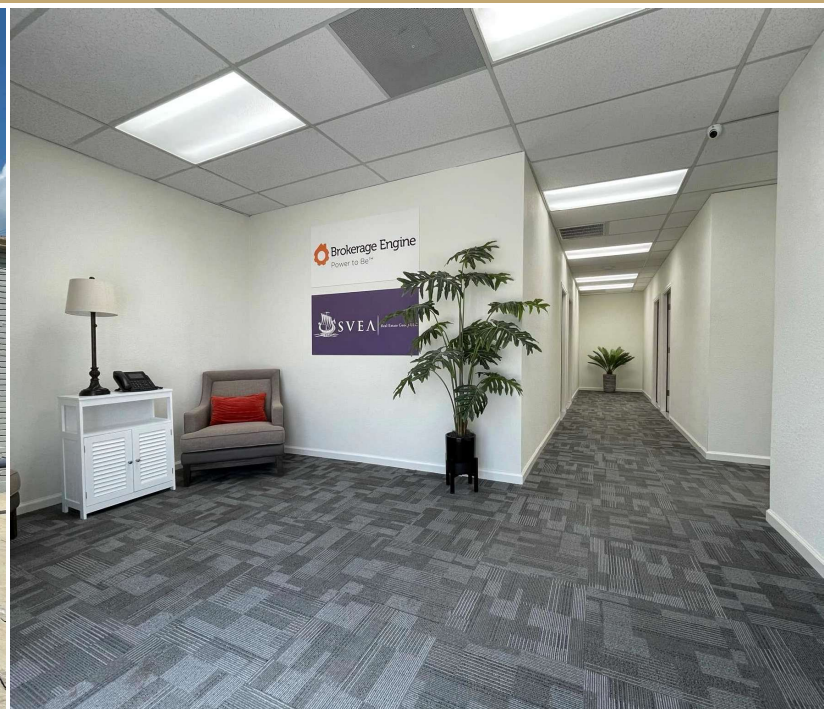


1202 N FLORES SA TX

OFFICE FLEX FOR SALE



15,608 RSF FLEX BUILDING HIGHLIGHTS

- Sale Price \$1,490,000 (\$95/SF)
- NOI \$92,807 (71% occupancy)
- Five Points neighborhood w/ direct access to downtown amenities
- In place income: established, sign/print shop; long term young adult w/ disabilities training facility
- Warehouse space available, grade door and dock ramp



1202 N Flores Street at Warren St.
ADJACENT TO CBD IN FIVE POINTS NEIGHBORHOOD

ELIZE PRUSKE, CCIM
Broker / Principal
epruske@epcommercialrealestate.com

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Property Summary

BUILDING SF:	15,608
ACRES:	.2096
LEASED:	71% - 11,010 SF
VACANT W/H:	29% - 4,598 SF
LEASE RATES:	\$10-14 NNN
2024 NNN:	\$1.62 est.
ZONING:	IDZ / C2
EST. TAXES:	\$19,593
NEW ROOF:	2019
Warranty	2034

Lease Space Overview

FLEX (11,010 SF) - 100% leased air-conditioned spaces with smartly designed layouts. Finishes include workspaces that offer both large and small work/production/collaboration areas.

WAREHOUSE (4,598 SF) - Warehouse with grade door and dock ramp.

