



AVAILABLE

# HEB Center

San Pedro at Oblate  
San Antonio, Texas



### Retail space for lease

H-E-B anchored center at signalized intersection

- Excellent infill location in established trade area
- Strong neighborhood location with a regional presence on San Pedro Avenue
- Strong daytime population
- Co-tenants include H-E-B Grocery, FastMed Urgent Care, Discount Liquors and Sergio's Salon

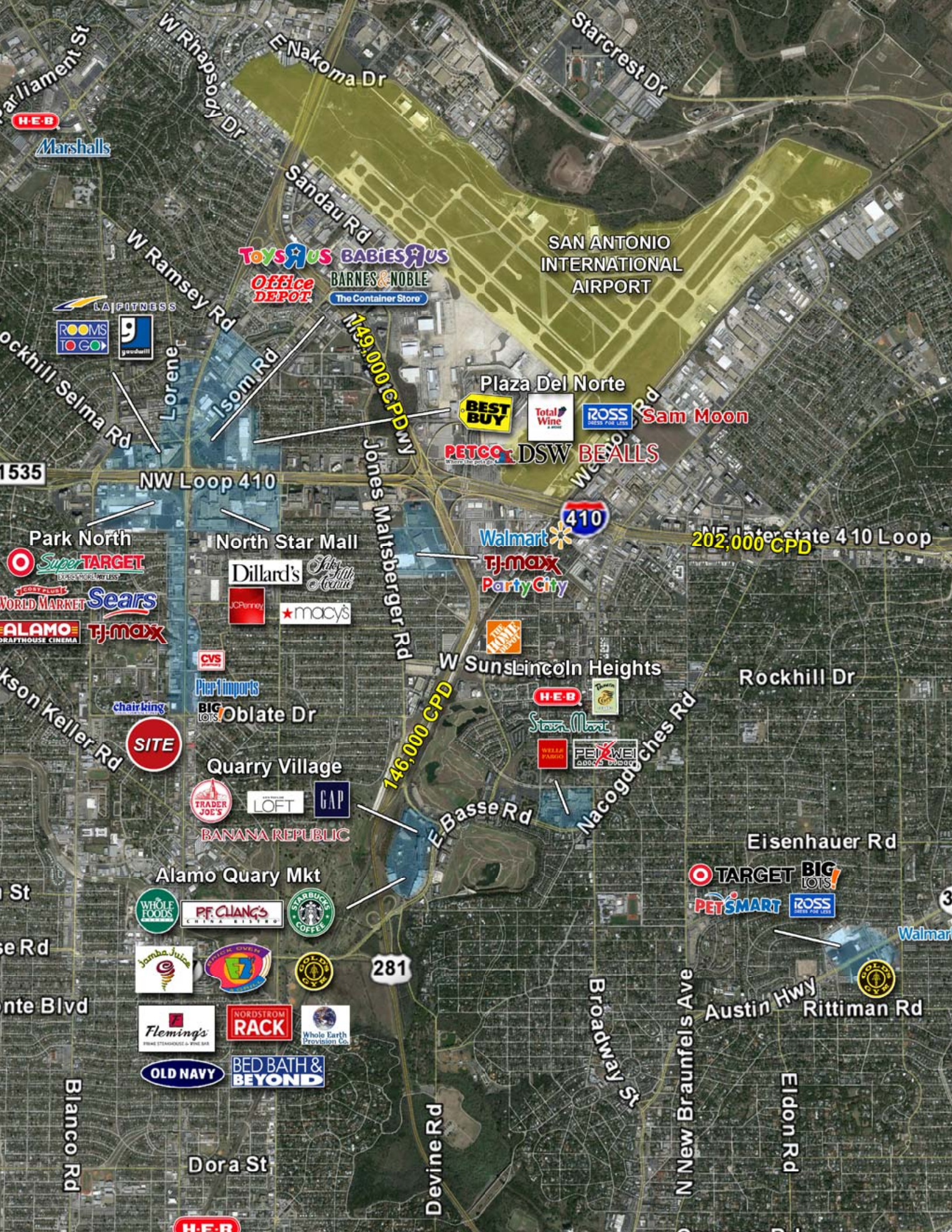
### Contact

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<b>Location</b>	6829 - 6833 San Pedro Avenue San Antonio, TX 78216
<b>Size</b>	17,911 s.f.
<b>Availability</b>	A1: 1,903 s.f. (existing liquor store) A2: 869 s.f. (garage) A3: 2,306 s.f. (garage) C: 7,835 s.f. (retail space)
<b>Rates   NNN:</b>	Call for pricing   NNN \$4.14 p.s.f

Jones Lang LaSalle Brokerage, Inc.



SAN ANTONIO INTERNATIONAL AIRPORT

