

Modern on Main

1017 N Main Ave, San Antonio, TX 78212

For Lease



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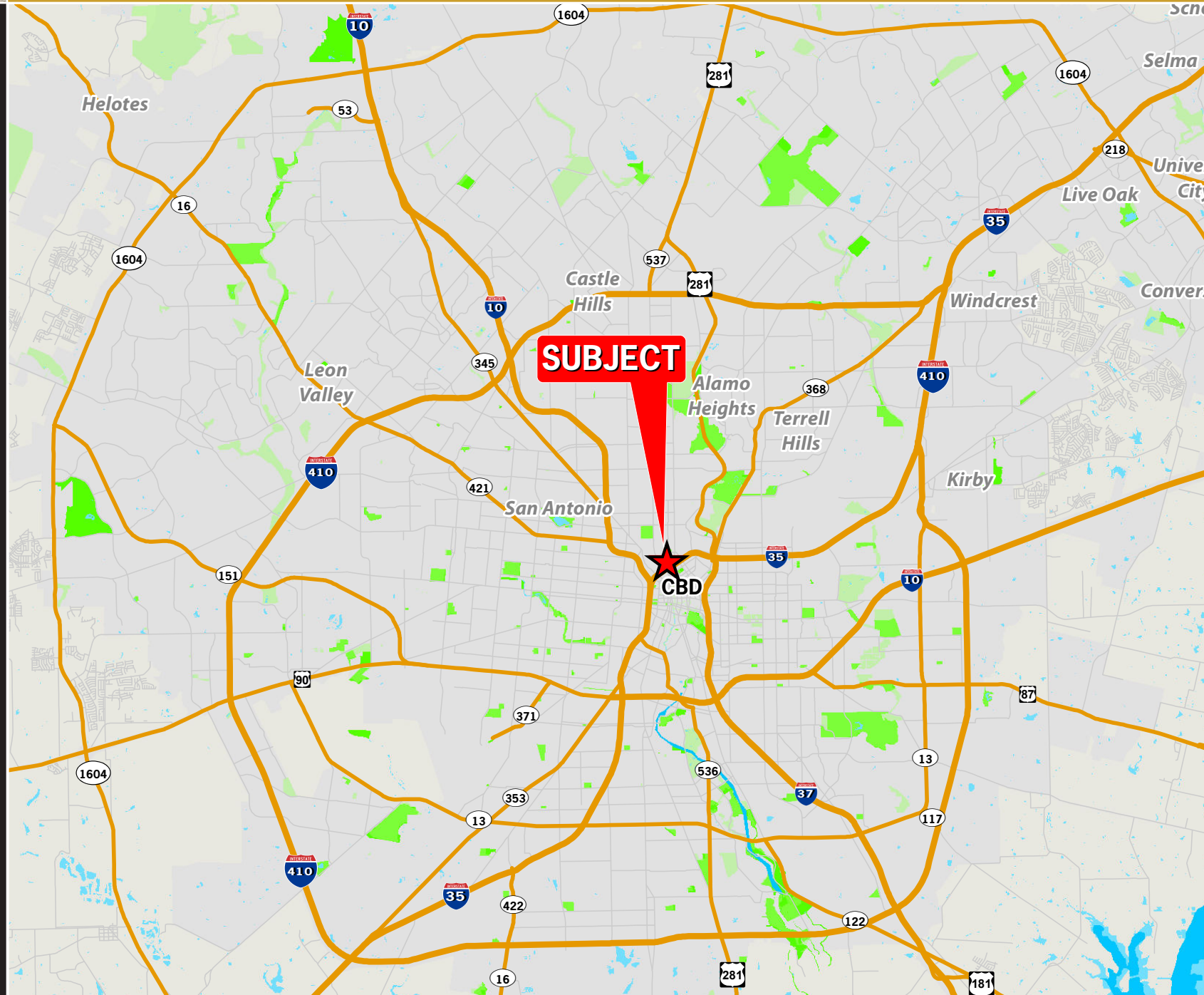


