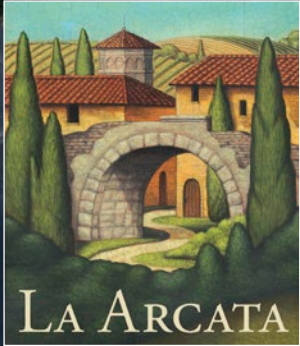


High-end Retail Space for Lease



La Arcata Retail Center

Phase I, II & III - 115, 123 & 139 N Loop 1604 E

Offered by:
Kimberly S. Gatley
Andrew J. Lyles



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Market Summary

- Located at the epicenter of San Antonio's major growth
- Great location fronting Loop 1604
- Situated on the dynamic intersection of Tuscany Stone and North Loop 1604 West
- Accessible to the South Texas & Stone Oak Medical Center areas
- Unique location draws from Boerne, South Texas Medical Center and Stone Oak
- Prestigious client base & unique tenant mix
- Near numerous gated executive residential communities
- Highest residential demand area in San Antonio with over 72 established subdivisions
- Residential community prices range from \$500,000 to several million dollars
- Exceptional demographic profile
- Population has more than doubled within a 1, 3, and 5-mile radius since 1990
- Near two of San Antonio's largest and strongest Texas Education Agency recognized school districts, with 17 elementary schools, 4 middle schools and 4 high schools
- Over 15 "mega" churches in the surrounding community
- Great shopping with all major retailers, recreation and fitness centers located in close proximity to the site
- Large selection of fine dining options as well as casual and fast food choices nearby
- San Antonio hospitality industry is supported by 40,000 hotel rooms
- There are 29,852 employers with over 360,700 employees within a ten mile radius
- Six major hospitals located within five miles; complimented by 20 medical office buildings
- Area golf courses include 8 existing facilities and the new PGA resort

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Property Summary

Description

With style and architecture reminiscent of a Tuscan village, La Arcata combines an old world charm with state of the art construction and amenities. This mixed-use development offers a variety of retail shops, storefront offices and restaurants. Located at the entrance of Stone Oak, La Arcata offers great exposure to one of the most affluent areas in San Antonio.

Location

NE corner of Loop 1604 and Tuscany Stone

Retail Phase I - 115 N. Loop 1604 East, San Antonio, TX 78232

Retail Phase II - 123 N. Loop 1604 East, San Antonio, TX 78232

Retail Phase III - 139 N. Loop 1604 East, San Antonio, TX 78232

Facility

- Attractive exterior and interior design
- Distinctive landmark architecture
- Parking ratio 1:198

Size

- Retail Phase I - 66,089 Total Square Feet
- Retail Phase II - 14,677 Total Square Feet
- Retail Phase III - 10,597 Total Square Feet
- Part of La Arcata Office & Retail development containing nearly 190,000 square feet of retail, office and fine dining

Zoning

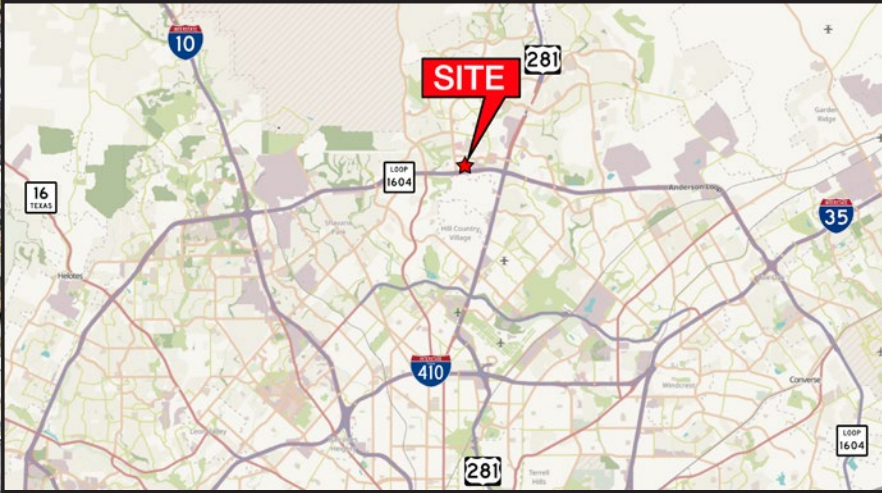
- The site is currently zoned Commercial (C-3) with the following overlays: Loop 1604 Corridor & MLOD – Camp Bullis

Use

- High-end 1st floor retail
- 2nd story storefront office for medical professionals and neighborhood businesses

Benefits

- Nearly 190,000 square feet of retail, office and fine dining
- Office building 97% leased
- Ample parking available including five level structured parking garage and overall 1:198 (retail) & 1:250 (office) parking ratio
- Fountain/plaza adjacent to the office building
- Distinctive exterior pylon signage available
- 15 Tesla Superchargers on-site



La Arcata Retail Center Tenants

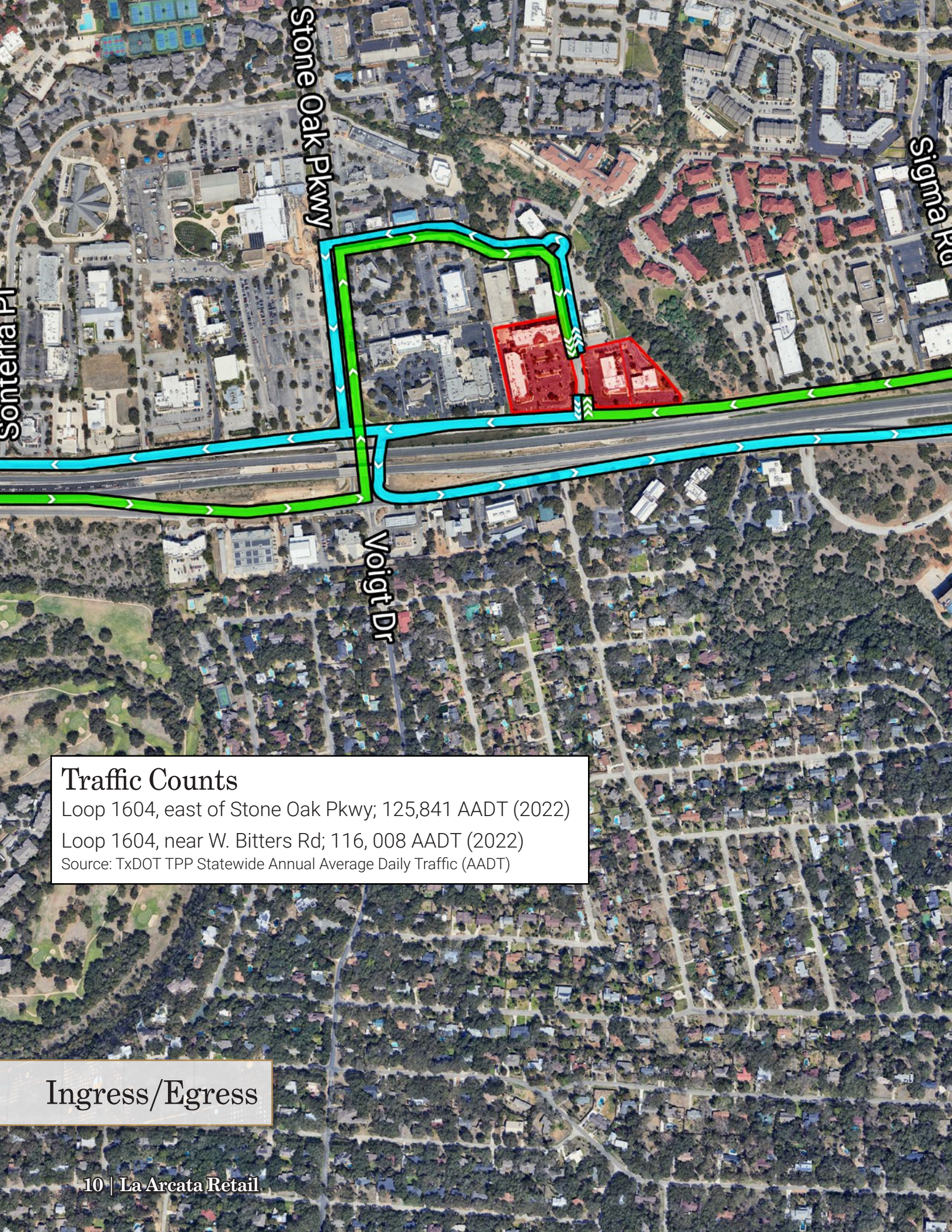
- Old Republic Title
- Maureen Libby, DDS
- Fred Astaire Dance Studio
- Dr. Phillips Chiropractic
- Kirby's Steakhouse
- Stone Oak Surgery Center
- Fidelity Brokerage Services
- David Seguin, DDS
- Sinus and Allergy Specialists
- Mellow Mushroom
- Piori Nails
- Fitness HQ
- Cuishe Foods
- Tesla Supercharger Site
- The Princeton Review
- Toro Kitchen & Bar
- Tiff's Treats

