

RETAIL FOR LEASE

GRANDVIEW SHOPPING CENTER

8077-8 115 CALLAGHAN ROAD, SAN ANTONIO, TX 78230



5 RETAIL SPACES FOR LEASE

KW COMMERCIAL CITY VIEW
15510 Vance Jackson Suite 101
San Antonio, TX 78249



Each Office Independently Owned and Operated

PRESENTED BY:

ADRIANA RODRIGUEZ

Commercial Director

O: (210) 388-2263

C: (210) 388-2263

email address: adrianardz@kwcommercial.com

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DISCLAIMER

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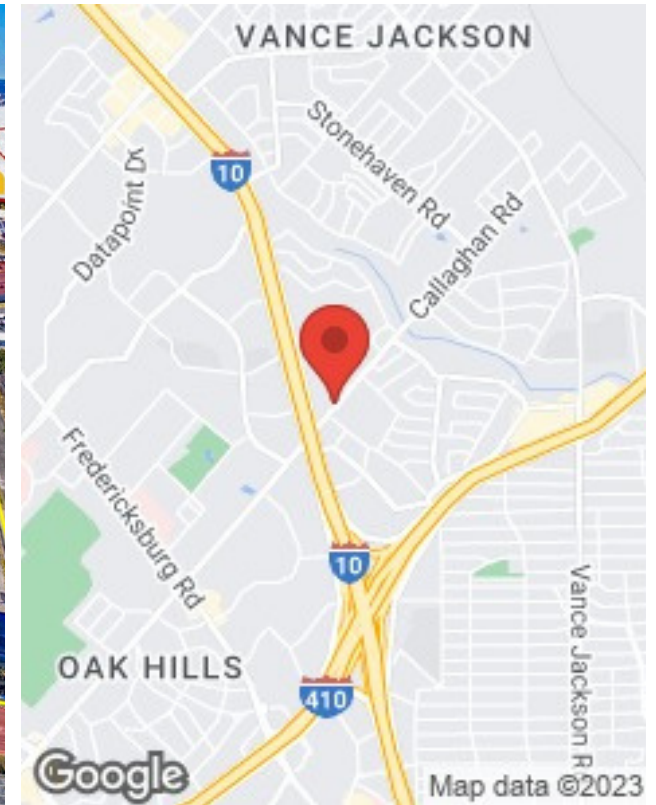
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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

8077 CALLAGHAN ROAD



OFFERING SUMMARY

TOTAL GLA:	±103,540 SF
LEASE RATE:	Contact Listing Agent
COUNTY:	Bexar County
YEAR BUILT:	1978
PARKING:	4.09 spaces per 1,000 SF
LAND AREA:	8.69 acres
ZONING:	C3

PROPERTY HIGHLIGHTS

- **Grocery Proximity:** Sprouts grocery store location bringing high foot traffic to the shopping center.
- **Access & Location:** Near the major intersection of I-10 and Loop 410.
- **Visibility:** Five pylon signs showing business logos and over 200,000 vehicles per day on I-10
- Two miles from USAA Corporate headquarters and one mile from South Texas Medical Center