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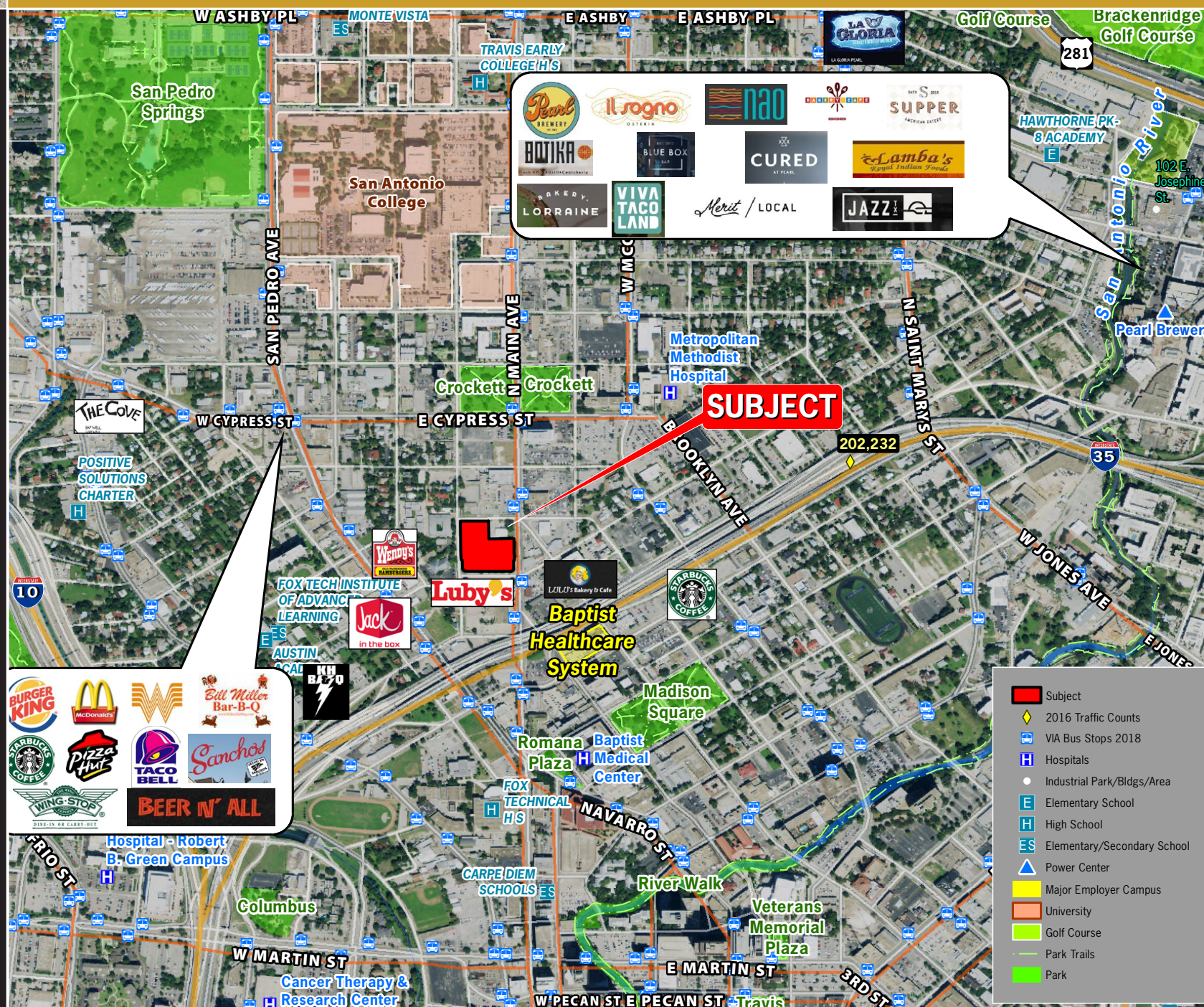


