



CAMBRIDGE SHOPPING CENTER

5800 Broadway | San Antonio, TX 78209

RETAIL PROPERTY AVAILABLE FOR LEASE



OFFERING SUMMARY

| | |
|----------------|---------------|
| Available: | 841-1335 |
| Lot Size: | 1.78 Acres |
| Building Size: | 20,901 SF |
| Zoning: | B1 |
| Market: | Alamo Heights |
| Bay Depth: | 46 to 62 ft |

PROPERTY OVERVIEW

A premier specialty retail center offering an unrivaled leasing opportunity in San Antonio, TX. This high-end property boasts a coveted tenant lineup including Paloma Blanca Mexican Restaurant, Drip Bar, Pilates Addiction, Memory Lane, Olmos Speech & Therapy and Alfredo James Salon representing a diverse range of retail and service offerings. With prime signage opportunities on the pylon sign and building, tenants can showcase their brand in accordance with the current design standards. Positioned in a dynamic location, this space is an ideal destination for businesses seeking to thrive in a vibrant and upscale environment. Don't miss the chance to elevate your brand at 5800 Broadway.

PROPERTY HIGHLIGHTS

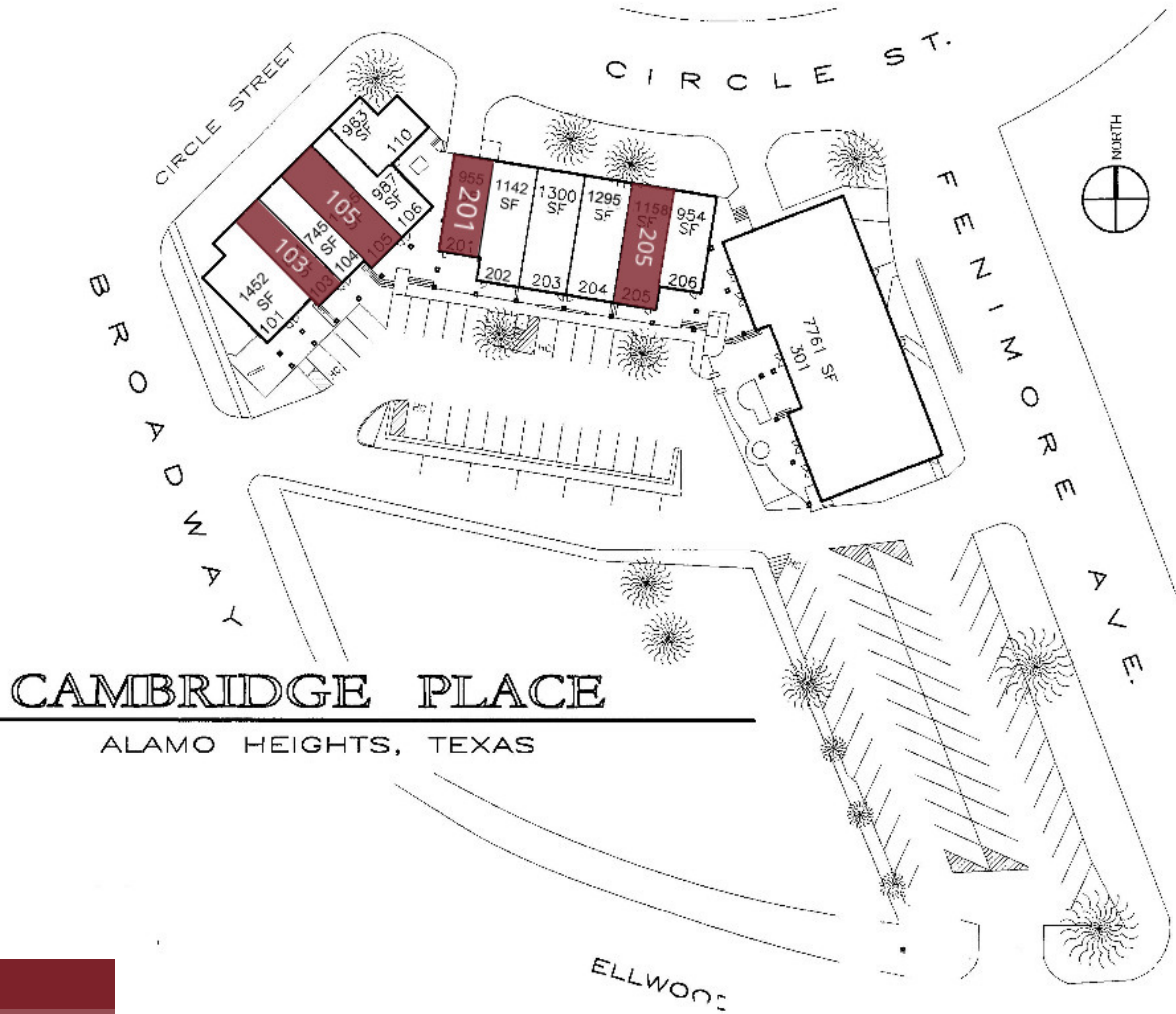
- Suite 103: 841 SF
- Suite 105: 1,335 SF
- Suite 201: 955 SF - Available August 1, 2026
- Suite 205: 1,158 SF - Available July 1, 2026
- Call for Pricing
- Diverse mix of high-end co-tenants
- Signage opportunities on pylon sign and building
- Current design standards for enhanced brand visibility
- Ideal for businesses seeking upscale and vibrant environment
- Perfect leasing opportunity for retail and service providers

