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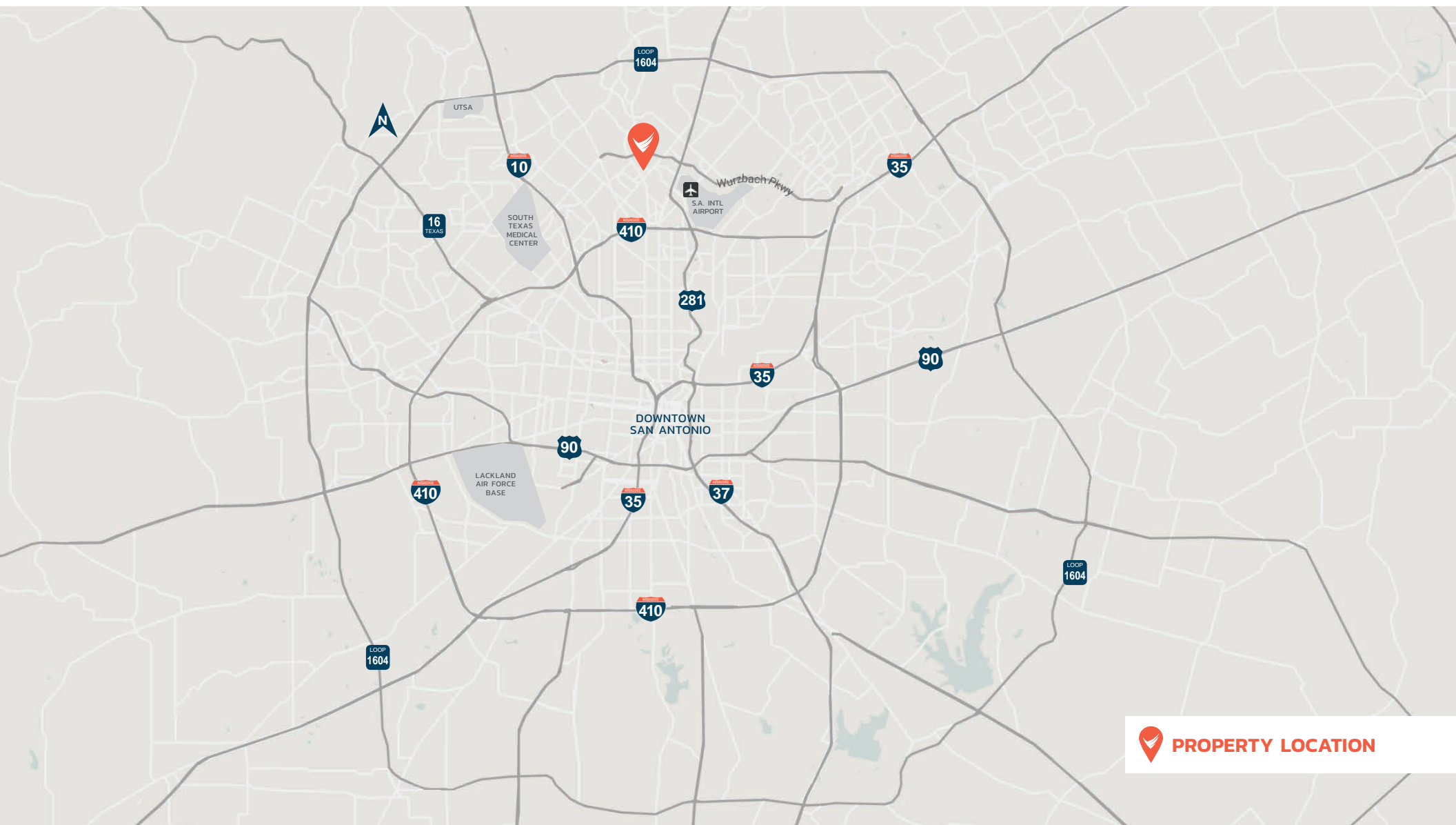


Retail Property Located Along Blanco Rd & West Ave

PARLIAMENT SQUARE

11743 West Ave,
San Antonio, Texas 78216

Rental Rate: \$19.00-22.00/SF
Estimated NNN: \$4.09/SF



 **PROPERTY LOCATION**

Property Overview

PARLIAMENT SQUARE



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	22,120	104,190	319,787
Average HH Income:	\$63,856	\$84,598	\$84,542
Employees:	22,900	99,598	293,712

HIGHLIGHTS:

Parliament Square is a 54,541 SF shopping center located along Blanco Rd and West Ave. The Property is surrounded by national retailers and restaurants, and tenants benefit from high visibility on heavy daily traffic of a main thoroughfare connecting Blanco Rd and West Ave in San Antonio's rapidly expanding Northside area.

