

12415 BANDERA RD,
HELOTES, TX 78023

RETAIL
CONDOMINIUM
FOR SALE: UNIT 208
±1,500 SF



AMANDA CONCHA

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CORE
COMMERCIAL

ABOUT THIS PROPERTY:

FOR SALE



Unit 208 is a ±1,500 square foot retail condominium currently occupied by Vertica Fitness, a boutique gym concept serving the Helotes and Northwest San Antonio community. The space is built out for fitness use, offering an efficient layout ideal for studio-style training, personal coaching, or wellness services.

Located along the highly trafficked Bandera Road corridor, the property benefits from strong visibility and consistent consumer traffic generated by surrounding residential neighborhoods and established retail centers. This unit presents an opportunity to acquire a stabilized retail condo in a growing suburban market with strong demographics and continued population expansion.

AVAILABLE NOW:

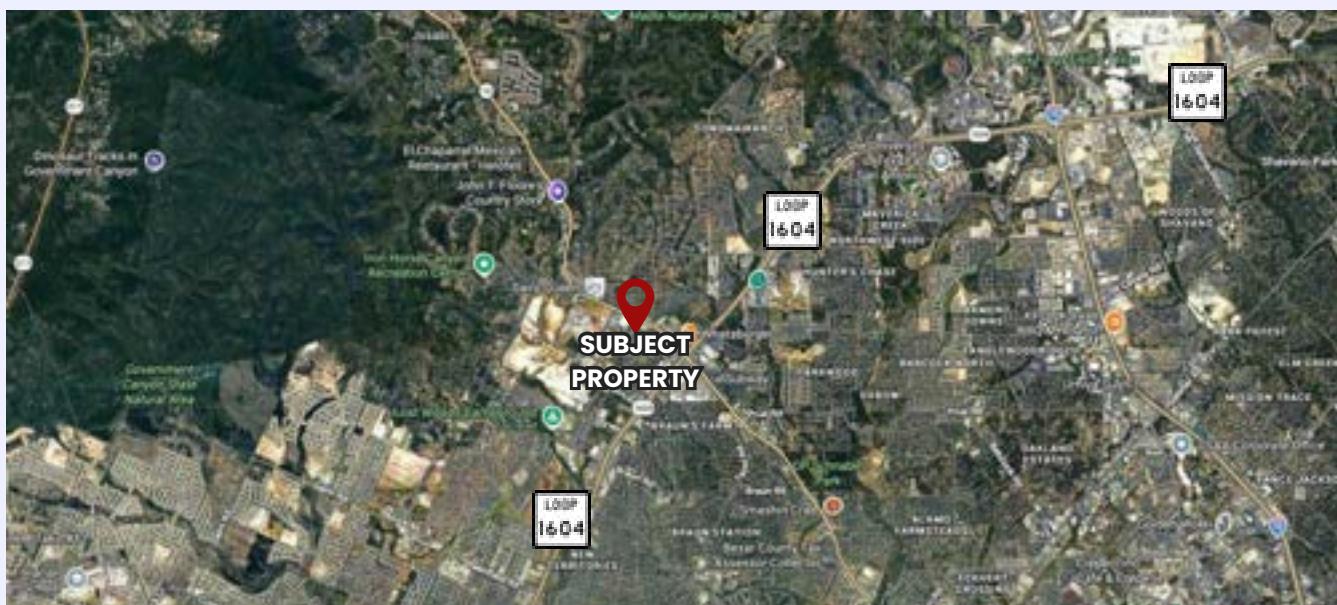
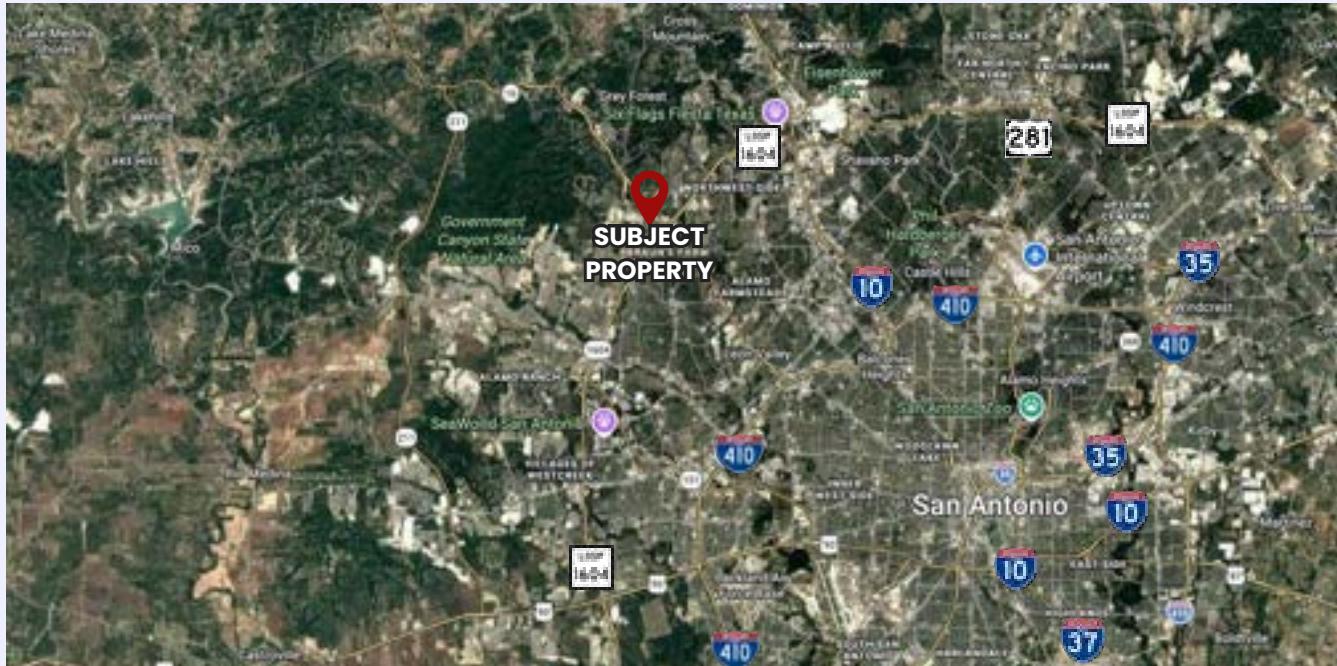
- UNIT 208 – VERTICA FITNESS: ±1,500 SF FITNESS STUDIO
- LOCATED IN A HIGH-TRAFFIC AREA ON BANDERA RD. ≈ 28,562 VEHICLES PER DAY NEAR SITE

