

FOR SALE OR LEASE

CBRE

SOUTH TEXAS
MEDICAL & DENTAL
PROFESSIONALS
DIGITAL
TENANT
SIGNAGE

2020

**2020 BABCOCK RD
SAN ANTONIO, TX 78229**

PROPERTY HIGHLIGHTS

2020 Babcock Rd | 78229

Located in the heart of the San Antonio Medical Center, 2020 Babcock is a prime medical office building and has been a staple for medical practices and their patients since 1985. This well-maintained property offers a convenient location, ample parking, and recently renovated common areas. Ideal for buyer occupancy or hospital system partnership practices, 2020 Babcock provides easy access to Loop 410, IH-10, and Wurzbach Pkwy and a variety of nearby amenities.

KEY FEATURES:

- » Convenient Location: Situated in the San Antonio Medical Center
- » Recently Renovated: Upgraded common areas and building systems, including new HVAC units, a digital sign, and a key fob security system.
- » Medical Office & Dentistry: Ideal for a variety of medical and dental practices.
- » Second Gen Vacancies: Available spaces suitable for new tenants.
- » Walkable Amenities: Located near retail and restaurants, including Dunkin Donuts, Dutch Brothers Coffee, and Jimmy Johns Sandwich.
- » Owner-Occupied: Well-maintained by the owner, ensuring the building's integrity.
- » Digital Signage: Located in the front of the building, facing Babcock Rd for tenant marketing use.

RENTAL RATES

- » \$15.00/SF/YR/Base
- » \$11.00/SF/YR/Estimated OPEX

SALES PRICE

- » Contact Broker



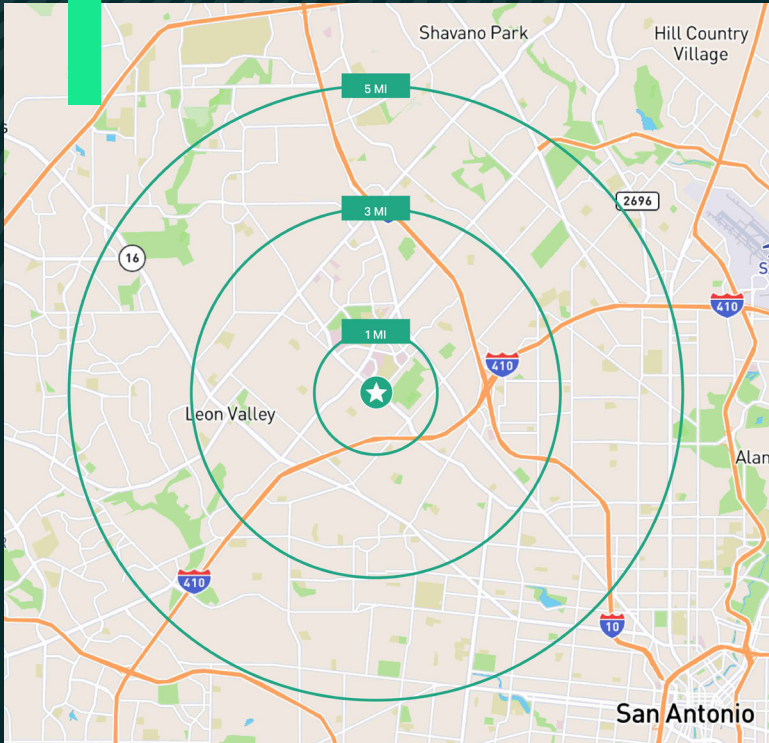
Address	2020 Babcock Rd San Antonio, TX 78229
Land Area	1.83 AC
Building Size	34,426 SF
Year Built	1985
Parking Ratio	5.00/1000
Occupancy	32%

AERIAL VIEW

2020 Babcock Rd | 78229



DEMOGRAPHICS



	1 mi.	3 mi.	5 mi.
2024			

2024 Average Household Income	\$64,646	\$68,841	\$77,229
2029 Average Household Income	\$71,587	\$78,075	\$87,807
2024 Median Household Income	\$44,303	\$51,868	\$55,912
2029 Median Household Income	\$48,937	\$56,717	\$62,118

HOUSEHOLDS			
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2010 Households - Census	6,799	58,779	142,041
2020 Households - Census	7,668	63,911	151,579
2024 Households - Current Year Estimate	7,896	64,185	150,767
2029 Households - Five Year Projection	7,971	64,448	151,047

