

Modern on Main

1017 N Main Ave, San Antonio, TX 78212

For Lease



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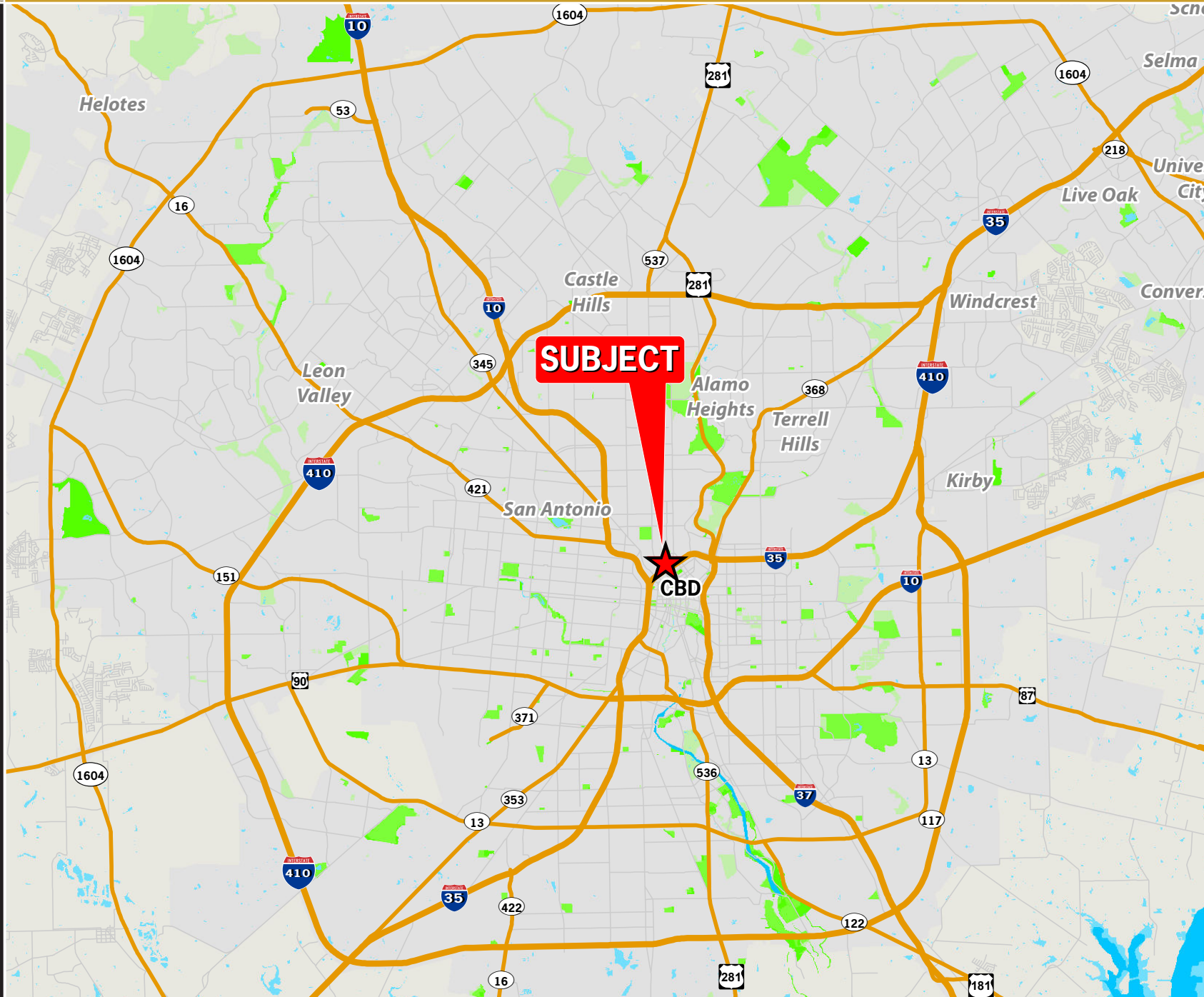