RICHARD MCCALED

Broker
210.710.3969
richard@rfmcommercial.com

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CAMBRIDGE PLACE
ALAMO HEIGHTS, TEXAS

LEGEND

Available

AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE | DESCRIPTION |
|-----------|-----------|----------|------|------------------|--------------------------------|
| Suite 103 | Available | 841 SF | NNN | Call for Pricing | Shell Space |
| Suite 105 | Available | 1,335 SF | NNN | Call for Pricing | Former skin care treatment spa |
| Suite 201 | Available | 955 SF | NNN | Call for Pricing | Available August 2026 |
| Suite 205 | Available | 1,158 SF | NNN | Call for Pricing | Available July 1, 2026 |

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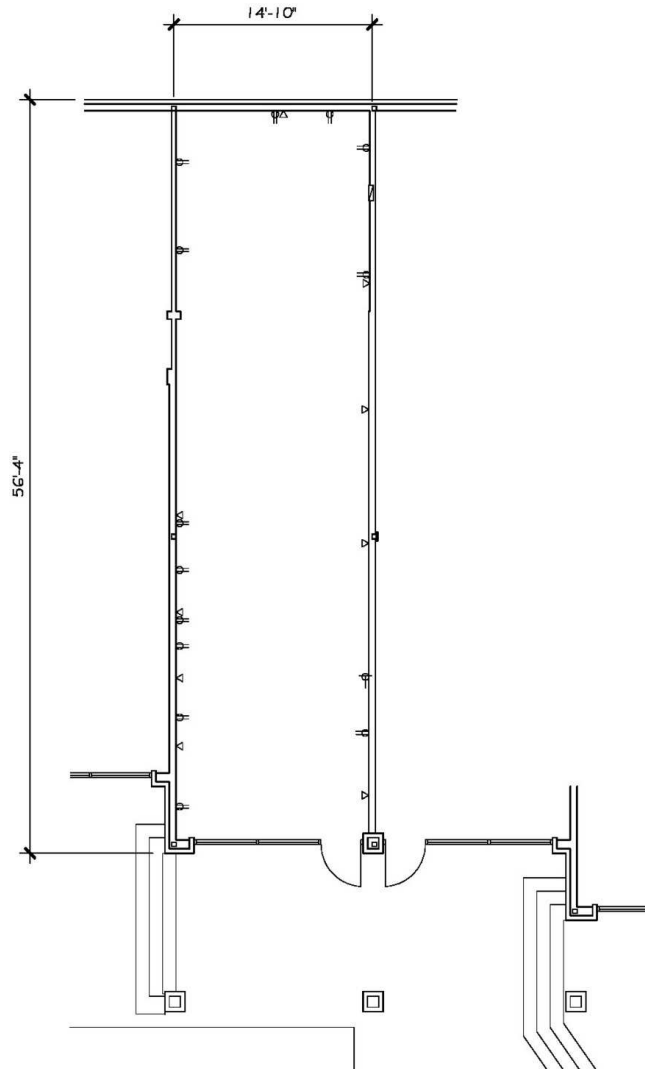
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FLOOR PLAN
5800 BROADWAY #103

PROPOSED 11-7-25
1" = 10'
841 SQ.FT.

