

# Retail Leasing Opportunity

Dominion Advisory Group, Inc is pleased to present the Nama Shopping Center. This retail development features a 6,500 SF retail building anchored by Nama Ramen with availability for retail, service, and medical tenants.

Contact us for more information on this opportunity today!



San Antonio

# Nama Center

6526 Babcock Road, San Antonio, TX 78249



**Total Building Size: 6,500 SF TYPE: RETAIL/SERVICE/MEDICAL**  
**Available Space: 1,300 - 2,600 SF**



**DOMINION**  
ADVISORY GROUP, INC.



**RASHID KHALIFE**  
BROKER

☎ office: 210.308.6288 x174  
mobile: 210.391.3249  
➔ rkhalife@askdag.com

# Nama Center



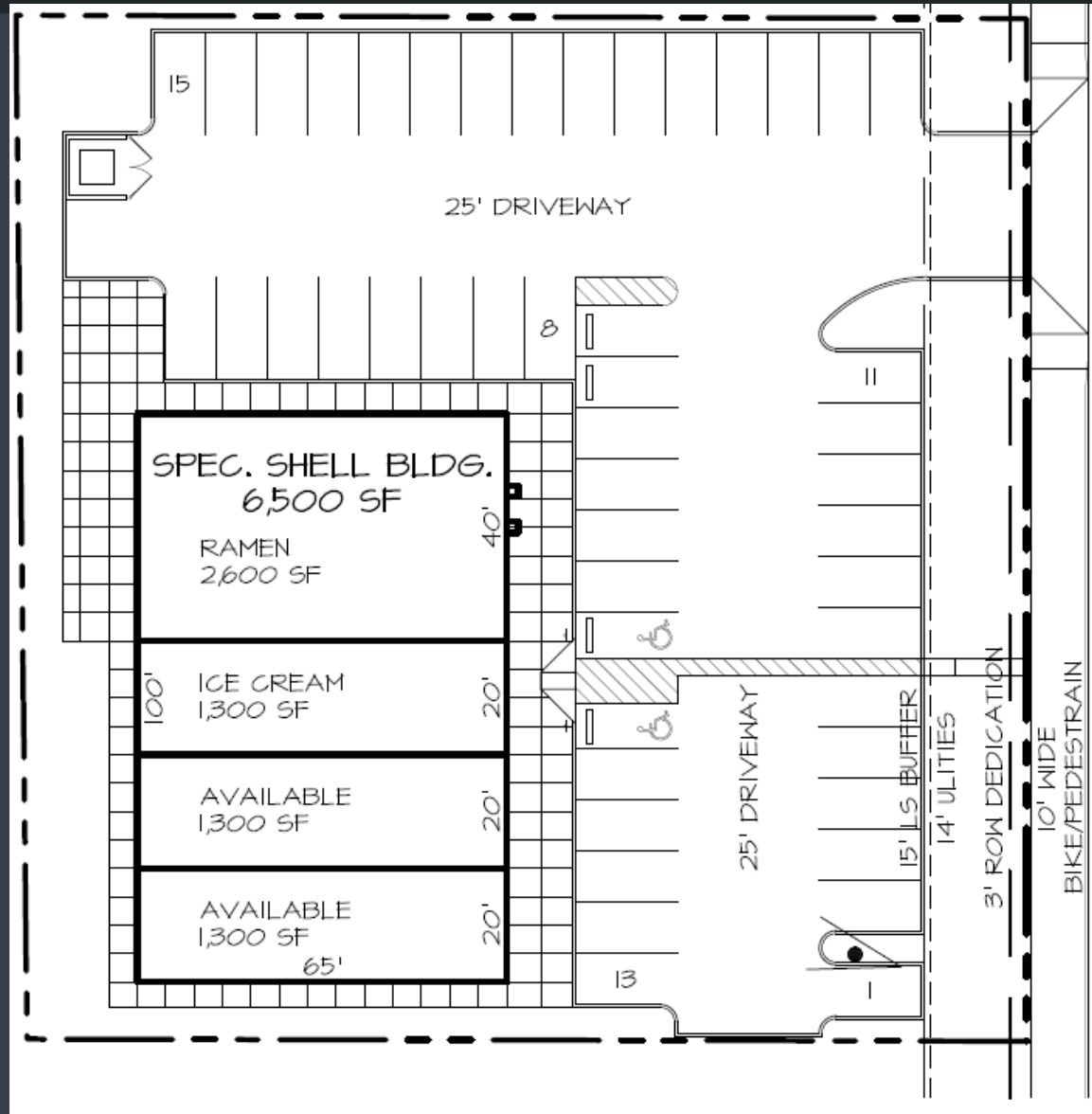
**DOMINION**  
ADVISORY GROUP, INC.

