

FOR LEASE

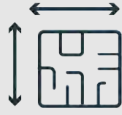
SAN PEDRO OBLATE CENTER

6829-6841 SAN PEDRO AVE
SAN ANTONIO, TEXAS 78216

Oldham
Goodwin 



GLA
50,819 SF



SITE SIZE
4.03 AC



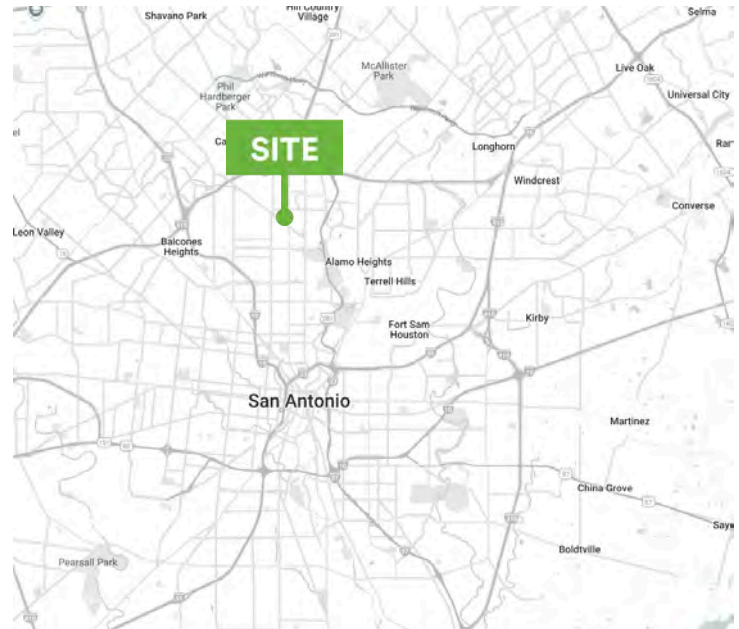
TRAFFIC
46,663 VPD
(COMBINED)



PARKING
250 SURFACE SPACES
5.39/1,000 SF

PROPERTY HIGHLIGHTS

- HEB anchored shopping center in the heart of the 7th largest metro in the country
- Located at the signalized corner of San Pedro Avenue and Oblate Drive
- Dense retail trade area with 3 mile population totaling over 110,000 people
- Easy access and over 450' of unobstructed frontage along San Pedro Ave
- Combined traffic counts in excess of 46,000 VPD
- Pylon signage available



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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Total Population	12,564	112,910	327,562
2024 Households	4,978	44,789	138,241
2029 Households	5,313	47,739	147,754
2024 Median Home Value	\$217,776	\$228,318	\$250,254
2024 Average Household Income	\$60,652	\$82,256	\$76,675
2024 Total Consumer Spending	\$117,289,421	\$1,241,677,527	\$3,568,868,527
2029 Total Consumer Spending	\$136,196,564	\$1,435,673,663	\$4,141,021,943