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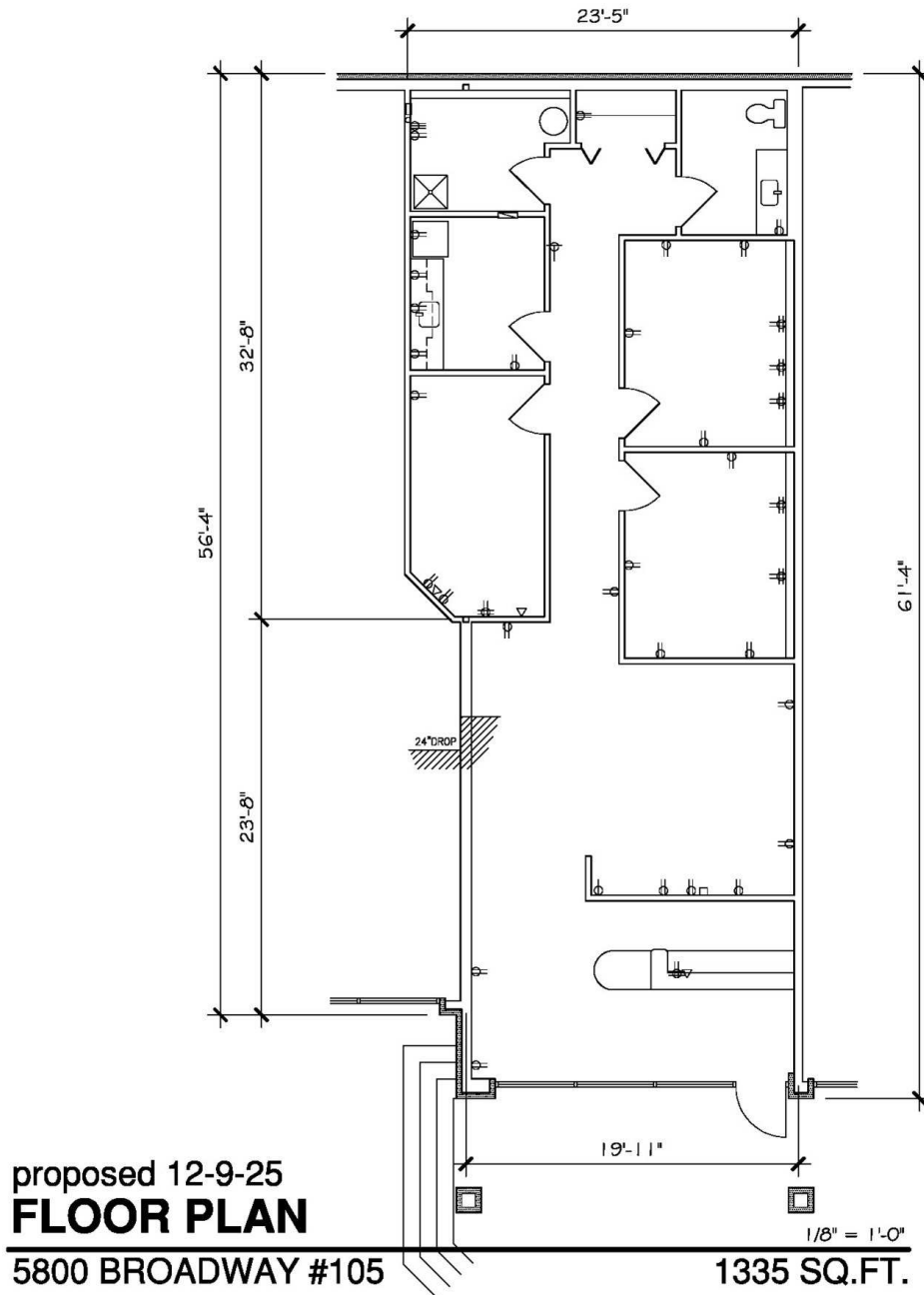
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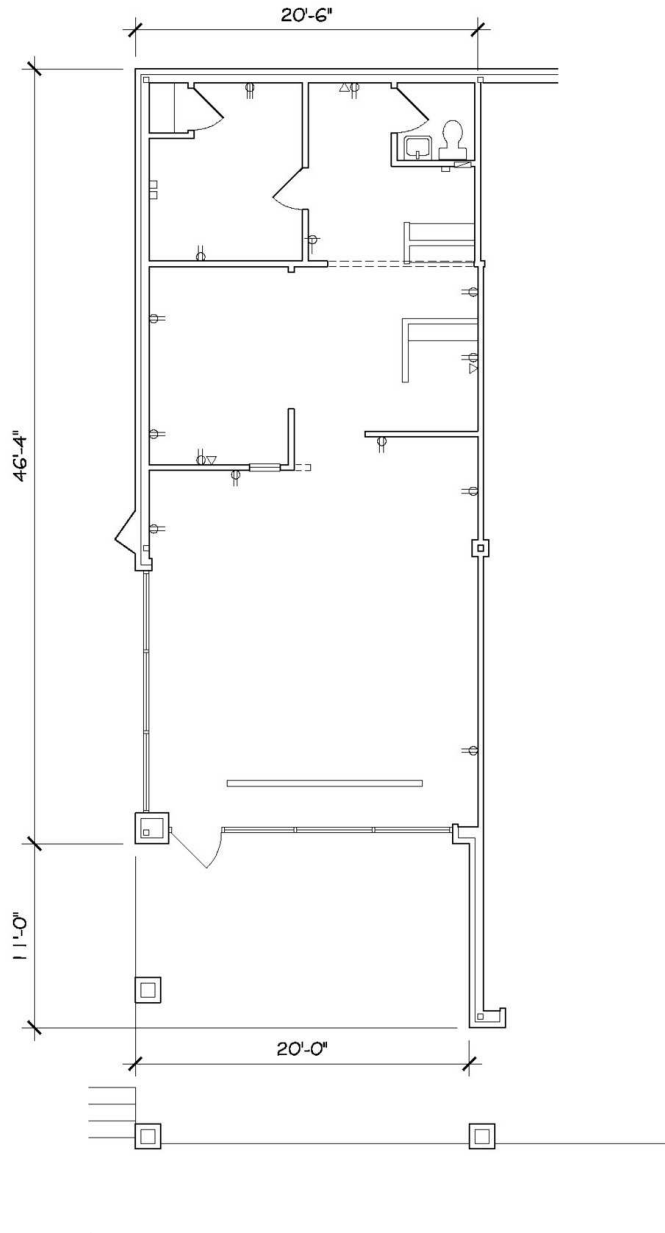
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FLOOR PLAN