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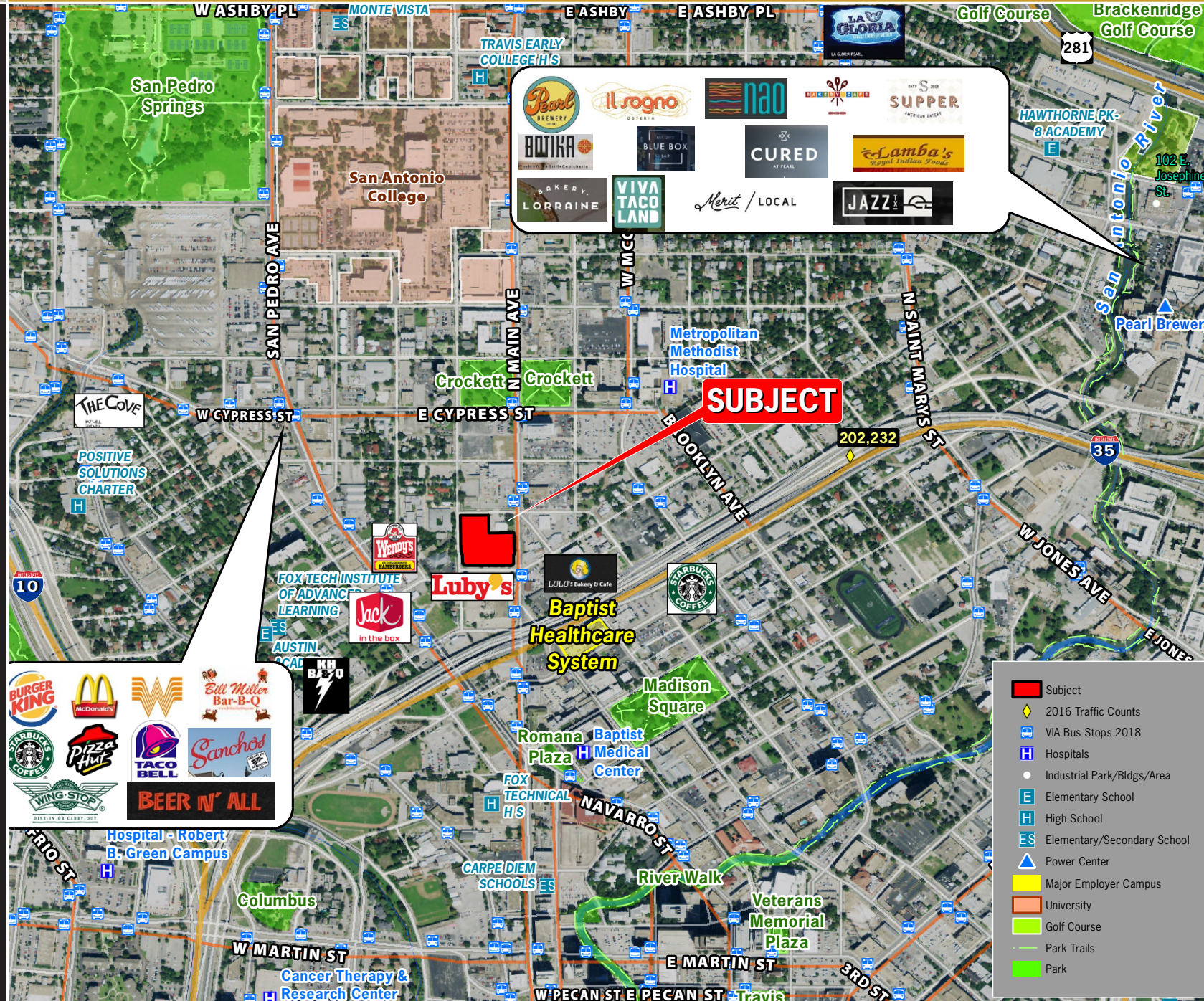


