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Logan T. Baylor, CCIM
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PRIME RETAIL SPACE AT THE BOARDWALK

23535 I-10 | San Antonio, TX 78257



DRONE FOOTAGE <https://youtu.be/Dexrren6rUE>
360° PANORAMIC VIEW <https://kuula.co/post/hkd84>

FOR LEASE

PRIME RETAIL SPACE AT THE BOARDWALK SHOPPING CENTER

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HIGHLIGHTS

- Prime I-10 Frontage with High Visibility
- Monument Signage Opportunity
- Multiple Building Configurations
- Elevator Access
- Established Retail Destination
- Exterior stairwells
- 123,993 VPD

DESCRIPTION

The Boardwalk is a well-established retail center built in 2004. Situated strategically between Interstate 10's exit and entrance ramps, this location offers exceptional accessibility and visibility for your business. The Boardwalk's prime positioning provides excellent exposure to traffic from nearby residential communities, major retail destinations, entertainment venues, and corporate offices. Join our diverse tenant community that includes retail shops, professional offices, and medical service providers serving the surrounding area.

BUILDING SIZE

Building 1: 16,065 SF
 Building 2: 16,226 SF
 Building 3: 7,000 SF

AVAILABLE SPACE

1,260 – 2,000 SF

LEASE RATE

CONTACT BROKERS

PARKING RATIO

4.6 per 1,000 SF

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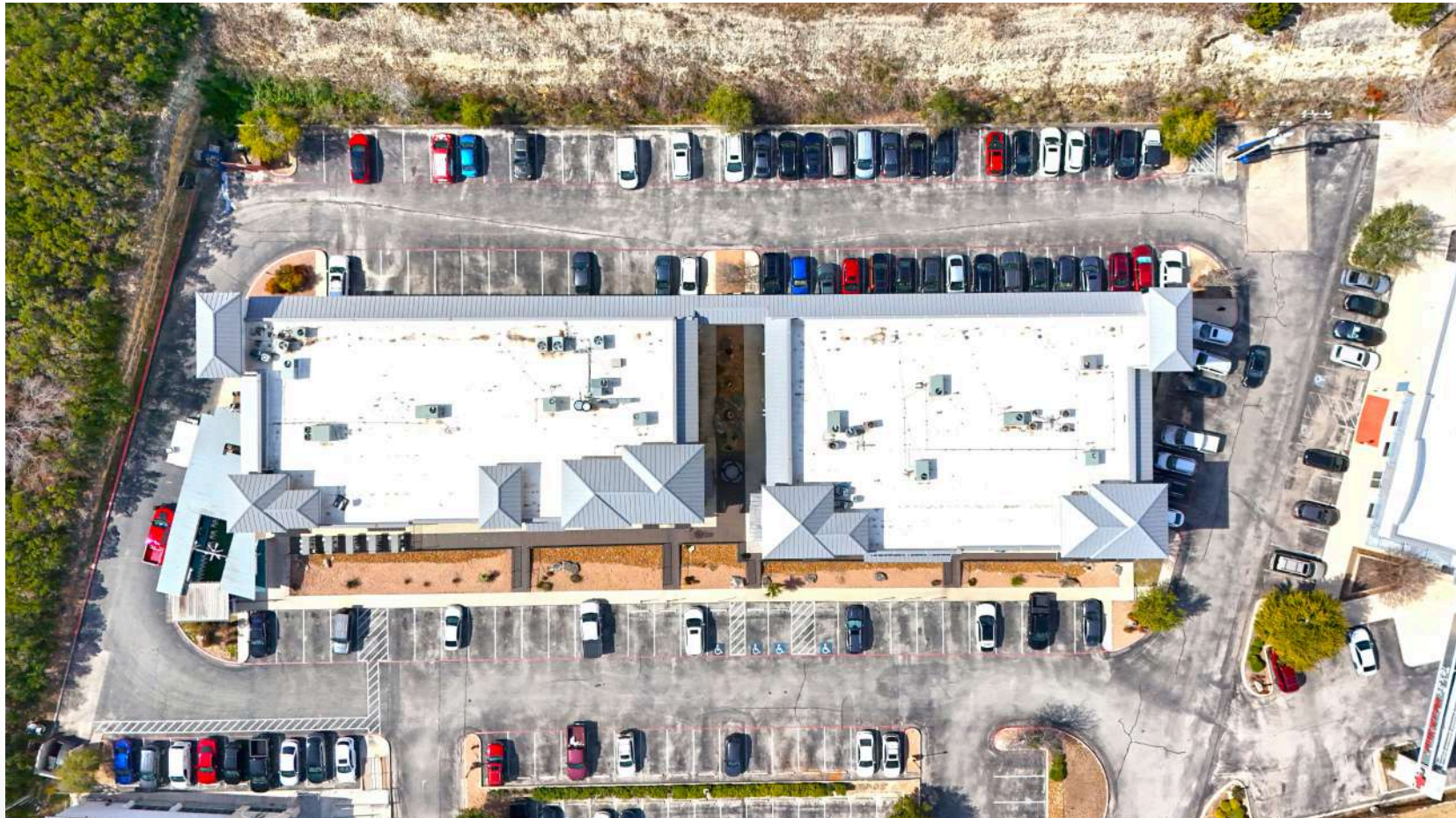
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POINTS OF INTEREST