5800 BROADWAY #201

4-24-23
1/8" = 1'-0"

955 SQ.FT.

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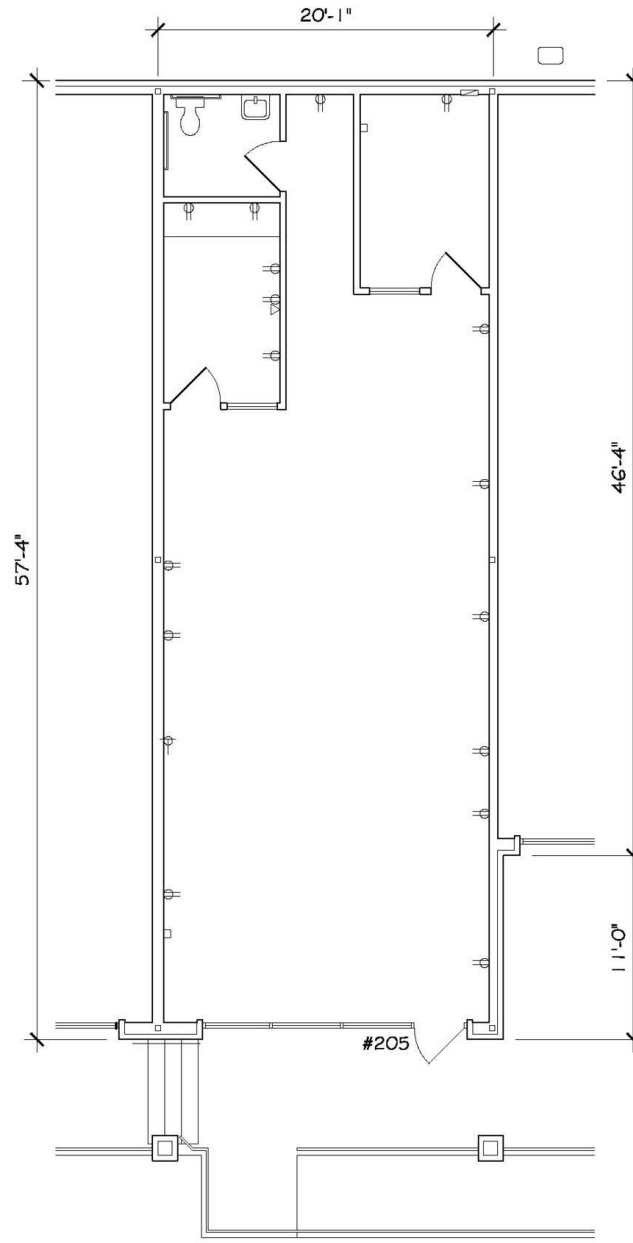
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FLOOR PLAN

5800 BROADWAY #205

10-5-20
1/8" = 1'-0"