Location Map/Aerial



Tuscany Stone

TESLA
SUPERCHARGER SITE



Stone Oak Pkwy

Sigma Rd

Sonterra Pl

Voigt Dr

Traffic Counts
Loop 1604, east of Stone Oak Pkwy; 125,841 AADT (2022)
Loop 1604, near W. Bitters Rd; 116, 008 AADT (2022)
Source: TxDOT TPP Statewide Annual Average Daily Traffic (AADT)

Ingress/Egress

Sonterra Pkwy

Hardy Oak Blvd

LOOP
1604

281

HOTELS & EVENT CENTERS

1. EMBASSY SUITES BY HILTON SAN ANTONIO LANDMARK
2. DRURY INN & SUITES SAN ANTONIO NEAR LA CANTERA PKWY
3. LA CANTERA HOTEL
4. EILAN HOTEL AND SPA
5. HILTON GARDEN INN SAN ANTONIO AT THE RIM
6. HOME2 SUITES BY HILTON SAN ANTONIO AT THE RIM
7. RESIDENCE INN BY MARRIOTT SAN ANTONIO SIX FLAGS® AT THE RIM
8. COURTYARD BY MARRIOTT SAN ANTONIO SIX FLAGS® AT THE RIM
9. SPRINGHILL SUITES BY MARRIOTT SAN ANTONIO NORTHWEST AT THE RIM
10. HOMEWOOD SUITES BY HILTON SAN ANTONIO NORTH
11. DRURY INN & SUITES SAN ANTONIO NORTH STONE OAK
12. DRURY PLAZA HOTEL SAN ANTONIO NORTH STONE OAK
13. STAYBRIDGE SUITES SAN ANTONIO - STONE OAK
14. LA QUINTA INN & SUITES SAN ANTONIO NORTH STONE OAK
15. RESIDENCE INN BY MARRIOTT SAN ANTONIO NORTH/STONE OAK
16. FAIRFIELD INN & SUITES BY MARRIOTT SAN ANTONIO NORTH/STONE OAK
17. DAYS INN & SUITES BY WYNDHAM SAN ANTONIO NORTH/STONE OAK
18. HYATT PLACE SAN ANTONIO - NORTH/ STONE OAK
19. BEST WESTERN PLUS HILL COUNTRY SUITES
20. COMFORT SUITES SAN ANTONIO NORTH - STONE OAK
21. HAMPTON INN SAN ANTONIO - NORTHWOODS
22. WOODSPRING SUITES SAN ANTONIO STONE OAK
23. HOME2 SUITES BY HILTON SAN ANTONIO NORTH STONE OAK
24. COURTYARD BY MARRIOTT SAN ANTONIO NORTH/STONE OAK AT LEGACY
25. HOLIDAY INN SAN ANTONIO - STONE OAK AREA
26. CANDLEWOOD SUITES SAN ANTONIO - STONE OAK AREA
27. JW MARRIOTT SAN ANTONIO HILL COUNTRY RESORT & SPA
28. SPRING HILL EVENTS CENTER
29. NOAH'S EVENT VENUE
30. SAN ANTONIO SHRINE AUDITORIUM
31. SECURITY SERVICE EVENT CENTER



HOSPITALS

1. WARM SPRINGS POST ACUTE MEDICAL
2. BAPTIST EMERGENCY HOSPITAL - SHAVANO PARK
3. PRECISION ASSIST
4. NORTH CENTRAL BAPTIST HOSPITAL
5. CHRISTUS SANTA ROSA PHYSICIANS AMBULATORY SURGERY CENTER - STONE OAK
6. METHODIST AMBULATORY SURGERY CENTER - NORTH CENTRAL
7. GLOBAL REHAB PT CLINIC
8. METHODIST STONE OAK HOSPITAL
9. SELECT REHABILITATION HOSPITAL OF SAN ANTONIO
10. DAVITA STONE OAK DIALYSIS
11. SAN ANTONIO KIDNEY DISEASE CENTER PHYSICIANS GROUP
12. NORTH HILLS FAMILY MEDICINE
13. SOUTH TEXAS SPINE & SURGICAL HOSPITAL
14. LAUREL RIDGE TREATMENT CENTER
15. THE CHILDREN'S HOSPITAL OF SAN ANTONIO - STONE OAK