THE CENTER BOASTS A DIVERSE TENANT MIX, INCLUDING:



REGIONAL CONNECTIVITY OVERVIEW

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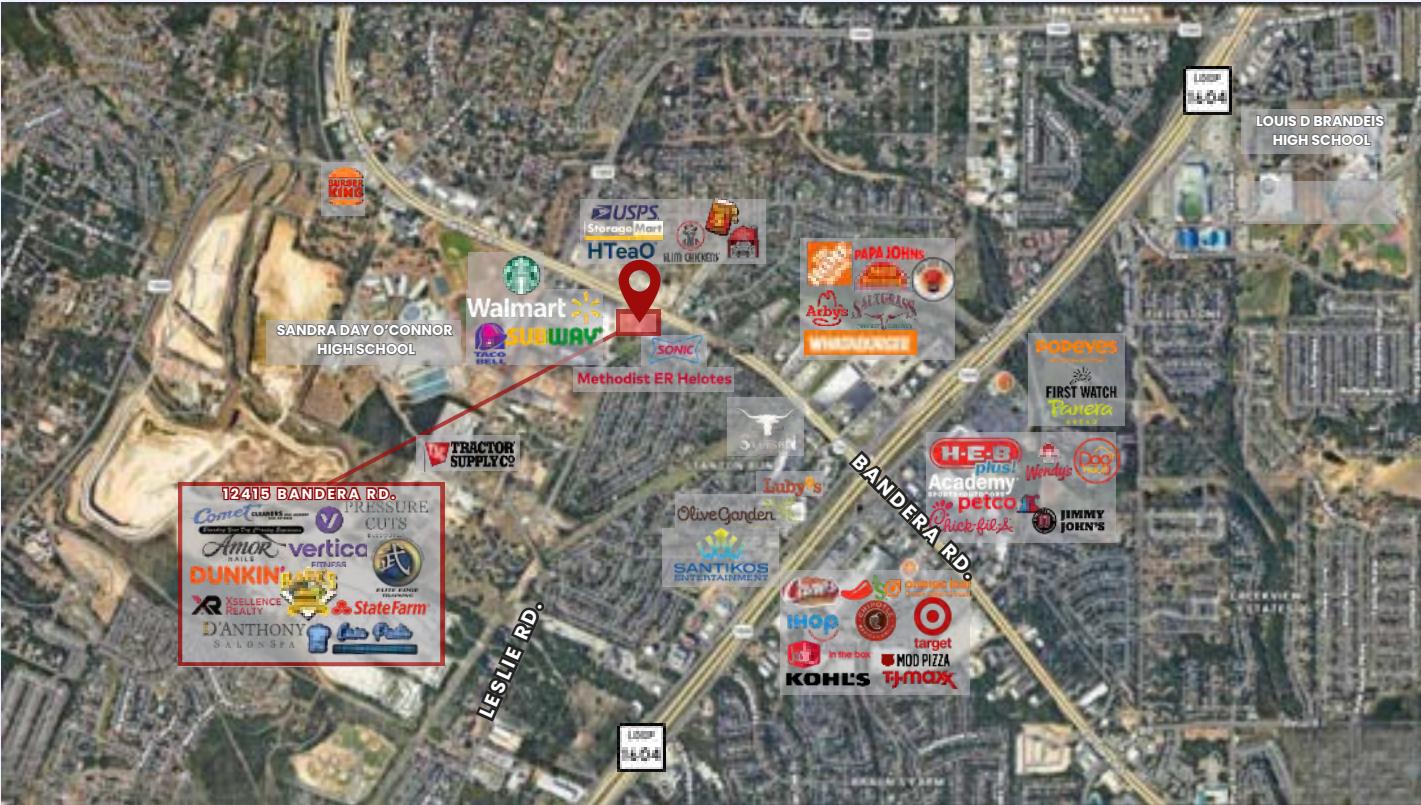