City Location Map





Aerial Map

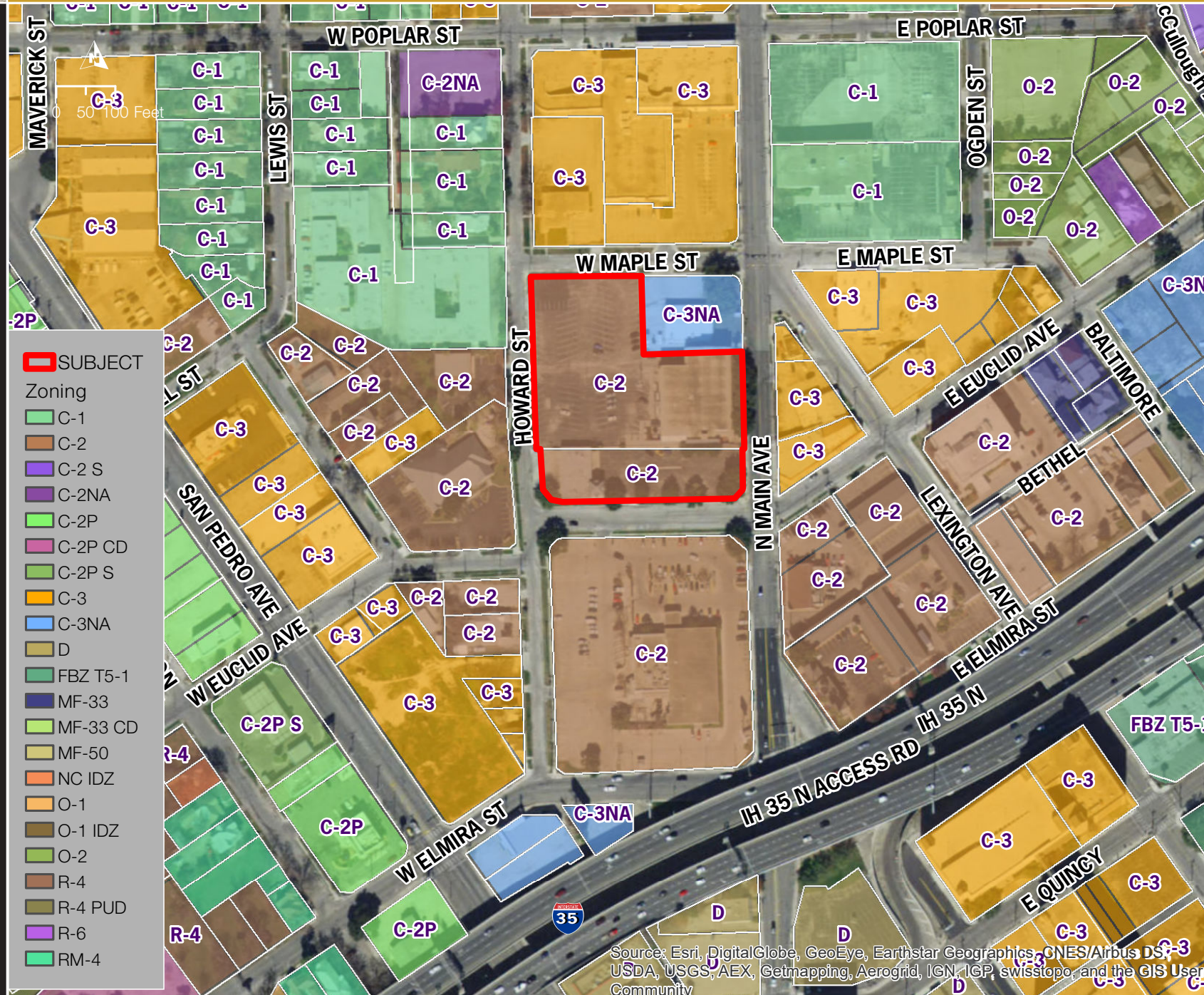


- Subject
- ◆ 2016 Traffic Counts
- VIA Bus Stops 2018
- H Hospitals
- Industrial Park/Bldgs/Area
- E Elementary School
- H High School
- ES Elementary/Secondary School
- ▲ Power Center
- Major Employer Campus
- University
- Golf Course
- Park Trails
- Park