STONE OAK

HOLLYWOOD
PARK

Hwy-281



RESTAURANTS

- | | | | |
|--|---------------------------------------|---------------------------------------|------------------------------------|
| 1. RED LOBSTER | 30. PIZZA HUT | 57. CHAMA GAUCHA BRAZILIAN STEAKHOUSE | 84. DELICIOUS TAMALES |
| 2. LONGHORN STEAKHOUSE | 31. MOD PIZZA | 58. TARKA INDIAN KITCHEN | 85. TORO KITCHEN + BAR |
| 3. OLIVE GARDEN | 32. J-PRIME STEAKHOUSE | 59. TORCHY'S TACOS | 86. KIRBY'S STEAKHOUSE |
| 4. BOB'S CHOP HOUSE | 33. SNOOZE AN A.M. EATERY | 60. JERUSALEM GRILL | 87. LITTLE WOODROWS STONE OAK |
| 5. PIATTI | 34. PASHA MEDITERRANEAN GRILL | 61. SONIC DRIVE-IN | 88. THE HOPPY MONK |
| 6. PAPPADEAUX'S | 35. PANERA BREAD | 62. RAISING CANE'S CHICKEN FINGERS | 89. FIRST WATCH - SONTERRA |
| 7. CHUY'S | 36. ALDINO THE VINEYARD | 63. SUSHI SEVEN | 90. KUMORI SUSHI & TEPPANYAKI |
| 8. CHEDDAR'S | 37. WHICH WHICH | 64. LI'S SICHUAN RESTAURANT | 91. JASON'S DELI |
| 9. CAR-B-CUTIE SMOKEHOUSE | 38. CHIPOTLE | 65. THAI CHILI CUISINE | 92. SMASHIN' CRAB |
| 10. RUTHS CHRIS | 39. STONE WERKS BIG ROCK GRILLE | 66. VIDA MIA | 93. EMBERS WOOD FIRE KITCHEN & TAP |
| 11. BUSH'S CHICKEN | 40. DEMO'S GREEK FOOD | 67. TRILOGY PIZZA | 94. GORDITAS DONA TOTA |
| 12. FREDDY'S FROZEN CUSTARD | 41. SUSHISHIMA JAPANESE RESTAURANT | 68. TACO CABANA | 95. KRISPY KREME DOUGHNUTS |
| 13. WILLIE'S GRILL & ICEHOUSE | 42. WENDY'S | 69. IHOP | 96. FIVE GUYS |
| 14. SCUZZI'S ITALIAN RESTAURANT | 43. SAKE CAFE | 70. MILANO ITALIAN GRILL | 97. CHIK-FIL-A |
| 15. MCALISTER'S DELI | 44. EL TACO GRILL | 71. L TACO STONE OAK | 98. WHATABURGER |
| 16. PAESANOS 1604 | 45. HEAVENLY PHO VIETNAMESE CUISINE | 72. LITTLE CAESER'S PIZZA | 99. SONIC DRIVE-IN |
| 17. THAI HUT | 46. POPEYE'S LOUISIANA KITCHEN | 73. PIZZA HUT | 100. MCDONALD'S |
| 18. PAPA JOHN'S PIZZA | 47. MCDONALD'S | 74. JERSEY MIKE'S SUBS | 101. BUFFALO WILD WINGS |
| 19. CHIN'S GARDEN | 48. LUBY'S | 75. WENDY'S | 102. PERICO'S RESTAURANT |
| 20. SUBWAY | 49. CHICK-FIL-A | 76. LUCIANO NEIGHBORHOOD PIZZERIA | 103. SUBWAY RESTAURANTS |
| 21. BIG'Z BURGER JOINT | 50. WHATABURGER | 77. TAIPEI RESTAURANT | 104. LAS PALAPAS |
| 22. GALPÃO GAUCHO BRAZILIAN STEAKHOUSE | 51. WAHKEE CHINESE SEAFOOD RESTAURANT | 78. MARIOLI MEXICAN CUISINE | 105. RED ROBIN GOURMET BURGERS |
| 23. BURGER KING | 52. TACO BLVD | 79. CORNER BAKERY CAFÉ | 106. PEI WEI |
| 24. EDDIE V'S PRIME SEAFOOD | 53. SILO | 80. SUSHI ZUSHI | 107. FISH CITY GRILL |
| 25. COVER 3 SAN ANTONIO | 54. COSTA PACIFICA | 81. MELLOW MUSHROOM | 108. ZIO'S ITALIAN KITCHEN |
| 26. TACO CABANA | 55. EGGSPECTION | 82. LE PEEP | 109. CHUY'S |
| 27. JIM'S RESTAURANT | 56. ZOE'S KITCHEN | 83. THUNDERCLOUD SUBS | 110. CHILI'S GRILL & BAR |
| 28. THE LONGHORN CAFE | | | 111. SIZZLING WOK |
| 29. EL JALISCO GRILL & CANTINA | | | |

