

FOR LEASE

FIESTA TRAILS SHOPPING CENTER

I-10 AT DEZAVALA ROAD, SAN ANTONIO, TX 78230



PROPERTY HIGHLIGHTS

• LOCATION:

Located in the metropolitan statistical area of San Antonio.

• GLA:

630,120 SF

• SPACE AVAILABLE:

- Suite 2: 1,050 SF – Suite 11: 28,510 SF
- Suite 5A: 1,500 SF – Suite 27: 2,400 SF
- Suite 6: 2,330 SF – Suite 36: 2,233 SF
- Suite 8: 30,416 SF – Suite 39: 2,550 SF
- Suite 10: 1,490 SF – Suite 44: 2,000 SF

• NNN Breakdown:

CAM	\$4.11 PSF
Insurance	\$0.57 PSF
Tax	\$4.30 PSF
TOTAL	\$8.98 PSF

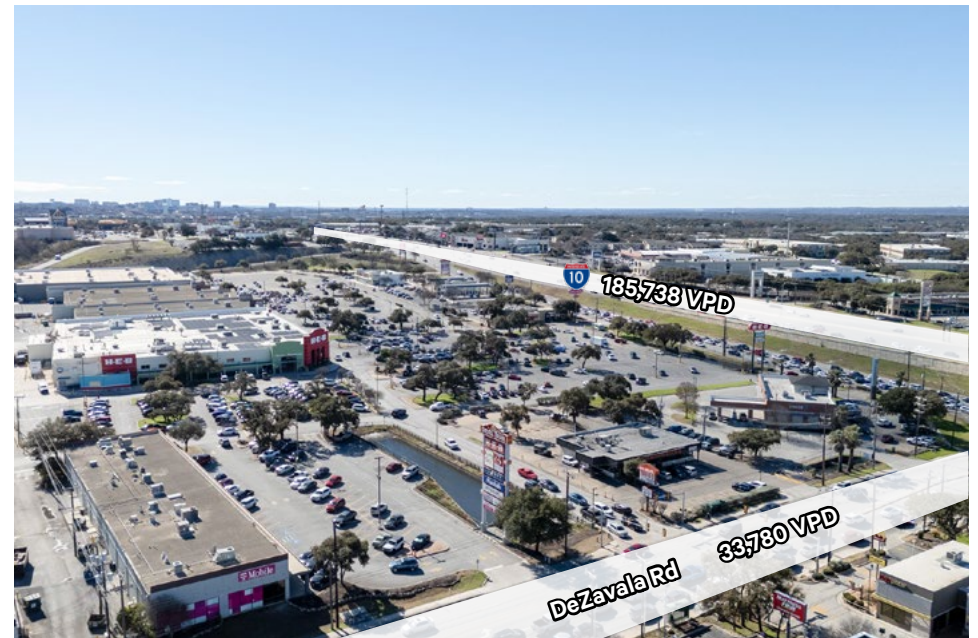
2024 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Population - Current Year Estimate	10,295	105,967	278,519
Daytime Population	18,797	128,532	348,821
Avg Household Income	\$91,036	\$97,930	\$100,717
Median Age	32.3	32.7	34.4

TRAFFIC COUNTS

	VEHICLES PER DAY
I-10	185,738 vpd
DeZavala Road	33,780 vpd

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De Zavala Rd 33,780 VPD 22

HAVERTYS



Subject Site



185,738 VPD 22



Clark High School
Students: 2,869

Vance Jackson

127,764 VPD 22



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IH 10



TENANT	SQFT
1 K-Pot Korean BBQ	6,475
2 AVAILABLE	1,050
3 Luscious Dumplings	4,025
4 Chili's	5,999
5 Hotworx	1,750
5A AVAILABLE	1,500
6 AVAILABLE	2,330
6A Pinch a Penny	2,220
7 Bob Mills Furniture	96,000
8 AVAILABLE	30,416
9 dd's Discounts	23,500
10 AVAILABLE	1,490
11 AVAILABLE	28,510
13 Little Caesars	1,234
14 Any Lab Test Now	866
15 Baskin Robbins	1,200
16 Lash N Brow Beauty Lounge	1,380
17 Rock San's Cafe	1,320

TENANT	SQFT
18 Tealicious	1,100
19 Sally Beauty Supply	1,300
20 The Joint Chiropractic	1,200
21 Tacos El Regio	2,600
22 T-Mobile	2,800
23 Wing Daddy's Sauce House	4,020
24 HearUSA	1,800
25 Fantastic Sam's	1,080
26 Acuity Eyecare Group	1,800
27 AVAILABLE	2,400

TENANT	SQFT
28 Enchanted Nails	1,500
29 MOD Pizza	2,400
30 Texan Family Clinic	2,450
31 Yolo Spa	1,750
32 A Dong Restaurant	4,410
33 Wing Stop	2,100
34 Mochinut	2,100
35 SA Seafood	1,827
36 AVAILABLE	2,233
37 Burger King	2,600

TENANT	SQFT
39 AVAILABLE	2,550
40 Kogi Korean Grill	2,270
41 My Salon Suites	8,475
42 Concentra	8,040
43 Lux Nail Bar	2,750
44 AVAILABLE	2,000
45 Petco	14,400
46 WSS Shoes	16,800
48 Five Below	13,000
49 Best Buy	37,000

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PLEASE CONTACT:

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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:
 - 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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Date