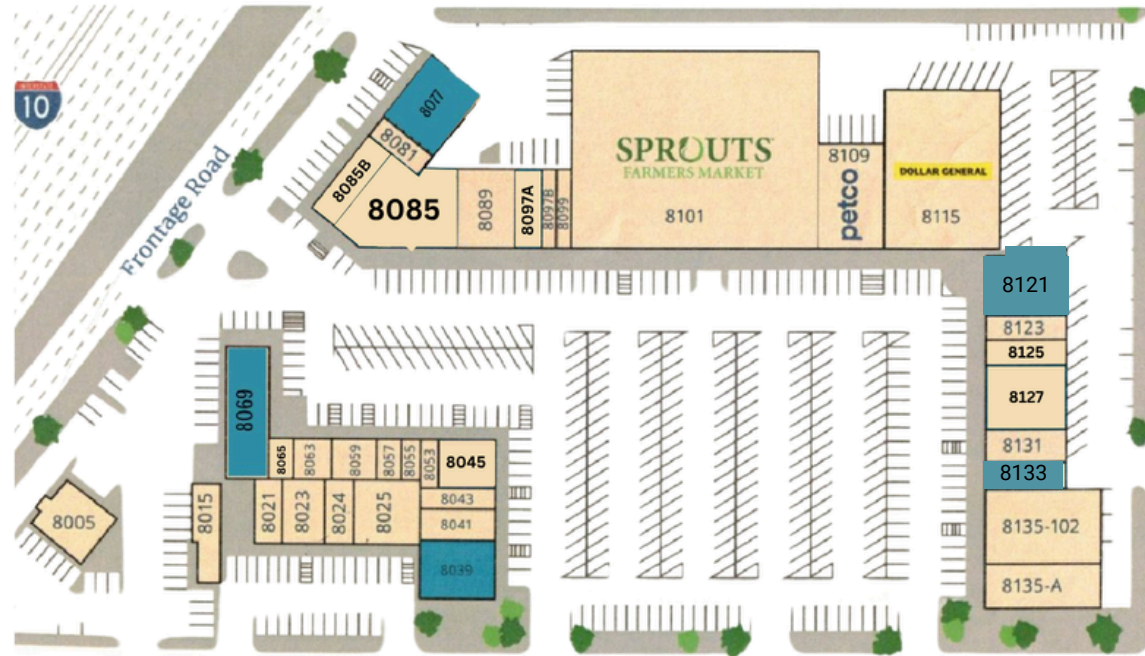
PROPERTY PHOTOS

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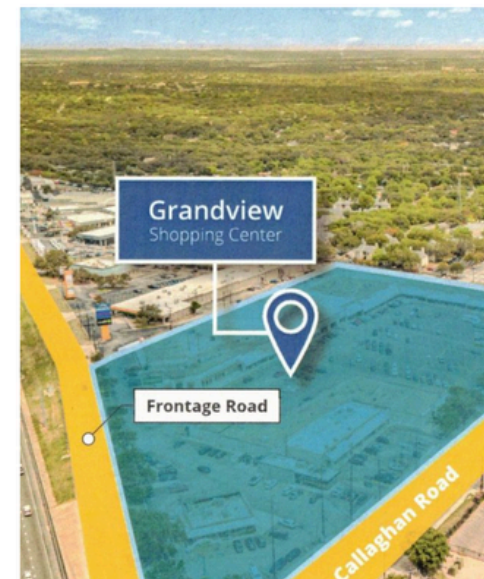
Rentable Areas

8005	Las Palapas	2,000 SF
8015	Jimmy John's	1,555 SF
8021	Rogers Technology	1,192 SF
8023	Sasha International Market	2,675 SF
8025	Pepi Corporation	1,776 SF
8039	VACANT	2,400 SF
8041	Van's Nails	1,200 SF
8043	My Beauty Concepts	1,200 SF
8045	Hyper Ink	1,841 SF
8053	Freshest Specialty Ice Cream	600 SF
8057	Viva H2O Alkaline Water Store	1,200 SF
8067	Rhonda's Nature Way	960 SF
8063	JJ Spa	845 SF
8065	European Dumplings	595 SF
8069	VACANT	3,350 SF
8077	VACANT	2,942 SF
8081	Fonz Salon	1,054 SF
8085	210 Sports Cantina	3,994 SF
8085B	Pimalai	1,887 SF
8089	Advanced Eye Care	4,260 SF
8097A	Princess Dessert	867 SF
8097B	Unleasable	333 SF
8099	Petry Travel	615 SF



8101	Sprouts Farmers Market	30,000 SF
8109	Unleashed by PETCO	6,277 SF
8115	Dollar General	7,758 SF
8121	VACANT	2,592 SF
8123	Royal Liquor	1,472 SF
8125	Faded Kingdom Barber	1,152 SF
8127	Ella Beauty Supplies	3,567 SF
8131	Laura Aguilar DDS	1,690 SF
8133	VACANT	1,455 SF
8135 - 102	Alfa Fit	3,254 SF
8135A	Smokerz Paradiz	4,982 SF

