

OFFICE/RETAIL SPACE FOR LEASE

7927 CALLE RIALTO

7927 CALLE RIALTO, SAN ANTONIO, TX 78257



FOR LEASE

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



Each Office Independently Owned and Operated

PRESENTED BY:

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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KW COMMERCIAL CITY VIEW

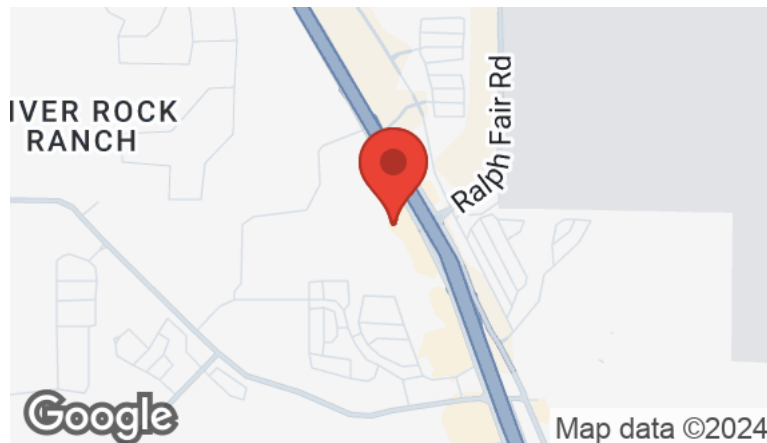
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San Antonio, TX 78249



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LOCATION & HIGHLIGHTS

7927 CALLE RIALTO



LOCATION INFORMATION

Street Address: 7927 Calle Rialto
City, State, Zip: San Antonio, TX 78257
County: Bexar
Building Size 4,509 Sq. Ft.
Available Space 1,464 Sq. Ft. - 4,509 Sq. Ft.
Rental Rate \$32.00 NNN
NNN Estimate: \$7.25

PROPERTY HIGHLIGHTS

- Lease rate does not include utilities, property expenses or building services
- Open Floor Plan Layout
- Fits 5 - 38 People
- Space is in Excellent Condition
- Right off of Interstate 10
- Part of the Park at Rialto
- Ralph Fair Road: 9,428 Vehicles Per Day
- I-10 Frontage Rd: 8,816 Vehicles Per Day