City Location Map





Aerial Map

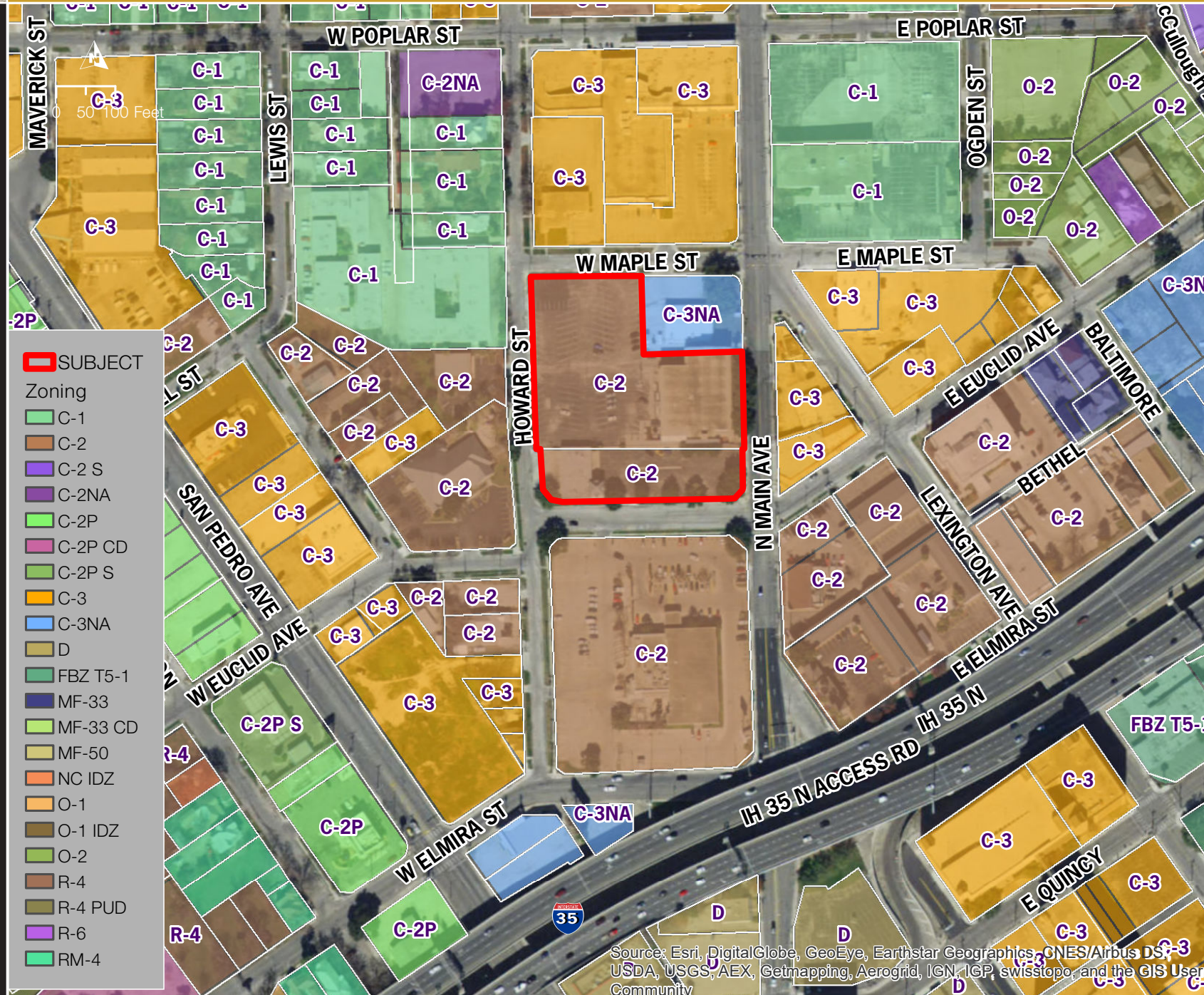


- Subject
- 2016 Traffic Counts
- VIA Bus Stops 2018
- Hospitals
- Industrial Park/Bldgs/Area
- Elementary School
- High School
- Elementary/Secondary School
- Power Center
- Major Employer Campus
- University
- Golf Course
- Park Trails
- Park

