

RETAIL FOR LEASE

CLEAR CREEK SHOPPING CENTER



7007 BANDERA ROAD, LEON VALLEY, TX 78238

ALONG DYNAMIC RETAIL DISTRICT BANDERA RD FROM LOOP 410 TO LOOP 1604

- SIGNALIZED INTERSECTION (NEC) of Bandera & Huebner
- STRONG DEMOGRAPHICS / DENSE POPULATION. Near established schools and subdivisions
- 5 : 1,000 PARKINGS
- EXCELLENT INGRESS & EGRESS
- HIGH VISIBILITY - HIGH TRAFFIC



NEC BANDERA RD & HUEBNER RD | FOR LEASE

KW COMMERCIAL | SAN ANTONIO

15510 Vance Jackson Road
San Antonio, TX 78249

kw CITY VIEW
KELLERWILLIAMS REALTY
Each Office Independently Owned and Operated

PRESENTED BY:

SAM SELIG

(210) 816-1547
sselig@kwcommercial.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

CLEAR CREEK SHOPPING CENTER

7007 BANDERA ROAD | NEC BANDERA RD & HUEBNER RD



1,050-6,600 SF Available

Located in the heart of Leon Valley at the northeast corner of Bandera and Huebner Road. One of the busiest intersections in the trade area. Bandera Road, a highly traveled thoroughfare east to west, creates this dynamic retail district from Loop 410 to Loop 1604. Huebner Road amplifies the densely populated trade area with high traffic counts.



KW COMMERCIAL | SAN ANTONIO
15510 Vance Jackson Road
San Antonio, TX 78249



PRESENTED BY:

SAM SELIG

(210) 816-1547
sselig@kwcommercial.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