Location Overview

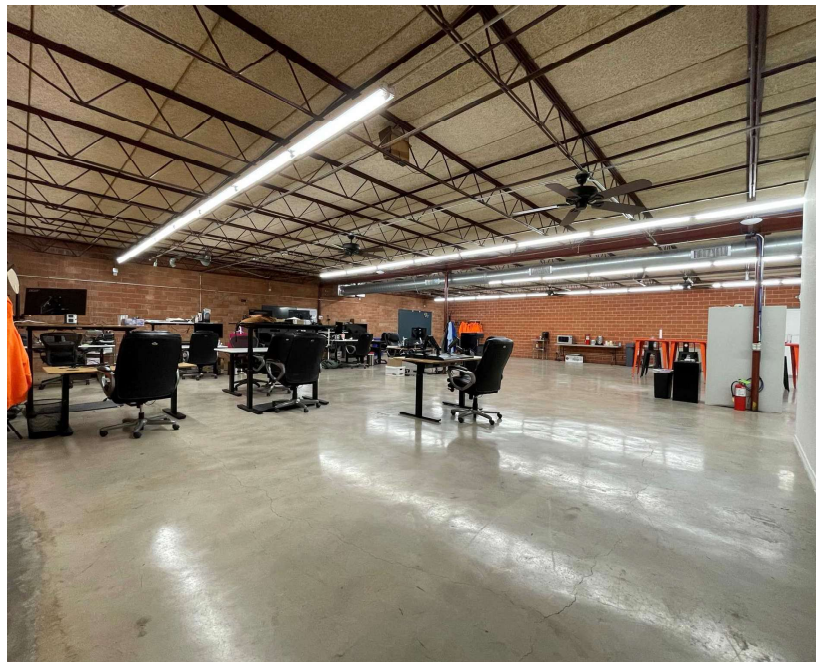
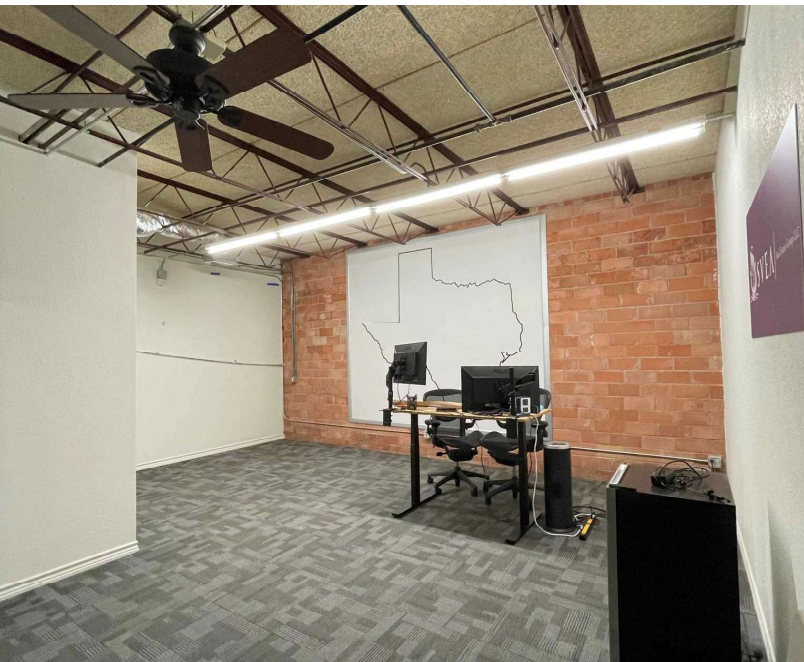
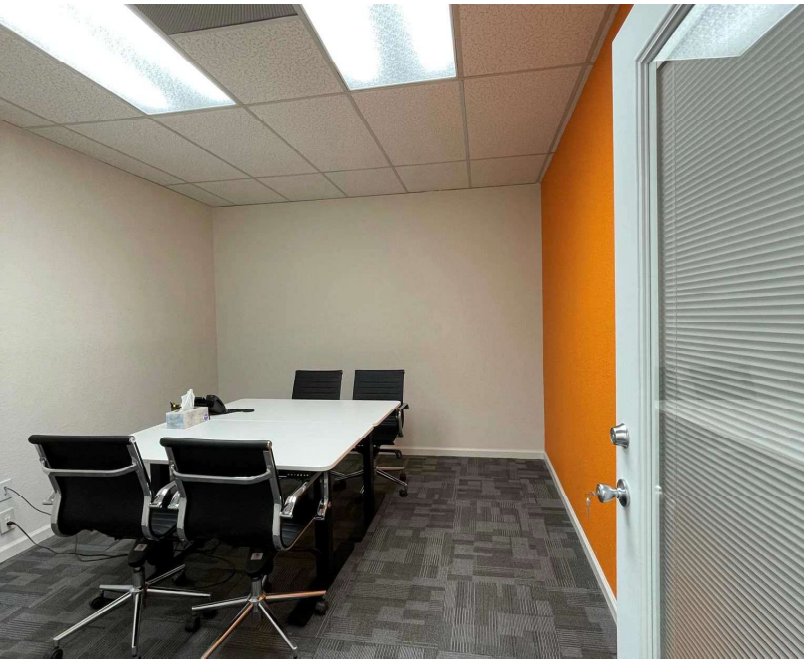
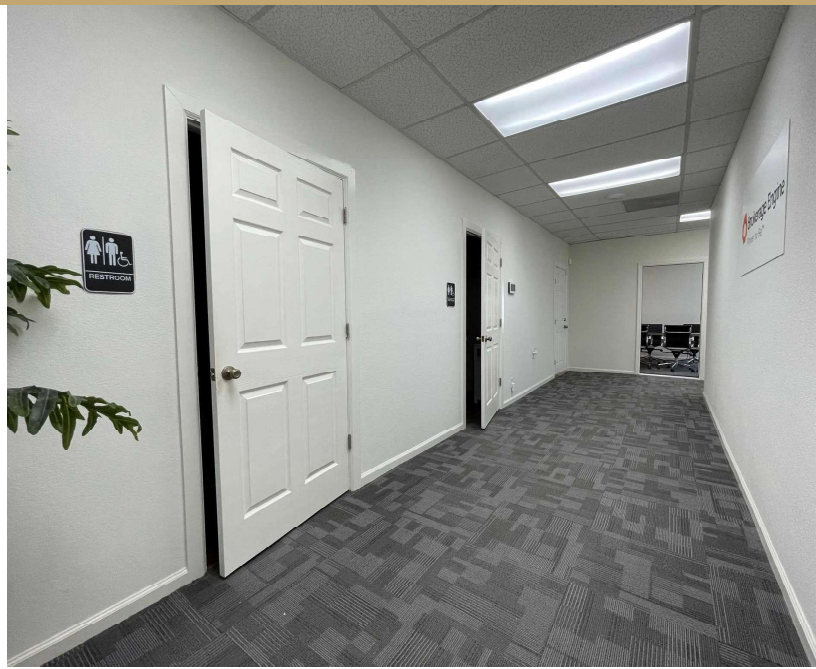
The property is centrally located just outside the San Antonio CBD in the heart of Five Points, a dense urban community in one of the oldest and most walkable neighborhoods in the city.