POPULATION			
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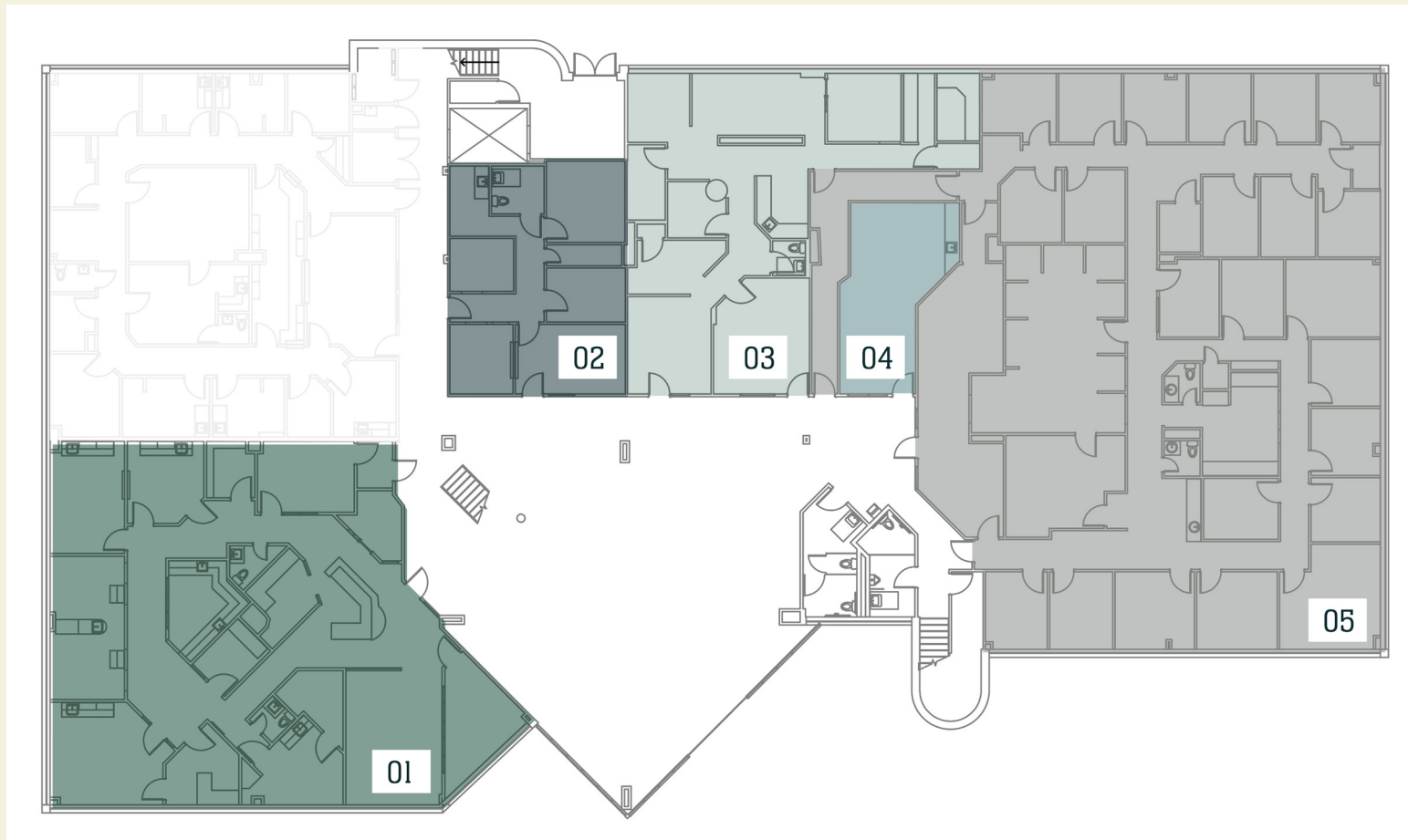
2010 Population - Census	13,542	135,828	361,000
2020 Population - Census	15,234	146,646	375,405
2024 Population - Current Year Estimate	15,317	144,592	367,531
2029 Population - Five Year Projection	15,257	143,054	362,596

PLACE OF WORK			
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2024 Businesses	1,346	7,474	15,137
2024 Employees	45,226	116,979	203,506
Healthcare Occupation	1,136	8,047	19,446
Healthcare Industry	1,579	12,281	28,069