Commercial Real Estate Brokerage & Development  
150 N. Loop 1604 East, Suite 202, San Antonio, TX 78232  
Phone: (210) 308-6288 - Fax: (210) 979-6126

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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# Nama Center

## 5 Minute Driving Radius

### DEMOGRAPHIC SUMMARY

6526 Babcock Rd, San Antonio, Texas, 78249

Drive time of 5 minutes

#### KEY FACTS

29,040

Population



11,491

Households

34.9

Median Age

\$63,318

Median Disposable Income

#### EDUCATION

4.9%

No High School Diploma



19.4%

High School Graduate



30.2%

Some College/ Associate's Degree



45.5%

Bachelor's/Grad/ Prof Degree

### INCOME



\$77,385

Median Household Income



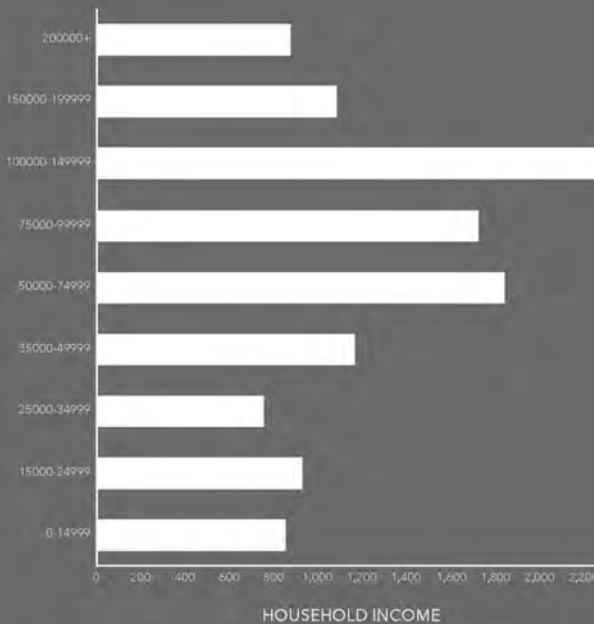
\$39,980

Per Capita Income



\$119,848

Median Net Worth



HOUSEHOLD INCOME



### EMPLOYMENT

White Collar 71.5%

Blue Collar 12.9%

Services 18.3%

4.1%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2023 Esri



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# Nama Center

## 10 Minute Driving Radius

### DEMOGRAPHIC SUMMARY

6526 Babcock Rd, San Antonio, Texas, 78249

Drive time of 10 minutes

#### KEY FACTS

166,061

Population



71,530

Households

32.9

Median Age

\$54,643

Median Disposable Income

#### EDUCATION

5.6%

No High School Diploma



18.4%

High School Graduate



28.3%

Some College/  
Associate's Degree



47.6%

Bachelor's/Grad/  
Prof Degree

#### INCOME



\$63,936

Median Household Income



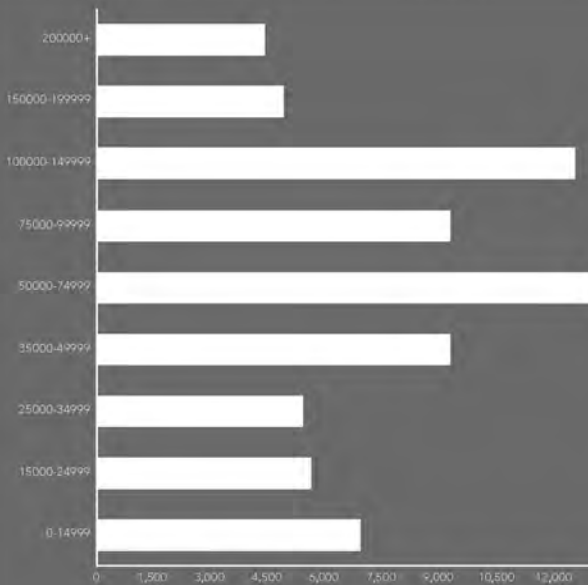
\$38,597

Per Capita Income

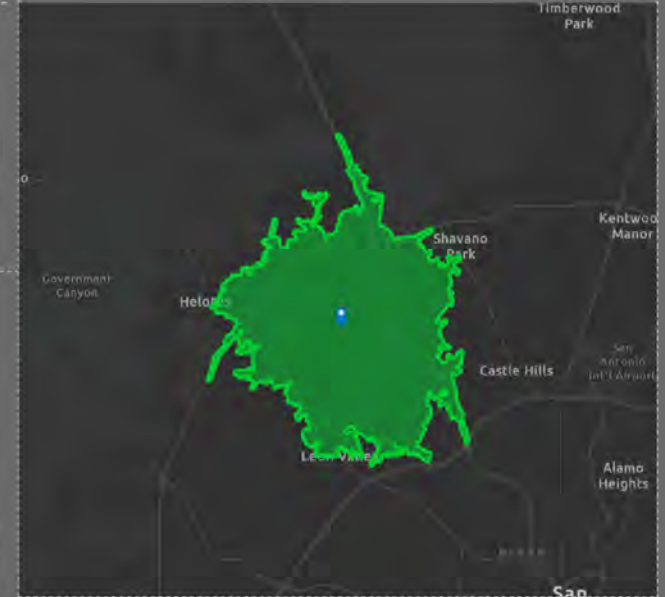


\$51,289

Median Net Worth



HOUSEHOLD INCOME



#### EMPLOYMENT



White Collar

72.9%



Blue Collar

12.4%



Services

17.0%

4.6%

Unemployment Rate

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# 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.

Dominion Advisory Group, Inc.	434365	lbaumgardner@askdag.com	210-308-6288
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License Number	Email	Phone
Larry R. Baumgardner	316863	lbaumgardner@askdag.com	210-308-6288
Designated Broker of Firm	License Number	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License Number	Email	Phone
Rashid Khalife	583691	rkhalife@askdag.com	210-308-6288 x174
Sales Agent / Associate's Name	License Number	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		