TOTAL 103,540 SF



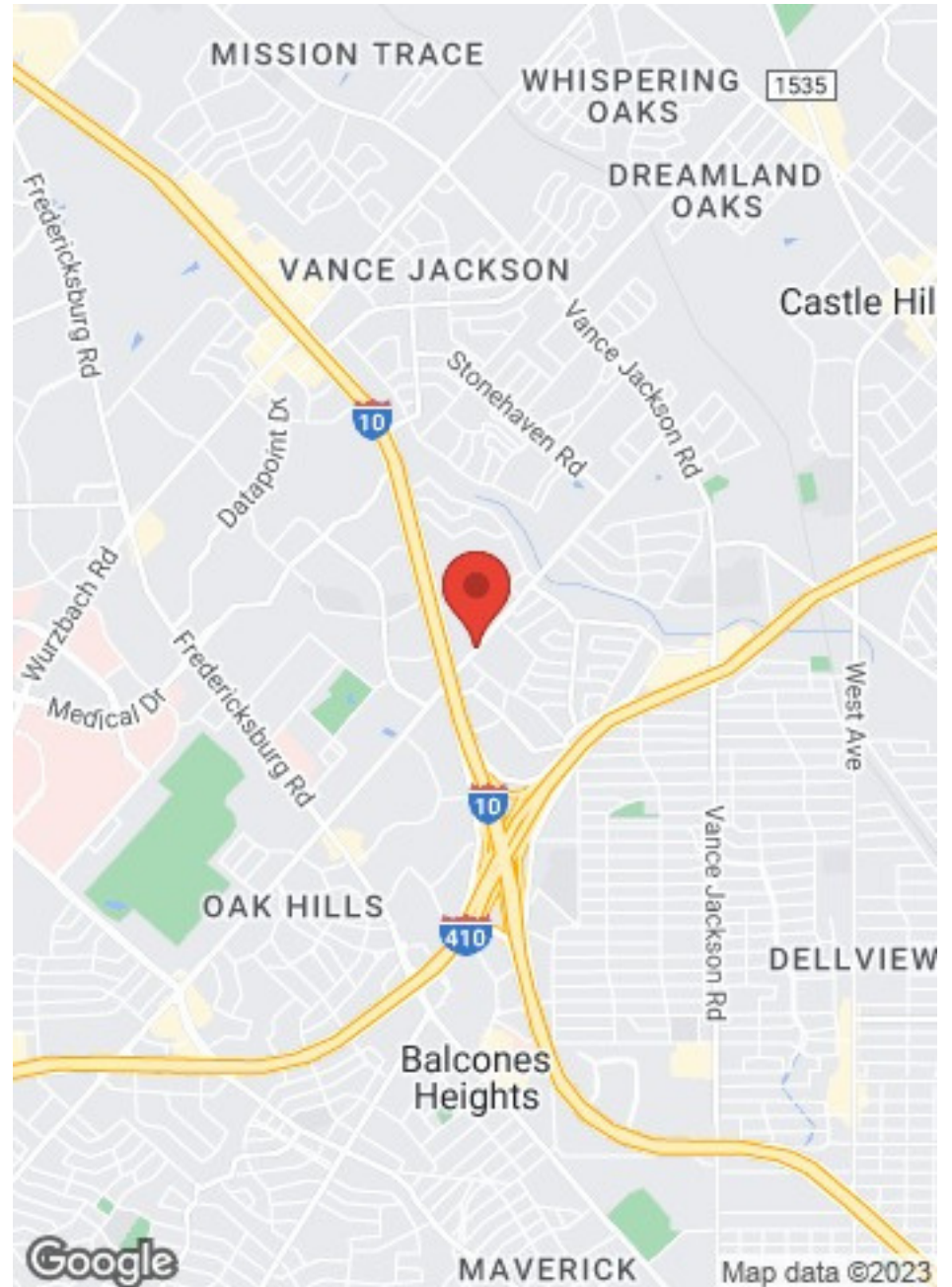
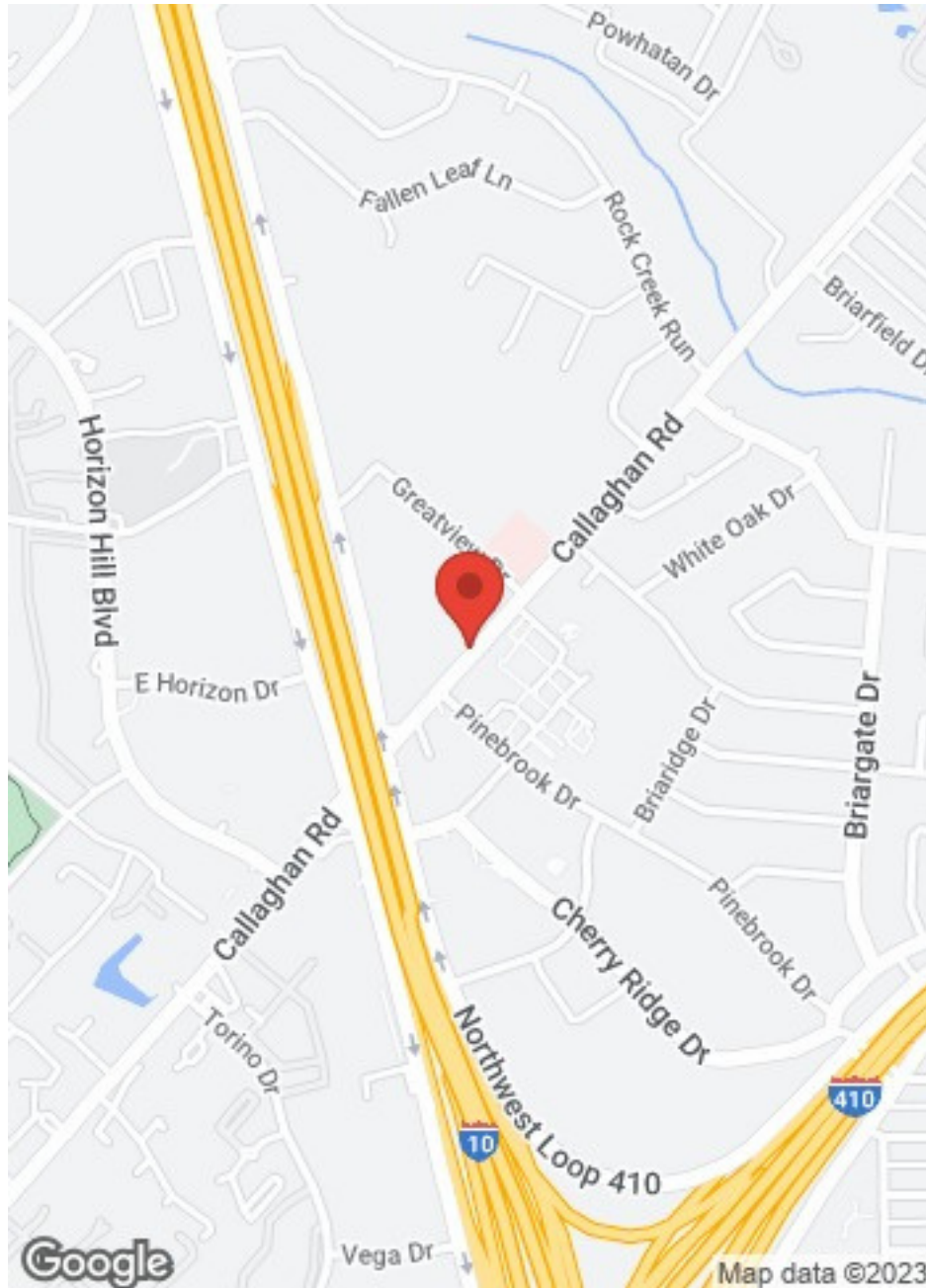
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LOCATION MAPS