HIGHWAY PROXIMITY

- FRONTAGE ALONG BANDERA ROAD (FM 1560), A MAJOR RETAIL CORRIDOR
- APPROXIMATELY 2 MILES FROM LOOP 1604
- APPROXIMATELY 6 MILES FROM IH-10
- APPROXIMATELY 10 MILES FROM LOOP 410
- DIRECT ACCESS TO NORTHWEST SAN ANTONIO AND SURROUNDING SUBURBAN COMMUNITIES

MAP OF TRADE AREA

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WALMART SUPERCENTER ADJACENT TO CENTER ON BANDERA RD.



H-E-B PLUS! 1604 & BANDERA ≈ 1.1 MILES FROM SITE

TRAFFIC COUNT

- BANDERA RD. 28,562 VEHICLES PER DAY
- LESLIE 10,062 VEHICLES PER DAY
- FM 1560: 13,413 VEHICLES PER DAY
- 1604 NEAR SITE: 68,488 VEHICLES PER DAY

NEARBY BUSINESSES

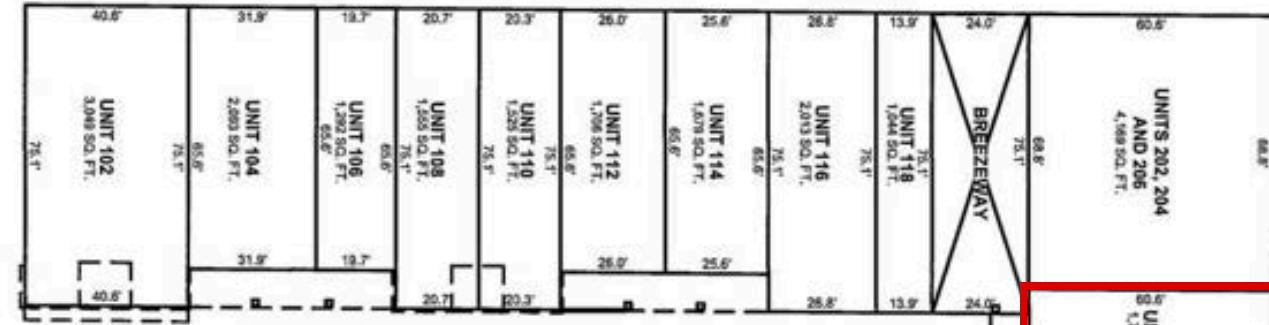
- H-E-B PLUS!
- WALMART SUPERCENTER
- TARGET
- HOME DEPOT
- LOWE'S
- STARBUCKS
- CHICK-FIL-A
- WHATABURGER
- MCDONALD'S
- CVS & WALGREENS
- LA FITNESS
- UTSA 4.5 MILES AWAY
- LOCAL RESTAURANTS, MEDICAL OFFICES, AND NEIGHBORHOOD RETAIL THROUGHOUT HELOTES