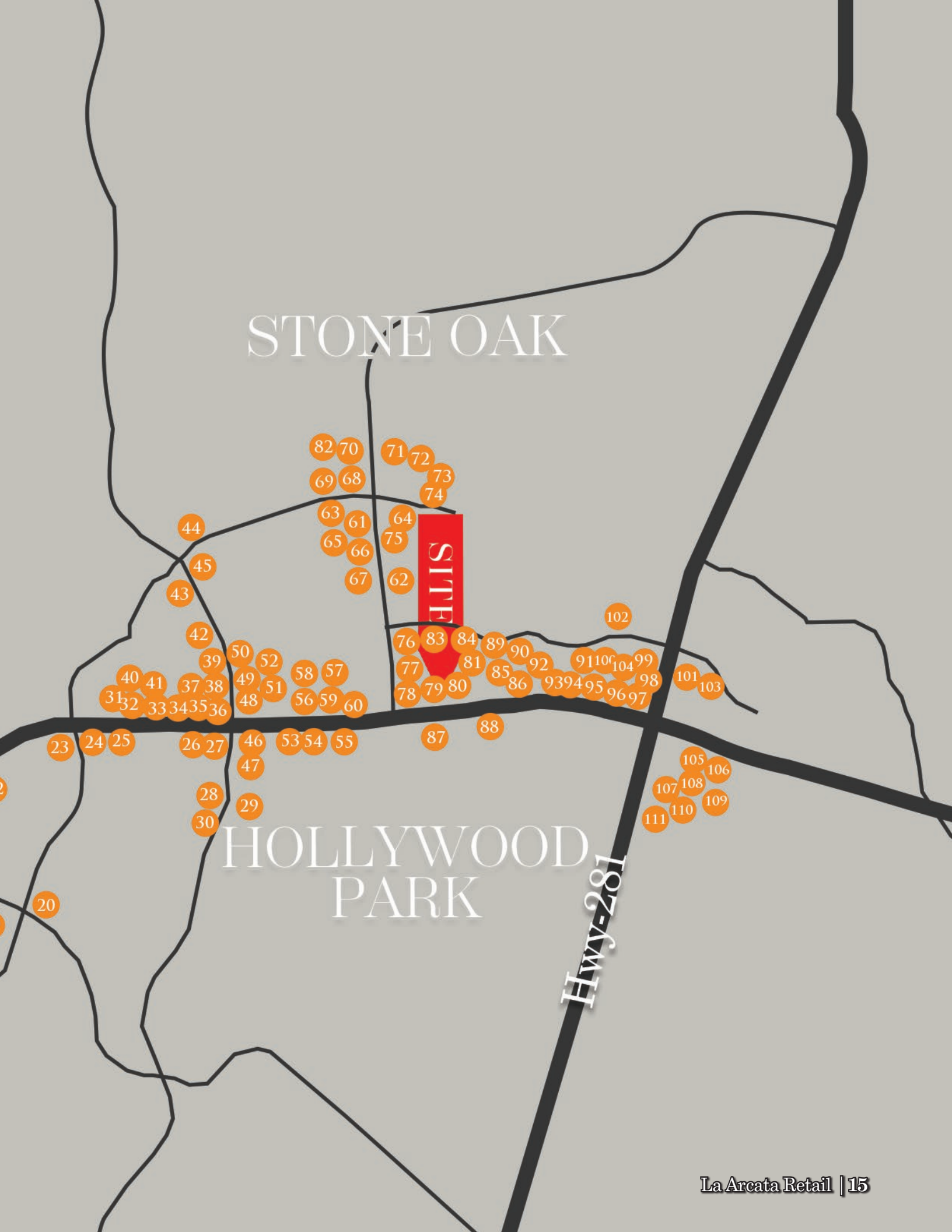


STONE OAK

HOLLYWOOD PARK

SITE

Hwy-281



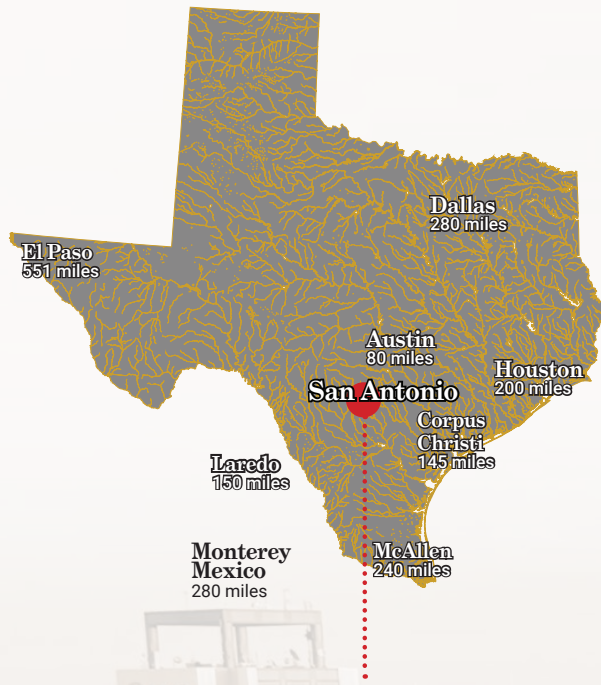




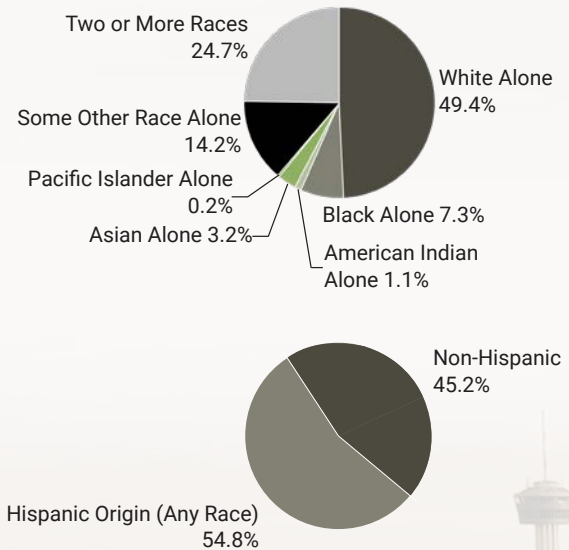
San Antonio Market Overview

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

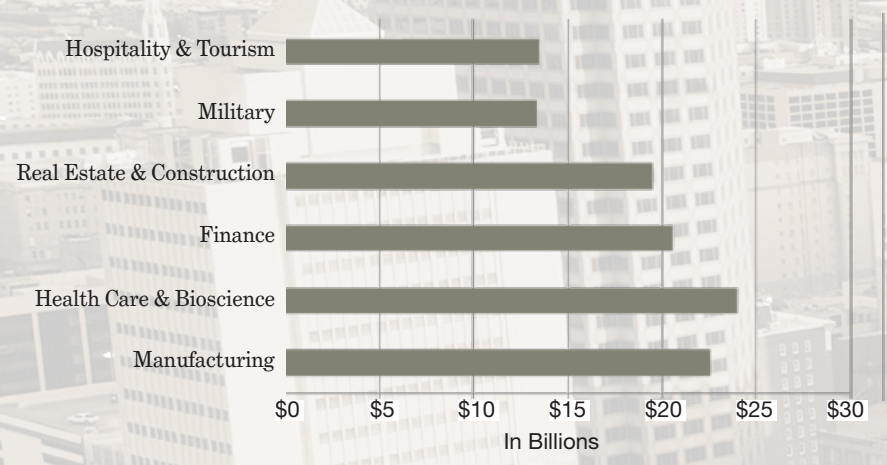


Ethnicity 2023 Forecast



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.

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

Stone Oak Area Overview

- Situated in the rolling plains of the Texas Hill Country in the northern suburbs of San Antonio
- With a residential concentration of more than fifty subdivisions, Stone Oak is a vibrant, fully self-sustaining community which serves as the centerpiece of the sprawling Far North sector
- Considered to be one of the most upscale and desirable areas of San Antonio featuring master-planned communities like Sonterra and Stone Oak as well as other affluent neighborhoods
- Known for having some of the top schools and largest mega-churches in San Antonio
- Conveniently located near the crossroads of Loop 1604 & US 281 – just minutes away from The University of Texas at San Antonio, South Texas Medical Center and Stone Oak Medical Center
- Served by a maturing medical hub anchored by North Central Baptist Hospital and Stone Oak Methodist Hospital
- The northern rim of Loop 1604, sometimes referred to as the “Energy Corridor” is anchored by Andeavor (formerly Tesoro) Headquarters, NuStar Energy Headquarters, Valero Headquarters, EOG Resources Regional Headquarters, Schlumberger, and other oil & gas companies
- Other major area employers include Clear Channel Media/iHeart Radio and Chase Bank Operations
- Nearby retail centers offer a wide selection of full-service and quick-service restaurants, shopping, services and other amenities
- Area recreational facilities include Top Golf, iFly along with Six Flags Fiesta Texas, Sonterra Country Club, Lifetime Fitness, Gold’s Gym, LA Fitness and more
- JW Marriot San Antonio Hill Country Resort, La Cantera Hill Country Resort and Eilan Hotel Resort and Spa
- As of the spring semester 2018, 28,675 students were enrolled at nearby UTSA, more than 1,600 from one year ago
- REOC San Antonio tracks more than 5.3 million square feet of retail lease space in the Far North sector along with nearly 3.1 million square feet of multi-tenant office lease space in addition to roughly 1.2 million square feet of medical-only office space



Demographics - 1 Mile

Ring: 1 mile radius

Longitude: 98.4259

Summary	Census 2010	Census 2020	2024	2029				
Population	6,926	8,986	9,221	9,732				
Households	3,150	4,150	4,270	4,596				
Families	1,805	2,252	2,169	2,256				
Average Household Size	2.13	2.07	2.06	2.03				
Owner Occupied Housing Units	1,594	1,545	1,634	1,754				
Renter Occupied Housing Units	1,556	2,605	2,636	2,841				
Median Age	41.6	42.3	43.7	45.5				
Trends: 2024-2029 Annual Rate	Area	State	National					
Population	1.08%	1.09%	0.38%					
Households	1.48%	1.36%	0.64%					
Families	0.79%	1.26%	0.56%					
Owner HHs	1.43%	1.82%	0.97%					
Median Household Income	1.87%	2.65%	2.95%					
Households by Income	2024		2029					
	Number	Percent	Number	Percent				
<\$15,000	177	4.1%	186	4.0%				
\$15,000 - \$24,999	270	6.3%	237	5.2%				
\$25,000 - \$34,999	263	6.2%	250	5.4%				
\$35,000 - \$49,999	480	11.2%	475	10.3%				
\$50,000 - \$74,999	587	13.7%	621	13.5%				
\$75,000 - \$99,999	524	12.3%	540	11.7%				
\$100,000 - \$149,999	791	18.5%	850	18.5%				
\$150,000 - \$199,999	492	11.5%	634	13.8%				
\$200,000+	686	16.1%	804	17.5%				
Median Household Income	\$90,603		\$99,380					
Average Household Income	\$128,649		\$141,173					
Per Capita Income	\$58,489		\$65,362					
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	309	4.5%	401	4.5%	400	4.3%	412	4.2%
5 - 9	353	5.1%	459	5.1%	424	4.6%	416	4.3%
10 - 14	433	6.3%	486	5.4%	467	5.1%	469	4.8%
15 - 19	441	6.4%	512	5.7%	463	5.0%	476	4.9%
20 - 24	435	6.3%	574	6.4%	485	5.3%	407	4.2%
25 - 34	924	13.3%	1,305	14.5%	1,419	15.4%	1,276	13.1%
35 - 44	873	12.6%	1,023	11.4%	1,083	11.7%	1,358	14.0%
45 - 54	965	13.9%	954	10.6%	950	10.3%	992	10.2%
55 - 64	827	11.9%	971	10.8%	907	9.8%	920	9.5%
65 - 74	515	7.4%	856	9.5%	873	9.5%	924	9.5%
75 - 84	470	6.8%	799	8.9%	989	10.7%	1,172	12.0%
85+	379	5.5%	645	7.2%	761	8.3%	910	9.4%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	5,825	84.1%	5,556	61.8%	5,546	60.1%	5,574	57.3%
Black Alone	226	3.3%	422	4.7%	442	4.8%	478	4.9%
American Indian Alone	14	0.2%	43	0.5%	45	0.5%	48	0.5%
Asian Alone	437	6.3%	472	5.3%	517	5.6%	586	6.0%
Pacific Islander Alone	6	0.1%	6	0.1%	6	0.1%	6	0.1%
Some Other Race Alone	260	3.8%	634	7.1%	665	7.2%	760	7.8%
Two or More Races	159	2.3%	1,853	20.6%	2,000	21.7%	2,281	23.4%
Hispanic Origin (Any Race)	1,884	27.2%	3,131	34.8%	3,361	36.4%	3,867	39.7%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographics - 3 Mile