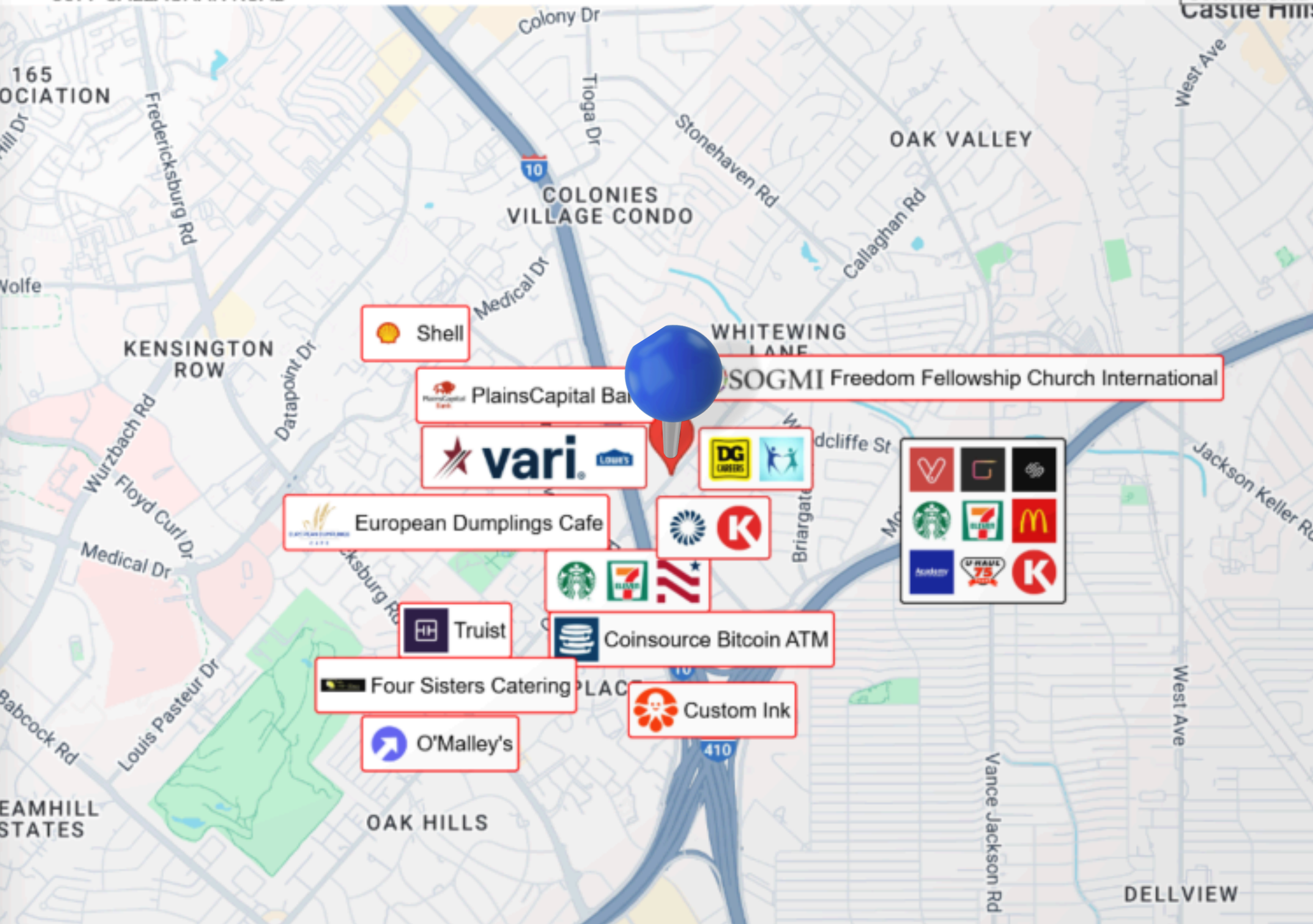
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BUSINESS MAP

