

OFFICE BUILDING / FOR SALE or LEASE



7809 BROADWAY ST, SAN ANTONIO, TX 78209



9311 San Pedro Ave., Ste. 850
San Antonio, Texas 78216
210.366.2222 office
www.endurasa.com

ALBERT MCNEEL, SIOR
210.918.6397 direct
210.410.4590 mobile
amcneel@endurasa.com

DAVID HELD
210.918.6401 direct
210.846.6666 mobile
dheld@endurasa.com

OFFICE BUILDING

7809 Broadway St, San Antonio, TX 78209

FOR SALE or LEASE

Overview

LOCATION:	North Central Submarket
BUILDING SIZE:	9,409 sf
FLOORS:	2
ASKING PRICE:	\$3,500,000
RENTAL RATE:	\$21.00 NNN

HIGHLIGHTS

- Office building available in the heart of the Alamo Heights area.
- Surrounded by upscale retailers and restaurants.
- High area demographics
- Easy access to US 281/Loop 410 and a short distance from the San Antonio International Airport and Downtown San Antonio/Pearl District.

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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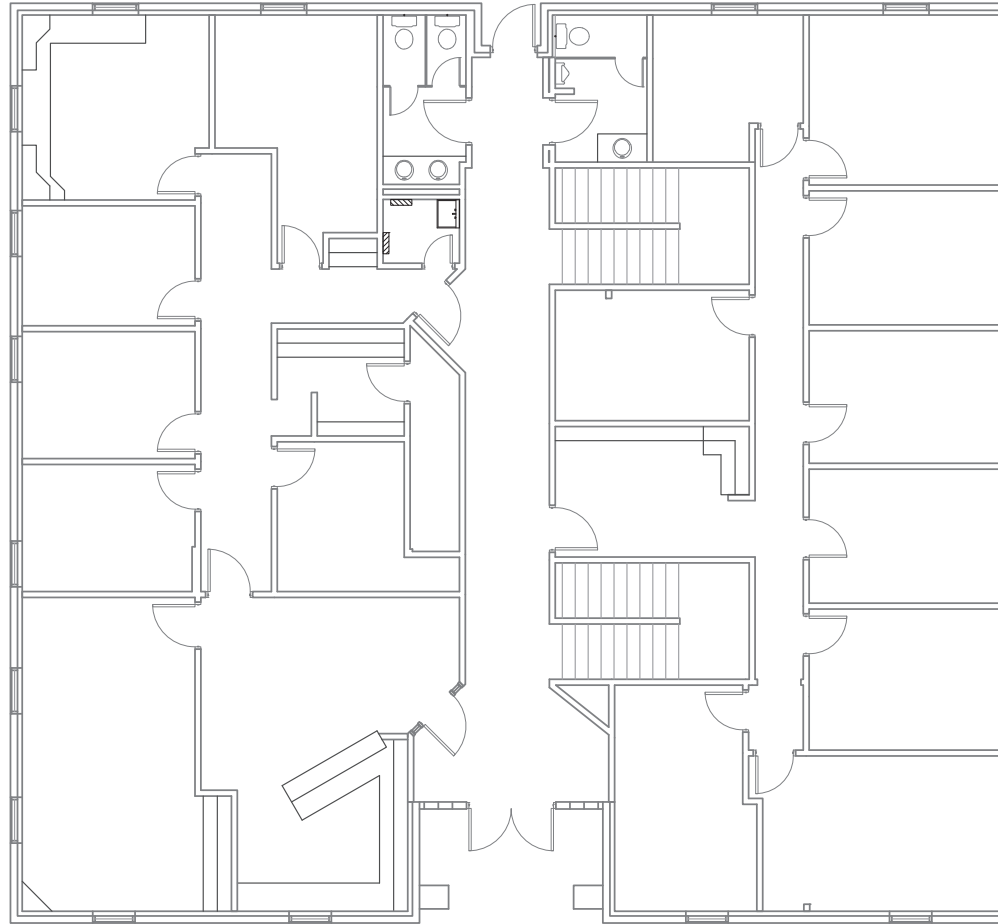
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Level 1