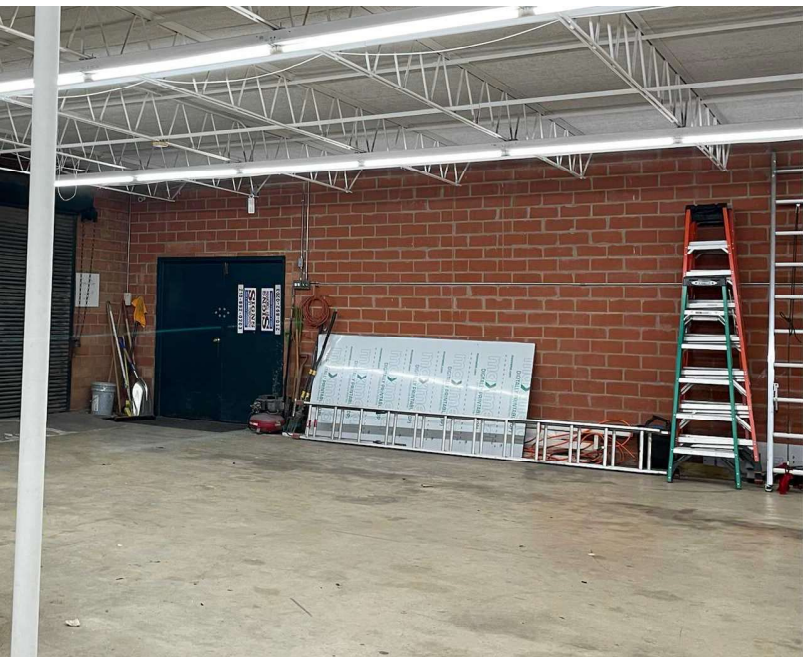
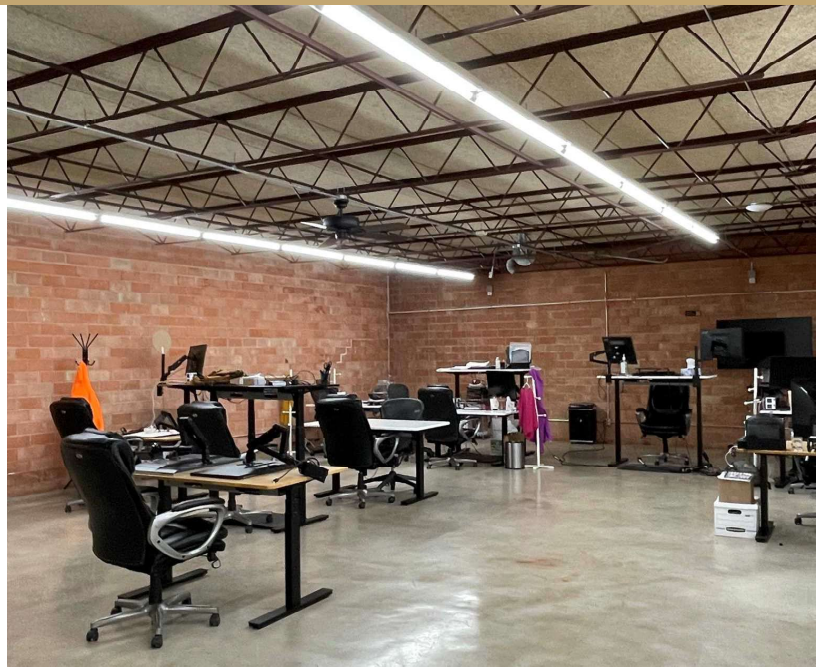
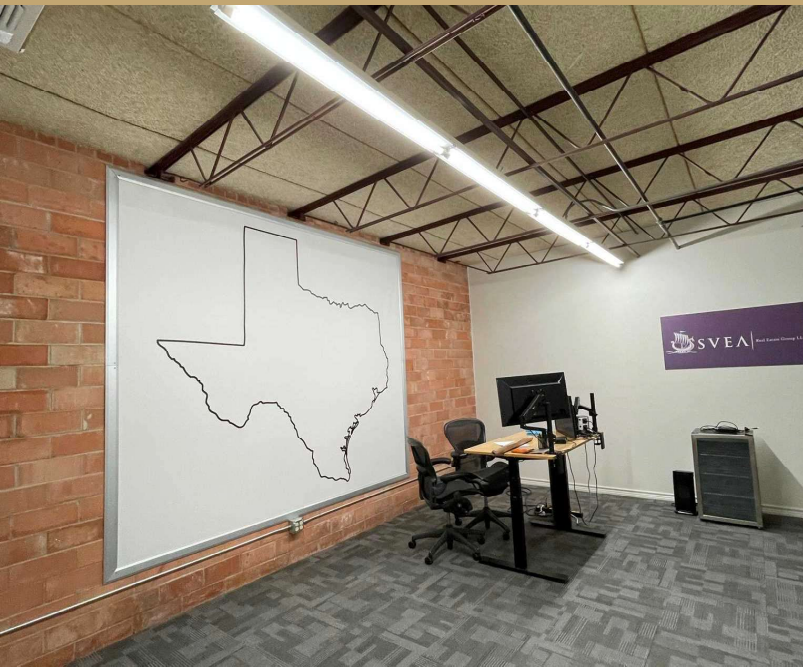
The property's adjacency to downtown provides direct access into downtown, making the building easily accessible to restaurants, hotels, and entertainment, including the Riverwalk and San Pedro Creek.

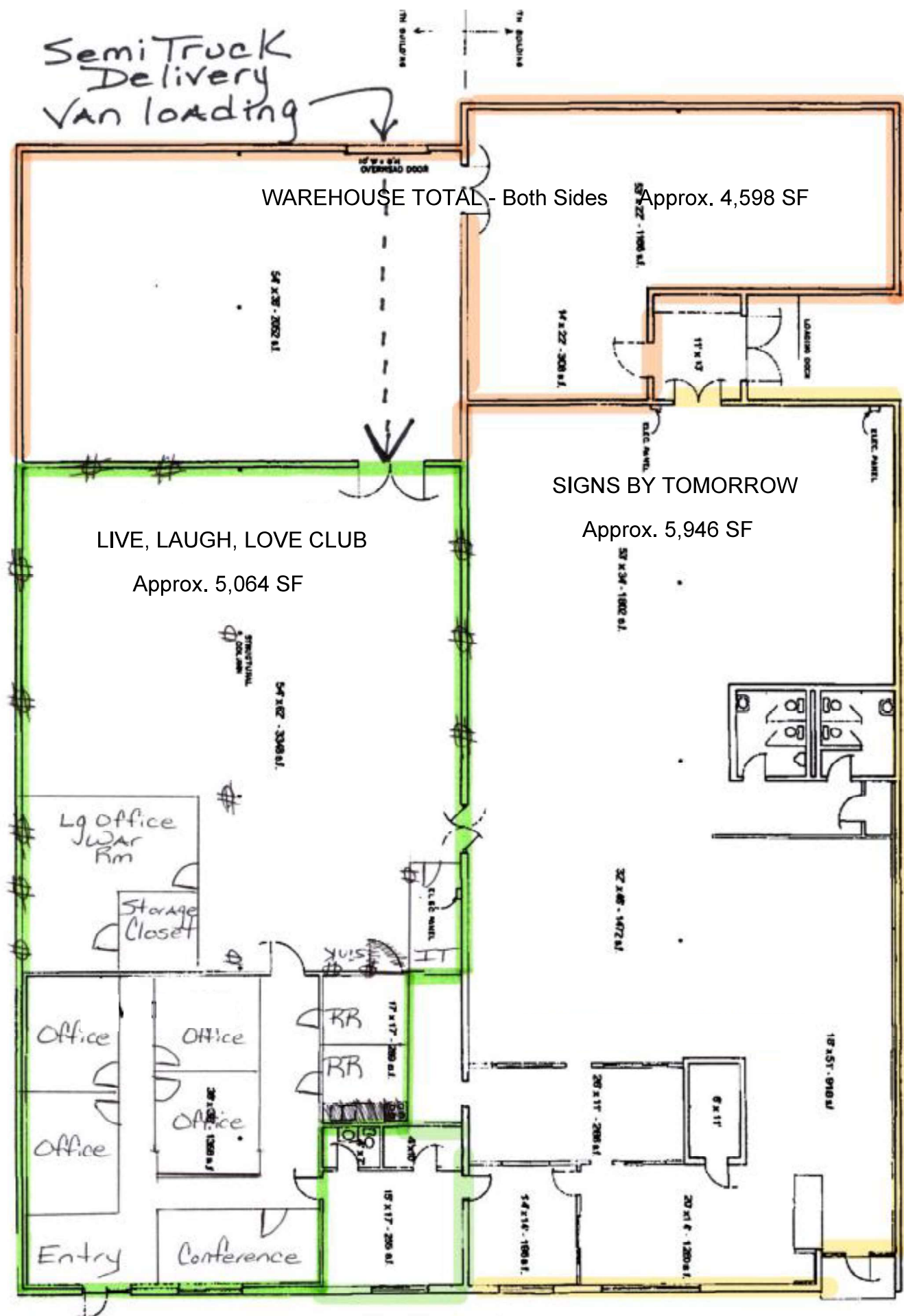
The location on N. Flores is in close proximity to IH 10 and IH 35, providing easy ingress/egress to all highway systems, and making accessibility to all areas of the city easy and convenient.

