

[Video](#)[360° Virtual Tour](#)[Website](#)

# For Lease | 903 East Bitters San Antonio, TX 78216

## Summary

Lease Rate: \$22.00 SF/yr (NNN)  
Available SF: 1,120 - 2,864 SF

## Property Description

Redondo Place is a Retail Shopping Center centrally located in N. Central San Antonio boasting nationally recognized tenants, ample parking, and easy access right off of HWY-281. The property is shadow anchored by a well trafficked Walgreens and located near Target, HEB, Home Depot, and a well known area for shopping and dining.

## Highlights

- Right Off the HWY 281 and Bitters Rd. Exit
- Anchored by Nationally Recognized Tenants
- Large Parking Lot with Landscaping
- Multi-Use Suites with Varying Square Footage
- Ready to Move In Spaces
- Former Insurance Office, Ophthalmologist, and Gym Suites



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For  
Lease

903 East Bitters  
San Antonio, TX 78216

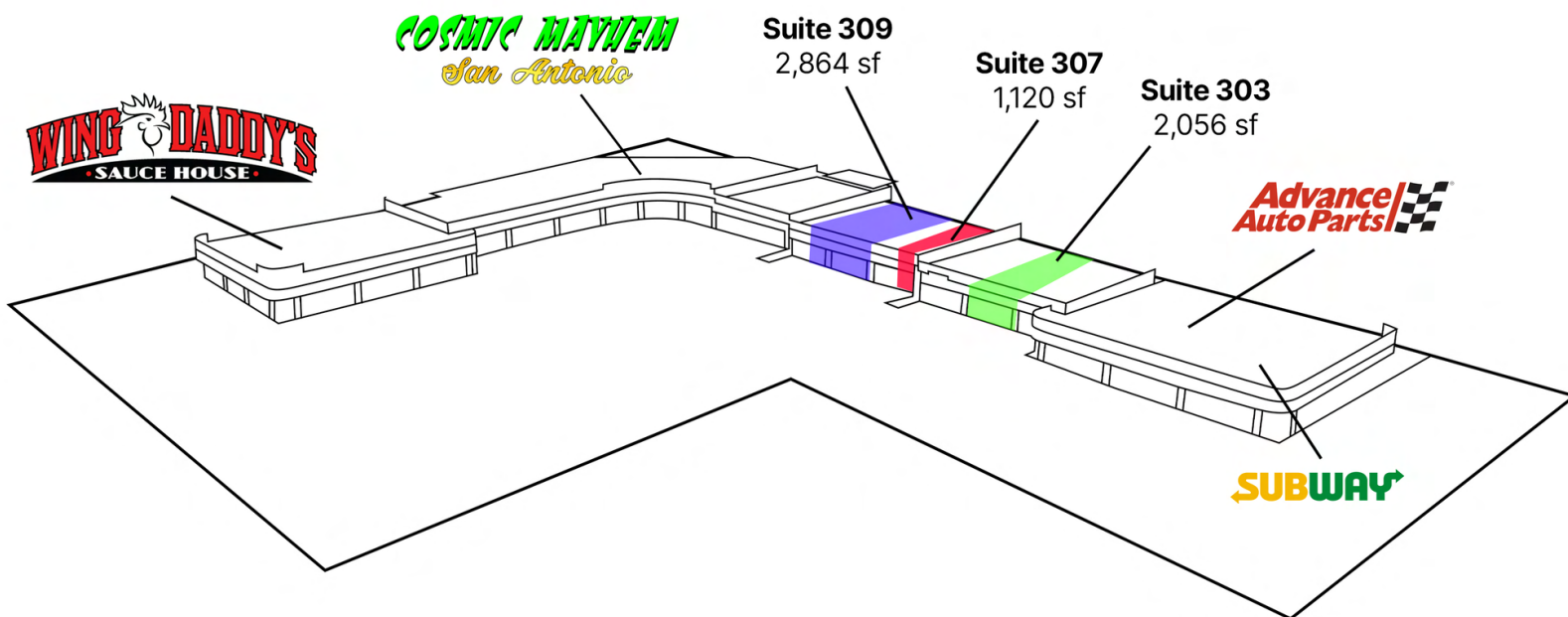
Additional Photos



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## Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,120 - 2,864 SF	Lease Rate:	\$22.00 SF/yr

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 303	Available	2,056 SF	NNN	\$22.00 SF/yr	Former ophthalmologist office with adjacent eyeglass store. Exam rooms, plumbing, and showroom already built out.
■ 307	Available	1,120 SF	NNN	\$22.00 SF/yr	Suite 307 is a former insurance company office space in a retail center with private restrooms, partitioned offices, break area, and meeting space.
■ 309	Available	2,864 SF	NNN	\$22.00 SF/yr	Suite 309 is a former gym and personal fitness space featuring modern exposed ceilings, a full bathroom with shower, lobby, offices, and a large storefront facing one of the shopping center's anchor tenants.