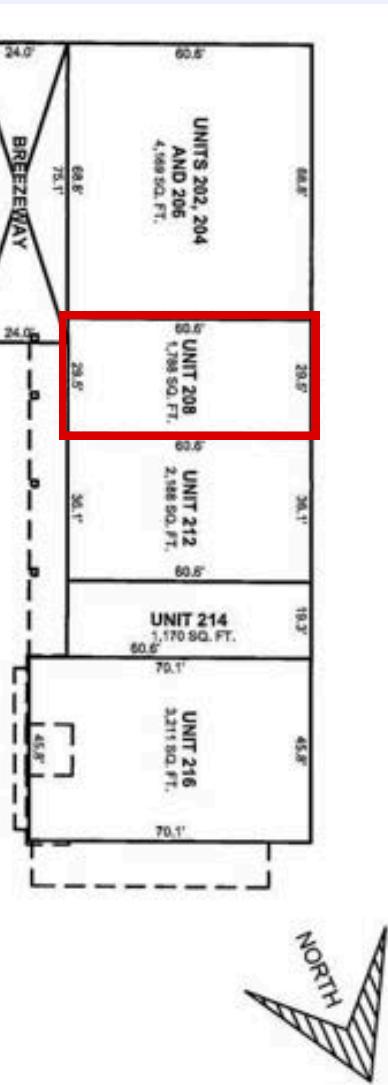
SANTIKOS SILVERADO ≈ 1 MILE FROM SITE

SITE PLAN

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UNIT 208: \pm 1,500 SF

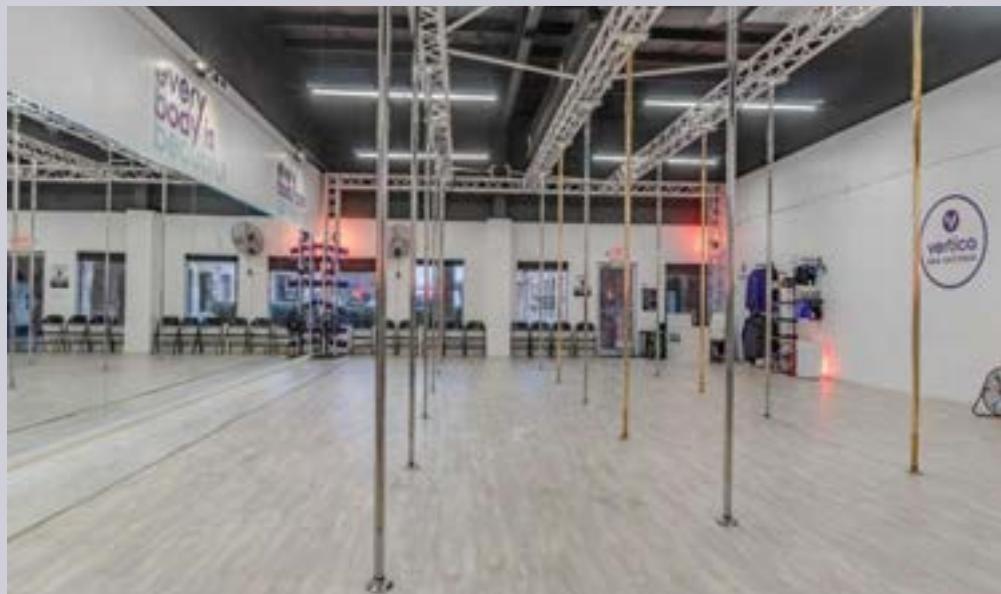


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INTERIOR VIEW UNIT 208 VERTICA FITNESS \pm 1,500 SF

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EXTERIOR VIEW

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ABOUT SAN ANTONIO

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.



BROOKS CITY BASE



SAN ANTONIO RIVERWALK



SAN ANTONIO SPURS



SIX FLAGS OVER TEXAS FIESTA TEXAS

Information About Brokerage Services

Texas Real Estate Commission (02/10/2025)



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.

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.

Licensed Broker, Broker Firm Name or Primary Assumed Name	License No.	Email Address	Phone No.
Core Commercial Brokerage SA, LLC	578245	info@corecommercialsa.com	210-201-0061
Amanda Concha <small>Designated Broker of Firm</small>	578245	Amanda@corecommercialsa.com	210-201-0061
Moises Hernandez <small>Senior Associate</small>	783405	Moises@corecommercialsa.com	210-324-2684
Guadalupe "Gabby" Tintori <small>Associate</small>	805001	Gabby@corecommercialsa.com	210-396-0587
Buddy Fisher <small>Associate</small>	824535	Buddy@corecommercialsa.com	210-454-7424
Ginger Toy <small>Director of Administration/Associate</small>	735223	Ginger@corecommercialsa.com	210-201-0061
An Tran <small>Associate</small>	817323	Antran@corecommercialsa.com	210-975-2566
Fernando Agurcia <small>Associate</small>	719215	Fernando@corecommercialsa.com	305-799-4592

Buyer Initials:	Tenant Initials:	Seller Initials:	Landlord Initials:	Date:
Regulated by the Texas Real Estate Commission				
Information available at www.trec.texas.gov				