Ring: 3 mile radius

Longitude: -98.49059

Summary	Census 2010	Census 2020	2024	2029
Population	72,444	80,681	83,732	84,901
Households	28,337	31,931	33,442	34,466
Families	19,396	21,576	21,805	22,178
Average Household Size	2.54	2.50	2.48	2.44
Owner Occupied Housing Units	18,522	19,162	19,800	20,559
Renter Occupied Housing Units	9,815	12,769	13,642	13,908
Median Age	37.4	39.3	39.8	40.7

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.28%	1.09%	0.38%
Households	0.61%	1.36%	0.64%
Families	0.34%	1.26%	0.56%
Owner HHs	0.76%	1.82%	0.97%
Median Household Income	1.89%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	1,376	4.1%	1,270	3.7%
\$15,000 - \$24,999	1,118	3.3%	875	2.5%
\$25,000 - \$34,999	1,795	5.4%	1,532	4.4%
\$35,000 - \$49,999	2,840	8.5%	2,515	7.3%
\$50,000 - \$74,999	4,728	14.1%	4,640	13.5%
\$75,000 - \$99,999	4,605	13.8%	4,561	13.2%
\$100,000 - \$149,999	6,323	18.9%	6,095	17.7%
\$150,000 - \$199,999	4,768	14.3%	5,748	16.7%
\$200,000+	5,890	17.6%	7,231	21.0%

Median Household Income	\$101,350	\$111,279
Average Household Income	\$136,333	\$154,363
Per Capita Income	\$54,418	\$62,578

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,173	5.8%	4,132	5.1%	4,300	5.1%	4,324	5.1%
5 - 9	5,204	7.2%	4,978	6.2%	4,691	5.6%	4,400	5.2%
10 - 14	5,792	8.0%	5,668	7.0%	5,256	6.3%	4,787	5.6%
15 - 19	5,053	7.0%	5,579	6.9%	5,395	6.4%	4,901	5.8%
20 - 24	4,285	5.9%	4,981	6.2%	5,262	6.3%	4,848	5.7%
25 - 34	9,156	12.6%	10,344	12.8%	11,650	13.9%	12,197	14.4%
35 - 44	11,098	15.3%	10,648	13.2%	11,296	13.5%	11,808	13.9%
45 - 54	11,504	15.9%	11,145	13.8%	11,218	13.4%	10,799	12.7%
55 - 64	8,505	11.7%	10,018	12.4%	10,043	12.0%	10,146	12.0%
65 - 74	4,285	5.9%	7,609	9.4%	7,840	9.4%	8,569	10.1%
75 - 84	2,303	3.2%	3,891	4.8%	4,818	5.8%	5,755	6.8%
85+	1,086	1.5%	1,688	2.1%	1,964	2.3%	2,367	2.8%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	60,468	83.5%	47,710	59.1%	47,622	56.9%	46,075	54.3%
Black Alone	2,707	3.7%	3,815	4.7%	4,149	5.0%	4,242	5.0%
American Indian Alone	270	0.4%	513	0.6%	560	0.7%	579	0.7%
Asian Alone	3,950	5.5%	5,167	6.4%	5,655	6.8%	5,984	7.0%
Pacific Islander Alone	72	0.1%	96	0.1%	103	0.1%	107	0.1%
Some Other Race Alone	2,943	4.1%	5,365	6.6%	5,897	7.0%	6,445	7.6%
Two or More Races	2,034	2.8%	18,016	22.3%	19,748	23.6%	21,470	25.3%
Hispanic Origin (Any Race)	21,283	29.4%	28,833	35.7%	31,683	37.8%	34,759	40.9%

Data Note: Income is expressed in current dollars.

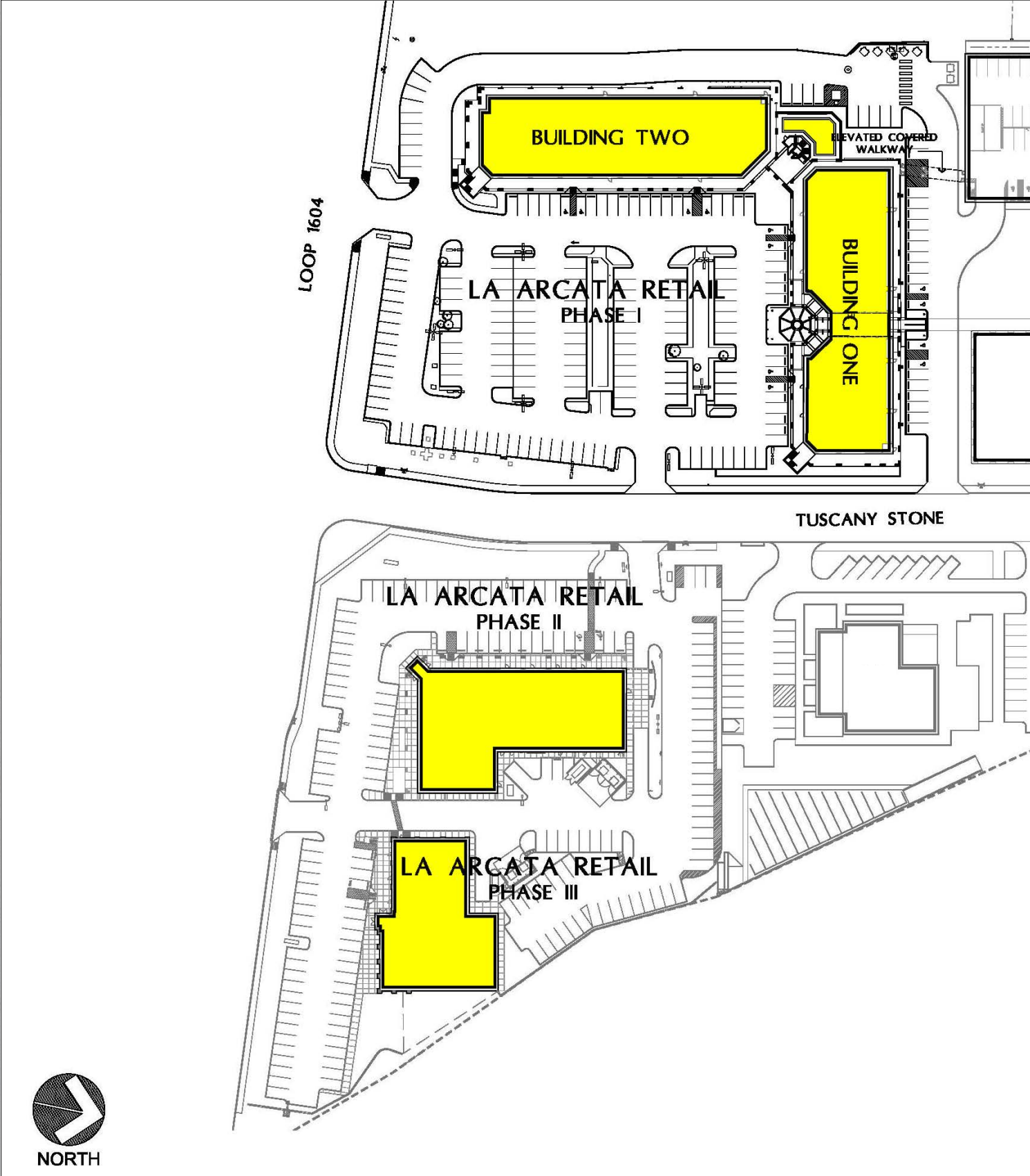
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