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Zoning Map



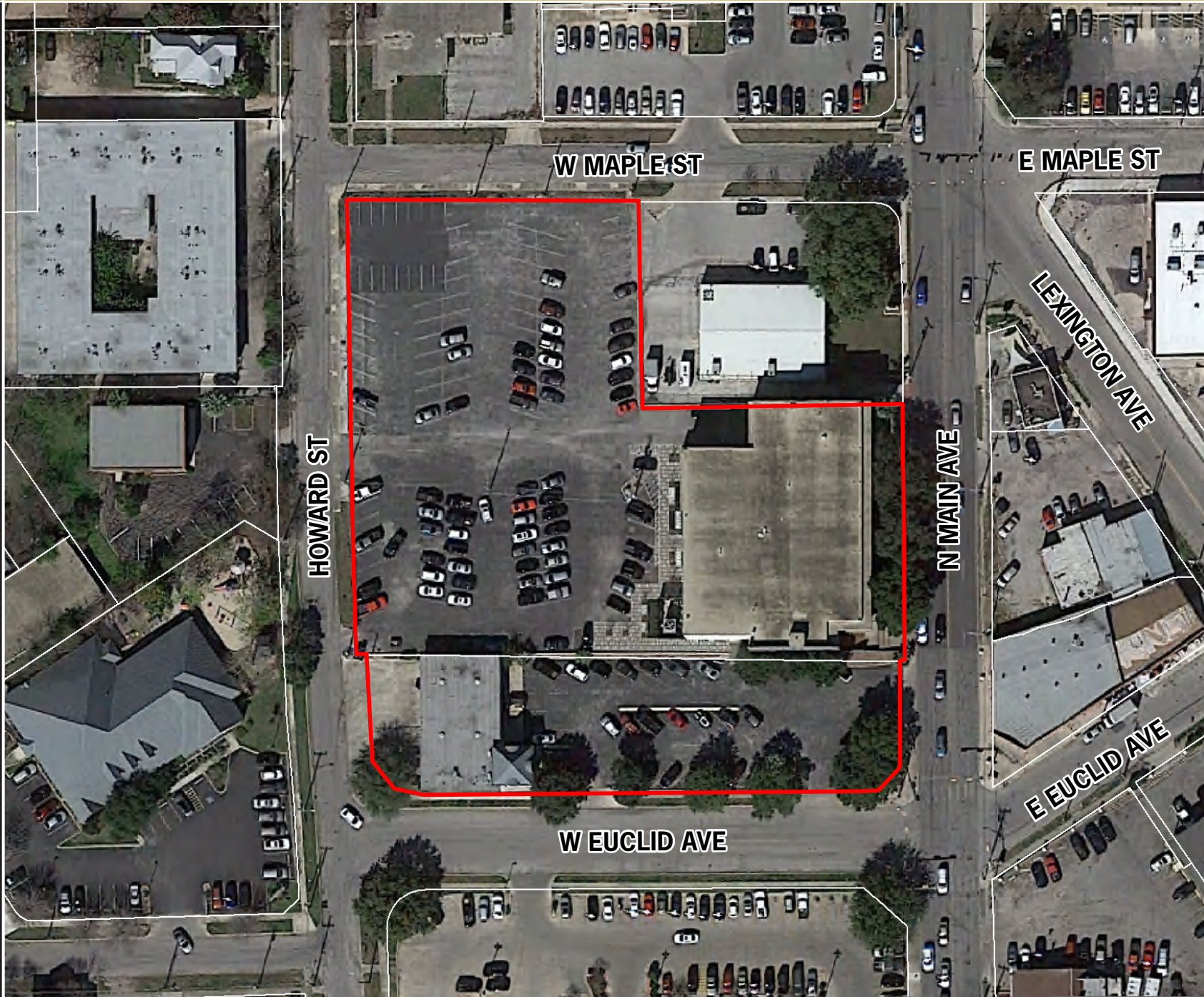
- SUBJECT
- Zoning
- C-1
- C-2
- C-2 S
- C-2NA
- C-2P
- C-2P CD
- C-2P S
- C-3
- C-3NA
- D
- FBZ T5-1
- MF-33
- MF-33 CD
- MF-50
- NC IDZ
- O-1
- O-1 IDZ
- O-2
- R-4
- R-4 PUD
- R-6
- RM-4