1158 SQ.FT.

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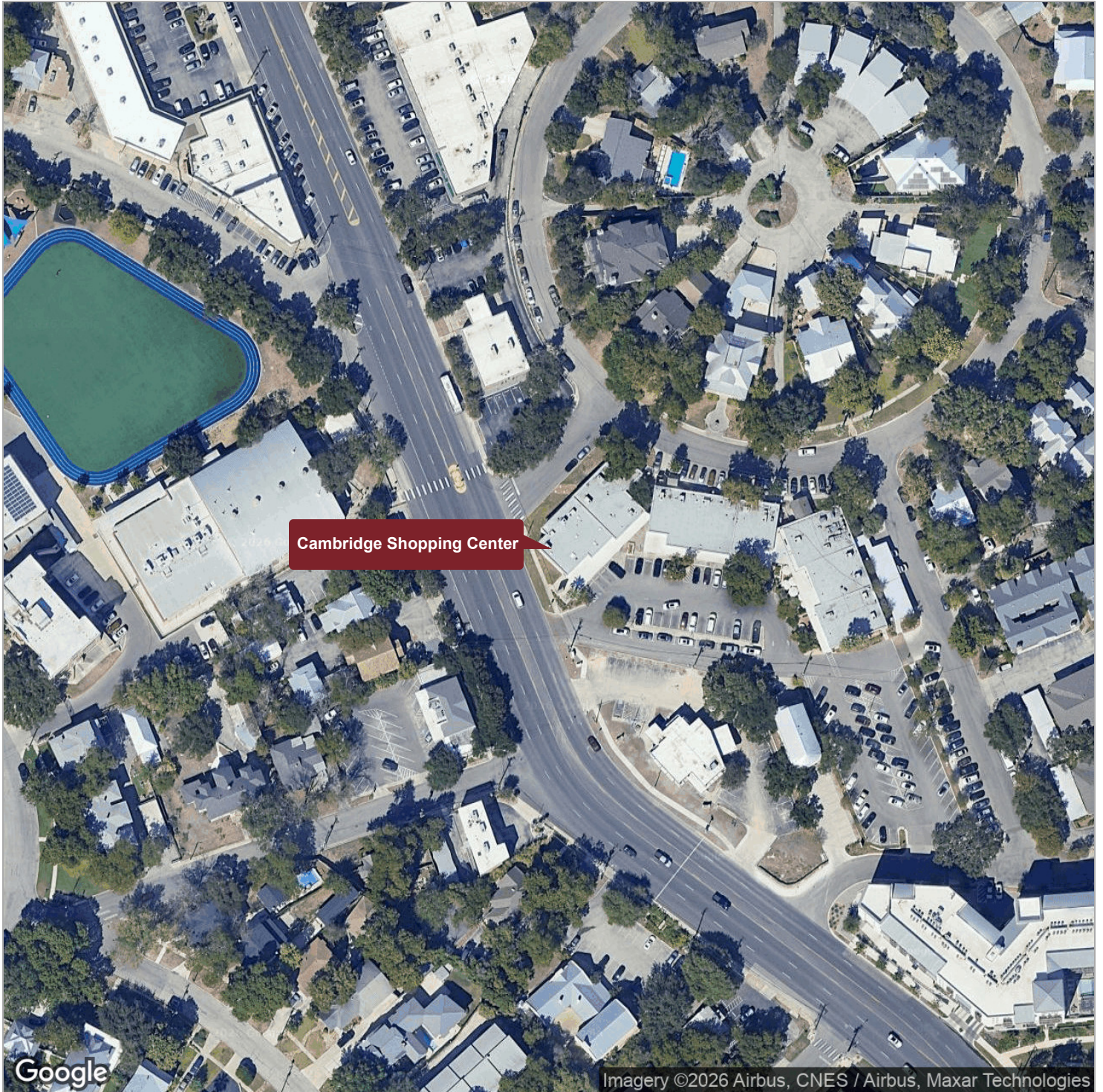
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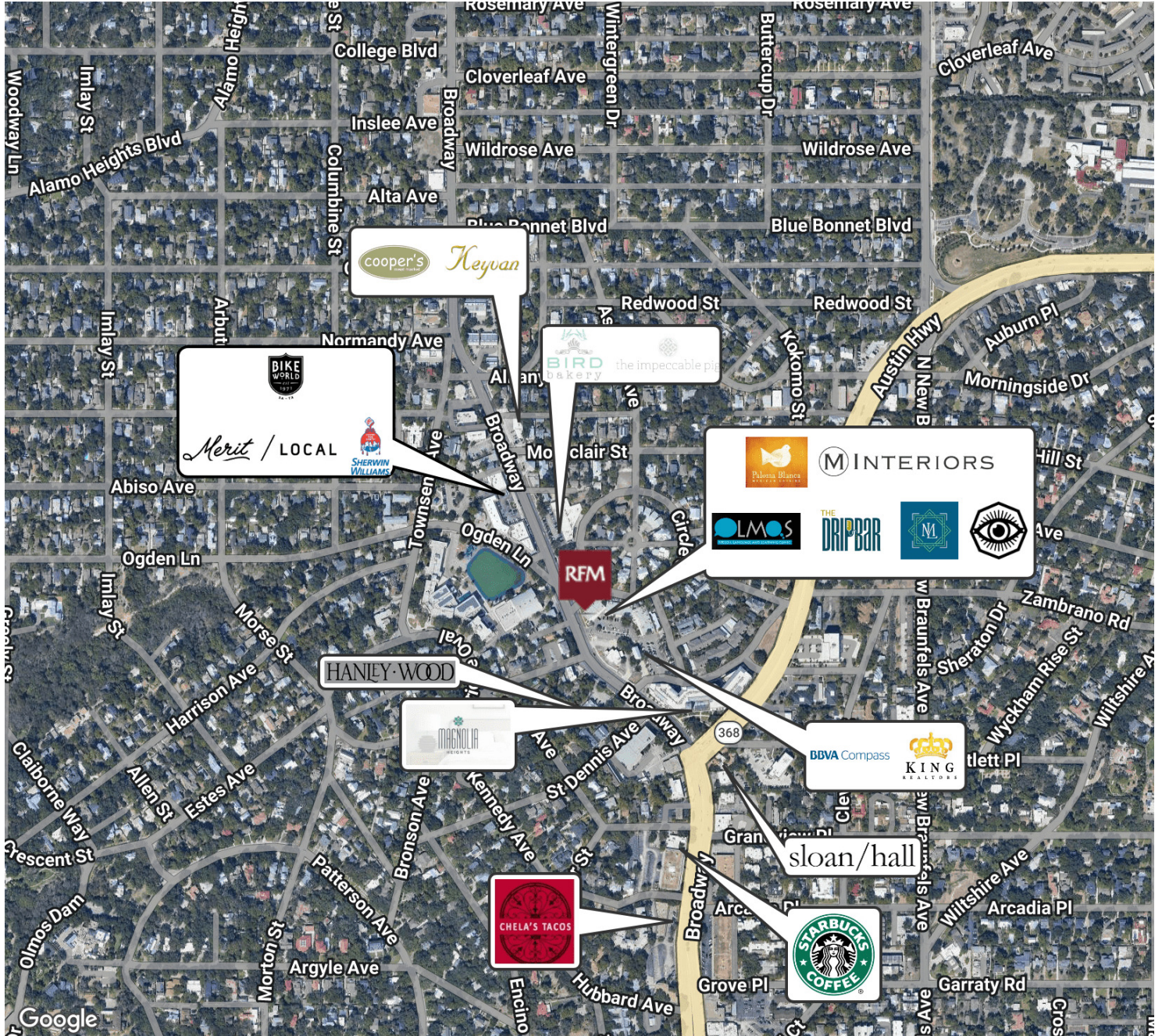
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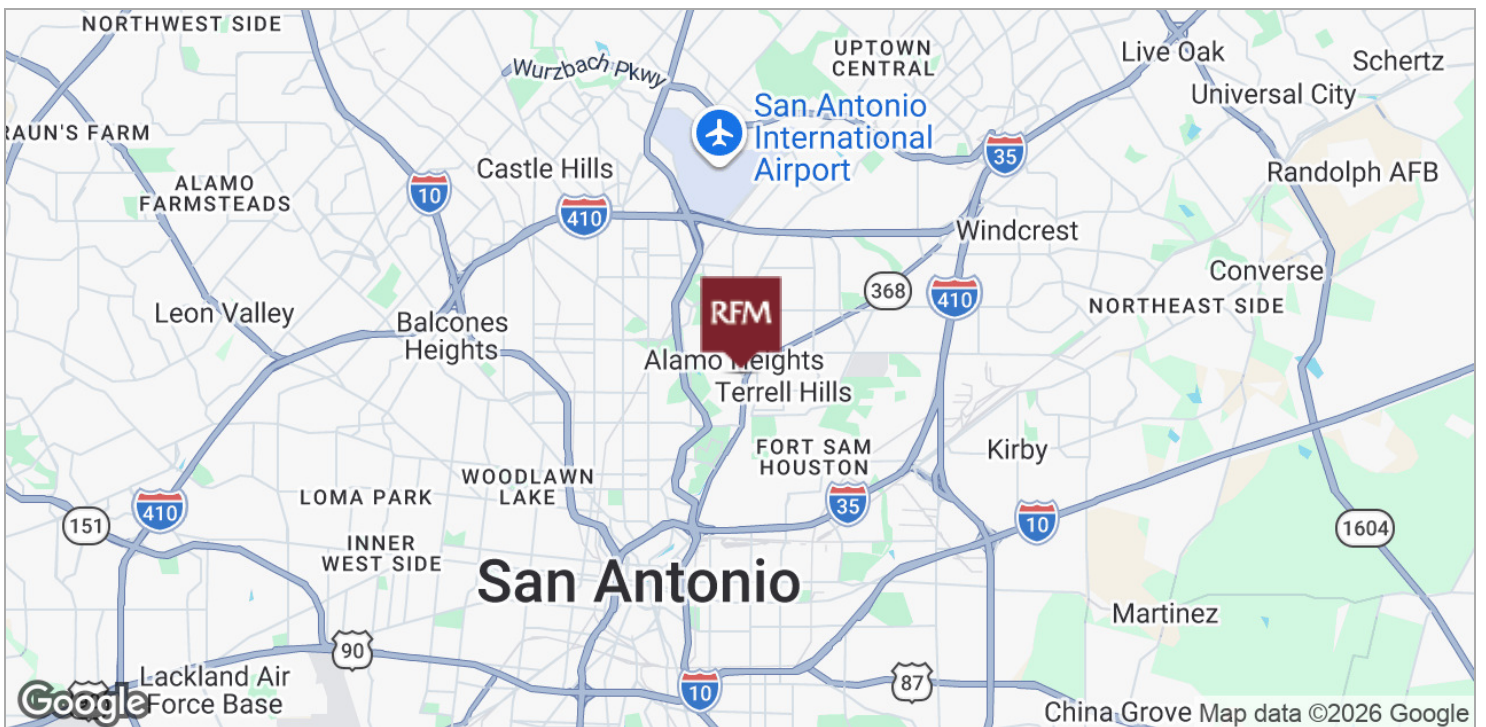
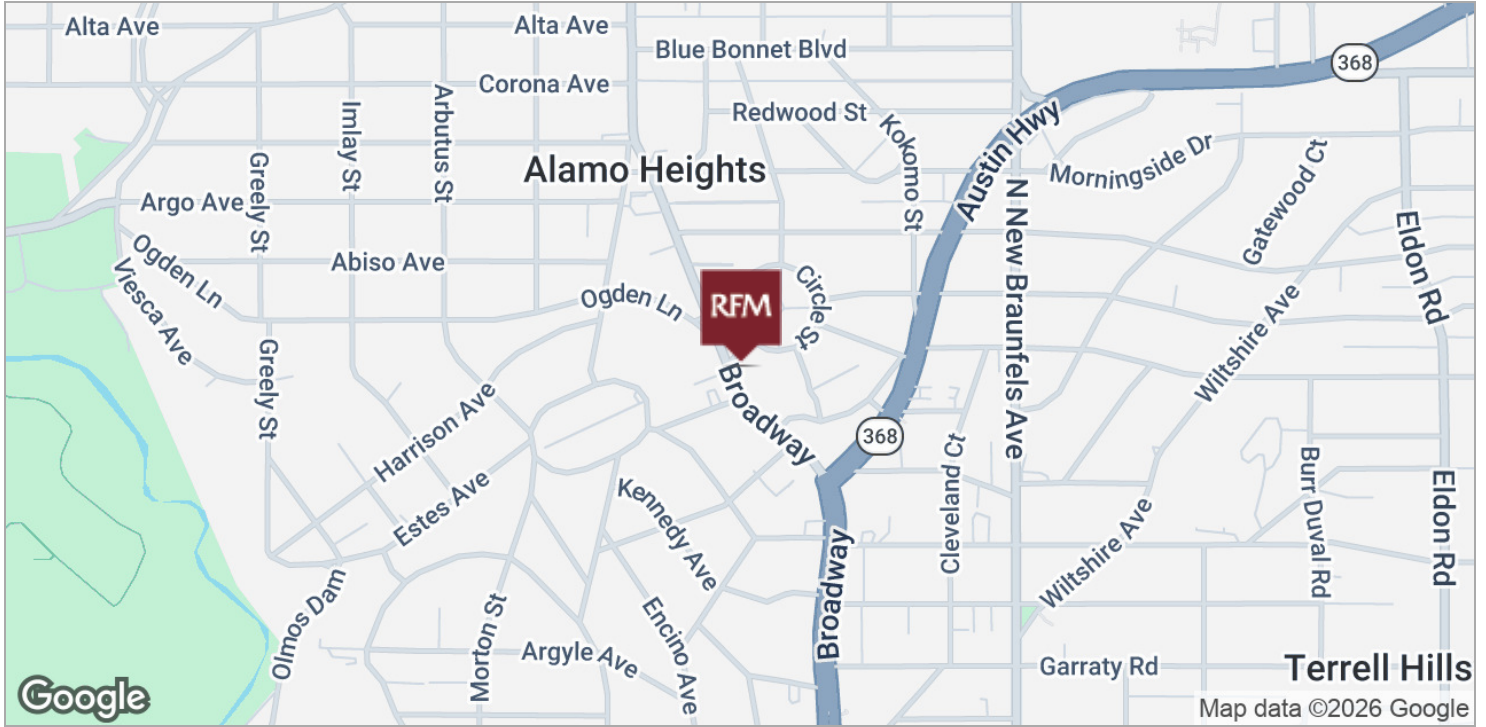