CLEAR CREEK SHOPPING CENTER | SITE PLAN



RETAIL . RESTAURANT . OFFICE . MEDICAL

7007 BANDERA ROAD | NEC BANDERA RD & HUEBNER RD

AVAILABILITY

STE 2 - 1,050 SF

STE 11 - 2,700 SF

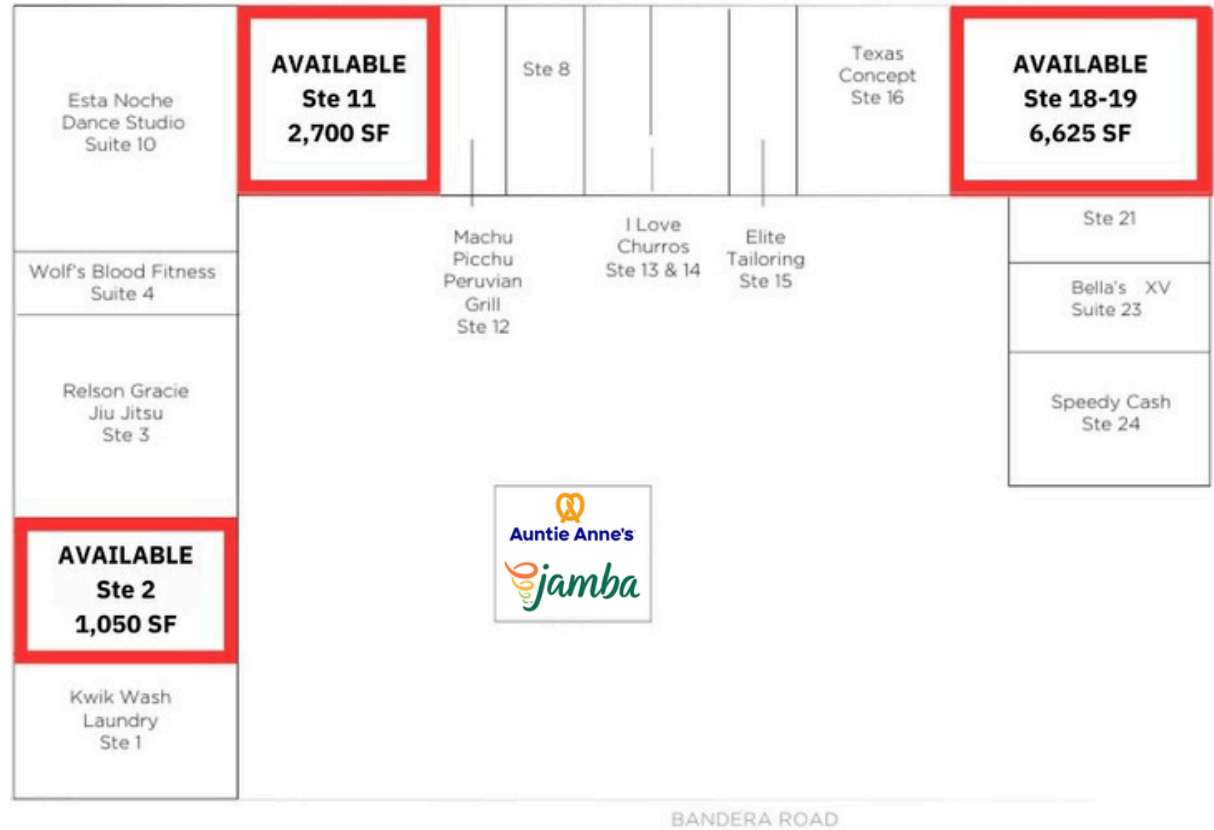
STE 18-19 - 6,625 SF

RENTAL RATE

CALL BROKER FOR PRICING

NNN EST \$5.40 PSF/YR

Flexible Terms



KW COMMERCIAL | SAN ANTONIO

15510 Vance Jackson Road

San Antonio, TX 78249



Each Office Independently Owned and Operated

PRESENTED BY:

SAM SELIG

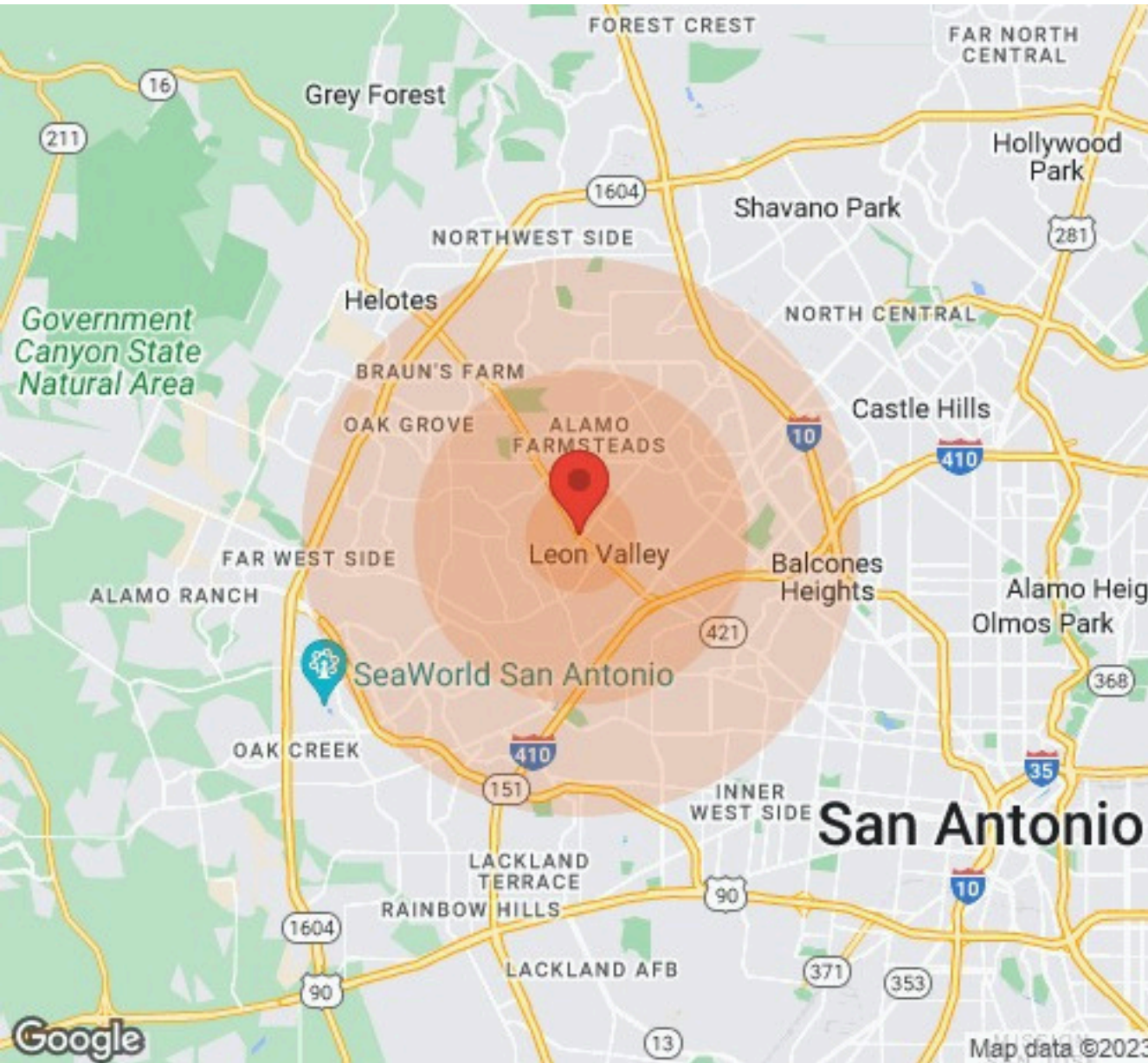
(210) 816-1547

sselig@kwcommercial.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

DEMOGRAPHICS

7007 BANDERA ROAD



	1 Mile	3 Miles	5 Miles
Population			
Male	4,878	63,155	178,466
Female	5,225	67,015	185,525
Total Population	10,103	130,170	363,991
Age			
Ages 0-14	1,972	26,954	79,501
Ages 15-24	1,242	16,384	48,780
Ages 25-54	4,070	55,527	156,305
Ages 55-64	1,177	14,837	38,867
Ages 65+	1,642	16,468	40,538
Race			
White	8,431	99,133	271,177
Black	326	7,228	20,190
Am In/AK Nat	7	330	1,131
Hawaiian	7	52	114
Hispanic	326	77,769	228,609
Multi-	7	38,758	116,910
Income			
Median < \$15,000	6,222	330	114
\$15,000-\$24,999	2,340	52	114
\$25,000-\$34,999	1 Mile	77,769	228,609
\$35,000-\$49,999		38,758	116,910
\$50,000-\$74,999			
\$75,000-\$99,999		3 Miles	5 Miles
\$100,000-\$149,999	\$56,229	\$52,000	\$47,297
\$150,000-\$199,999	439	7,213	20,094
> \$200,000	389	5,463	14,484
Housing	487	5,915	16,113
Total Units Occupied	749	8,498	22,223
Owner Occupied	727	11,379	28,066
Renter Occupied	690	6,932	18,201
Vacant	418	5,832	15,134
	119	1,174	3,624
	15	610	1,792
	1 Mile	3 Miles	5 Miles
	4,509	58,744	152,443
	4,283	54,505	141,255
	2,651	27,829	74,390
	1,632	26,676	66,865
	226	4,239	11,188

KW COMMERCIAL | SAN ANTONIO
15510 Vance Jackson Road
San Antonio, TX 78249

kwCITY VIEW
KELLERWILLIAMS REALTY
Each Office Independently Owned and Operated

SAM SELIG

(210) 816-1547

sselig@kwcommercial.com

DISCLAIMER

7007 BANDERA ROAD



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL | SAN ANTONIO
15510 Vance Jackson Road
San Antonio, TX 78249

kwCITY VIEW
KELLERWILLIAMS REALTY
Each Office Independently Owned and Operated

PRESENTED BY:

SAM SELIG

(210) 816-1547
sselig@kwcommercial.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.