

15,893 SF of Retail in Thriving Center

3150 Pat Booker Rd, Universal City, TX 78148

FOR LEASE



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Executive Summary

3150 Pat Booker Road is a retail shopping center located at the corner of FM 1604 and Pat Booker Road. Situated just off of I-35 and beside Forum Crossing. Current tenants include Rush Fun Park, SynergenX, Einstein Bros. Bagels, Bubba's 33, and more. The property provides ample parking and easy access to nearby roadways.

Suite 112 is a 15,893 SF open retail space located between Rush Fun Park and Mega Furniture. This location provides prime visibility to the high volume of daily traffic right on the frontage road of FM 1604 with easy access to I-35.

Highlights

- Located in Retail Center at Corner of FM 1604 and Pat Booker Rd just off I-35 and beside Forum Crossing
- Well-Known Retail Tenants Located in the Retail Center
- Easy Access to Nearby Roadways
- Ample Parking
- Ideal Location
- High Traffic Volumes

Listing Details

Lease Rate: \$17.50/SF

Estimated OPEX: \$6

Property Type: Retail

Total Building SF: 102,000 SF

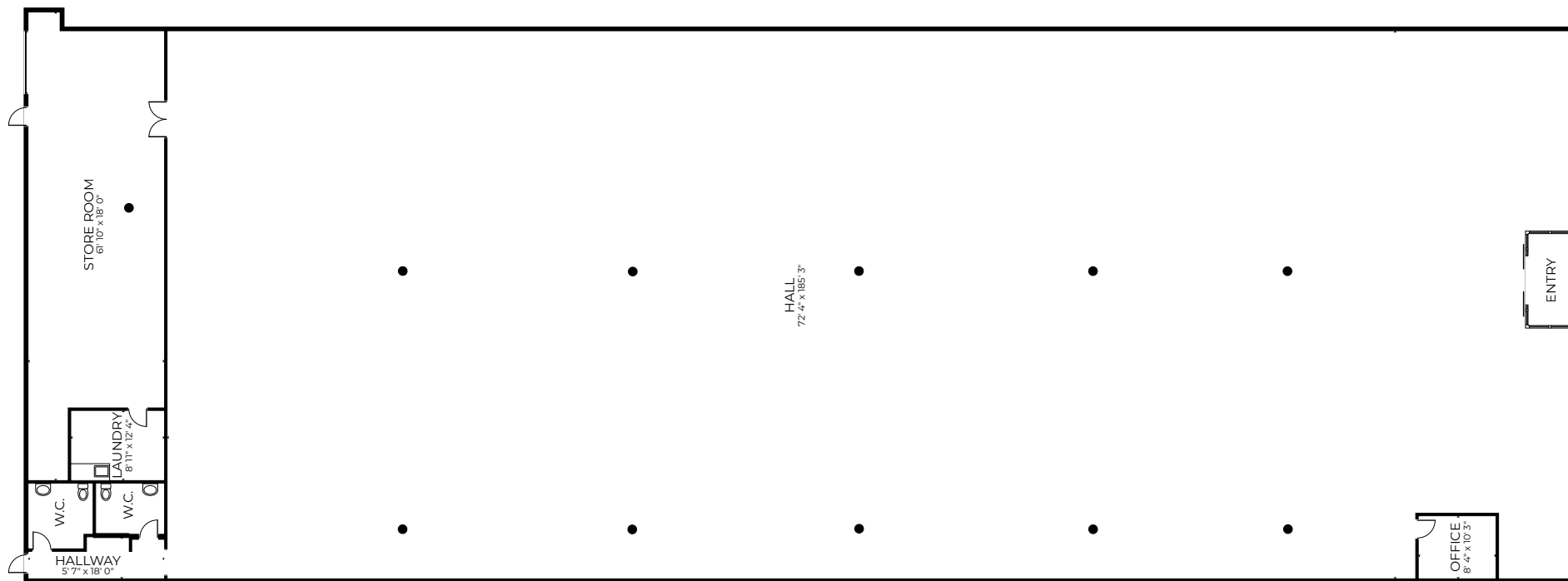
Available Suite: Suite 112

Available SF: 15,893 SF

Available: Immediately

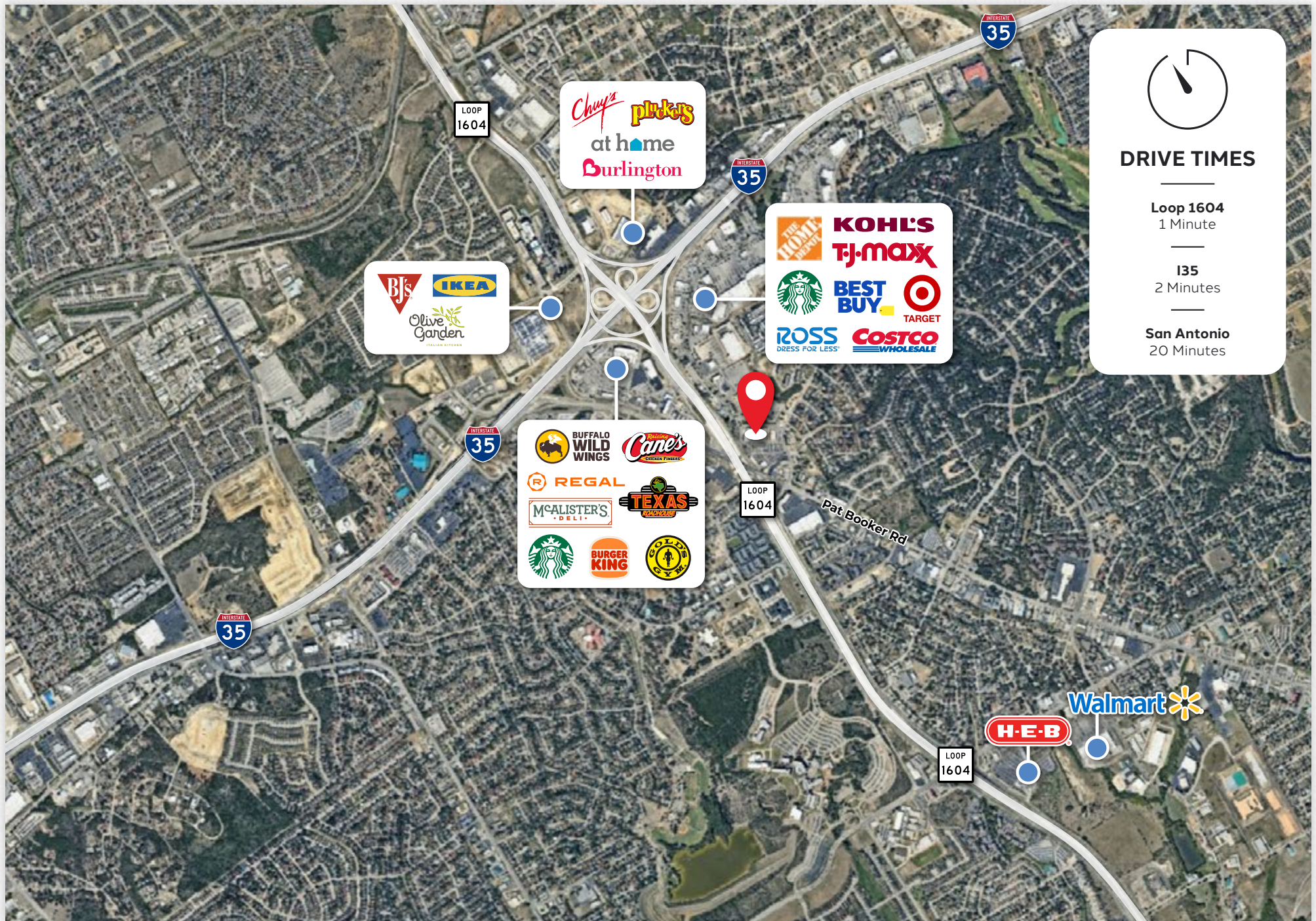
Year Built/Renovated: 1975/2015





[Click To View Virtual Tour](#)





Location Demographics



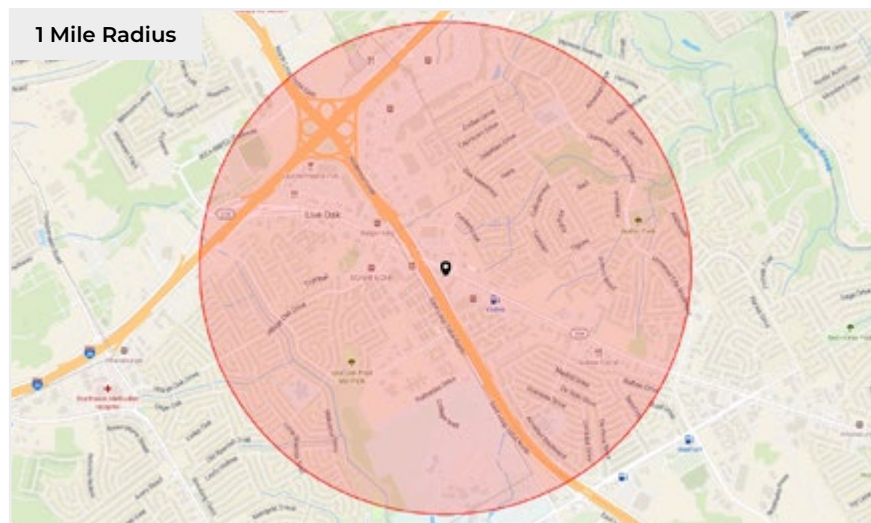
