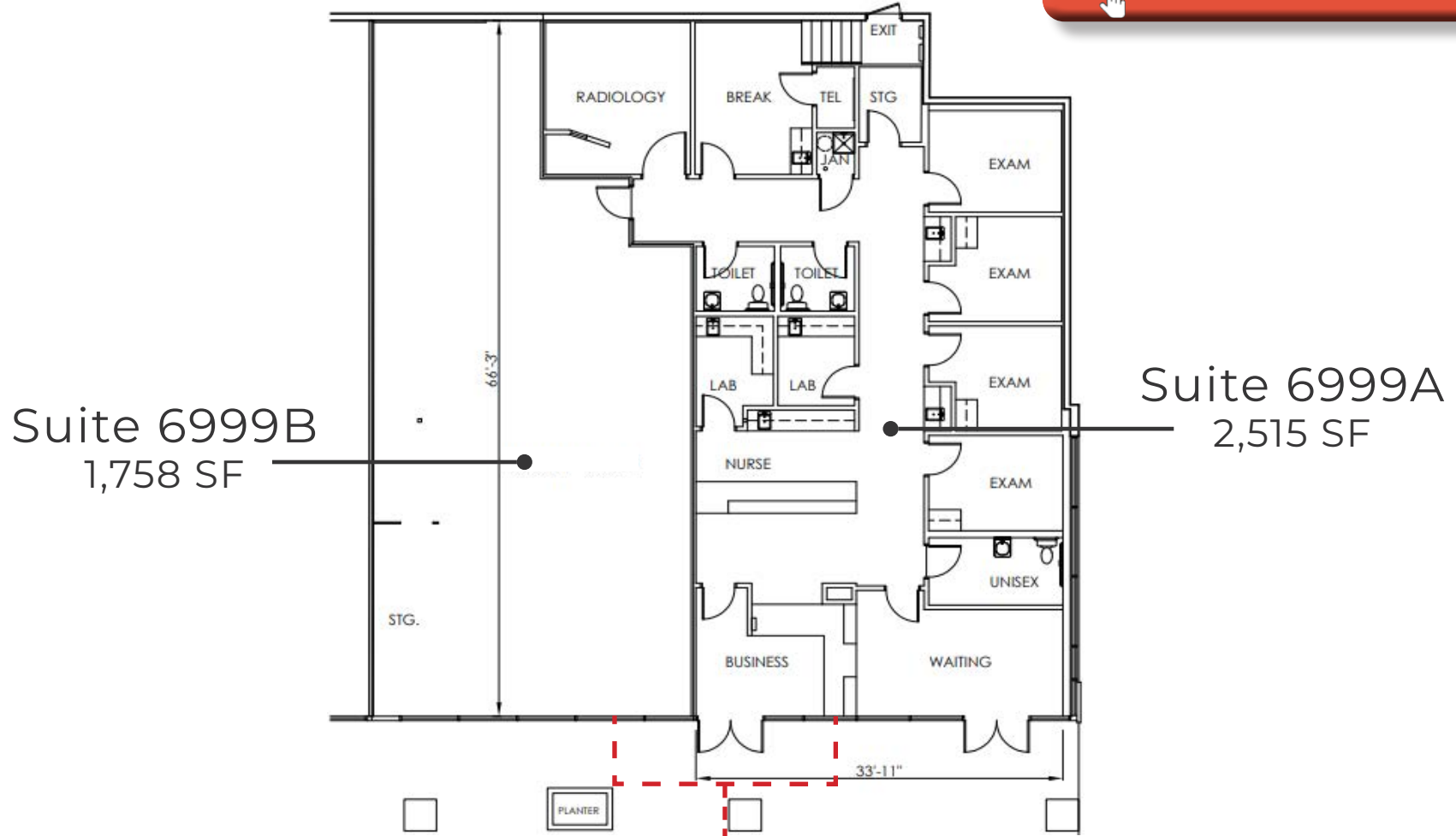
SUITE 6993 || 1,050 SF





## SUITES 6999 A&B

[Click To View Ste 6999A Virtual Tour](#)



**Can Be Combined  
SUITES 6999A&B || 4,273 SF**

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.

<u>Valcor Properties, LLC.</u> Licensed Broker / Broker Firm Name or Primary Assumed Business Name	<u>602931</u> License No.	<u></u> Email	<u>210.824.4242</u> Phone
<u>Jonathan Collins</u> Designated Broker of Firm	<u>552564</u> License No.	<u>jonathan@valcorcre.com</u> Email	<u>210.824.4242</u> Phone
<u>Adam Schiller</u> Licensed Supervisor of Sales Agent / Associate	<u>534038</u> License No.	<u>adam@valcorcre.com</u> Email	<u>210.824.4242</u> Phone
<u>Licensed Supervisor of Sales Agent / Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer / Tenant / Seller / Landlord Initials</u>	<u>Date</u>		