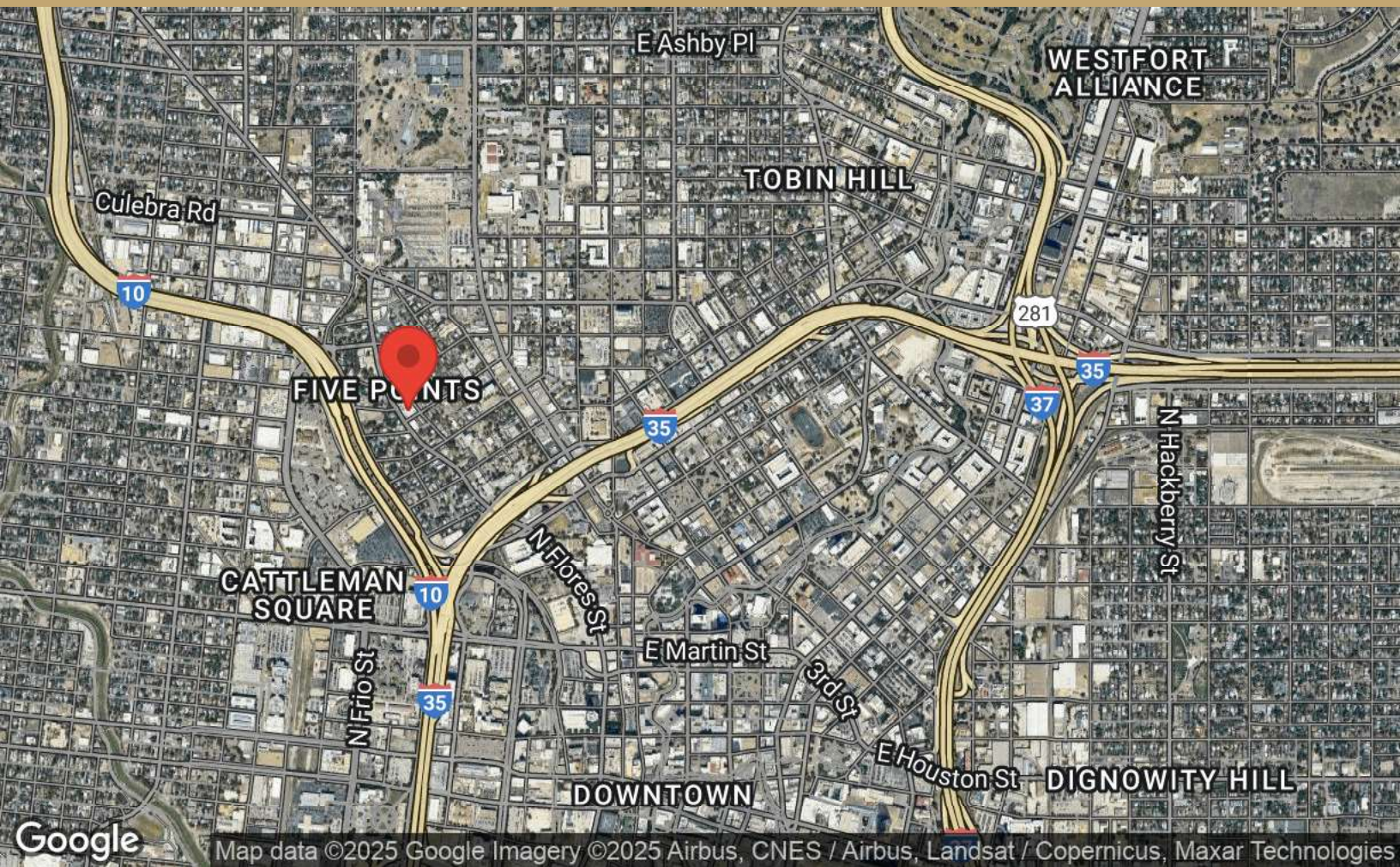
The property is located on a bus line with a stop at the neighboring property. There is an adjacent market and numerous coffee shops, restaurants, bars and parks that can be reached in as little as 5 minutes.