**SUITE 100
VACANT
2,154 SF**



**SUITE 150
VACANT
1,915 SF**

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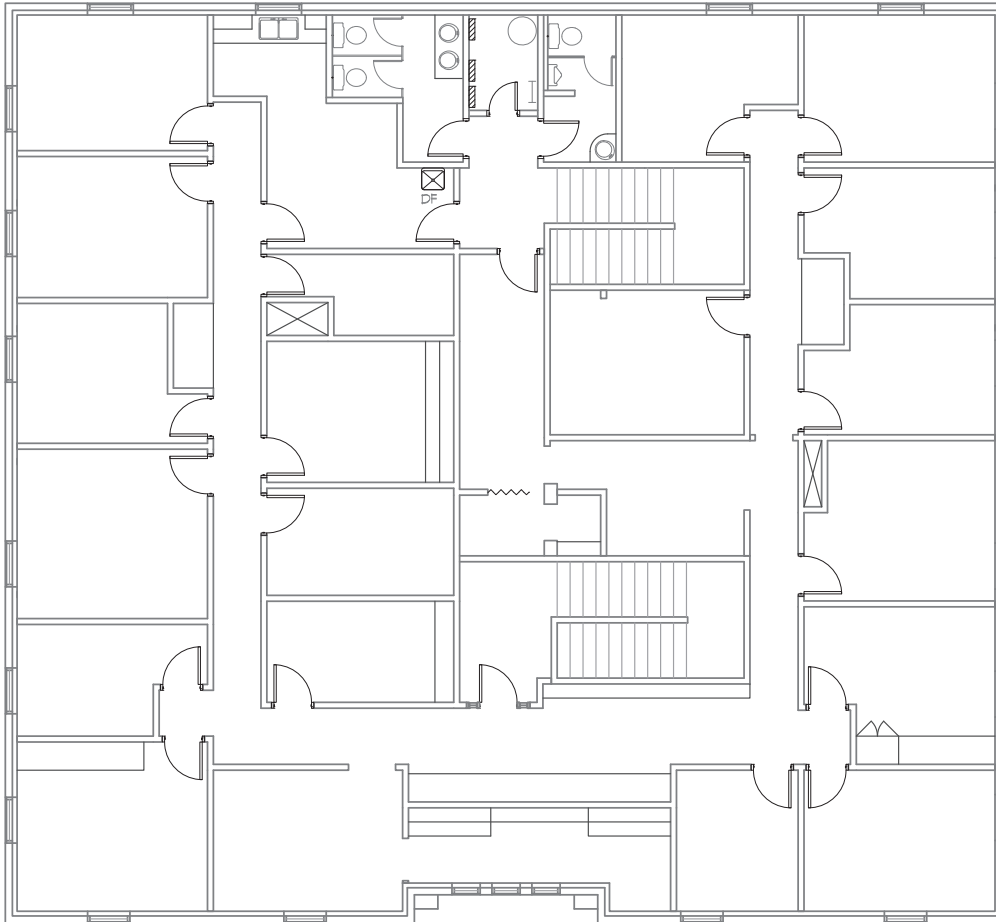
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Level 2



**SUITE 200
VACANT
4,597 SF**

**STORAGE
SUITE S-1
450 SF**

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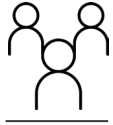
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Demographics