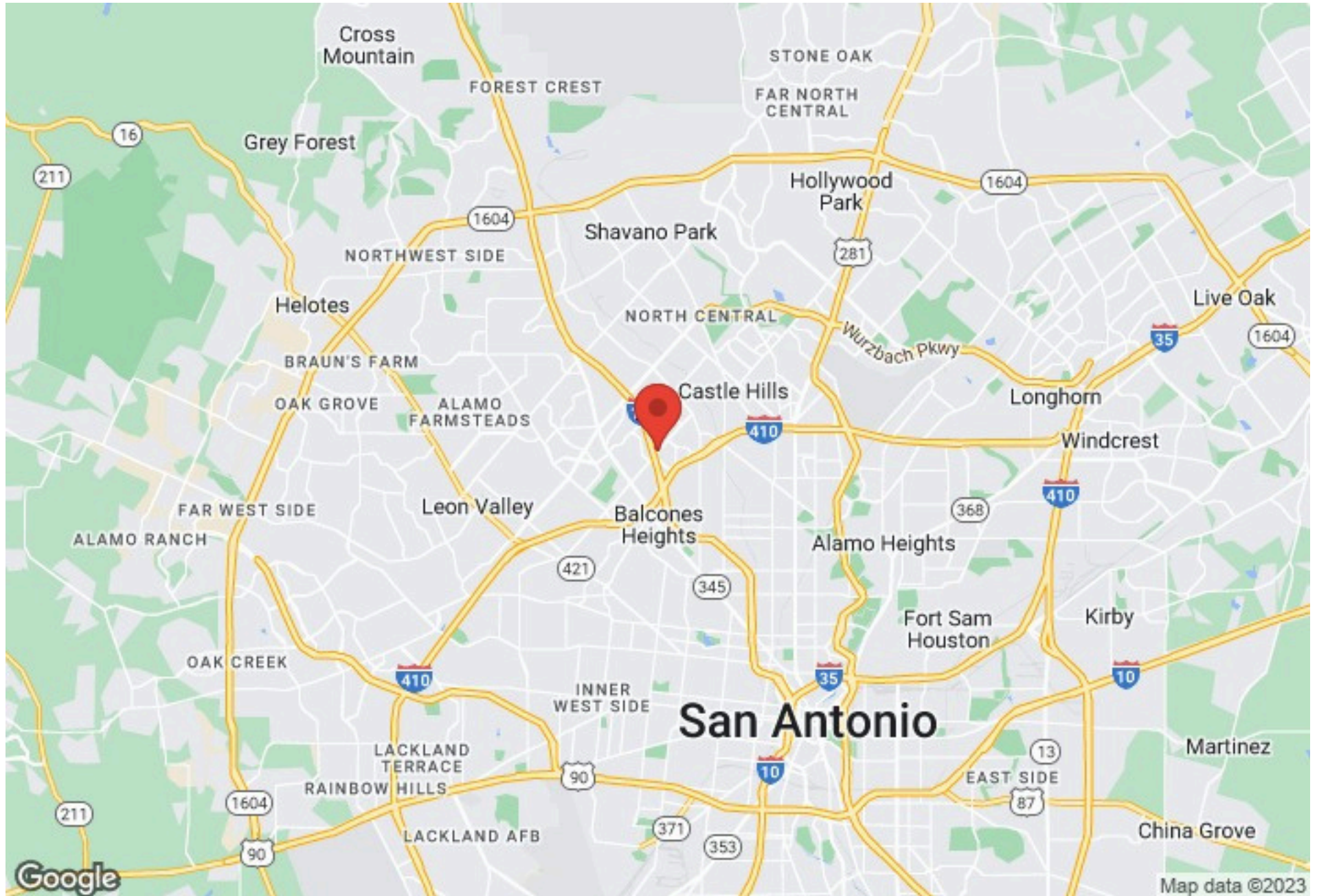
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KW
COMMERCIAL
Castle Hill



