

SUNSET RIDGE

6300-6500 N NEW BRAUNFELS AVE | SAN ANTONIO, TX



RETAIL FOR LEASE

- 2,425 SF Available
- THE neighborhood retail destination in the heart of Alamo Heights.
- Strategically located at the SEC of N. New Braunfels Avenue and Brees Boulevard in San Antonio, Texas.

AREA RETAILERS



Historic shopping center in an established high-income area that is very accessible to affluent neighborhoods such as Alamo Heights, Terrell Hills, Olmos Park and Monte Vista. Located less than a mile from Alamo Heights High School with easy access from both N. New Braunfels Avenue and Brees Boulevard.

2022 DEMOGRAPHICS

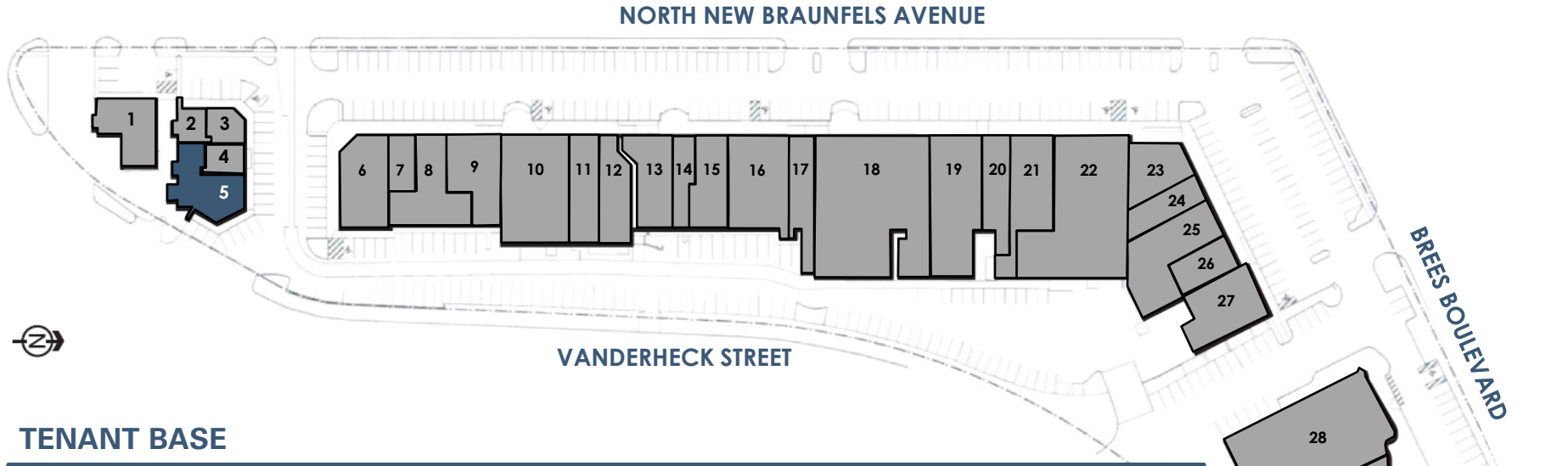
	1 MILE	3 MILE	5 MILE
Total Population	13,891	91,599	271,101
Avg HH Income	\$207,867	\$123,149	\$81,676
Total Households	6,184	37,881	108,090

CONTACT FOR MORE INFORMATION

CASEY R. KOPECKY
Principal | Director of Brokerage
512.477.2221
ckopecky@ironwoodre.com

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TENANT BASE

1	Jefferson State Bank.....	16	Belles + Beaux.....
2	Sunset Ridge Shoe Repair.....	17	Invitations, Etc.....
3	Jack Brown Cleaners.....	18	Sunset & Co.....
4	My Nails.....	19	Sola Salon Studios.....
5	2,425 SF AVAILABLE	20	BOSS Bagels (Bagels on Southern Soil).....
6	Tacklebox Outfitters.....	21	Julian's Italian Pizzeria & Kitchen.....
7	Great Clips.....	22	CVS/Pharmacy.....
8	Mike's Dog Store.....	23	Grande Communications.....
9	Smart Barre Pilates.....	24	Orange Theory Fitness.....
10	MedFirst Primary Care.....	25	Massage Envy.....
11	Alamo PT.....	26	Bioworx.....
12	Capri by Sunset and Co	27	Alamo Heights Pet Clinic.....
13	Kelly Wade Jewelers.....	28	Alamo Heights Emergency Care.....
14	Baskin-Robbins.....	29	EZ's Restaurant.....
15	Seazar's Fine Wine & Spirits.....		



ALAMO HEIGHTS
HIGH SCHOOL



N NEW BRAUNFELS AVE

BREES BLVD

JB JEFFERSON BANK

Tackle Box
Cafilters

Mike's
dog store



KELLY WADE



Sola
SALON STUDIOS

CVS

Orangetheory
FITNESS

ME
Massage Envy

NATURAL
GROCCERS



ALAMO HEIGHTS
HIGH SCHOOL

CASTANO AVE

BROADWAY AVE



BREES BLVD



ME Massage Envy

Orangetheory FITNESS

CVS pharmacy

Sola SALON SERVICES



BASKIN BR ROBBINS



Mike's dog store

Tackle Box Outfitters

Jefferson Bank

theMcNay
ART MUSEUM



SUNSET RIDGE

- Orangetheory FITNESS
- ME Massage Envy
- Sola SALON STUDIOS
- CVS pharmacy
- BASKIN ROBBINS
- Jefferson Bank
- Tackle Box
- Outfitters

ALAMO HEIGHTS HIGH SCHOOL

TERRELL HEIGHTS

CASTANO AVE

NATURAL GROCERS

TARGET
petco

ROSS
DEALS FOR LESS

WINTADROCKE

Walmart

ALAMO HEIGHTS

N NEW BRAUNFELS AVE

The McNay Art Museum

AUSTIN HWY

RBCU

TERRELL HILLS



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.

Ironwood Commercial Brokerage, LP

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

9006581

License No.

mhooks@ironwoodre.com

Email

512.477.4848

Phone

Matthew Hooks

Designated Broker of Firm

443482

License No.

mhooks@ironwoodre.com

Email

512.477.2225

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Casey R. Kopecky

Sales Agent/ Associate's Name

602642

License No.

ckopecky@ironwoodre.com

Email

512.477.2221

Phone

Buyer/Tenant/Seller/Landlord Initial

Date