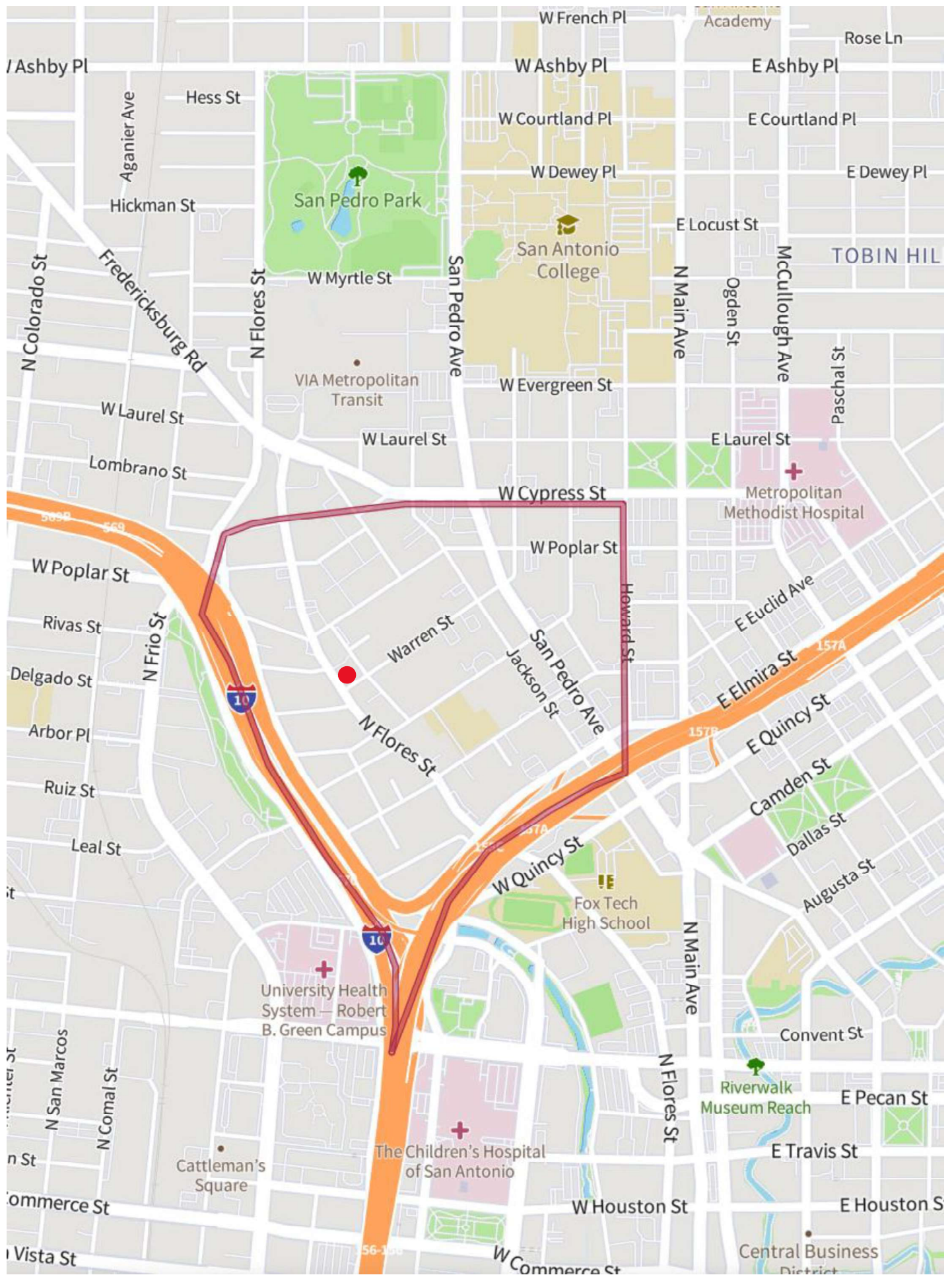
The area is also easily accessible to the 46-acre San Pedro Park, the oldest park in San Antonio, which entails a swimming pool, library, tennis court, and softball center.