Plaza Del Norte  
BEST BUY Total Wine ROSS DRESS FOR LESS Sam Moon  
PETCO DSW BEALLS

202,000 CPD

146,000 CPD

SITE

Park North  
Super TARGET  
WORLD MARKET Sears  
ALAMO DRAFTHOUSE CINEMA TJ-MAXX

Quarry Village  
TRADER JOE'S LOFT GAP BANANA REPUBLIC

Alamo Quarry Mkt  
WHOLE FOODS PF GIANC'S STARBUCKS COFFEE  
Jamba Juice FRESH SQUEEZED JUICES GOLDEN CYCLES  
Fleming's NORDSTROM RACK Whole Earth Provision Co.  
OLD NAVY BED BATH & BEYOND

Eisenhower Rd  
TARGET BIG LOTS! PETSMART ROSS  
Walmart  
Rittiman Rd

Parliament St  
W Rhapsody Dr  
E Nakoma Dr  
Starcrest Dr  
W Ramsey Rd  
Sandau Rd  
Lorene  
Isom Rd  
NW Loop 410  
Jones Maltzberger Rd  
W Sun  
Lincoln Heights  
Rockhill Dr  
Oblate Dr  
E Basse Rd  
Nacogoches Rd  
Broadway St  
N New Braunfels Ave  
Eidon Rd  
Rittiman Rd  
Dora St  
Devine Rd  
Blanco Rd