PROPERTY PHOTOS

7927 CALLE RIALTO



PROPERTY PHOTOS

7927 CALLE RIALTO



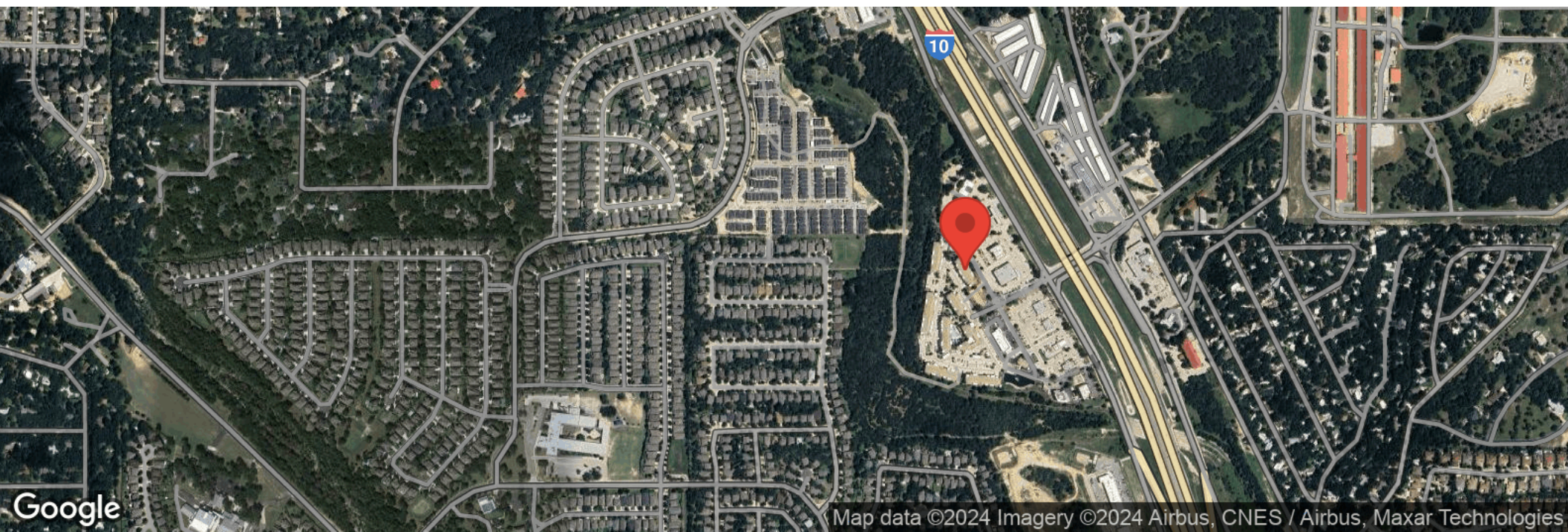
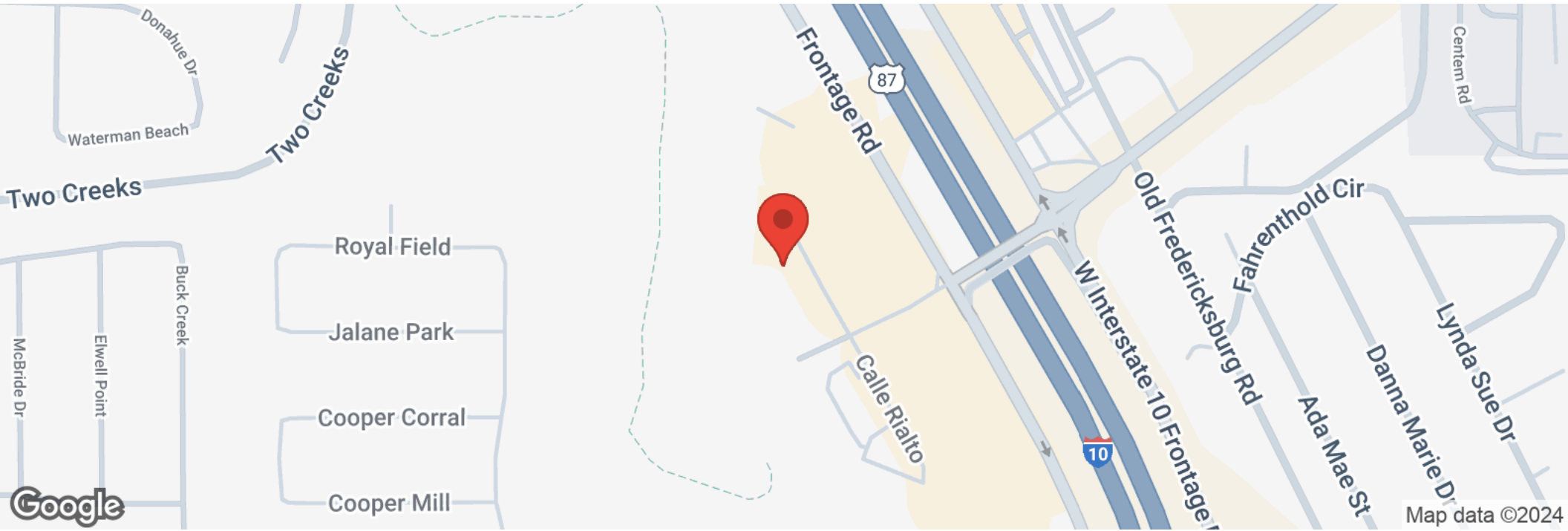
PROPERTY PHOTOS