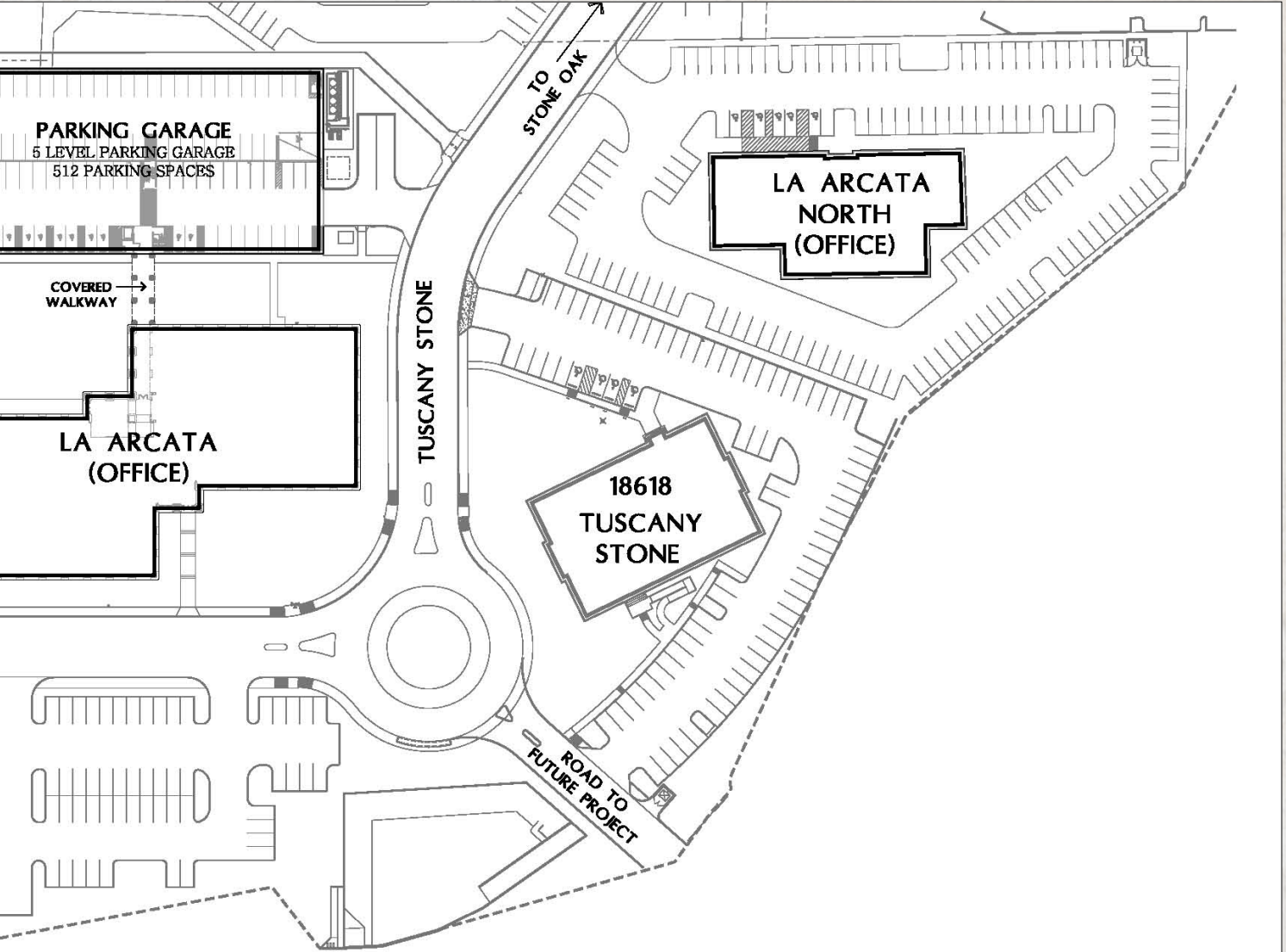


Quote Sheet - Retail Phase I

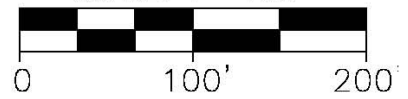
Spaces Available	Suite 2103-06 (1st Floor) - 1,750 - 7,000 SF Suite 1202 (2nd Floor) - 1,800 SF
Base Rental	<u>1st Floor Retail</u> \$30.00/sf NNN (\$2.50) per square foot month <u>2nd Floor Retail/Office</u> \$24.00/sf NNN (\$2.00) per square foot monthly <small>(Note: Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord)</small>
First Month's Rental	Due upon execution of lease document by Tenant
Term	Five (5) years to ten (10) (typical)
Improvements	Negotiable
Pylon Signage	\$100 per month
Deposit	Equal to one (1) month's Base Rental
Financial Information	Required prior to submission of lease document by Landlord
Parking	Ample surface (Structured covered parking for employees)
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and one (1) copy should be returned to Landlord's leasing representative(s).