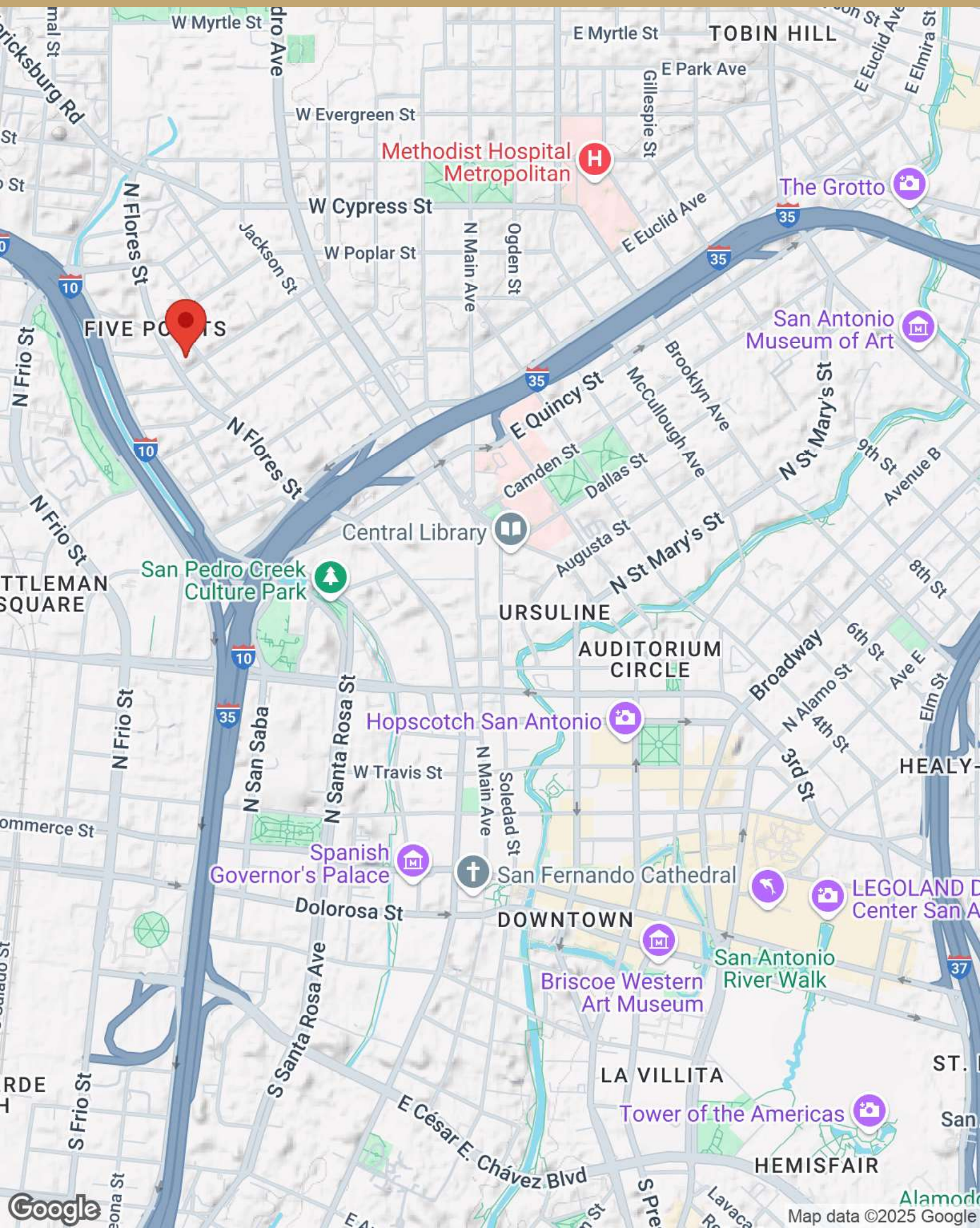


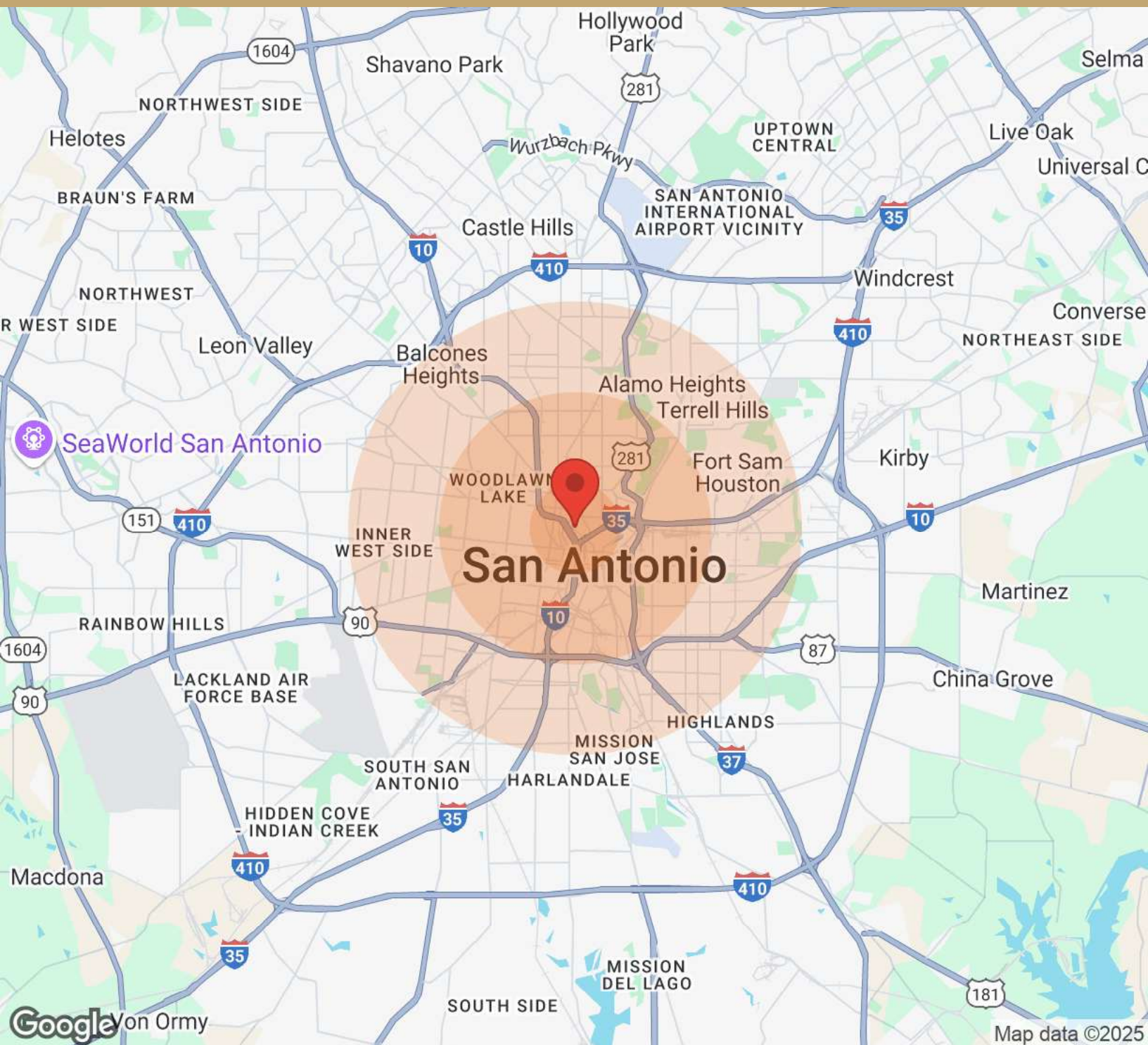












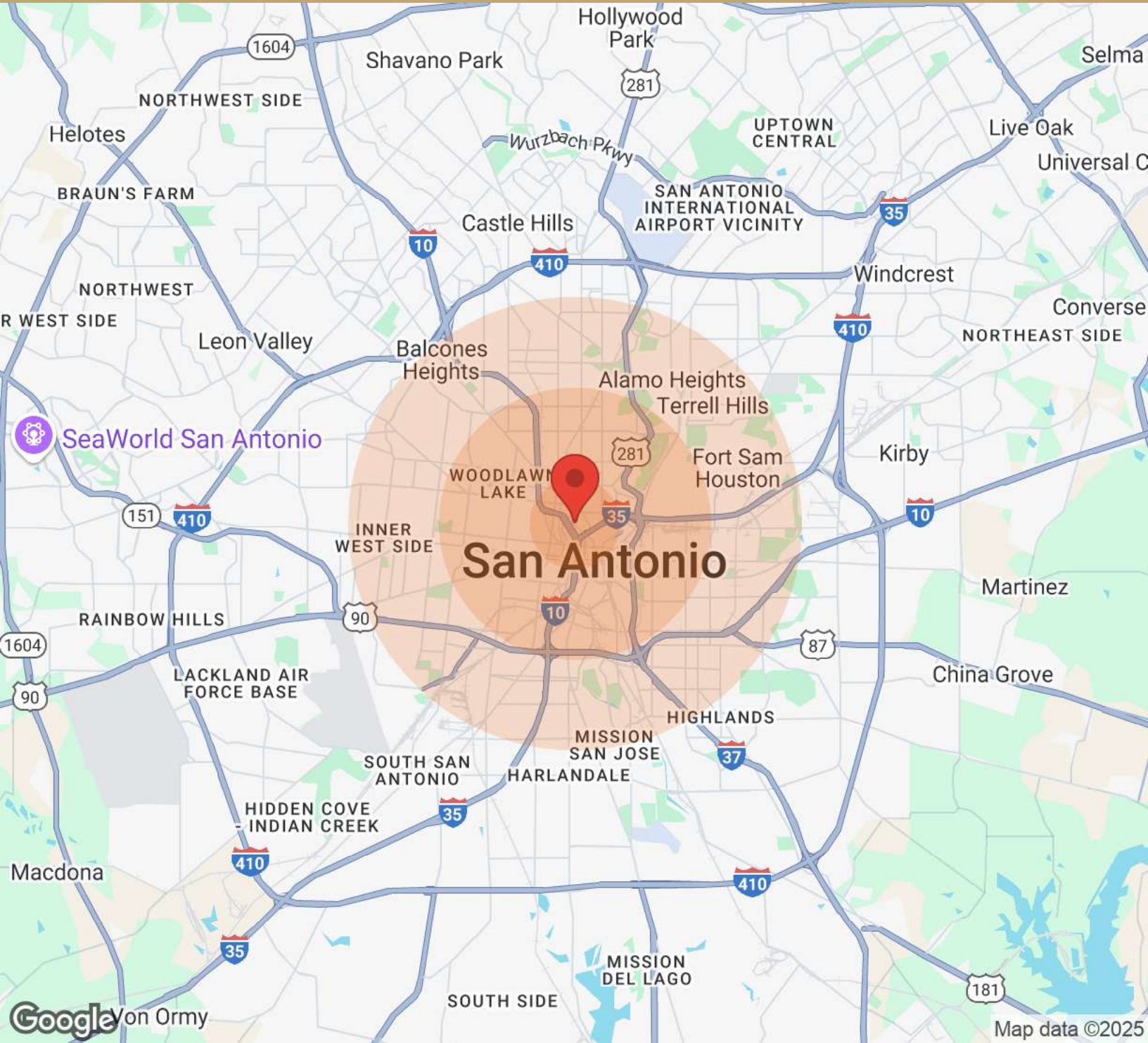
Population	1 Mile	3 Miles	5 Miles
Male	9,058	73,974	199,347
Female	8,586	74,193	204,489
Total Population	17,644	148,167	403,836