HEB Marshalls

Toys R Us BABIES R Us  
Office DEPOT BARNES & NOBLE  
The Container Store

LA FITNESS  
ROOMS TO GO goodwill

Walmart TJ-maxx Party City

Dillard's Saks Fifth Avenue  
JC Penney macy's

CVS  
Pier 1 Imports

HEB Sam Moon  
WELLER FARMERS PEI WEI

WHOLE FOODS PF GIANC'S STARBUCKS COFFEE  
Jamba Juice FRESH SQUEEZED JUICES GOLDEN CYCLES

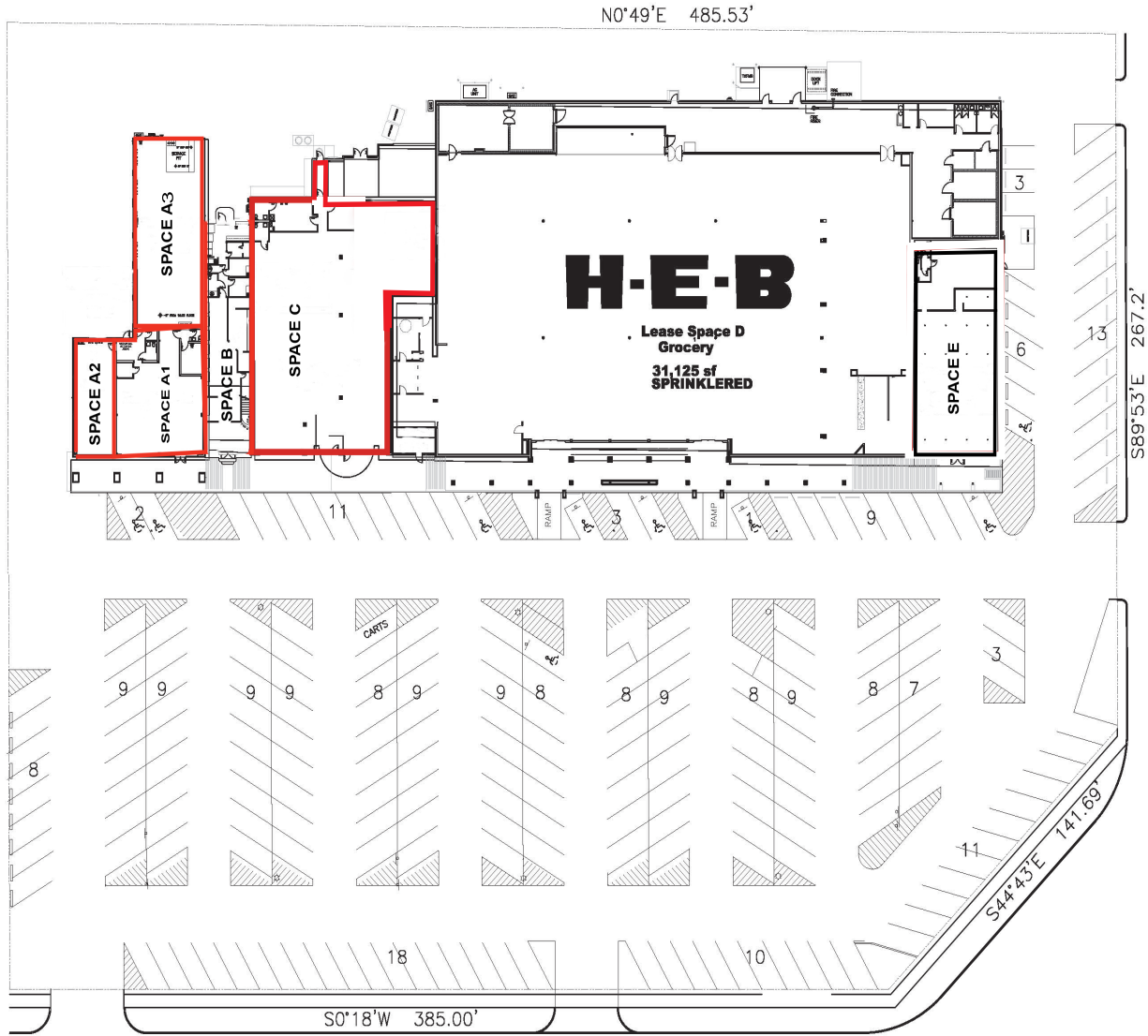
Fleming's NORDSTROM RACK Whole Earth Provision Co.  
OLD NAVY BED BATH & BEYOND

TARGET BIG LOTS! PETSMART ROSS

GOLDEN CYCLES

HEB

# Site plan



Space A1	Existing Liquor Store	1,903 SF
Space A2	Garage	869 SF
Space A3	Garage	2,306 SF
Space B	Sergio's Hair Salon	1,748 SF
Space C	Retail	7,835 SF
Space E	FastMed Urgent Care	3,250 SF



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2021. Jones Lang LaSalle IP, Inc. All rights reserved.

\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended recipients of this information regularly seek our guidance.



# Demographics



**116,126**  
Population



**87,603**  
Daytime Population



**44,630**  
Households



**\$74,429**  
Avg Household Income



**38.0**  
Median Age

Demographics taken within 3 miles  
Source: ESRI, 2021

Traffic counts	Cars per day
San Pedro Ave north of Oblate	36,588
Oblate Drive	10,075



# 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.

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 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Jones Lang LaSalle Brokerage, Inc.	591725	jan.lighty@am.jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6169
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jonathan Haag	561368	jonathan.haag@am.jll.com	210-839-2024
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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Guyla Sineni	181273	guyla.sineni@am.jll.com	210-839-2021
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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