Site Plan - La Arcata Development

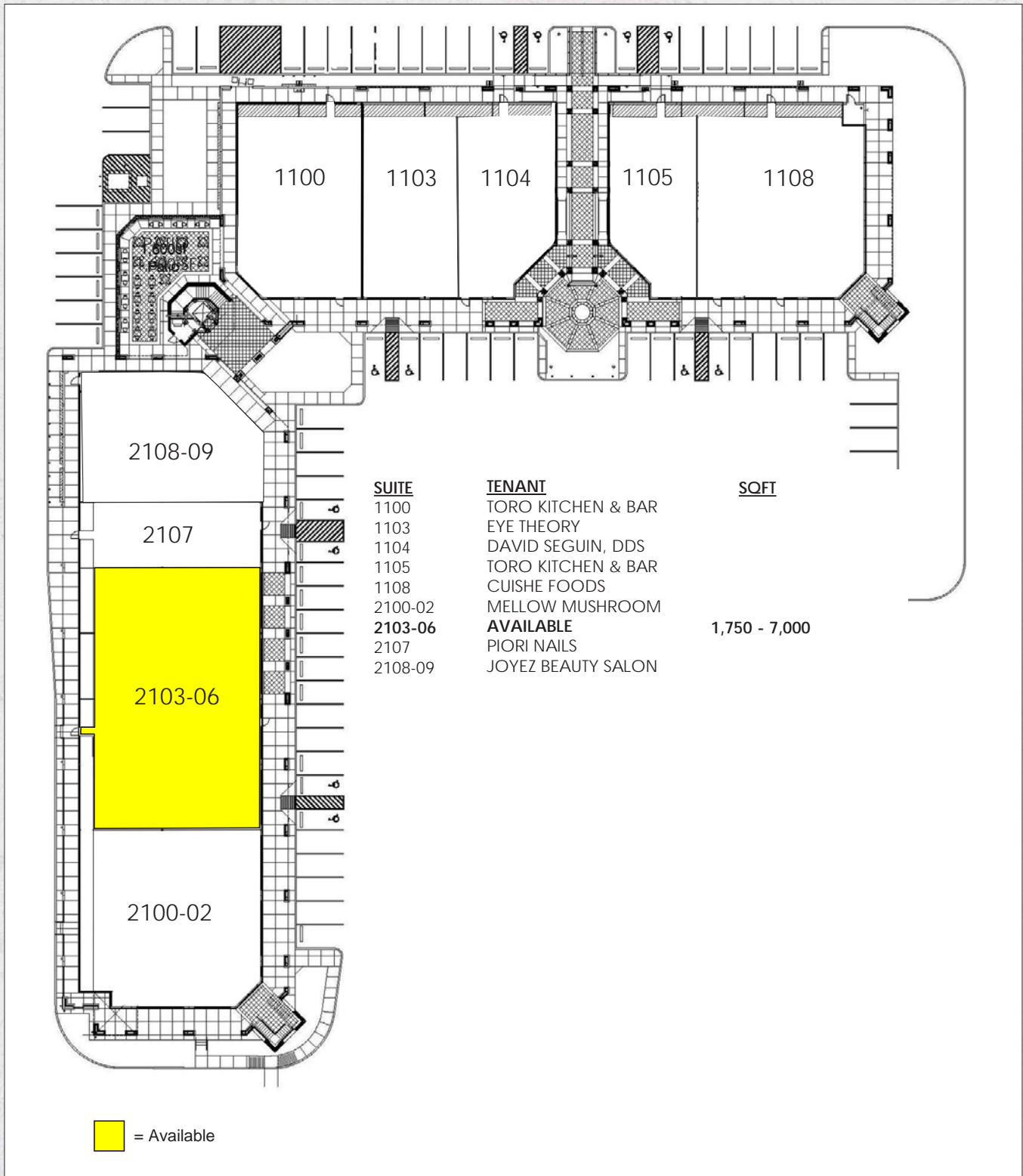




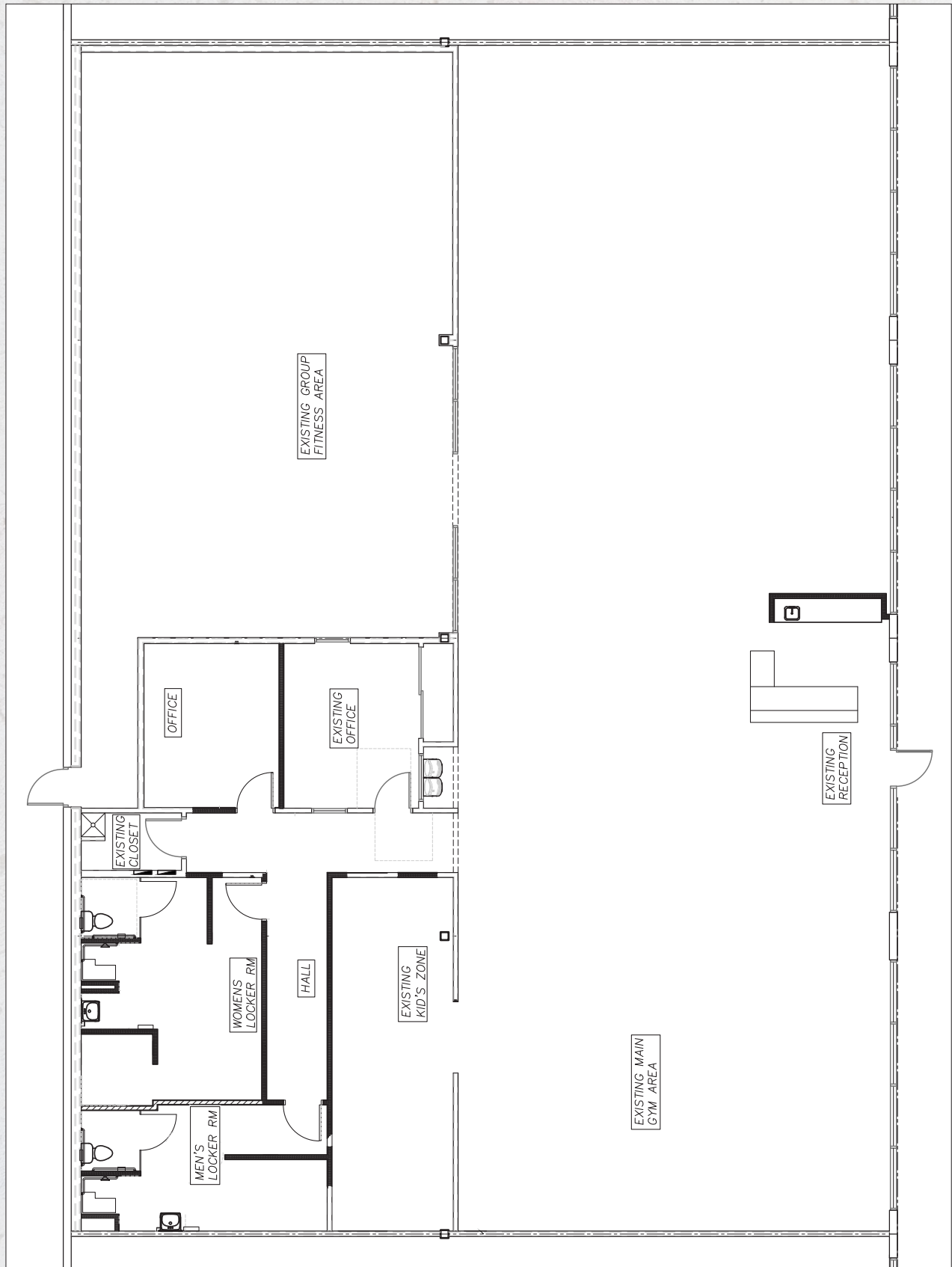
SCALE: 1"=100'



