

FOR LEASE

Now Available

 CORE COMMERCIAL

PATRIOT PLAZA

5253 - 5299 WALZEM RD,
SAN ANTONIO, TX 78218

Thriving Shopping center in
beautiful San Antonio, Texas.

- Ideal Location
- Thriving Community
- Versatile Possibilities
- Appreciation Potential
- Quality Lifestyle





CONTACT US

Moises Hernandez

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 moises@corecommercialsa.com
www.corecommercialsa.com

An Tran

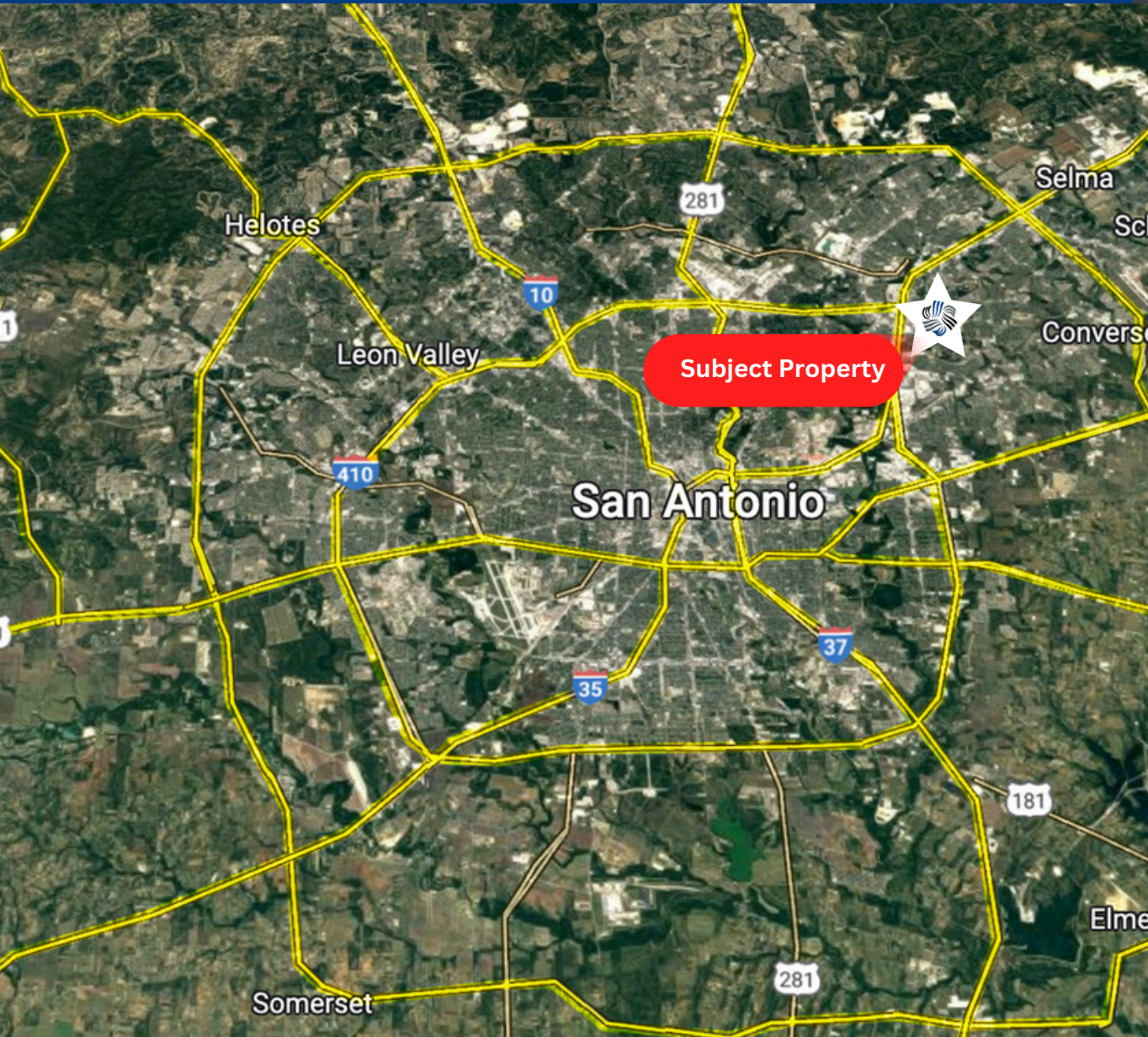
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PATRIOT PLAZA

5253 - 5299 WALZEM RD,
SAN ANTONIO, TX 78218

- Easy to Find Location
- Quick Access To IH-35
- Ease of Access to Entire City
- Ideal for Variety Commercial
- High-Density Residential
- Adjacent Abundant Parking