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Site Aerial





Photos



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Photos





Property Summary

Address	1017 N Main Ave	Comments
Location	Main and Maple	<ul style="list-style-type: none"> ▪ Excellent visibility
Property Details	46,617 SF Office Building 1.8049 Acres	<ul style="list-style-type: none"> ▪ Quick and easy access to downtown ▪ Minutes from downtown and the courthouse
Legal Description	NCB 381 BLK 4 LOT 1,2,6 THRU 11& S37.9 FT OF 3 & NCB 779 BLK 4, LOTS 1,2,3,4A	<ul style="list-style-type: none"> ▪ Corner location offers convenient ingress and egress ▪ Interesting Mid-Century Modern Architecture
Zoning	C-2	<ul style="list-style-type: none"> ▪ Surface parking free of charge
Year Built	1965	
Floors	3	
Bldg. Class	C	
Road Frontage	164.80	

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Quote Sheet

Square Footage Available	Suite 102 - 7,237 SF Suite 202 - 2,264 SF Suite 300 - 16,458 SF (entire third floor - divisible to 5,000 SF) Note: All above figures in Rentable Square Feet
Base Rental	\$18.50
First Month's Rental	Due upon execution of lease document by Tenant
Add-On Factor	15%
Term	Five (5) to ten (10) years
Improvements	Negotiable
Deposit	Equal to one (1) month's Base Rental (typical)
Financial Information	Required prior to submission of lease document by Landlord
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlord's leasing representative.

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Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important by the Landlord.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.



San Antonio Overview

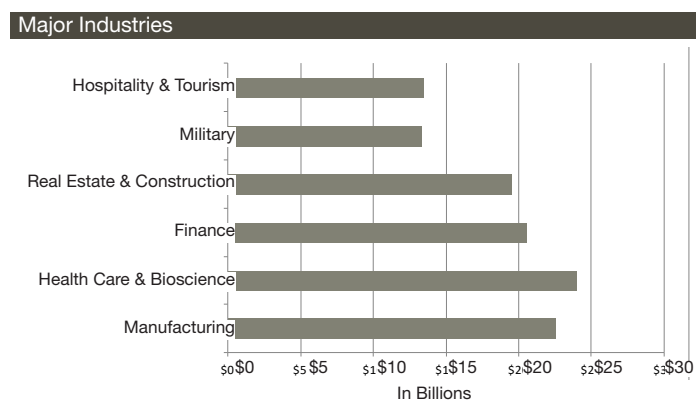
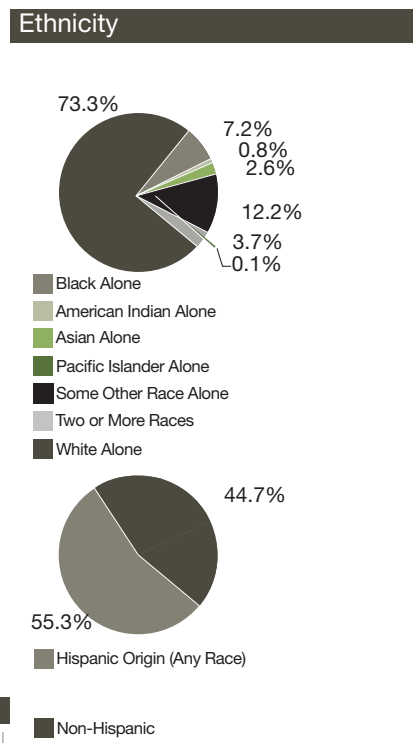
Largest U.S. Cities