7927 CALLE RIALTO



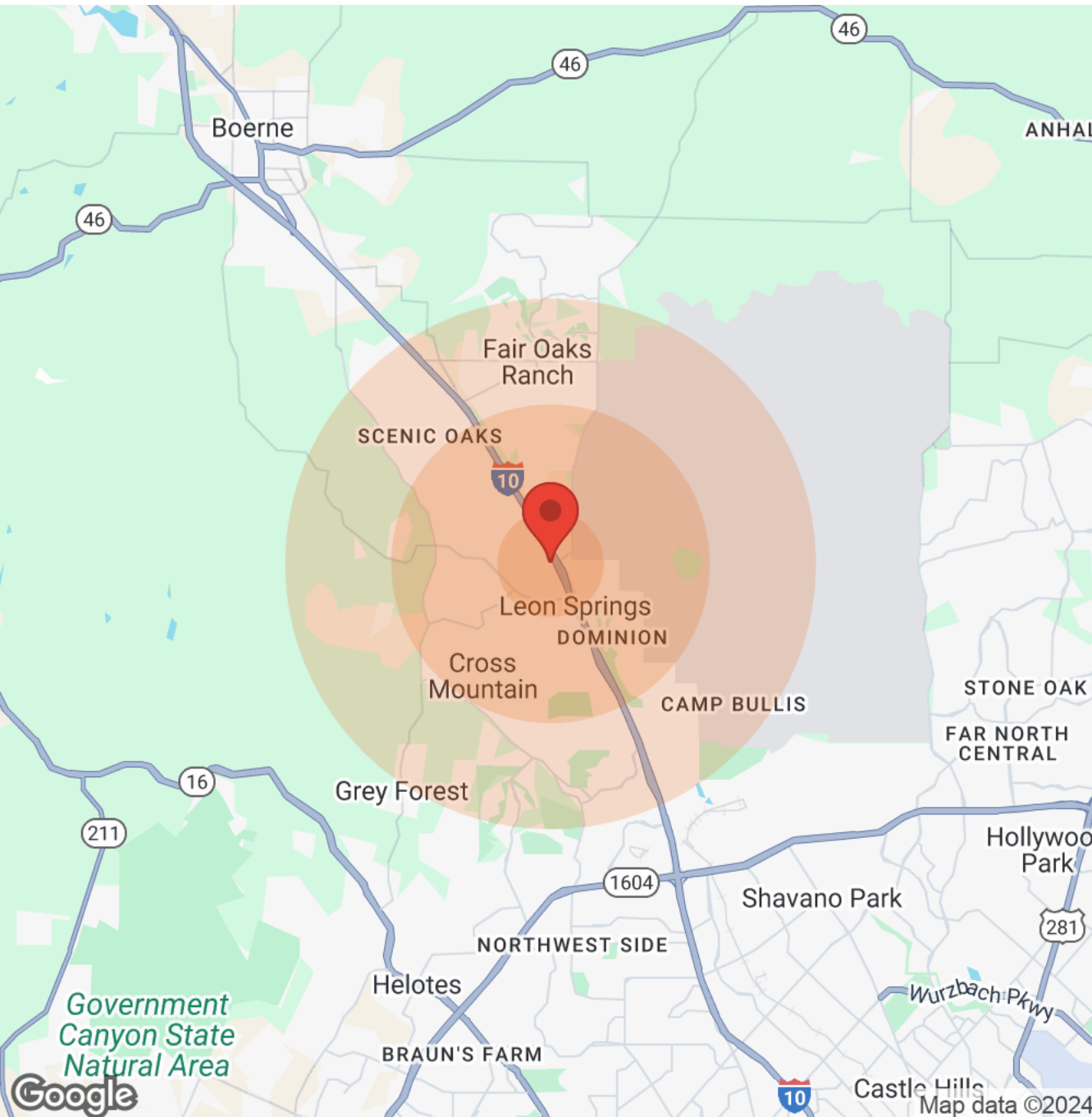
LOCATION MAPS

7927 CALLE RIALTO



DEMOGRAPHICS

7927 CALLE RIALTO



Population	1 Mile	3 Miles	5 Miles
Male	947	7,542	13,358
Female	811	7,243	13,097
Total Population	1,758	14,785	26,455

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	430	2,985	5,058
Ages 15-24	340	2,210	3,933
Ages 25-54	475	4,504	7,944
Ages 55-64	233	2,163	3,868
Ages 65+	280	2,923	5,652

