

CLEAR CREEK SHOPPING CENTER

NEC BANDERA RD & HUEBNER RD

RETAIL . RESTAURANT . OFFICE . MEDICAL

FOR LEASE



7007 BANDERA RD SAN ANTONIO, 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 PARKING
- EXCELLENT INGRESS & EGRESS
- HIGH VISIBILITY - HIGH TRAFFIC
- 101,305 - 2021 DAYTIME POPULATION, 3 MILE RADIUS



AVAILABILITY

STE 18-19 - 6,400 SF

RENTAL RATE

START AT \$0.85-\$0.95 PSF/MO
+ NNN EST AT \$0.45 PSF/MO
Flexible Terms

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| | | | | | | | | |
|--|----------------------|--|-------|----------------------------------|--|------------------------------|----------------------------|---|
| Esta Noche Dance Studio Suite 10 | Bella's XV Ste 11 | | Ste 8 | | | | Texas Concept Ste 16 | AVAILABLE Ste 18-19 6,400 SF former Pediatric Medical Office |
| | | Machu Picchu Peruvian Grill Ste 12 | | I Love Churros Ste 13 & 14 | | Elite Tailoring Ste 15 | | Ste 21 |
| Wolf's Blood Fitness Suite 4 | | | | | | | | Alamo City Distributors Suite 23 |
| Relson Gracie Jiu Jitsu Ste 3 | | | | | | | | Speedy Cash Ste 24 |
| Cloud Ponics Ste 2 | | | | | | | | |
| Kwik Wash Laundry Ste 1 | | | | | | | | |



HUEBNER ROAD

BANDERA ROAD



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6,400 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.



| 2021 DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|-------------------|----------|----------|----------|
| POPULATION | 10,154 | 126,060 | 358,626 |
| # HOUSEHOLDS | 4,183 | 52,048 | 139,675 |
| AVG HH INCOME | \$69,953 | \$70,475 | \$70,347 |



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015

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 obligation 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 opinion and advise 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.

SULLIVAN COMMERCIAL REALTY

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200 Concord Plaza Dr., Suite 440, San Antonio, TX 78216

James E. Sullivan, Jr., Broker
Pete Tassos, Broker
Zach Davis, Broker
Sam Selig, Agent

| | | |
|---------------------------|---------------------------------|-----------------------------|
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Buyer/Tenant initials

Seller/Landlord Initials

Date