1	New York
2	Los Angeles
3	Chicago
4	Houston
5	Phoenix
6	Philadelphia
7	San Antonio
8	San Diego
9	Dallas
10	San Jose

San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2021 Estimate	2,605,310	36.0	930,556
2026 Projection	2,834,097	36.7	1,013,865

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2021 Estimate	\$83,925	\$61,131	\$30,121
2026 Projection	\$93,430	\$67,188	\$33,557



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

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Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2021 & 2026; Fortune



Demographics: 1-Mile

Summary	Census 2010		Census 2020		2022	2027
Population	15,059		16,256		17,160	18,199
Households	5,113		6,889		7,520	8,321
Families	1,763		-		2,324	2,526
Average Household Size	1.87		1.63		1.62	1.59
Owner Occupied Housing Units	964		-		1,222	1,279
Renter Occupied Housing Units	4,150		-		6,298	7,041
Median Age	37.1		-		40.1	40.5
Trends: 2022-2027 Annual Rate	Area		State		National	
Population	1.18%		0.88%		0.25%	
Households	2.04%		0.92%		0.31%	
Families	1.68%		0.96%		0.28%	
Owner HHs	0.92%		1.19%		0.53%	
Median Household Income	4.47%		2.93%		3.12%	
Households by Income	Census 2010		Census 2020		2022	2027
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,775	34.6%	1,775	25.6%	1,507	18.1%
\$15,000 - \$24,999	829	16.2%	829	11.0%	743	8.9%
\$25,000 - \$34,999	718	14.0%	718	9.5%	763	9.2%
\$35,000 - \$49,999	799	15.6%	799	10.6%	894	10.7%
\$50,000 - \$74,999	1,270	24.9%	1,270	16.9%	1,722	20.7%
\$75,000 - \$99,999	835	16.1%	835	11.1%	1,095	13.2%
\$100,000 - \$149,999	611	11.9%	611	8.1%	790	9.5%
\$150,000 - \$199,999	322	6.3%	322	4.3%	433	5.2%
\$200,000+	363	7.1%	363	4.8%	374	4.5%
Median Household Income			\$42,180		\$52,485	
Average Household Income			\$68,177		\$76,447	
Per Capita Income			\$32,132		\$36,799	
Population by Age	Census 2010		Census 2020		2022	2027
	Number	Percent	Number	Percent	Number	Percent
0 - 4	540	3.6%	642	3.7%	705	3.9%
5 - 9	480	3.2%	554	3.2%	580	3.2%
10 - 14	427	2.8%	555	3.2%	568	3.1%
15 - 19	783	5.2%	768	4.5%	777	4.3%
20 - 24	1,655	11.0%	1,526	8.9%	1,645	9.0%
25 - 34	3,158	21.0%	3,232	18.8%	3,344	18.4%
35 - 44	2,297	15.3%	2,503	14.6%	2,671	14.7%
45 - 54	2,140	14.2%	2,271	13.2%	2,373	13.0%
55 - 64	1,542	10.2%	2,149	12.5%	2,135	11.7%
65 - 74	963	6.4%	1,510	8.8%	1,740	9.6%
75 - 84	691	4.6%	953	5.6%	1,133	6.2%
85+	384	2.5%	498	2.9%	531	2.9%
Race and Ethnicity	Census 2010		Census 2020		2022	2027
	Number	Percent	Number	Percent	Number	Percent
White Alone	11,162	74.1%	8,324	51.2%	8,600	50.1%
Black Alone	1,399	9.3%	1,374	8.5%	1,413	8.2%
American Indian Alone	167	1.1%	186	1.1%	194	1.1%
Asian Alone	119	0.8%	302	1.9%	340	2.0%
Pacific Islander Alone	8	0.1%	13	0.1%	13	0.1%
Some Other Race Alone	1,810	12.0%	3,246	20.0%	3,440	20.0%
Two or More Races	394	2.6%	2,811	17.3%	3,160	18.4%
Hispanic Origin (Any Race)	10,368	68.8%	9,142	56.2%	9,731	56.7%
					10,420	57.3%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographics: 3-Mile