Population

	1 Mile	3 Miles	5 Miles
	10,454	88,054	224,543



Avg Household
Income

	1 Mile	3 Miles	5 Miles
	\$74,036	\$85,960	\$88,051



Information obtained from third-party resource, subject to change.

Radius	1 Mile	3 Miles	5 Miles
Households	4,572	32,920	81,463
Households by Marital Status			
Married	1,739	15,382	39,651
Married No Children	1,156	9,005	23,546
Married w/Children	583	6,376	16,105
Education			
Some High School	4.50%	6.53%	7.39%
High School Grad	27.33%	24.24%	24.19%
Some College	35.30%	34.18%	34.08%
Associate Degree	6.03%	6.42%	6.19%
Bachelor Degree	15.81%	18.47%	18.04%
Advanced Degree	11.04%	10.16%	10.12%
Annual Consumer Spending (\$000)			
Apparel	\$6,408	\$54,760	\$138,757
Entertainment	\$17,271	\$142,502	\$359,775
Food & Alcohol	\$33,973	\$275,727	\$692,100
Household	\$18,729	\$162,576	\$410,654
Transportation	\$31,110	\$269,781	\$673,567
Health Care	\$5,783	\$46,139	\$117,986
Education/Day Care	\$6,096	\$55,121	\$140,493

Contact



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Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.

We are passionate about what we do.



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Information About Brokerage Services

Texas law requires all real estate licensees 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' 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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