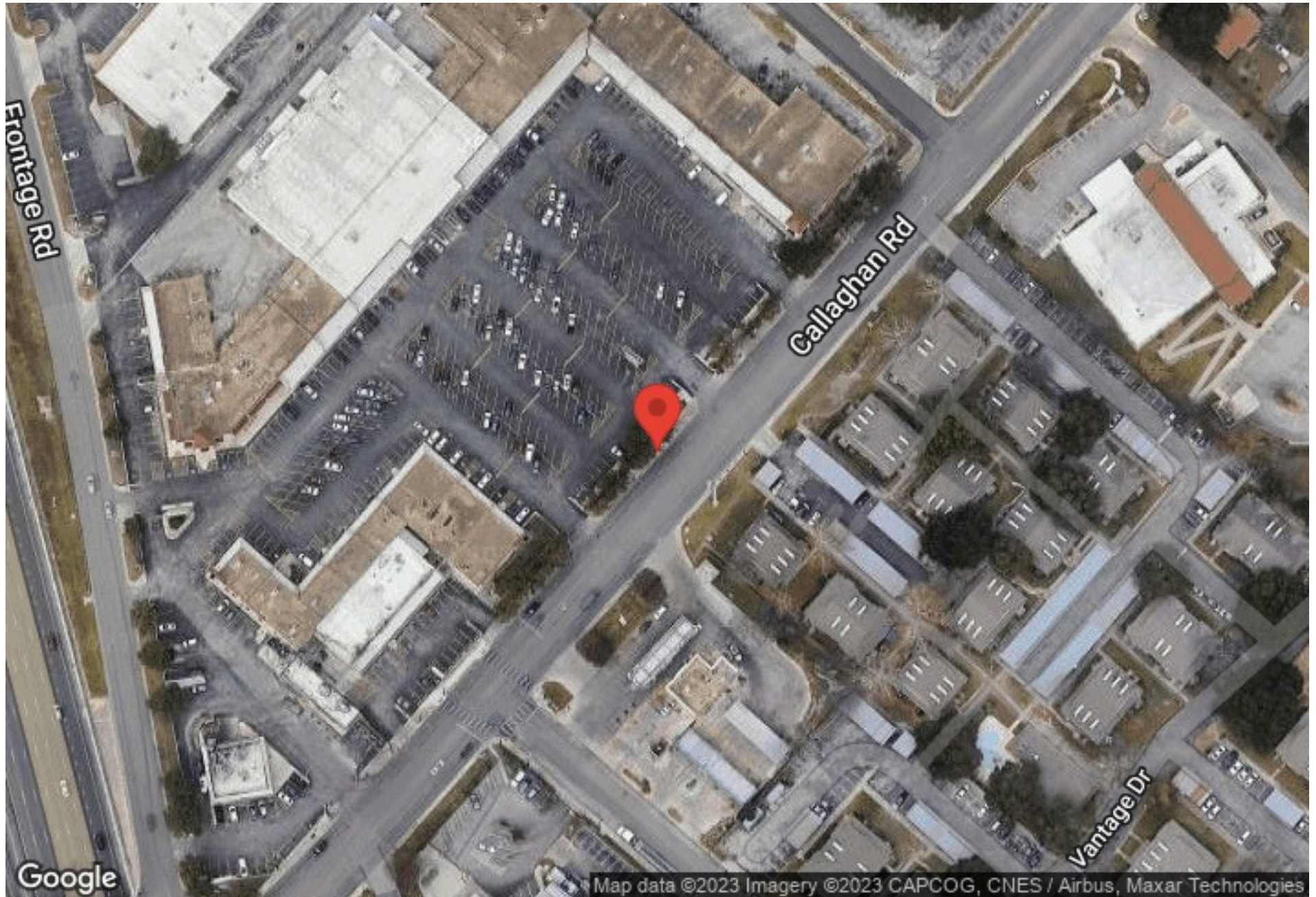
REGIONAL MAP

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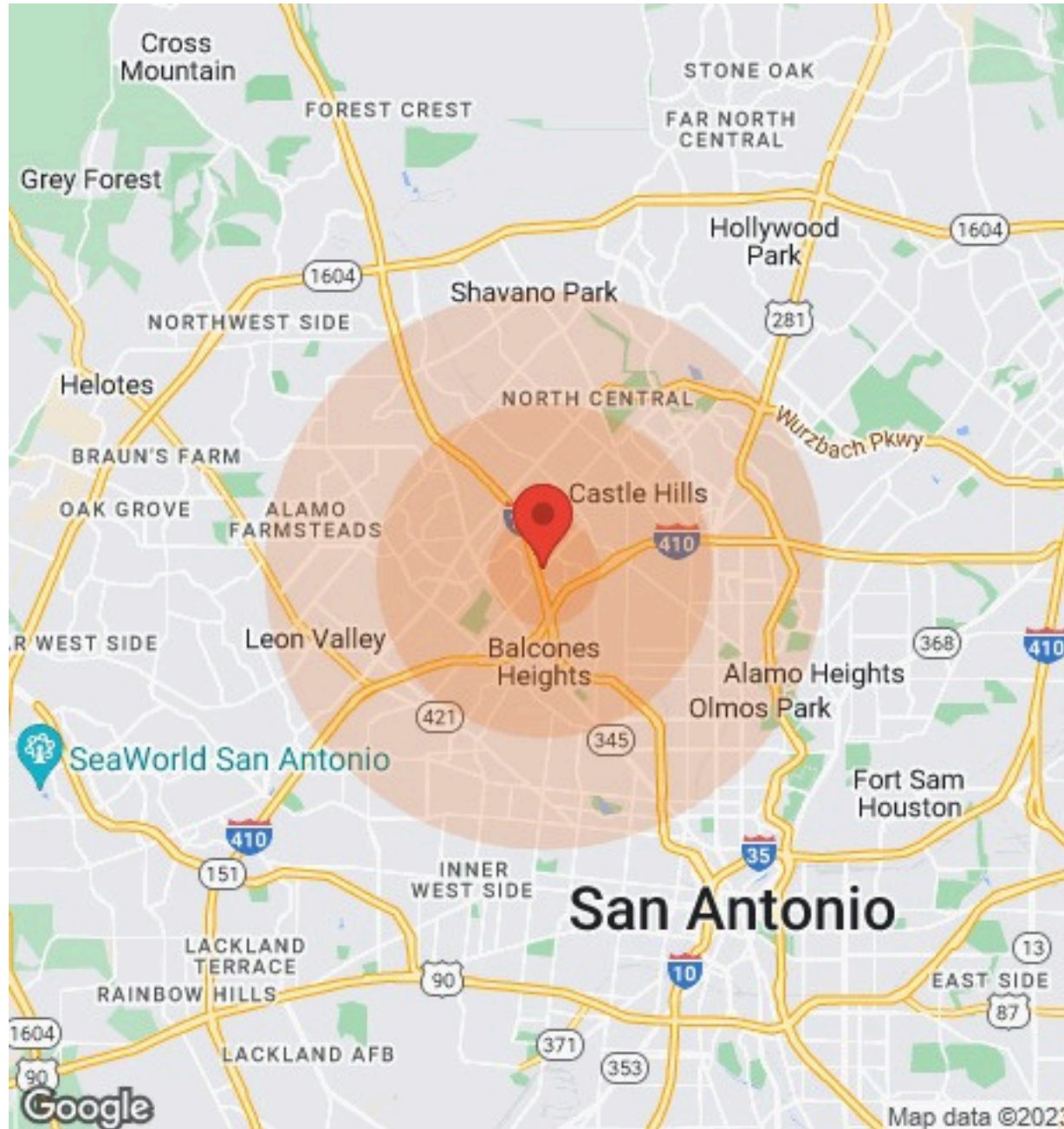
AERIAL MAP

