

Quarry Village

NEC of Jones Maltsberger and Basse Road
San Antonio, TX 78209
www.cbre.com/southcentralretail

Specialty Retail & Restaurant Shopping Center



Property Overview

Quarry Village, a 70,692 square foot specialty retail and restaurant shopping center in San Antonio, Texas. Surrounded by some of San Antonio’s affluent residential subdivisions and minutes from the San Antonio International Airport, Quarry Village offers an excellent mix of premium dining and shopping in addition to luxury living space in the Artessa at the Quarry Village.



Property Highlights

- + Available Space
 - 2,339 SF
 - 1,074 SF
- + Rates
 - Please contact broker.
- + Parking
 - 552 Spaces for Retail (5.25:1,000 SF)
 - 582 Spaces for Residential (2.1 per unit)

Triple Net Charges

NNN (Estimated)	PSF
CAM	\$6.45
Taxes	\$10.12
Insurance	\$0.24
Marketing	\$1.76
Total	\$18.57 PSF

Key Tenants

- + Trader Joe's
- + Sundance
- + Sweetgreen
- + Piranha Killer Sushi
- + Kendra Scott
- + Grimaldi's Pizza
- + Orangetheory Fitness
- + Birkenstock

Area Retailers

- + Whole Foods Market
- + William Sonoma
- + Nordstrom Rack
- + Nike
- + Lucchese Boots
- + Sephora
- + J.Crew
- + New Balance

Site Plan

THE QUARRY GOLF COURSE



Suite	Tenant	SF
260-101	PIRANHA KILLER SUSHI	3,309
260-103	SCISSORS AND SCOTCH	1,782
260-105	GNC	1,116
260-107	FIVE GUYS FAMOUS HAMBURGERS	2,208
270-101	VISIONWORKS	3,100
270-107	AIRROSTI	2,353
280-101	ANN'S NAILS	2,340
280-103	CHARLES SCHWAB	1,255
280-109	BIRKENSTOCK	2,021
280-107	SCOUT & MOLLY'S BOUTIQUE	1,154
290-101	JAMBA JUICE	1,418

Suite	Tenant	SF
290-103 & 105	MAPLE STREET BISCUIT COMPANY	3,442
310-101	KENDRA SCOTT	2,150
310-103	AVAILABLE	2,339
310-105	OVME MED SPA	1,628
310-109	RESTORE CRYOTHERAPY	2,649
320-101	CUSTOM INK	1,290
320-103	AVAILABLE	1,074
320-105 & 107	ORANGETHEORY FITNESS	3,397

Suite	Tenant	SF
330-101	GRIMALDI'S PIZZA	4,119
330-105	HEMLINE	1,361
330-110	SUNDANCE	4,800
340-101	SWEETGREEN	3,063
340-105	SELECT COMFORT	2,389
340-109A	CLUB CHAMPION	2,298
340-109B	PACIUGO	1,627
350-101	TRADER JOE'S	11,000

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For Lease

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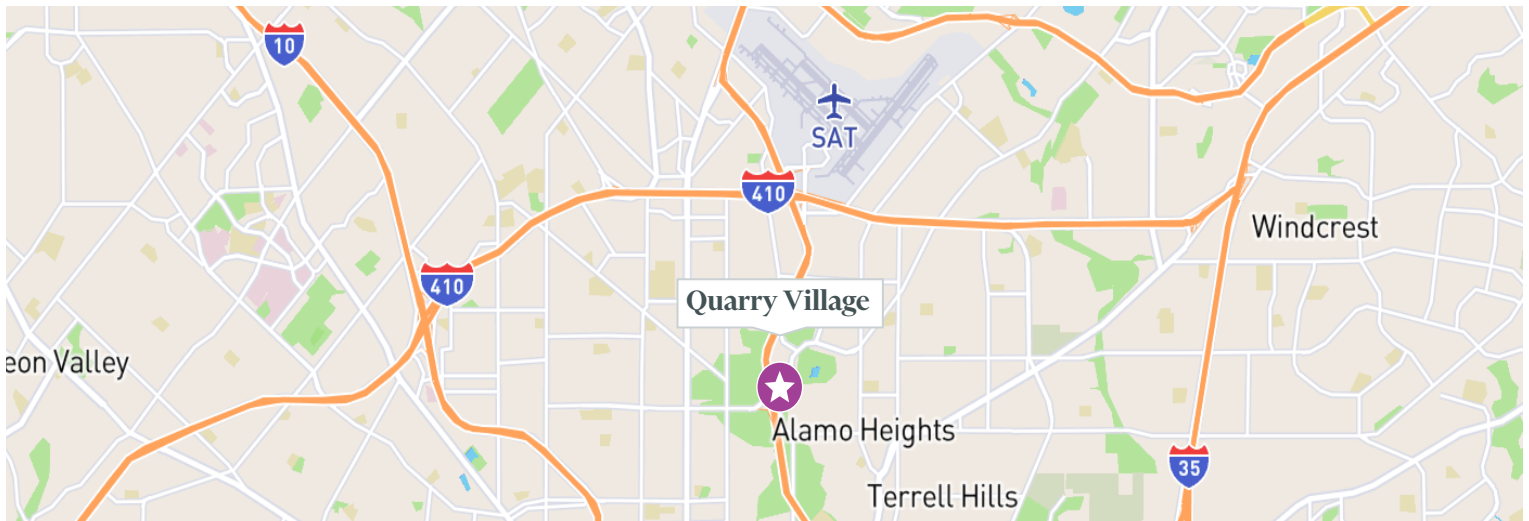
Available Spaces

70K

SF Specialty Retail/Restaurant

280

Apartment Units



Demographic Summary	1 Mile	3 Miles	5 Miles
2022 Population	6,842	112,612	296,428
2022 Daytime Population	15,121	1569,921	455,045
2022 Avg. HH Income	\$149,895	\$101,294	\$80,154
2022 Median Age	44.4	38.9	37.2

Traffic Counts (TxDot, 2021)	
Hwy 281, north of Jones Maltsberger	119,366 vpd
Hwy 281, south of Jones Maltsberger	136,247 vpd
Jones Maltsberger	16,510 vpd
E Basse Road	20,367 vpd

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Contact Us

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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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Buyer/Tenant/Seller/Landlord Initials

Date