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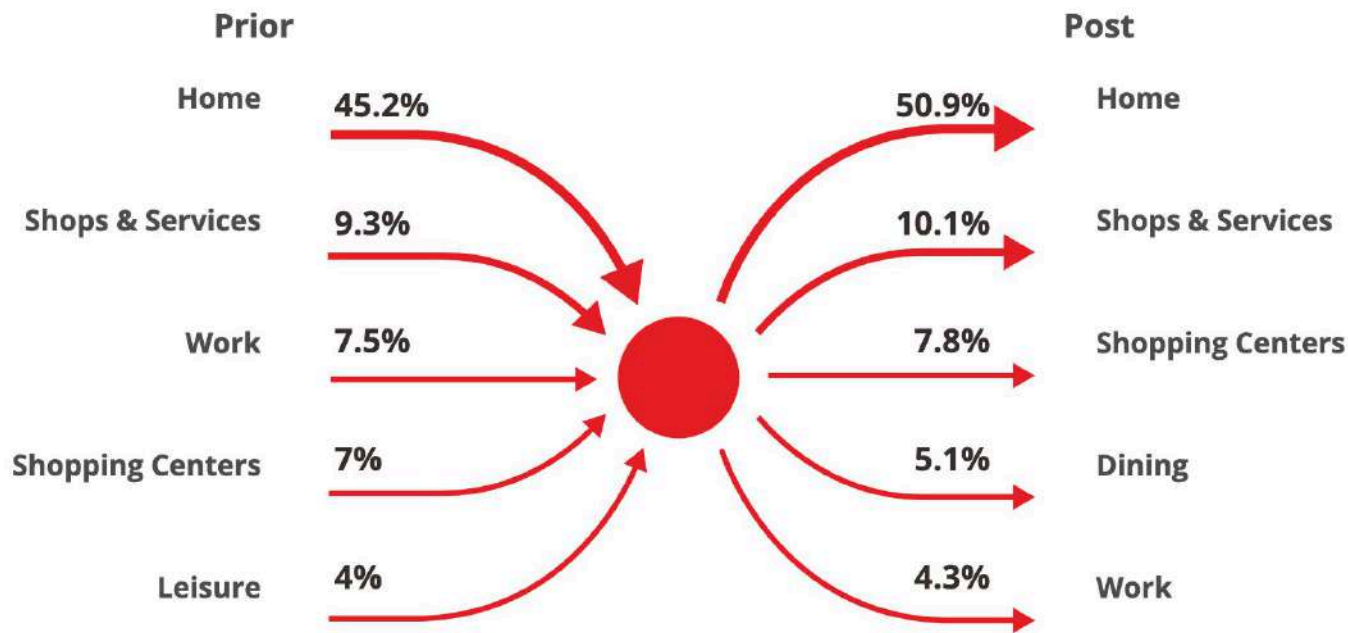
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VISIT TRENDS