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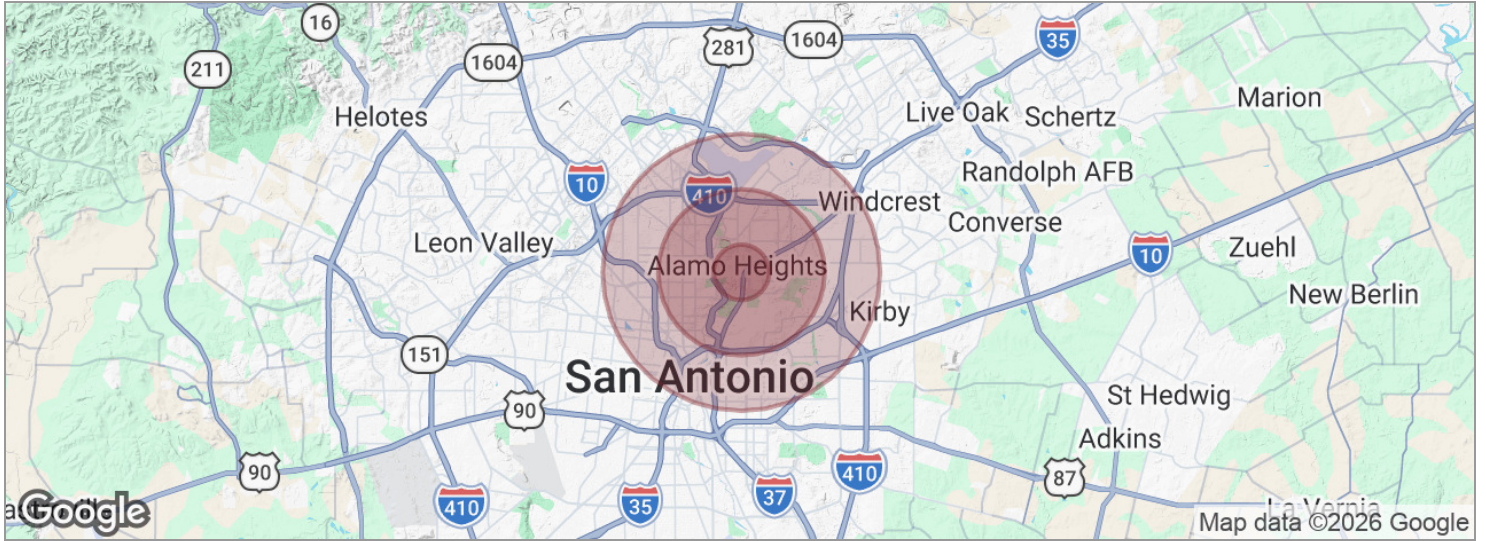
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| | | | |
|---------------------|-----------|-----------|-----------|
| Total population | 11,095 | 91,334 | 271,459 |
| Median age | 42.3 | 37.1 | 35.4 |
| Median age (Male) | 42.3 | 35.6 | 33.6 |
| Median age (Female) | 42.7 | 38.3 | 37.2 |
| <hr/> | | | |
| Total households | 4,923 | 35,980 | 101,810 |
| # of persons per HH | 2.3 | 2.5 | 2.7 |
| Average HH income | \$138,479 | \$86,735 | \$59,768 |
| Average house value | \$198,105 | \$240,190 | \$156,877 |

* Demographic data derived from 2020 ACS - US Census

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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.

2-10-2025



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' 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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| 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