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,427	32,895	92,613
Ages 15-24	1,558	20,344	57,342
Ages 25-54	7,344	60,931	162,692
Ages 55-64	2,038	15,001	40,442
Ages 65+	4,277	18,996	50,747

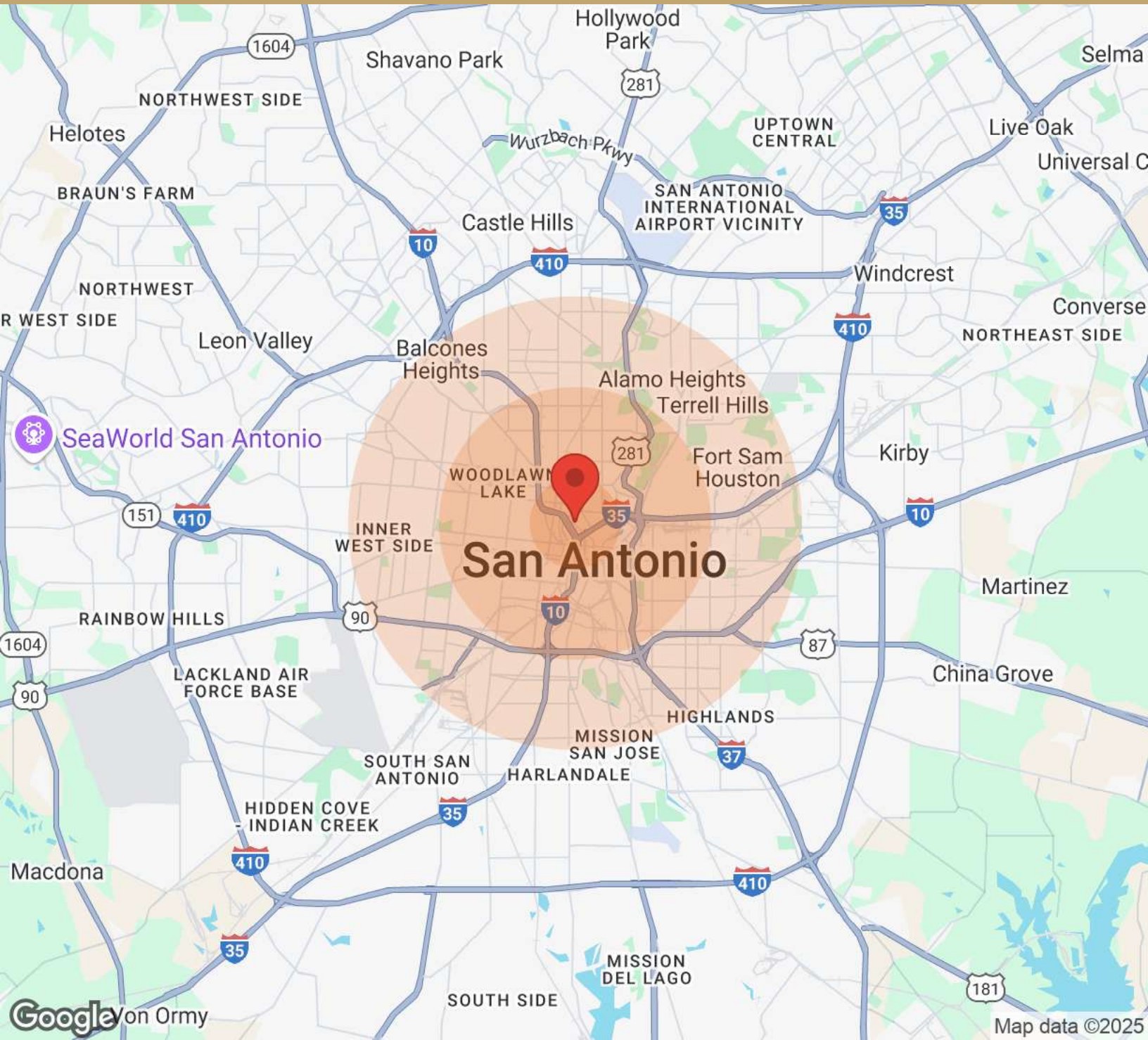
Race	1 Mile	3 Miles	5 Miles
White	13,280	111,900	302,081
Black	1,392	5,575	17,344
Am In/AK Nat	82	408	923
Hawaiian	N/A	N/A	39
Hispanic	13,166	122,495	328,949

Income	1 Mile	3 Miles	5 Miles
Median	\$20,109	\$28,064	\$29,486
< \$15,000	1,967	14,186	34,161
\$15,000-\$24,999	1,000	8,375	22,717
\$25,000-\$34,999	606	7,794	19,297
\$35,000-\$49,999	805	6,906	20,703
\$50,000-\$74,999	566	6,662	19,756
\$75,000-\$99,999	240	2,920	8,271
\$100,000-\$149,999	55	1,908	6,765
\$150,000-\$199,999	40	656	2,154
> \$200,000	27	1,029	2,926