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	10,725	71,996	182,560
Female	11,480	75,869	191,634
Total Population	22,205	147,865	374,194

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,371	29,703	75,853
Ages 15-24	2,373	17,085	45,384
Ages 25-54	10,708	65,531	161,343
Ages 55-64	2,231	15,353	41,293
Ages 65+	2,522	20,193	50,321

Race	1 Mile	3 Miles	5 Miles
White	15,563	109,598	287,592
Black	1,711	7,561	14,726
Am In/AK Nat	139	599	1,176
Hawaiian	9	29	78
Hispanic	13,465	95,478	245,077
Multi-Racial	8,022	48,322	119,648

Income	1 Mile	3 Miles	5 Miles
Median	\$39,274	\$38,643	\$38,978
< \$15,000	1,842	12,684	27,598
\$15,000-\$24,999	1,400	9,006	20,391
\$25,000-\$34,999	1,549	9,036	21,119
\$35,000-\$49,999	1,690	10,591	23,601
\$50,000-\$74,999	1,909	10,953	27,117
\$75,000-\$99,999	738	5,557	14,680
\$100,000-\$149,999	803	4,325	12,625
\$150,000-\$199,999	250	1,352	4,122
> \$200,000	149	1,293	3,872

Housing	1 Mile	3 Miles	5 Miles
Total Units	12,012	74,007	175,646
Occupied	10,488	66,273	159,242
Owner Occupied	2,895	24,908	72,770
Renter Occupied	7,593	41,365	86,472
Vacant	1,524	7,734	16,404

PROFESSIONAL BIO

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For more information please contact 210-388-2263

Adriana Rodriguez, is a Senior Commercial Agent at KW Commercial. Adriana's background as a restaurant owner, and operator, in Monterrey, Mexico and in San Antonio, TX, brings invaluable real-world experience to her work.

Her skills in negotiation, gained from managing numerous stakeholders in the restaurant business, ensure she'll secure the best deal for your property. Her extensive industry knowledge and strong network, coupled with a deep understanding of retail and restaurant markets, position your property to attract the right buyers.

Moreover, her cross-cultural experience and dedication assure a global approach and unwavering commitment to selling your property. Her financial acumen, honed through years of business management, ensures a clear, compelling presentation of your property's value.

Adriana ranks in the Regional Top 50 at KW Commercial and on the Top 10 at Keller Williams City View.



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.

11-2-2015



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.

Keller Willis San Antonio, Inc	547594	Legal@kwcityview.com	210.696.9996
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joseph H Sloan III	526284	Legal@kwcityview.com	210.696.9996
Designated Broker of Firm	License No.	Email	Phone
Tony Zamora Jr.	537135	Legal@Kwcityview.com	210.696.9996
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Adriana Rodriguez	703275	adrianardz@kw.com	(210)388-2263
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date