Summary	Census 2010		Census 2020		2022	2027
Population	138,653		133,622		133,949	135,670
Households	47,701		50,895		52,029	53,741
Families	28,297		-		28,377	28,841
Average Household Size	2.66		2.42		2.38	2.33
Owner Occupied Housing Units	22,528		-		23,264	23,586
Renter Occupied Housing Units	25,173		-		28,766	30,154
Median Age	33.7		-		35.7	37.1
Trends: 2022-2027 Annual Rate	Area		State		National	
Population	0.26%		0.88%		0.25%	
Households	0.65%		0.92%		0.31%	
Families	0.32%		0.96%		0.28%	
Owner HHs	0.28%		1.19%		0.53%	
Median Household Income	4.09%		2.93%		3.12%	
Households by Income	Census 2010		Census 2020		2022	2027
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	9,684	18.6%	8,038	15.0%	8,038	15.0%
\$15,000 - \$24,999	6,893	13.2%	5,903	11.0%	5,903	11.0%
\$25,000 - \$34,999	5,917	11.4%	5,548	10.3%	5,548	10.3%
\$35,000 - \$49,999	7,169	13.8%	7,172	13.3%	7,172	13.3%
\$50,000 - \$74,999	8,736	16.8%	10,226	19.0%	10,226	19.0%
\$75,000 - \$99,999	4,939	9.5%	5,995	11.2%	5,995	11.2%
\$100,000 - \$149,999	4,449	8.6%	5,517	10.3%	5,517	10.3%
\$150,000 - \$199,999	1,912	3.7%	2,713	5.0%	2,713	5.0%
\$200,000+	2,330	4.5%	2,628	4.9%	2,628	4.9%
Median Household Income			\$41,189		\$50,332	
Average Household Income			\$67,935		\$78,481	
Per Capita Income			\$26,737		\$31,418	
Population by Age	Census 2010		Census 2020		2022	2027
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,517	7.6%	8,985	6.7%	9,032	6.7%
5 - 9	9,337	6.7%	8,521	6.4%	8,239	6.1%
10 - 14	8,805	6.4%	8,059	6.0%	8,050	5.9%
15 - 19	10,794	7.8%	9,585	7.2%	9,522	7.0%
20 - 24	12,481	9.0%	10,762	8.0%	10,802	8.0%
25 - 34	19,888	14.3%	19,792	14.8%	18,439	13.6%
35 - 44	17,376	12.5%	16,331	12.2%	17,334	12.8%
45 - 54	18,485	13.3%	14,918	11.1%	14,968	11.0%
55 - 64	14,462	10.4%	15,643	11.7%	14,889	11.0%
65 - 74	8,294	6.0%	12,186	9.1%	13,383	9.9%
75 - 84	5,590	4.0%	6,439	4.8%	8,103	6.0%
85+	2,626	1.9%	2,726	2.0%	2,908	2.1%
Race and Ethnicity	Census 2010		Census 2020		2022	2027
	Number	Percent	Number	Percent	Number	Percent
White Alone	97,713	70.5%	57,116	42.7%	55,662	41.6%
Black Alone	9,096	6.6%	7,762	5.8%	7,660	5.7%
American Indian Alone	1,794	1.3%	2,049	1.5%	2,058	1.5%
Asian Alone	943	0.7%	1,575	1.2%	1,621	1.2%
Pacific Islander Alone	68	0.0%	104	0.1%	103	0.1%
Some Other Race Alone	24,823	17.9%	29,061	21.7%	29,020	21.7%
Two or More Races	4,217	3.0%	35,955	26.9%	37,825	28.2%
Hispanic Origin (Any Race)	107,842	77.8%	97,188	72.7%	97,970	73.1%
					99,765	73.5%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographics: 5-Mile