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**Suite 303**



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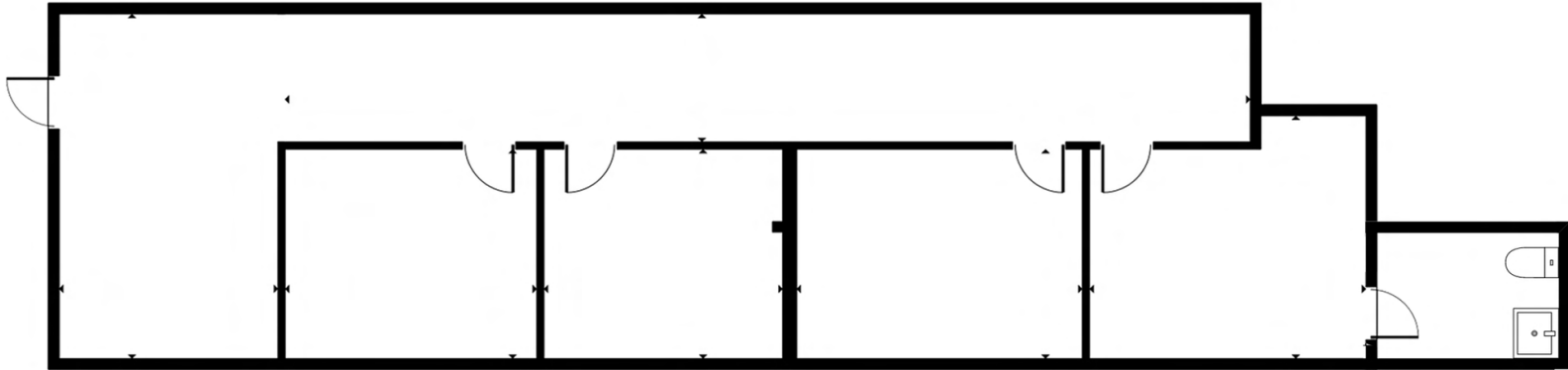




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**Suite 307**



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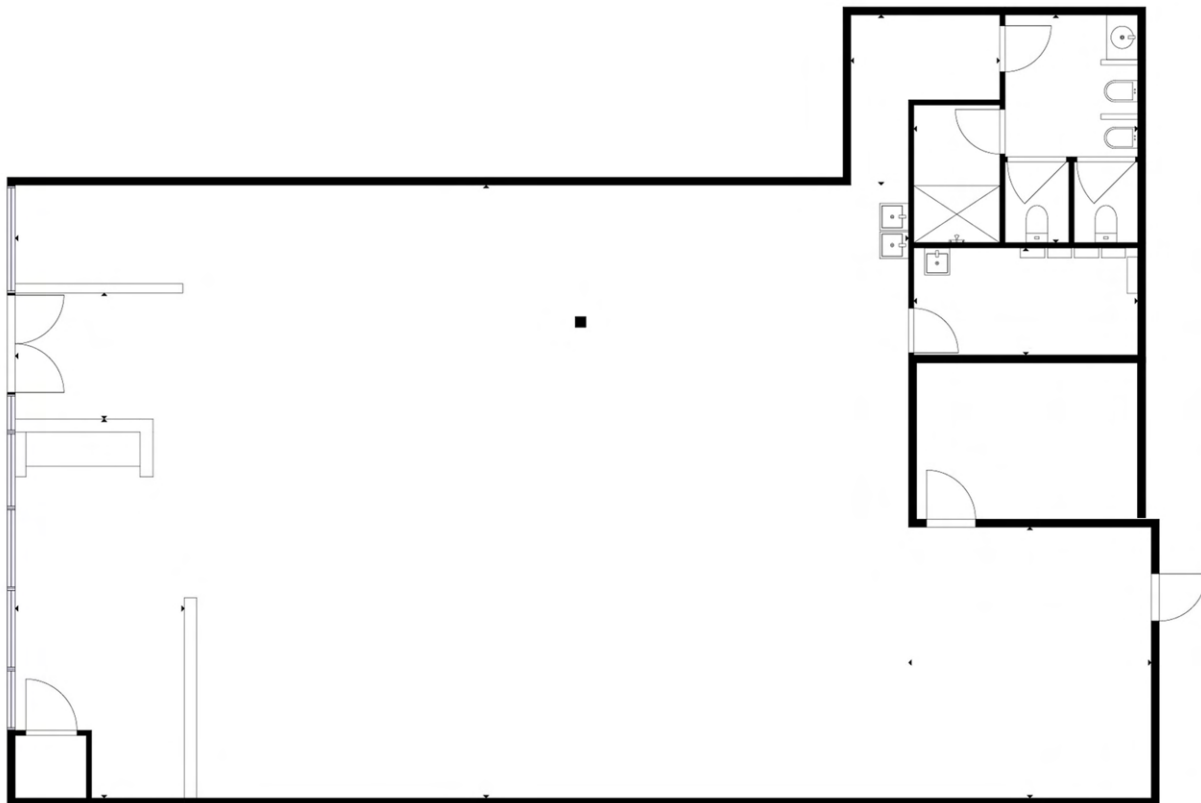




