

The Shops at Lincoln Heights

999 E. Basse Road
San Antonio, TX 78209
www.cbre.com/southcentralretail

Property Overview

H-E-B grocery-anchored center located in an established high income area within easy reach of Alamo Heights, Terrell Hills, Olmos Park and Monte Vista. The Shops at Lincoln Heights features eight restaurant options and is home to some of San Antonio's finest local retailers.

Property Highlights

+ Gross Leasable Area

- 252,359 SF

+ Available Spaces

- Suite 112 2,080 SF
- Suite 129 2,477 SF
- Suite 159 1,094 SF
- Suite 160 9,712 SF
- Suite 161 5,654 SF

+ Rate

- Please contact broker.

+ NNN Breakdown

- CAM \$4.32 PSF
- Taxes \$6.03 PSF
- Insurance \$0.38 PSF
- Total \$10.73 PSF**

GLA: 252,359 SF



Contact Us

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For Lease

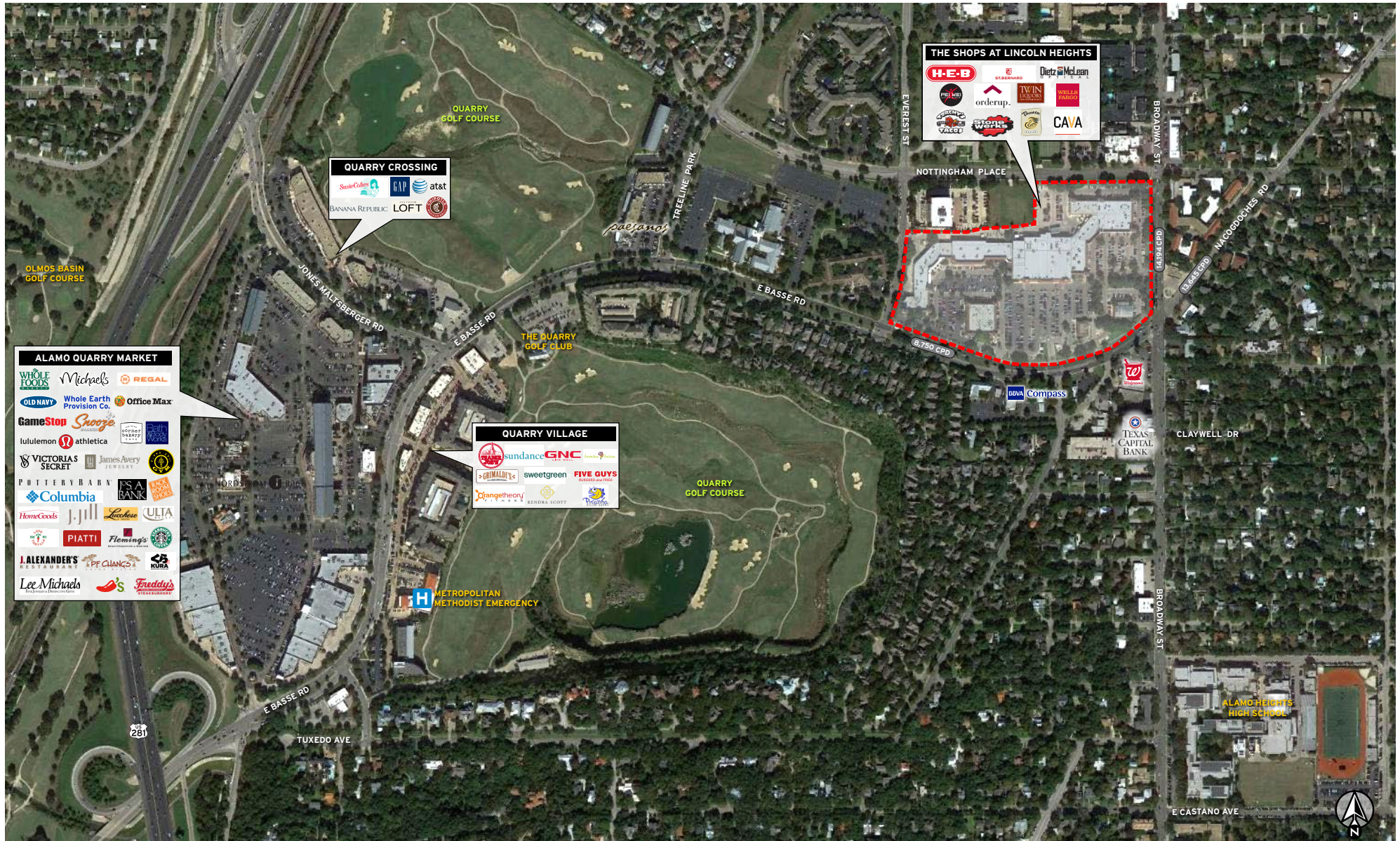


Unit	Tenant	SF
100 & 103	Institute for Women Health	5,415
105	IVX Health	1,959
107	Results Physiotherapy	2,500
112	Available	2,080
116	Alamo Heights Pediatric Dentistry	3,352
118	Certified Allergy & Asthma	2,008
120	Honeybaked Ham Company	2,340
122	Gold Tender	1,160
125	Cava Mezze Grill, LLC	3,265
127	San Antonio Eye Center	3,188
128	Dietz McLean Optical	3,473
129	Available	2,477
130	Stonerwerks Big Rock Grille	7,500
150	H-E-B Grocery SA #3	125,081
151	HOTWORX	1,428
152	CC Fashions dba Alterations To Go	1,319
153	Mathnasium	1,352
154	Palm Beach Tan	3,048
155	Twin Liquors Fine Wine STore #56	5,867
157	SBS Sports dba St. Bernard	14,000
159	Available	1,094
160	Available	9,712
161	Available	5,654
165	Massage Heights	3,924
176	Waxing The City	1,941
177	Menchie's Frozen Yogurt	1,468
178	Creative Subs, LLC	1,469
180	UPS Store	1,269
181	Available	2,203
182	BLO Blow Dry Bar	1,139
183	Torchy's Tacos	4,362
184	Urban Olive, LLC	1,869
185	Amazing Lash Studios	1,430
186	Sushi Zushi	4,751
192	Panera Bread	4,494
193	OrderUp	2,382
195	Comet Cleaners	1,575
196	Sretch Zone	1,003
197	DaVi Nails	1,003
199	Pei Wei Asian Diner	3,378
300	Wells Fargo Bank	3,427

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Area Information

2024 Demographic Summary	3 Mile	5 Miles	7 Miles
Population	94,398	261,506	581,640
Daytime Population	160,877	419,544	829,763
Households	39,725	111,989	234,681
Avg. HH Income	\$117,588	\$90,306	\$85,134
Median Age	40.0	37.4	37.2



Traffic Counts

Traffic Counts	
Broadway north of Basse Road	15,278 vpd
Nacogdoches east of Broadway	17,167 vpd



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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.

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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date