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,533	61,284	159,387
Occupied	5,685	53,686	142,425
Owner Occupied	1,294	25,990	76,824
Renter Occupied	4,391	27,696	65,601
Vacant	848	7,598	16,962



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Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	817	10,294	28,769	Median	\$20,109	\$28,064	\$29,486
Ages 5-9	875	11,792	33,154	< \$10,000	1,322	8,881	20,235
Ages 10-14	735	10,809	30,690	\$10,000-\$14,999	645	5,305	13,926
Ages 15-19	674	10,048	28,593	\$15,000-\$19,999	351	4,130	11,050
Ages 20-24	884	10,296	28,749	\$20,000-\$24,999	649	4,245	11,667
Ages 25-29	1,092	10,788	29,409	\$25,000-\$29,999	265	4,225	10,257
Ages 30-34	1,145	10,704	28,827	\$30,000-\$34,999	341	3,569	9,040
Ages 35-39	1,242	10,420	27,709	\$35,000-\$39,999	331	2,644	7,775
Ages 40-44	1,368	10,182	26,705	\$40,000-\$44,999	289	2,256	6,958
Ages 45-49	1,263	9,767	25,962	\$45,000-\$49,999	185	2,006	5,970
Ages 50-54	1,234	9,070	24,080	\$50,000-\$60,000	315	3,773	10,414
Ages 55-59	1,173	8,211	21,899	\$60,000-\$74,000	251	2,889	9,342
Ages 60-64	865	6,790	18,543	\$75,000-\$99,999	240	2,920	8,271
Ages 65-69	748	5,376	14,807	\$100,000-\$124,999	39	1,169	4,639
Ages 70-74	745	4,133	11,332	\$125,000-\$149,999	16	739	2,126
Ages 74-79	858	3,156	8,332	\$150,000-\$199,999	40	656	2,154
Ages 80-84	770	2,158	5,563	> \$200,000	27	1,029	2,926

Chef Michael Sohocki unveils three new concepts in SA's Five Points neighborhood

Jan 11, 2022, 2:46pm CST Updated: Jan 11, 2022, 3:12pm CST

In an industry still being battered by the pandemic, Chef [Michael Sohocki](#), known for his farm-to-table dishes at the now-shuttered Restaurant Gwendolyn, is now welcoming patrons at both his reopened Kimura location as well as his new fine-dining concept, aptly named 5 Points, in San Antonio's Five Points neighborhood.

Kimura, a Japanese ramen house and Izakaya (a Japanese bar serving snacks), officially reopened on Monday at 1017 N. Flores St., while 5 Points Food & Drink opened today.

The new home for Sohocki's team will act as the fresh bastion for his [Gwendolyn Group](#), comprised of 42 employees.

Like its predecessor Restaurant Gwendolyn, 5 Points aims to offer locally sourced, upscale European and New American fare in the same building as Kimura, with staff from both restaurants working on the same line in the same kitchen.

"This new business is a combination of Kimura and the mostly European food that Gwendolyn used to execute. We've perfected a lot of heavy hitters. We wanted it to be more casual and easygoing. Half of the downstairs is 5 Points, the other half is Kimura," Sohocki said.

The property's upstairs will be home to Dash, a bar concept.

"This is more like a western bar. We have liquors from all over the world, and we've done some odes to Kimura's culture with ingredients from Japan. It should be well rounded."

The property will also feature two outside dining spaces. With supplies and appliances brought over from the previous restaurants, the space will aesthetically combine the best of Gwendolyn Group.

"We've taken at least half of the existing equipment and put it back into use. We gutted Kimura and Gwendolyn and brought it over," he said.

Sohocki — who trained at New York's Culinary Institute of America — remains focused on sustainable food despite rising prices, increased competition and the many challenges facing the food service industry during the pandemic.

"We still buy from local farmers and ranchers," he said. "I want to support them and keep telling their story all day long — I want it to be idealistically pure."

But a transforming South Texas food movement has altered his plans slightly, with Sohocki saying local ingredients have been harder to purchase in the past four years, a fact that he says the pandemic didn't help.

"The local food movement took a dive, it stopped being the bill paying momentum. It became less cool by the large numbers."

Sohocki, citing the financial strain of operating restaurants downtown, closed his ramen concept — founded with Japanese native [Jennifer Wade](#) — and Gwendolyn in the fall of 2021.

Both Kimura and 5 Points Food & Wine will welcome diners Mondays through Saturdays from 11 a.m. to 11 p.m.



GABE HERNANDEZ | SABJ

Owner Michael Sohocki of Kimura Ramen, 5 Points and Dash restaurant on Tuesday, Jan. 11, 2022, in San Antonio.

Karly Williams

Digital Producer

San Antonio Business Journal





Information About Brokerage Services

Texas law requires all real estate licensees 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.

EP Commercial Real Estate, LLC	9008404	epuske@epcommercialrealestate.com	(210)416-3491
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Elize Pruske	0367619	epuske@epcommercialrealestate.com	(210)416-3491
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Elize Pruske	0367619	epuske@epcommercialrealestate.com	(210)416-3491
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Information available at www.trec.texas.gov

TXR-2501

IABS 1-0 Date

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Elize Pruske

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Regarding any Property lease, sale, or purchase, it is the responsibility of every Seller/Landlord and Buyer/Tenant with interest in any Property to conduct their own due diligence with affiliated professionals, experts, attorneys, advisors, or persons with experience, to advise you concerning the Property on the following matters.

- HAZARDOUS MATERIAL
- AMERICANS WITH DISABILITIES ACT
- FLOOD PLAIN DESIGNATION

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HAZARDOUS MATERIAL DISCLOSURE

Prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials by past, present and/or future owners and/or operators.

It is the responsibility of Seller/Landlord and Buyer/Tenant to ensure transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property, and to retain qualified experts, attorneys, environmental consultants, and others to make prudent investigations, conduct inspections, detect, and correct such matters.

ADA DISCLOSURE

To ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act ("ADA") was enacted under federal law and there are also state and local laws that may require alterations to a Property to allow access.

You should consult with attorneys, engineers, qualified design professionals, and other experts to determine if the Property is compliant with relevant laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of Seller/Landlord and Buyer/Tenant with any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA"), and the San Antonio River Authority ("SARA"), to determine the potential flood risk of their Property.