**For  
Lease**

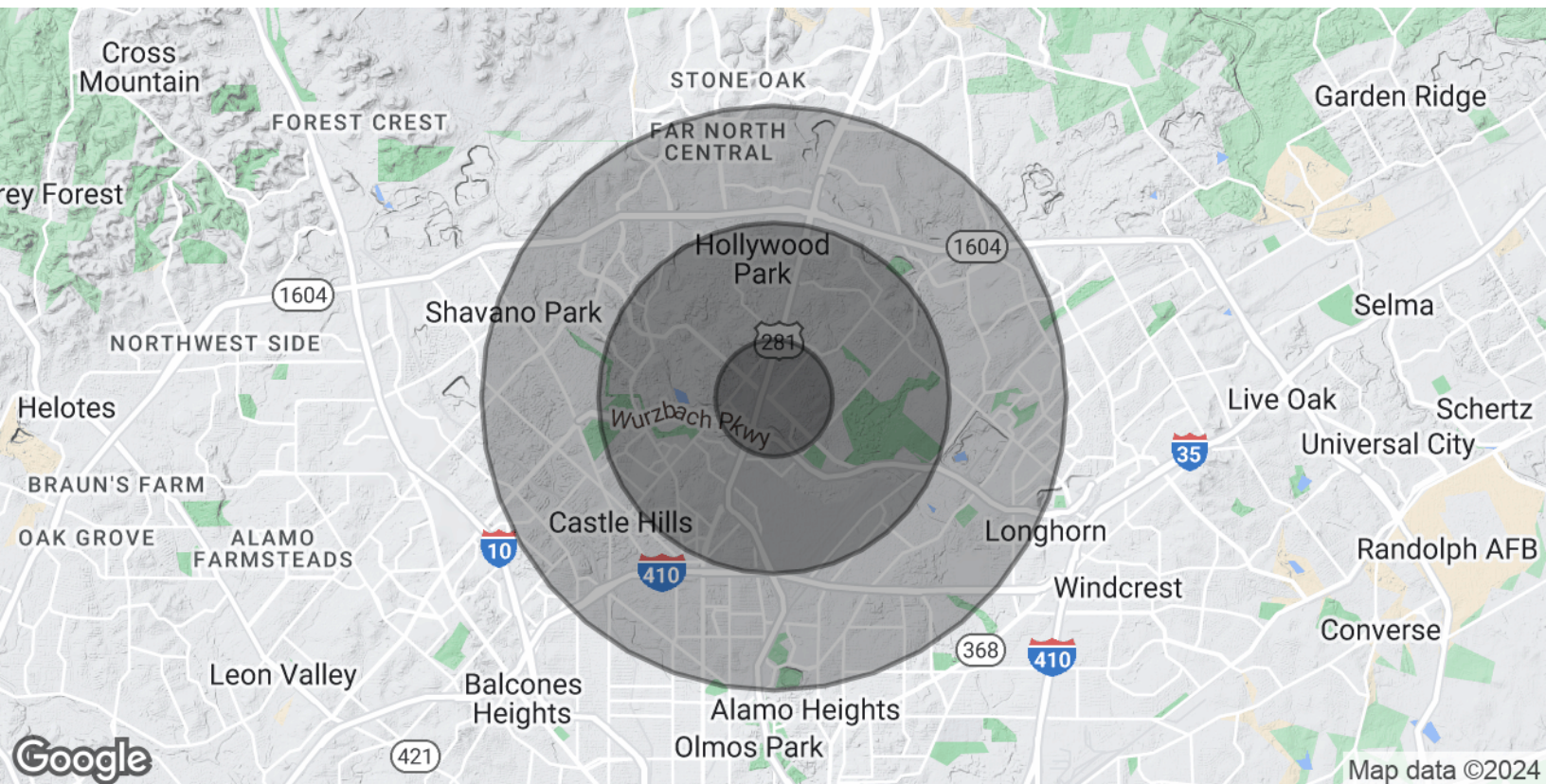
903 East Bitters  
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## Suite 309



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## Population

	1 Mile	3 Miles	5 Miles
Total Population	10,572	92,660	266,607
Average Age	37.8	38.0	39.0
Average Age (Male)	35.1	36.3	37.3
Average Age (Female)	40.2	39.8	40.6

## Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,593	40,392	112,296
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$82,744	\$77,440	\$85,701
Average House Value	\$270,097	\$221,906	\$240,142

\* Demographic data derived from 2020 ACS - US Census





## 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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<b>JAMES COTTER</b> Designated Broker of Firm	<b>668717</b> License No.	<b>JAMES@CAISSONRE.COM</b> Email	<b>210.787.0764</b> Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date