

# NORTHGATE PLAZA

5440 - 5460 Babcock Road | San Antonio, TX 78240



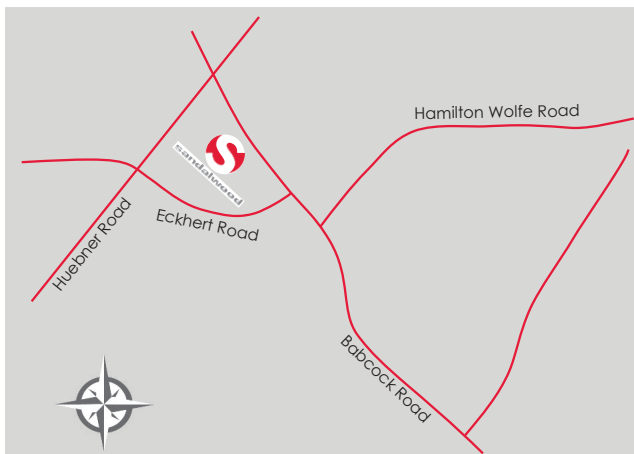
RETAIL  
SPACE  
AVAILABLE



**Google**  
**Northgate Plaza**  
★★★★★  
4.3 Stars (104 Reviews)

## LOCATION

Located in one of San Antonio's most dense daytime populations, this retail plaza is perfect for new or established businesses. This plaza is surrounded by large medical campuses as well as having a Starbucks on its pad site. Northgate plaza offers a reliable location with high traffic counts and longterm clientele.



## PROPERTY FEATURES

- Digital Message Board for advertising
- High traffic count intersection containing Starbucks and Flowerama as easily recognizable landmarks
- Surrounded by large Medical campuses

## BUSINESSES IN THE AREA

- Starbucks
- Flowerama
- Firestone
- USAA Corporate Office

## SPACE AVAILABLE

- Spaces ranging from 1,699 - 6,219 sf available

## RENTAL RATE

- Base Rent: \$15-18 per sf annually
- Triple Net: \$7.00 per sf annually
- Terms: 3-5 years

## Contact

San Antonio Leasing Office  
saoffice@sandalwoodmgmt.com

O: 210.690.0737

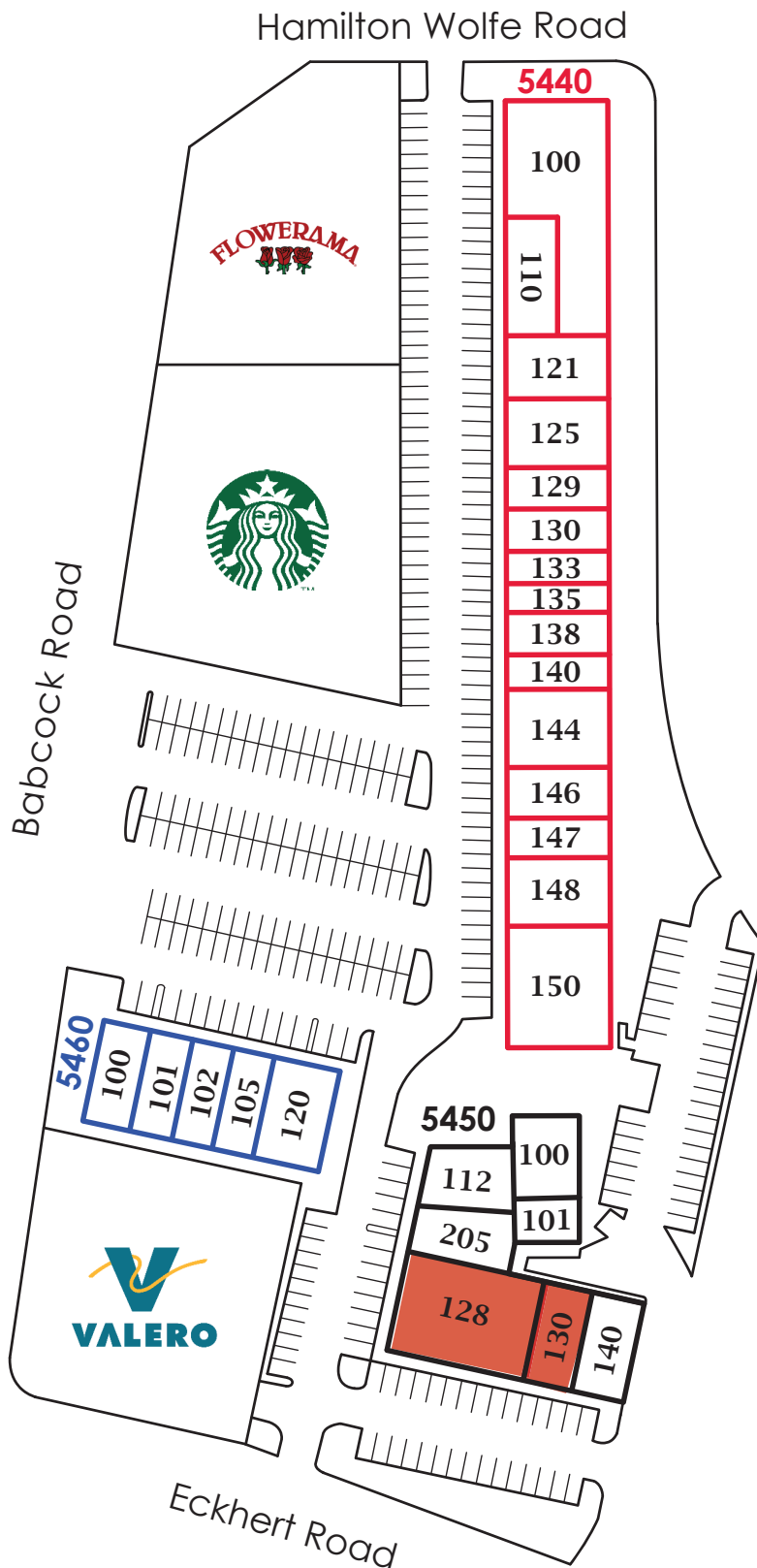
5440 Babcock Suite 140  
San Antonio, TX 78240



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## 5440 Babcock Rd

- 100 - Little Treehouse Daycare
- 110 - Farmer's Insurance
- 121 - All Gen Computers
- 125 - Kim's Tae Kwon Do
- 129 - Casa De Refugio
- 130 - Beautox Lounge
- 133 - South Seas Aquatics
- 135 - Thai Lao
- 138 - Comb and Cut it Barber
- 140 - Sandalwood Office
- 144 - K9 Cafe
- 146 - Red Top Nails
- 147 - Medical Scrubs
- 148 - Marco's Pizza
- 150 - Royal Inn

## 5450 Babcock Rd

- 112 - Dallah Mediteranian Grill
- 101 - Storage
- 205 - Casa de Refugio
- 128 - **Available (6,219 sf)**
- 130 - **Available (1,699 sf)**
- 140 - The Drinkery

## 5460 Babcock Rd

- 100 - Liquor Store
- 101 - Old Mine Jewelry
- 102 - Xclusive Staffing
- 105 - Smiles R Us
- 120 - Venture Point



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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:
  - 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>H. Colin Hodges</u>	<u>303235</u>	<u>colin.hodges@sandalwoodmgt.com</u>	<u>512-329-0752</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Sandalwood Management</u>	<u>397118</u>	<u>colin.hodges@sandalwoodmgt.com</u>	<u>512-329-8480</u>
Designated Broker of Firm	License No.	Email	Phone
<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date