FLOOR PLAN

FIRST FLOOR



01 Suite 10
3,789 SF

02 Suite 14*
1,039 SF

03 Suite 15*
1,959 SF

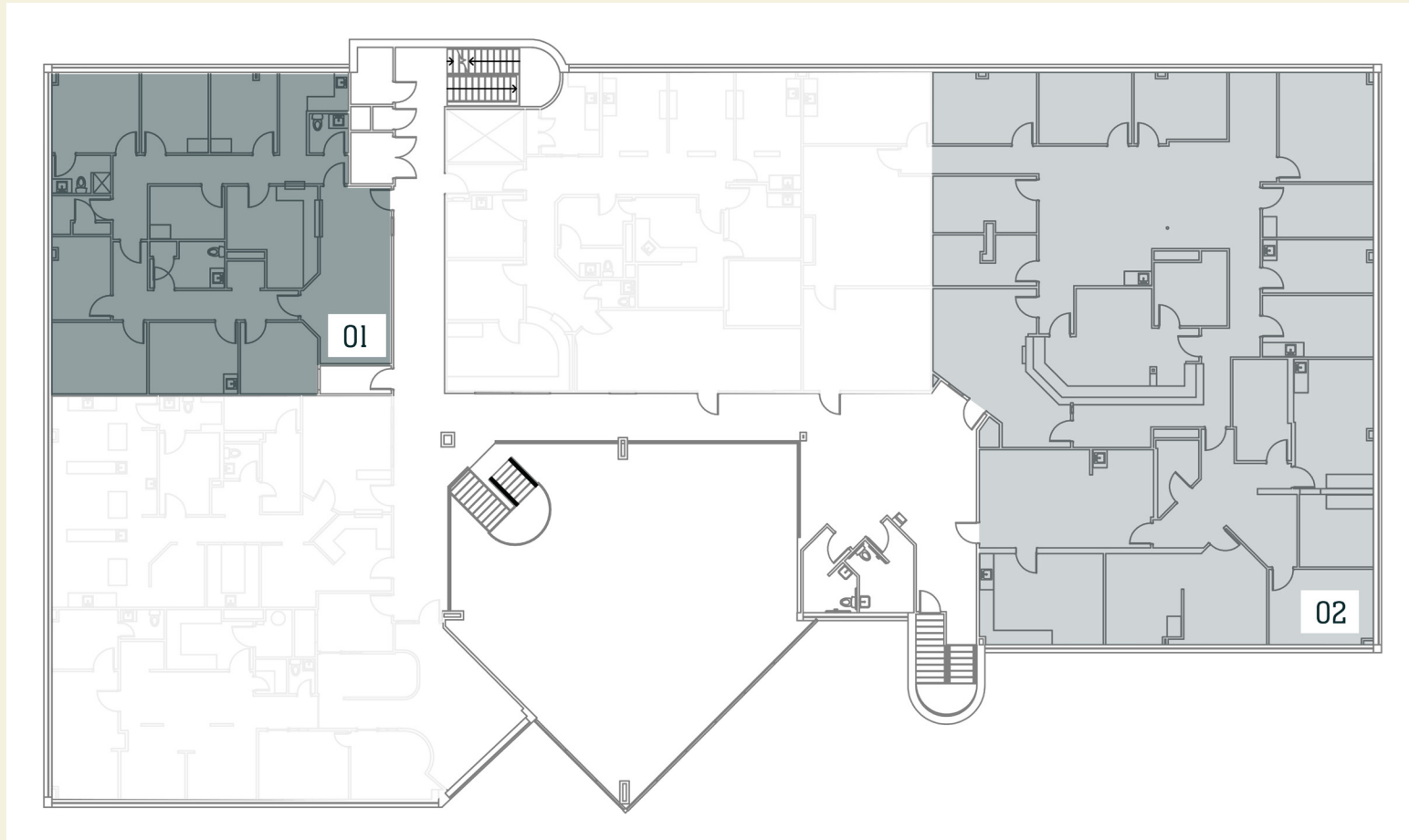
04 Bldg Conf Room*
472 SF

05 Suite 19*
6,747 SF

*CONTIGUOUS TO 10,217 SF

FLOOR PLAN

SECOND FLOOR



01 Suite 24
2,778 SF

02 Suite 30**
6,437 SF

**BUILDING CONTIGUOUS TO 16,654 SF

PROPERTY PHOTOS



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CONTACT US

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.

CBRE, Inc.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

Jeremy McGown

Designated Broker of Firm

John Moake

Licensed Supervisor of Sales Agent/Associate

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Buyer/Tenant/Seller/Landlord Initials

Date