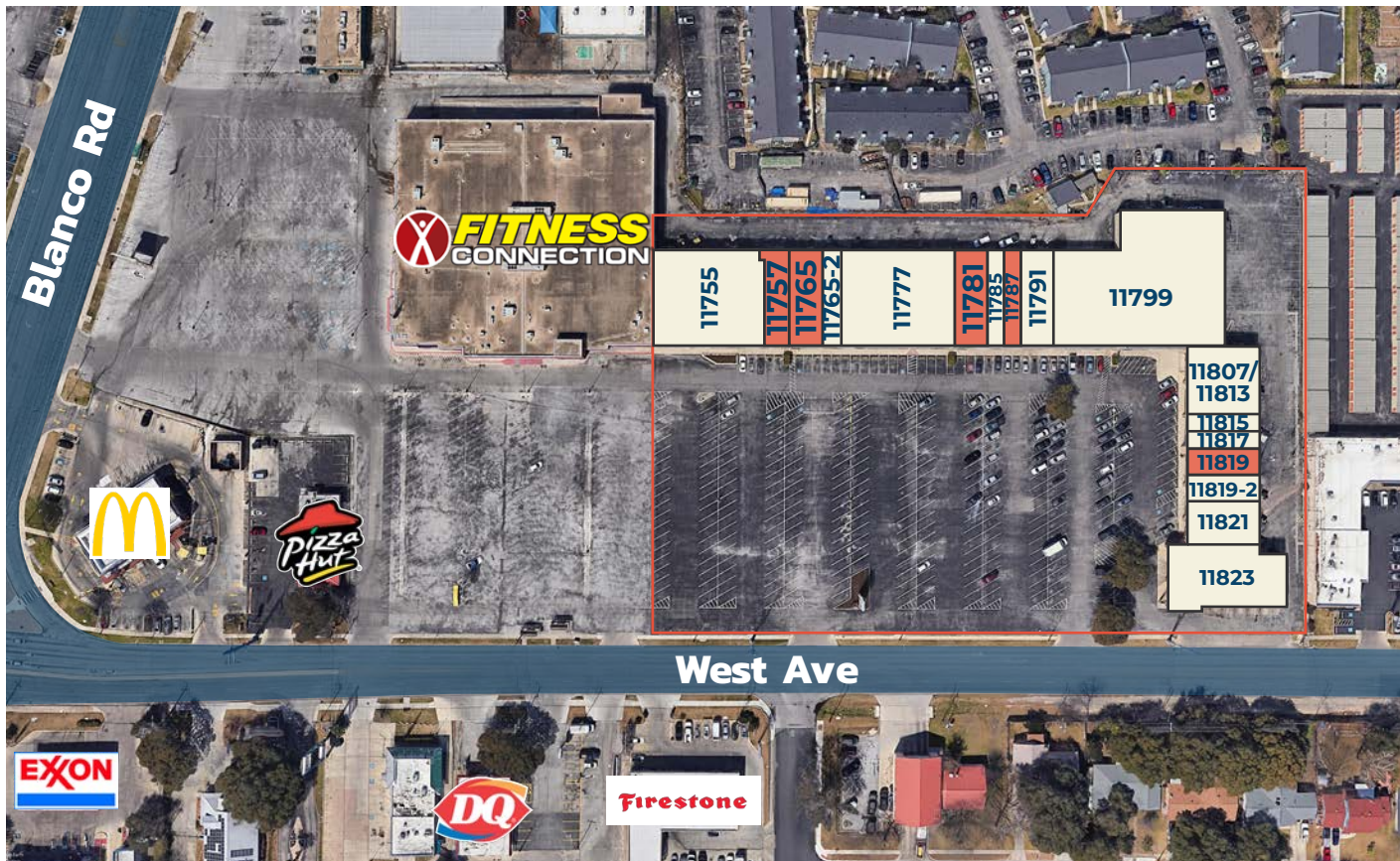
TOTAL SF 54,541

AVAILABLE SF 1,281 - 2,562

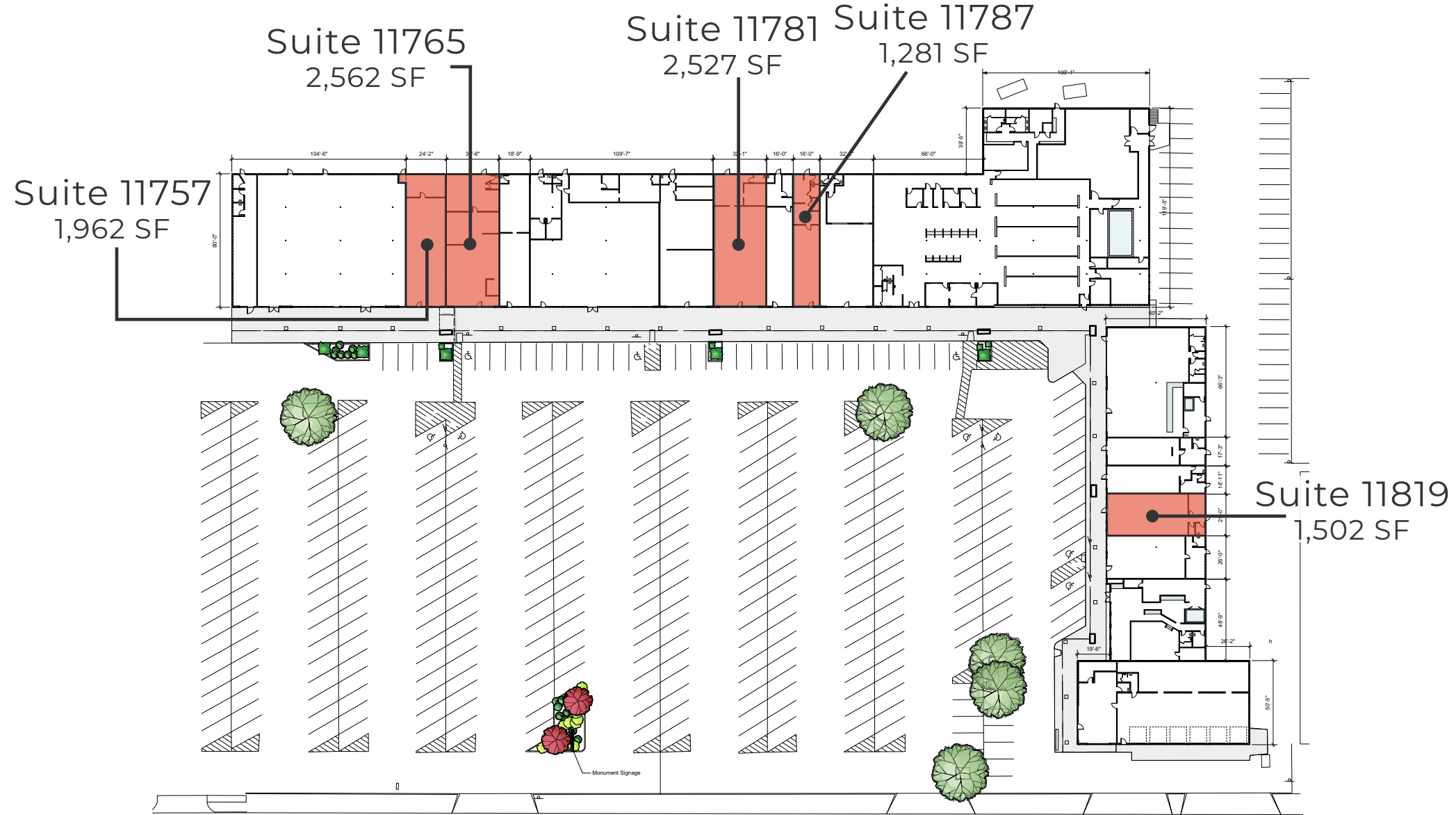
RENTAL RATE \$19-22/SF
(est. NNN: \$4.09/SF)

Current Tenants

Suite 11755	Family Dollar	Suite 11807/11813	Unas Frias
Suite 11765-2	Austin Vacuum	Suite 11815	Acceptance Insurance Agency
Suite 11777	Creative Sewing	Suite 11817	Havana Barbershop
Suite 11785	Fong's Nails	Suite 11819-2	Regional Finance
Suite 11791	Taqueria Jalisco	Suite 11821	Phoenix Chinese Restaurant
Suite 11799	OctaPharma Plasma Center	Suite 11823	CARx Auto Service



SUITE	AVAILABLE SPACE
11757	1,962 SF
11765	2,562 SF
11781	2,527 SF
11787	1,281 SF
11819	1,502 SF



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.

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:
 - 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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<u></u> Buyer / Tenant / Seller / Landlord Initials	<u></u> Date		