Summary	Census 2010		Census 2020		2022		2027	
Population	371,386		357,925		357,924		357,983	
Households	126,441		130,447		132,025		133,669	
Families	82,497		-		80,875		81,120	
Average Household Size	2.79		2.63		2.59		2.56	
Owner Occupied Housing Units	68,473		-		68,268		69,044	
Renter Occupied Housing Units	57,968		-		63,757		64,625	
Median Age	33.7		-		35.5		37.0	
Trends: 2022-2027 Annual Rate	Area		State		National			
Population	0.00%		0.88%		0.25%			
Households	0.25%		0.92%		0.31%			
Families	0.06%		0.96%		0.28%			
Owner HHs	0.23%		1.19%		0.53%			
Median Household Income	3.72%		2.93%		3.12%			
Households by Income			2022		2027			
			Number	Percent	Number	Percent		
<\$15,000			22,547	17.1%	18,666	14.0%		
\$15,000 - \$24,999			17,560	13.3%	15,017	11.2%		
\$25,000 - \$34,999			14,929	11.3%	13,436	10.1%		
\$35,000 - \$49,999			18,897	14.3%	18,009	13.5%		
\$50,000 - \$74,999			23,843	18.1%	26,724	20.0%		
\$75,000 - \$99,999			12,927	9.8%	15,315	11.5%		
\$100,000 - \$149,999			10,942	8.3%	13,603	10.2%		
\$150,000 - \$199,999			4,891	3.7%	6,855	5.1%		
\$200,000+			5,489	4.2%	6,043	4.5%		
Median Household Income			\$42,527		\$51,045			
Average Household Income			\$68,271		\$78,596			
Per Capita Income			\$25,489		\$29,651			
Population by Age	Census 2010		2022		2027			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	28,865	7.8%	24,932	7.0%	24,709	6.9%		
5 - 9	27,423	7.4%	24,704	6.9%	23,692	6.6%		
10 - 14	25,945	7.0%	23,912	6.7%	23,552	6.6%		
15 - 19	29,643	8.0%	25,431	7.1%	24,862	6.9%		
20 - 24	30,049	8.1%	26,753	7.5%	26,320	7.4%		
25 - 34	49,741	13.4%	51,060	14.3%	46,786	13.1%		
35 - 44	45,545	12.3%	42,733	11.9%	45,130	12.6%		
45 - 54	48,736	13.1%	39,099	10.9%	38,610	10.8%		
55 - 64	38,527	10.4%	41,308	11.5%	39,024	10.9%		
65 - 74	22,840	6.1%	32,490	9.1%	35,347	9.9%		
75 - 84	16,349	4.4%	17,738	5.0%	21,634	6.0%		
85+	7,722	2.1%	7,763	2.2%	8,315	2.3%		
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	267,918	72.1%	151,111	42.2%	146,410	40.9%	133,015	37.2%
Black Alone	21,065	5.7%	19,564	5.5%	19,498	5.4%	19,534	5.5%
American Indian Alone	4,217	1.1%	5,400	1.5%	5,400	1.5%	5,585	1.6%
Asian Alone	2,274	0.6%	3,503	1.0%	3,557	1.0%	3,817	1.1%
Pacific Islander Alone	244	0.1%	308	0.1%	306	0.1%	308	0.1%
Some Other Race Alone	64,708	17.4%	77,521	21.7%	77,361	21.6%	79,194	22.1%
Two or More Races	10,960	3.0%	100,518	28.1%	105,392	29.4%	116,531	32.6%
Hispanic Origin (Any Race)	290,150	78.1%	270,853	75.7%	272,387	76.1%	274,023	76.5%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



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.

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 Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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