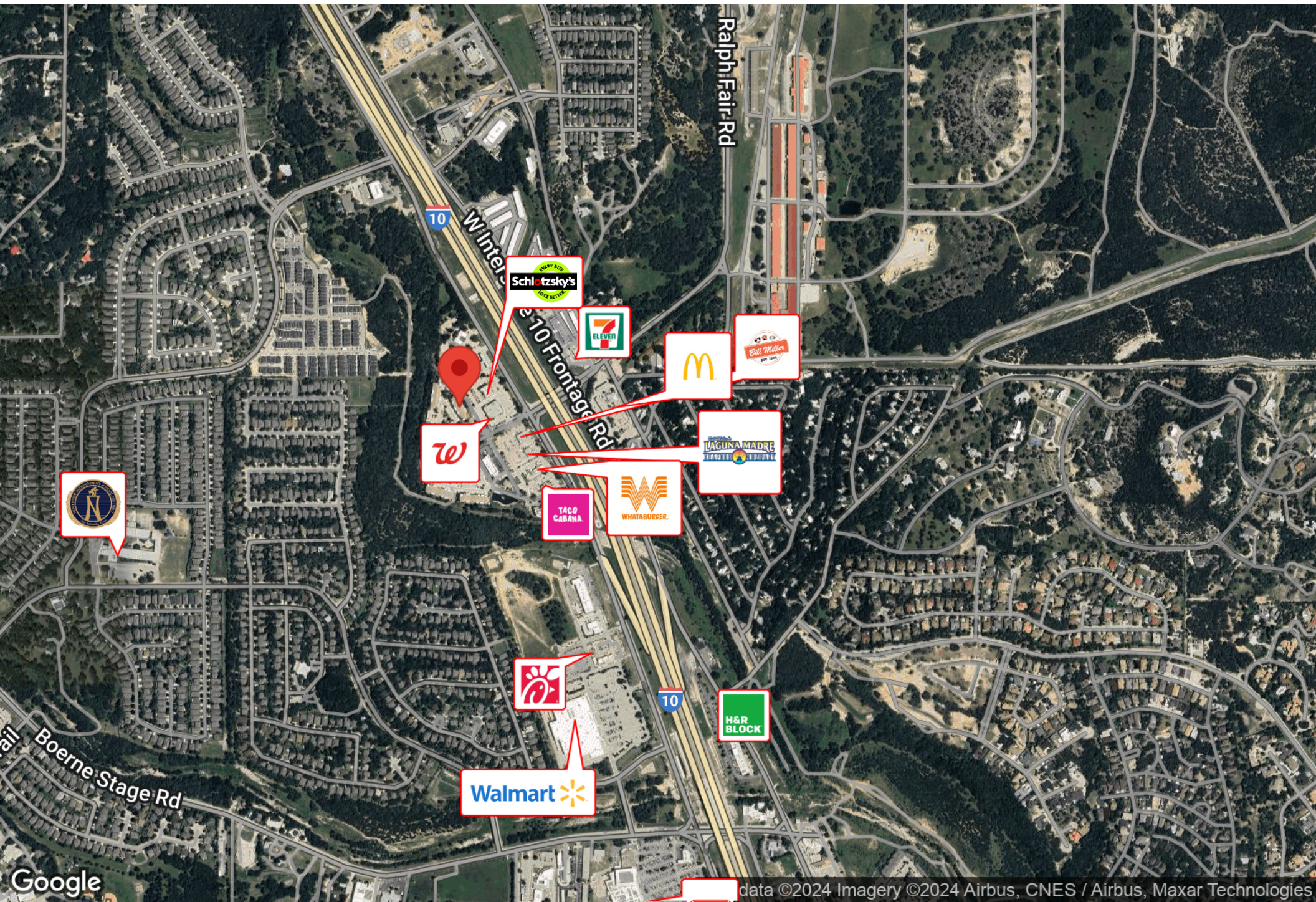
Race	1 Mile	3 Miles	5 Miles
White	1,624	13,609	24,098
Black	4	100	266
Am In/AK Nat	N/A	10	19
Hawaiian	N/A	2	4
Hispanic	560	4,304	6,600
Multi-Racial	222	1,588	2,794

Income	1 Mile	3 Miles	5 Miles
Median	\$110,085	\$117,235	\$117,235
< \$15,000	N/A	112	168
\$15,000-\$24,999	49	108	182
\$25,000-\$34,999	N/A	77	544
\$35,000-\$49,999	15	247	498
\$50,000-\$74,999	15	676	961
\$75,000-\$99,999	152	983	1,547
\$100,000-\$149,999	271	1,137	2,146
\$150,000-\$199,999	41	783	1,409
> \$200,000	N/A	1,033	2,068

Housing	1 Mile	3 Miles	5 Miles
Total Units	583	5,647	10,274
Occupied	543	5,200	9,540
Owner Occupied	443	4,733	8,518
Renter Occupied	100	467	1,022
Vacant	40	447	734

BUSINESS MAP

7927 CALLE RIALTO



Ralph Fair Rd

10

Schlitzsky's

7-ELEVEN

McDonald's

Ball Millon

Walmart

LAGUNA MADRE

TACO CABANA

WHATABURGER

10

H&R BLOCK

Walmart

Boerne Stage Rd

Google

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INFORMATION ABOUT BROKERAGE SE

7927 CALLE RIALTO



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.

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Tony Zamora Jr.	537135	Legal@Kwcityview.com	210.696.9996
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Federico Volkmer	670481	fvolkmer@kw.com	210-880-2335
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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