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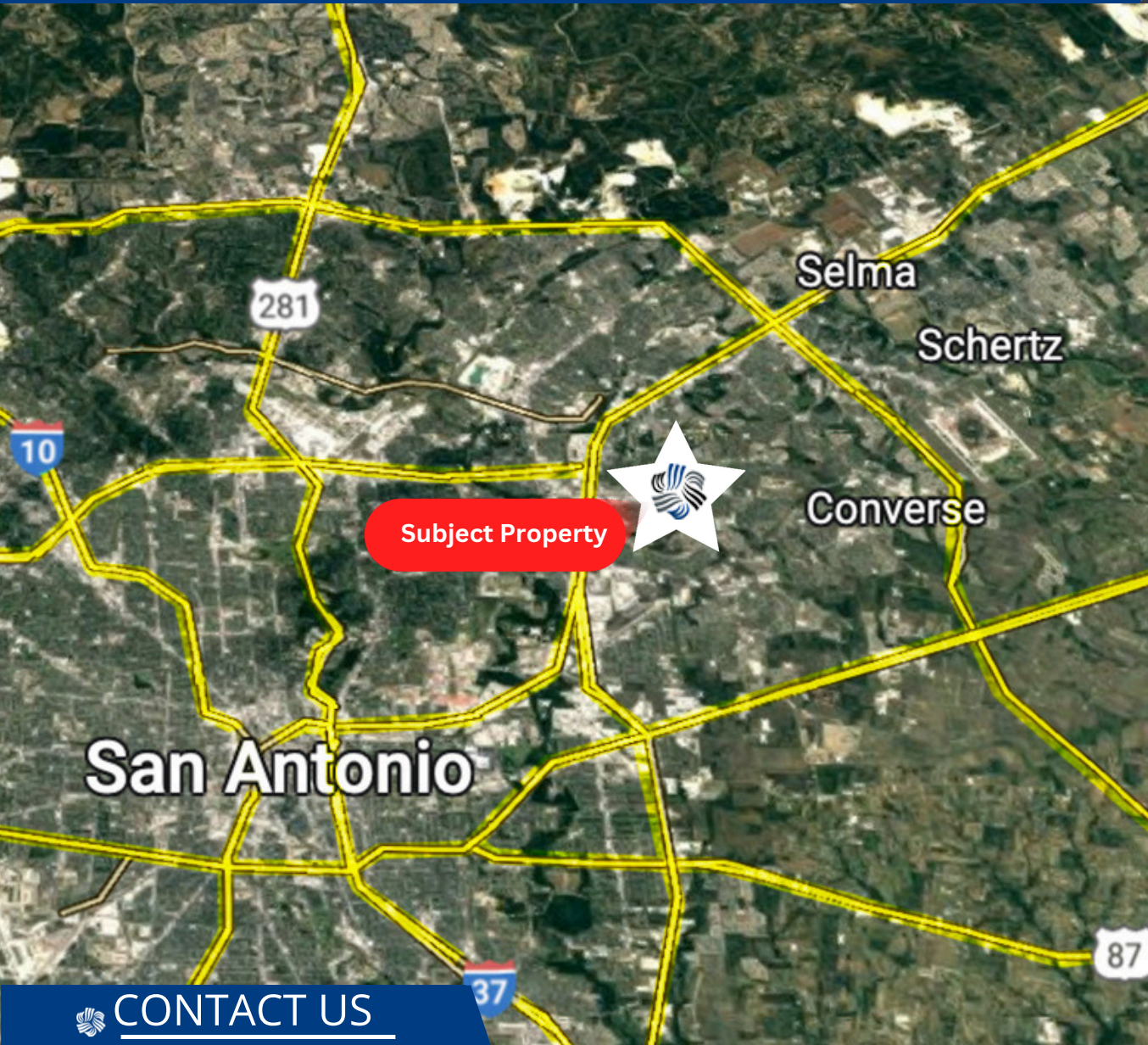
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Demographics

	1 mile	3 miles	5 miles
Estimated Population	10,638	108,512	294,393
Estimated Households	4,188	41,033	109,001
Average Household Income	\$88,578	\$83,433	\$96,061

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TRAFFIC Now Available

PATRIOT PLAZA

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SAN ANTONIO, TX 78218

The combination of **High Volume Traffic** from IH-35 coupled with **viable trade space** on **Walzem Rd** holds a promising future for the entire area.



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TRADE AREA

PATRIOT PLAZA

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SAN ANTONIO, TX 78218

Close proximity to the interstate and residential areas provide stability for national chains

- Apartments
- Residential Area
- Fitness
- Banks
- Restaurants
- High School
- Department Stores
- Automotive Repair