1 MILE

ESTIMATED POPULATION
14,222

ESTIMATED HOUSEHOLDS
6,622

ESTIMATED MEDIAN HOUSEHOLD INCOME
\$70,877

ESTIMATED MEDIAN HOME VALUE
\$437,777

3 MILE

ESTIMATED POPULATION
95,110

ESTIMATED HOUSEHOLDS
40,392

ESTIMATED MEDIAN HOUSEHOLD INCOME
\$62,710

ESTIMATED MEDIAN HOME VALUE
\$330,235

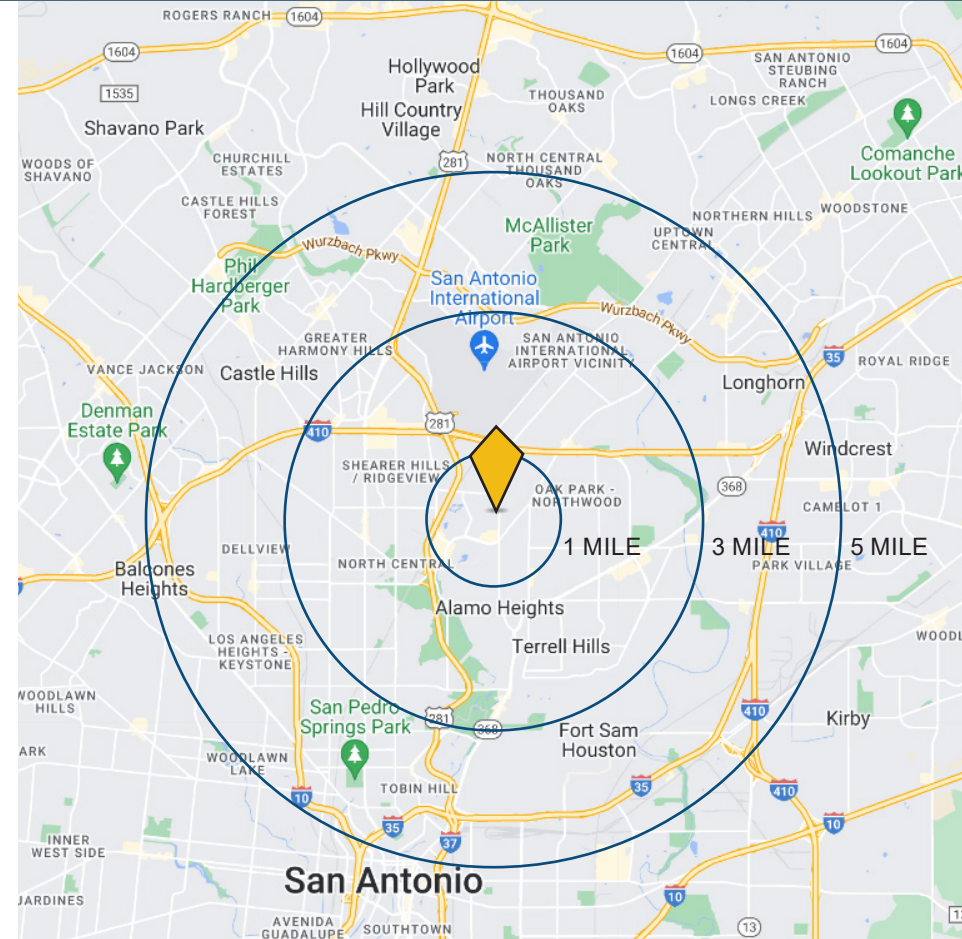
5 MILE

ESTIMATED POPULATION
280,773

ESTIMATED HOUSEHOLDS
117,206

ESTIMATED MEDIAN HOUSEHOLD INCOME
\$53,485

ESTIMATED MEDIAN HOME VALUE
\$243,517



TRAFFIC COUNT

Source: 2024 Costar

HWY 281 @ W SUNSET RD: 126,970 VPD

BROADWAY @ NACOGDOCHES RD: 21,368 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:
 - 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.

Endura Advisory Group, GP, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	581037 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Designated Broker of Firm	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Licensed Supervisor of Sales Agent/ Associate	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
Albert McNeel Sales Agent/Associate's Name	451316 License No.	amcneel@endurasa.com Email	(210) 366-2222 Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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David Held Sales Agent/Associate's Name	319600 License No.	dheld@endurasa.com Email	(210) 366-2222 Phone

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