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DEMOGRAPHICS



Overview

	1 Mile	3 Mile	5 Mile
Population	5,977	22,136	54,243
Pop density (per sq mile)	1,340	1,146	371
Area (sq mi) - based on Census Block Groups	4.46	19.32	146.28

Households

	1 Mile	3 Mile	5 Mile
Households	2,423	8,132	20,873
Family Households	1,553 (64.1%)	5,720 (70.3%)	13,465 (64.5%)
Non-Family Households	870 (35.9%)	2,412 (29.7%)	7,408 (35.5%)
Persons per Household	2.47	2.72	2.6

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2021 (ACS)

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DEMOGRAPHICS



Household Income

Metric	1 Mile	3 Mile	5 Mile
Household Average Income	\$190,090.47 (196)	\$167,663.75 (173)	\$145,652.05 (150)
Average Income per Person	\$78,699.96 (209)	\$62,577.78 (166)	\$56,482.8 (150)
Household Median Income	\$109,548.61 (158)	\$114,107.37 (164)	\$107,576.71 (155)

Housing Units

Category	1 Mile	3 Mile	5 Mile
Occupied	2,423 (91.6%) (103)	8,132 (88.7%) (100)	20,873 (90.6%) (102)
Vacant	223 (8.4%) (75)	1,036 (11.3%) (101)	2,170 (9.4%) (84)

Occupied Housing Units

Category	1 Mile	3 Mile	5 Mile
Owner occupied	1,875 (77.4%) (120)	5,694 (70%) (108)	13,241 (63.4%) (98)
Renter occupied	548 (22.6%) (64)	2,438 (30%) (85)	7,632 (36.6%) (103)

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SAN ANTONIO MARKET OVERVIEW

San Antonio is aptly known as “Military City, USA” due to its pivotal role in supporting the nation’s defense. **Joint Base San Antonio (JBSA) is the largest military installation in the Department of Defense**, directly employing over 67,000 people and contributing an estimated \$55 billion to Texas’s economy. Brooke Army Medical Center (BAMC), located at JBSA, stands out as **the largest DoD medical facility and a Level I Trauma Center**, providing critical care to both military and civilian populations.

As San Antonio’s second-largest employer, the STMC underscores the city’s strength in **healthcare** and **bioscience** industries.

The city’s healthcare landscape is bolstered by the **900-acre South Texas Medical Center (STMC)**, home to **hundreds of medical facilities** and anchored by institutions like University Hospital, Methodist Healthcare, and UT Health.

San Antonio also boasts a thriving local economy, attracting businesses with its **central location, low taxes, and business-friendly policies**. Since 2018, over 100 companies have relocated to Texas from California, drawn by the city’s low cost of living and impressive wage growth. Key industries such as aerospace, IT, and cybersecurity continue to flourish, with the aerospace sector alone **employing over 46,000 professionals**. These factors highlight San Antonio’s sustained growth and its appeal as a hub for innovation, healthcare, and defense.

2.7M
 TOTAL POPULATION

7TH
 LARGEST CITY IN THE U.S.

JOB GROWTH 2018-2023

15-20%
 PROJECTED POPULATION GROWTH

ACCREDITED UNIVERSITIES & COLLEGES

NEW RESIDENTS PER DAY

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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

DH Realty Partners, Inc. 147342 **www.dhrp.us** (210)222-2424

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

Daniel Briggs 311372 **danielbriggs@dhrp.us** (210)222-2424

Designated Broker of Firm License No. Email Phone

Michael D. Hoover 391636 **hoover@dhrp.us** (210)222-2424

Licensed Supervisor of Sales Agent/ Associate License No. Email Phone

Matthew Baylor 510347 **mbaylor@dhrp.us** (210)222-2424

Sales Agent/Associate's Name License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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