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SPACE OVERVIEW

PATRIOT PLAZA

5253 - 5299 WALZEM RD,
SAN ANTONIO, TX 78218



Suite 5253-1

- 3,500 sf
- Divisible
- Previous retail store
- Available now

Suite 5253-3

- 2,838 sf
- Previous medical office
- Fully built out
- Available now

Suite 5271

- 1,147 SF
- Previous grocery store
- Fully built out
- Available now

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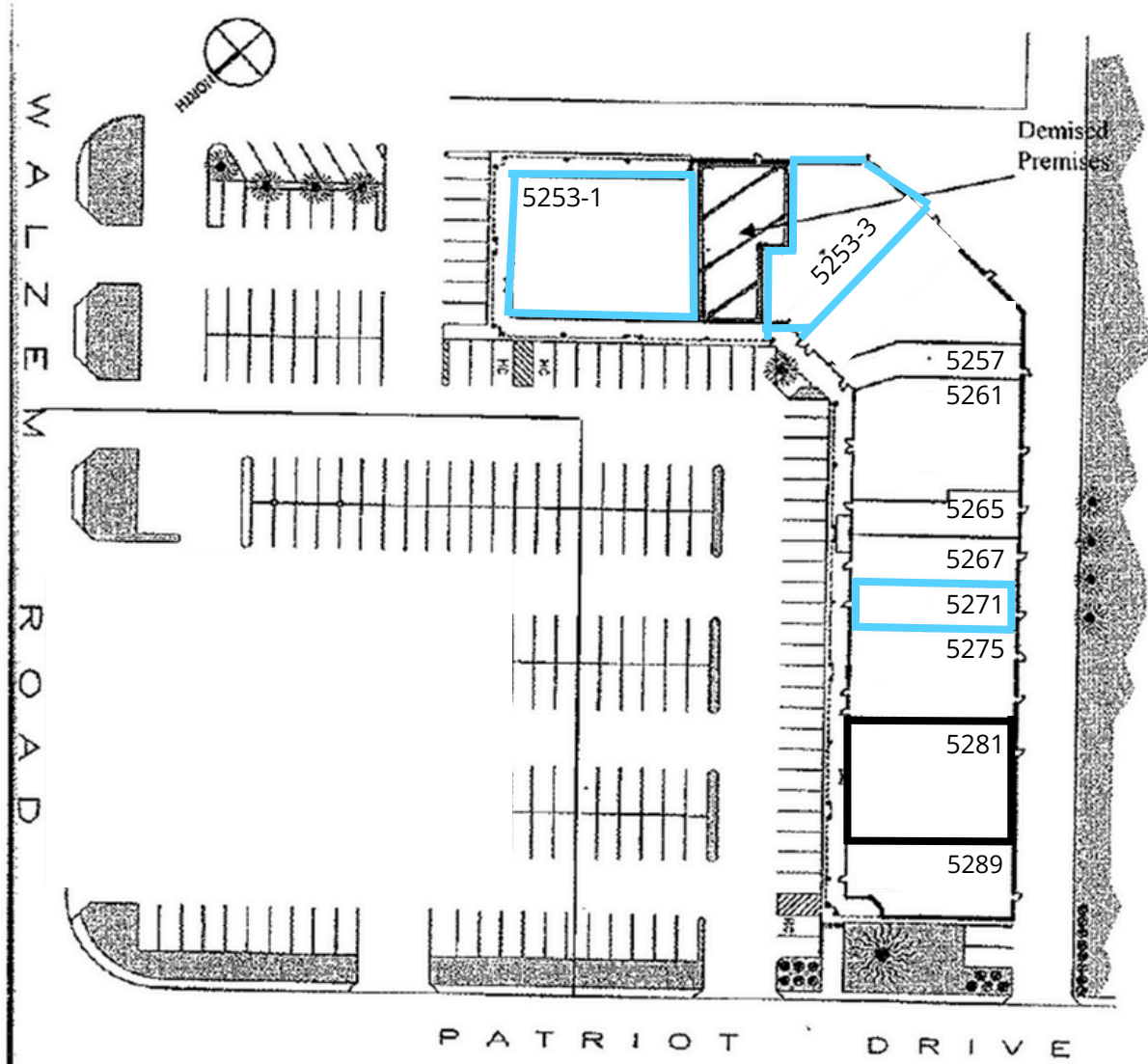
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SITE PLAN

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SAN ANTONIO OVERVIEW



TECH PORT CENTER & ARENA



SAN ANTONIO RIVERWALK



SAN ANTONIO SPURS



SIX FLAGS OVER TEXAS FIESTA TEXAS

Population

San Antonio is the 7th most populous city in the United States, and the 3rd largest city in Texas, with about 1.4 million residents. San Antonio ranks among the Top 5 in fastest growing cities and is expected to continue to grow.

Industry

San Antonio has many successful industries such as, manufacturing, healthcare, and hospitality. Among these is tourism. San Antonio employs over 112,000 people in this industry and accounts for more than \$12 billion in revenue for the city



City Attractions

The home of the 5 time champion NBA team, San Antonio Spurs. The Spurs bring an average of \$1.1 billion to the city yearly by way of games, merchandise, and tourism. San Antonio is also one of the most historic cities in Texas. The Alamo attracts over 1 million visitors every year and brings in hundreds of thousands of visitors to other attractions such as Six Flags Fiesta Texas and Sea World.

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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.

SA Core Commercial, LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Amanda Concha	578245	amanda.concha@corecommercialsa.com	210-201-0061
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 _____