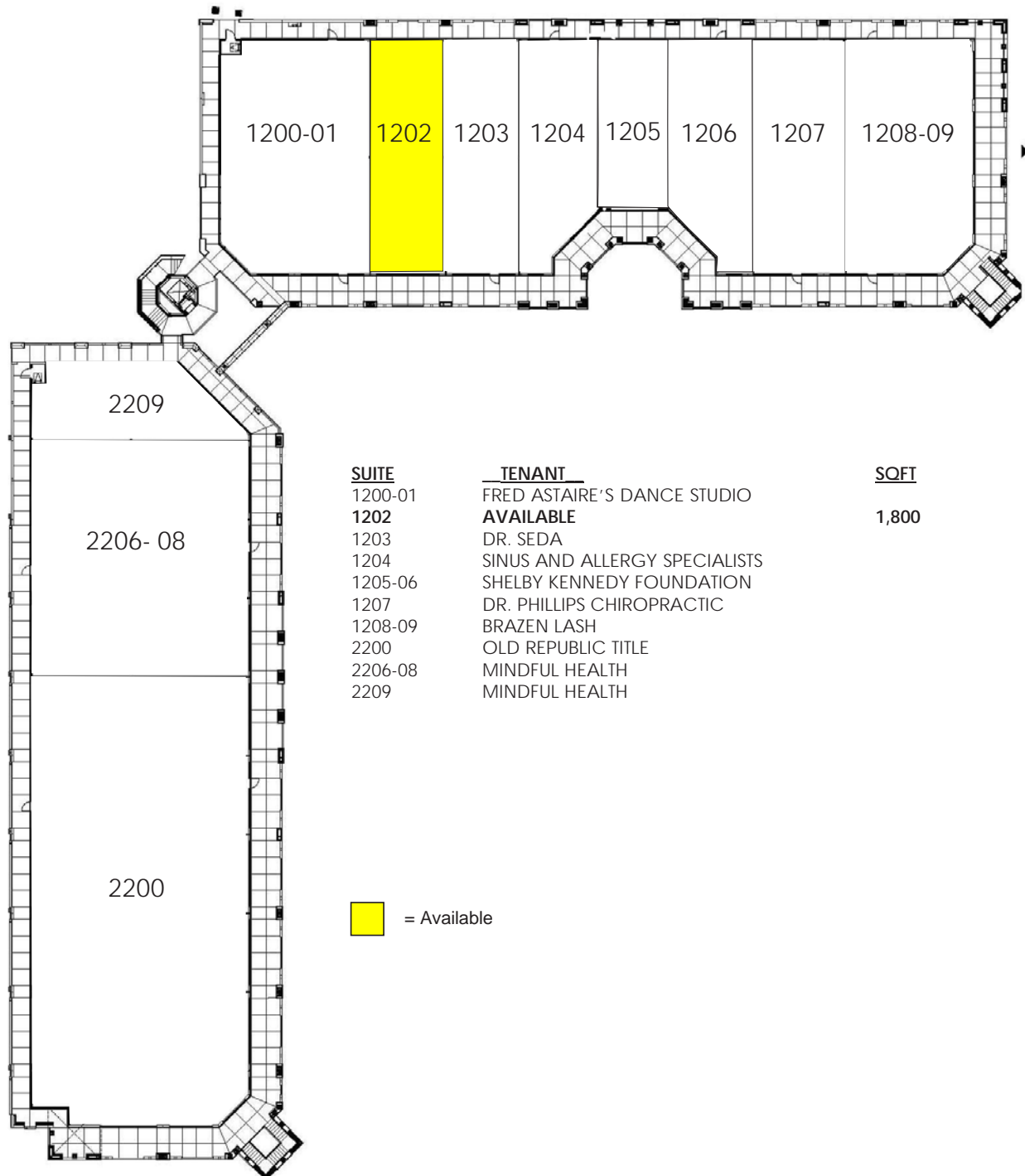
Floor Plan - Retail Phase I, Floor 1



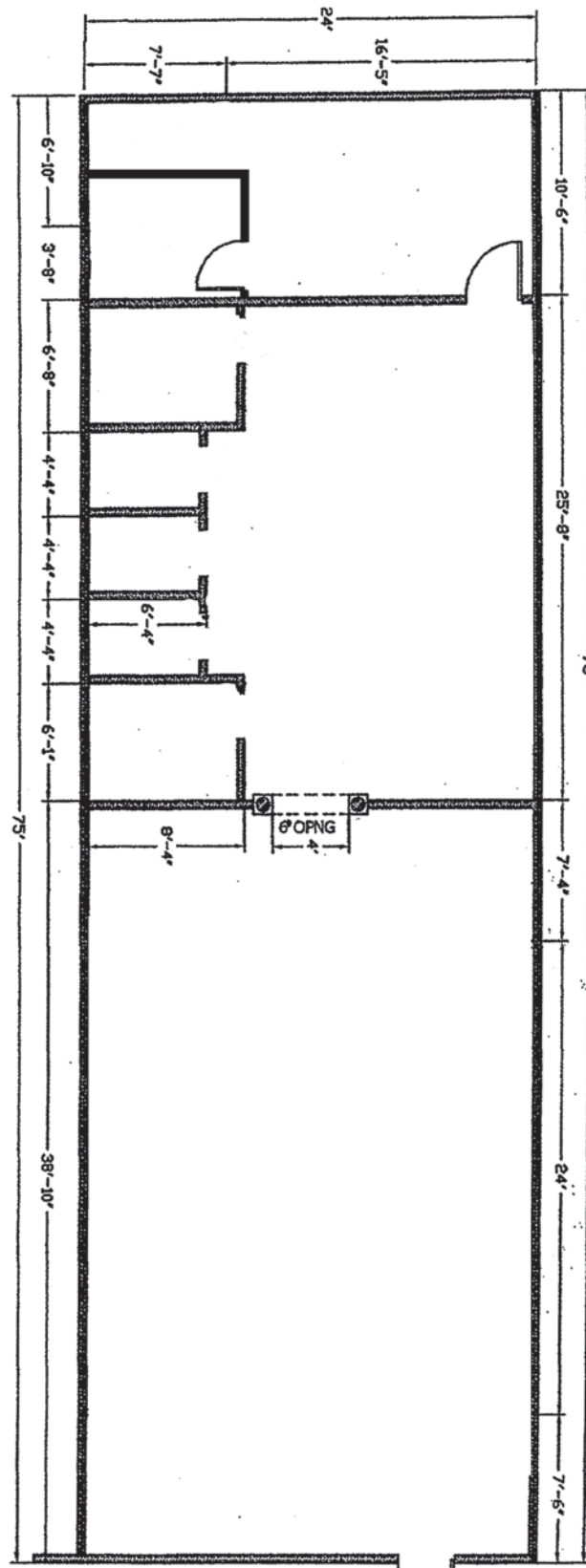
Retail I - Suite 2103-06 Floor plan



Floor Plan - Retail Phase I, Floor 2



Retail I - Suite 1202 Floor plan





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:
 - 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>REOC General Partner, LLC</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>493853</u> License No.	<u>bharris@reocsanantonio.com</u> Email	<u>(210) 524-4000</u> Phone
<u>Brian Dale Harris</u> Designated Broker of Firm	<u>405243</u> License No.	<u>bharris@reocsanantonio.com</u> Email	<u>(210) 524-4000</u> Phone
<u>Brian Dale Harris</u> Licensed Supervisor of Sales Agent/ Associate	<u>405243</u> License No.	<u>bharris@reocsanantonio.com</u> Email	<u>(210) 524-1314</u> Phone
<u>Kimberly Sue Gatley</u> Sales Agent/Associate's Name	<u>652669</u> License No.	<u>kgatley@reocsanantonio.com</u> Email	<u>(210) 524-4000</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR 2501

REOC San Antonio 8023 Vantage Dr, Suite 100, San Antonio, TX 78230

Information available at www.trec.texas.gov

IABS 1-0

Phone 210 524 4000

Fax 210 5244029



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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>(210)524-4000</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>(210)524-1314</u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

<u>Andrew J. Lyles</u>	<u>720555</u>	<u>alyles@reocsanantonio.com</u>	<u>(210)524-4000</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

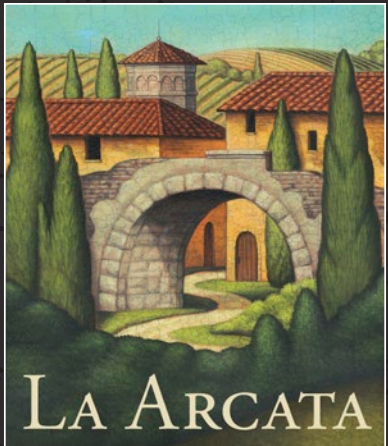
Date

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