36,588 VPD
San Pedro Avenue

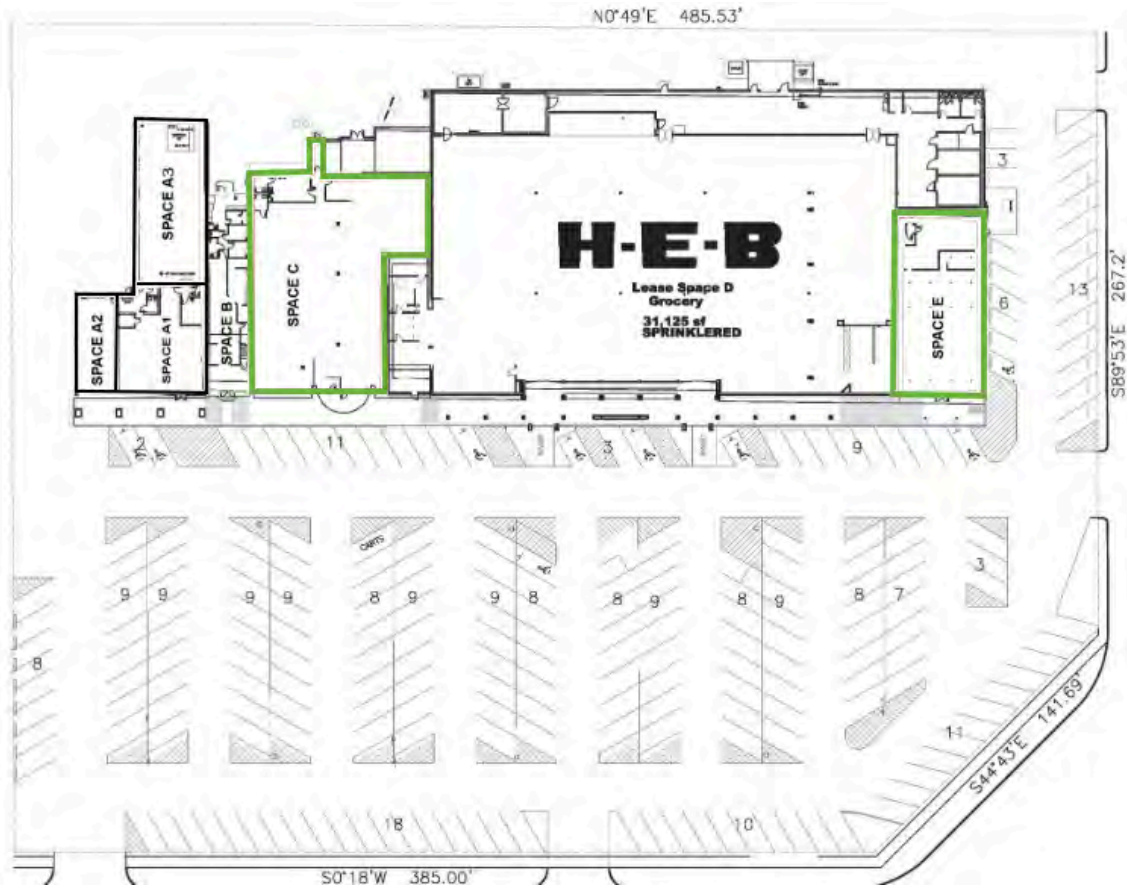


10,075 VPD
Oblate Drive

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SITE PLAN



SUITE	AVAILABILITY	RSF
Suite C1	Second Generation Office Space	5,596 SF
Suite E	Second Generation Medical Space	3,250 SF

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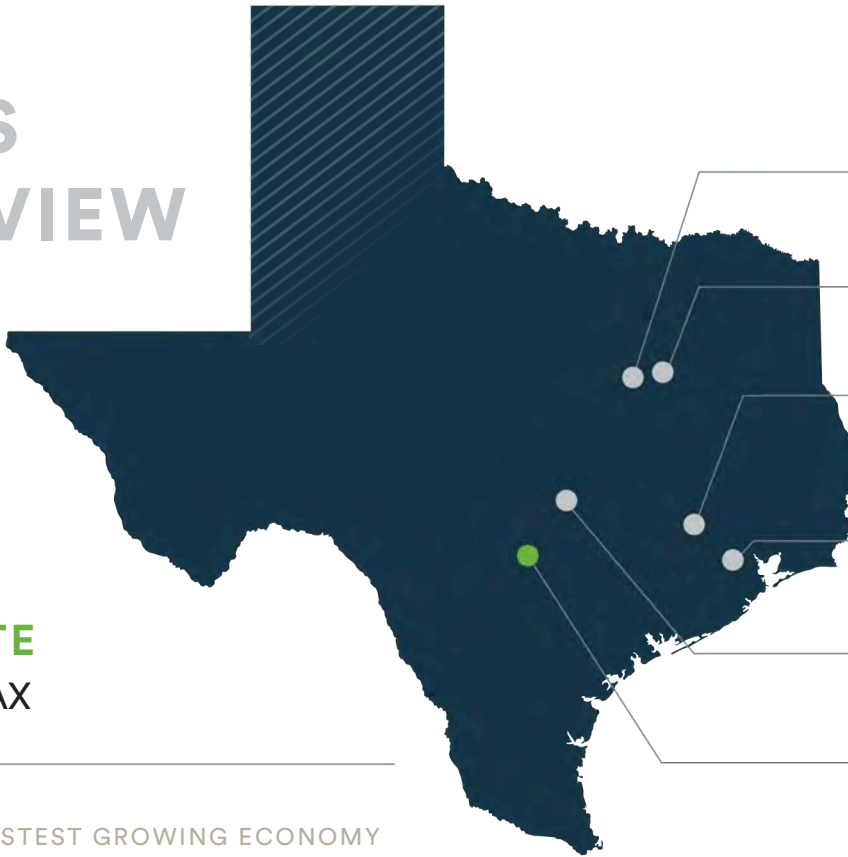
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TEXAS OVERVIEW



**NO STATE
INCOME TAX**



Fort Worth
TOP CITY FOR SALES
GROWTH IN 2018

Dallas
TOP MSA FOR POPULATION
GROWTH IN 2020

**Bryan/College
Station**
#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston
4TH LARGEST POPULATION IN
THE U.S.

Austin
NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY
IN THE NATION

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



POPULATION
28,995,881

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



**BEST STATE
FOR BUSINESS**



**TOP STATE
FOR JOB GROWTH**



**LARGEST
MEDICAL CENTER**

FOR LEASE

SAN PEDRO OBLATE CENTER

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SAN ANTONIO, TEXAS 78216

SAN ANTONIO, TEXAS

HOME TO THE SAN ANTONIO RIVERWALK

A UNITED NATIONS WORLD HERITAGE SITE | WELCOMING 11.5 MILLION VISITORS ANNUALLY



METRO AREA POPULATION
2,600,000

7TH LARGEST CITY IN THE UNITED STATES
FASTEST GROWING CITY IN THE COUNTRY

HOME TO H-E-B
THE 6TH LARGEST
PRIVATE COMPANY IN
THE UNITED STATES



31 INSTITUTIONS OF HIGHER LEARNING
HOME TO OVER 120,000 COLLEGE STUDENTS
UTSA IS THE LARGEST WITH A TOTAL ENROLLMENT
OVER 35,000 STUDENTS



MILITARY CITY, USA
JOINT BASE SAN ANTONIO
ENCOMPASSES FOUR
MILITARY INSTALLATIONS
ANNUAL ECONOMIC IMPACT OF \$48.7 BILLION



HOME OF THE ALAMO
#1 MOST VISITED CITY IN TEXAS
37 MILLION VISITORS PER YEAR

4 FORTUNE 500
COMPANIES BASED
IN SAN ANTONIO



SAN ANTONIO INTERNATIONAL AIRPORT
AVERAGE NUMBER OF PASSENGERS:
MORE THAN 10,363,000

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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. **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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Assumed Business Name

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Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



Tyler Bradfield

Vice President | Retail Services

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San Antonio

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BRYAN | SAN ANTONIO | WACO/TEMPLE | FORT WORTH     OLDHAMGOODWN.COM

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