



WESTWOOD CENTER | 11019 FM 471, SAN ANTONIO, TX 78253

Features

One space 1,400 sf space available. Westwood Center is located one of the most dynamic retail intersections in San Antonio with retailers including Target, H-E-B, Home Depot, Lowe's and JCPenney. westwoodcentersa.com

FOR LEASE

TOTAL SF: 68,578
AVAILABLE SF: 1,400
MIN CONTIGUOUS SF: 1,400
MAX CONTIGUOUS SF: 1,400
CONTACT FOR MORE INFORMATION

Traffic Counts

Culebra W of Loop 1604	44,014 VPD
Culebra E of Loop 1604	36,143 VPD
Loop 1604 S of Culebra	98,874 VPD
Loop 1604 N of Culebra	71,863 VPD

Demographics

	YEAR: 2021	1 MILE	3 MILE	5 MILE
Total Population		8,266	105,340	261,030
Total Households		3,227	34,812	88,091
Average HH Income		\$78,493	\$93,505	\$95,314
5 Year Population Growth 2021-2026		9.8%	9.5%	9.8%

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Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



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LOOP 1604 & CULEBRA RD, SAN ANTONIO, TX 78253

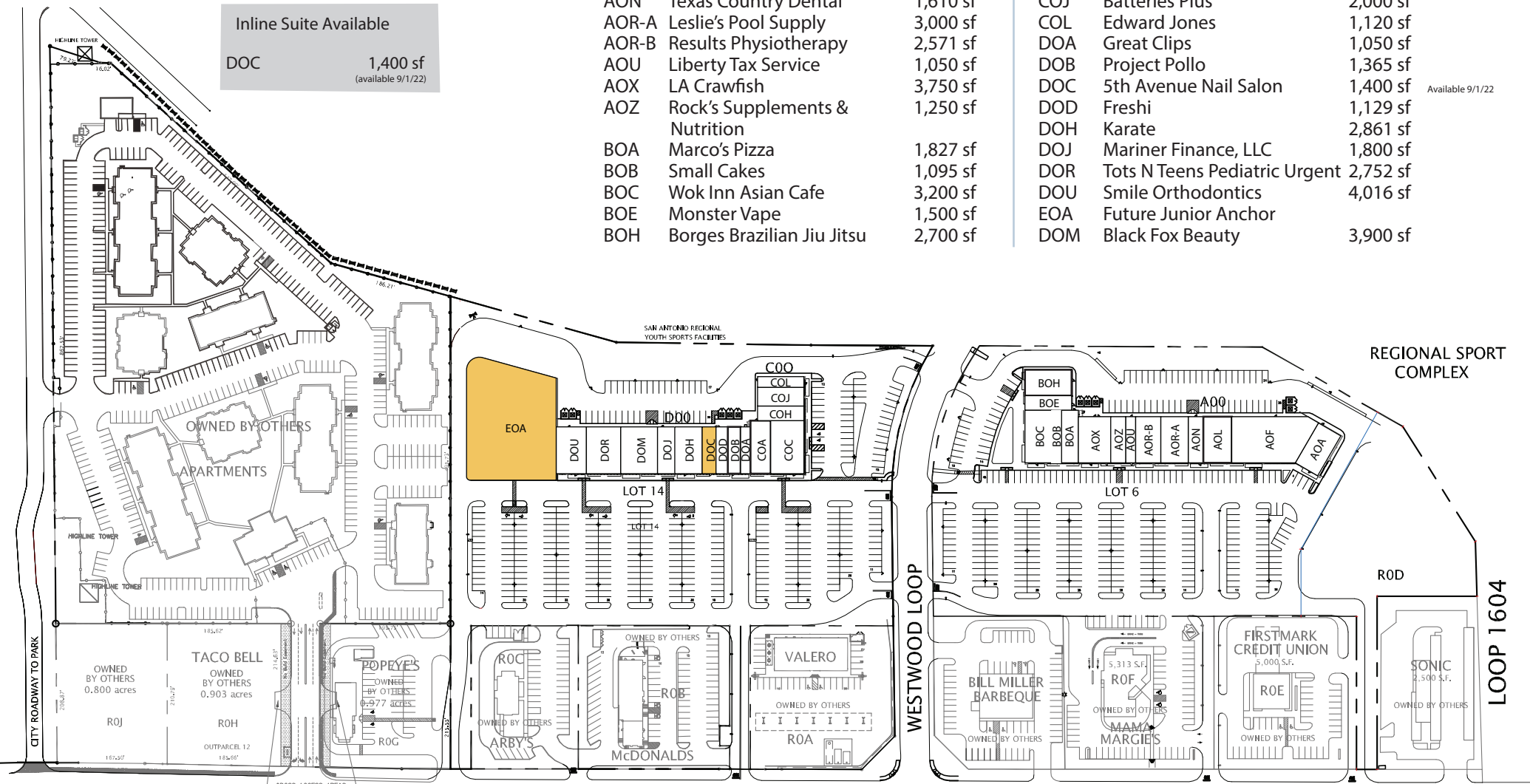
Pad Available
EOA GL or BTS
Up to 20, sf GLA

Inline Suite Available
DOC 1,400 sf
(available 9/1/22)

Current Tenants

AOA	Smile Orthodontics	2,800 sf	COC	Liquor Bueno	4,000 sf
AOF	Salons by JC	8,000 sf	COA	Tropicana Ice Cream	1,765 sf
AOL	Cowgirl Nails	2,888 sf	COH	Little Caesars Pizza	2,135 sf
AON	Texas Country Dental	1,610 sf	COJ	Batteries Plus	2,000 sf
AOR-A	Leslie's Pool Supply	3,000 sf	COL	Edward Jones	1,120 sf
AOR-B	Results Physiotherapy	2,571 sf	DOA	Great Clips	1,050 sf
AOU	Liberty Tax Service	1,050 sf	DOB	Project Pollo	1,365 sf
AOX	LA Crawfish	3,750 sf	DOC	5th Avenue Nail Salon	1,400 sf
AOZ	Rock's Supplements & Nutrition	1,250 sf	DOD	Freshi	1,129 sf
BOA	Marco's Pizza	1,827 sf	DOH	Karate	2,861 sf
BOB	Small Cakes	1,095 sf	DOJ	Mariner Finance, LLC	1,800 sf
BOC	Wok Inn Asian Cafe	3,200 sf	DOR	Tots N Teens Pediatric Urgent	2,752 sf
BOE	Monster Vape	1,500 sf	DOU	Smile Orthodontics	4,016 sf
BOH	Borges Brazilian Jiu Jitsu	2,700 sf	EOA	Future Junior Anchor	
			DOM	Black Fox Beauty	3,900 sf

Available 9/1/22



FM 471-CULEBRA ROAD



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 on 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 listening 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Buyer/Tenant/Seller/Landlord Initials

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