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Zoning Map



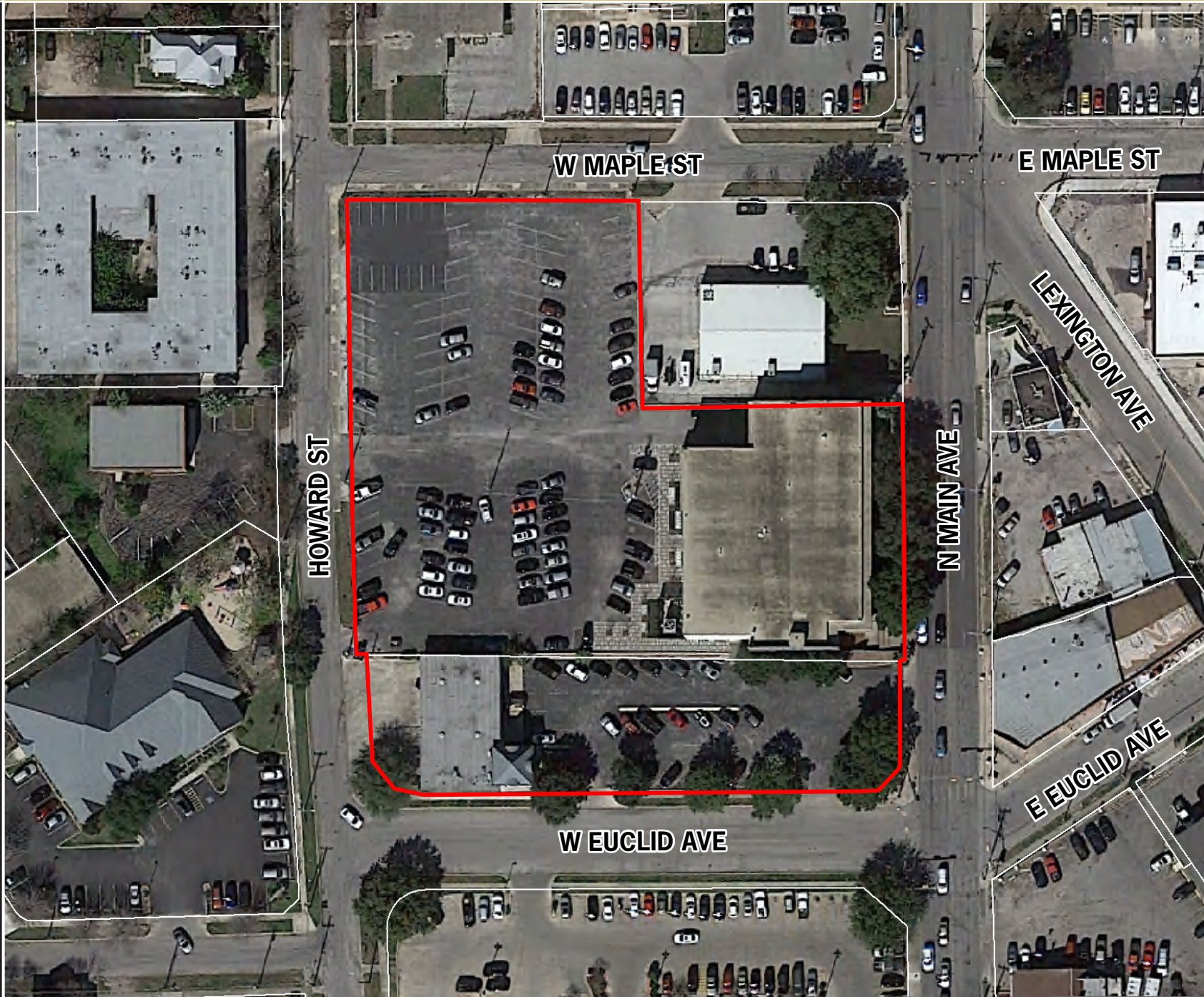
- SUBJECT
- Zoning
- C-1
- C-2
- C-2 S
- C-2NA
- C-2P
- C-2P CD
- C-2P S
- C-3
- C-3NA
- D
- FBZ T5-1
- MF-33
- MF-33 CD
- MF-50
- NC IDZ
- O-1
- O-1 IDZ
- O-2
- R-4
- R-4 PUD
- R-6
- RM-4

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Site Aerial





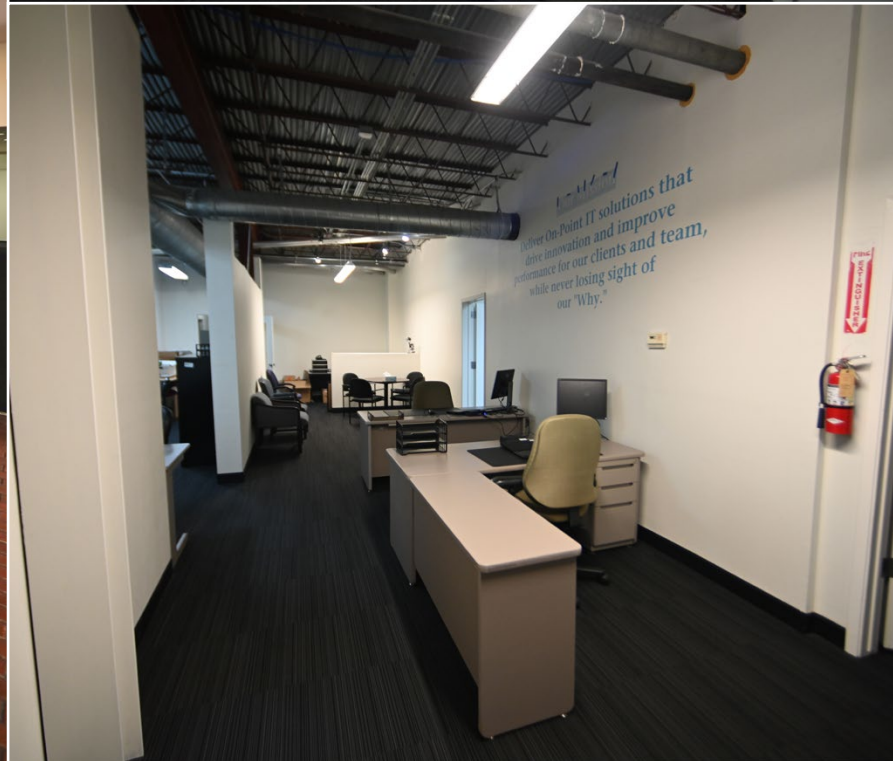
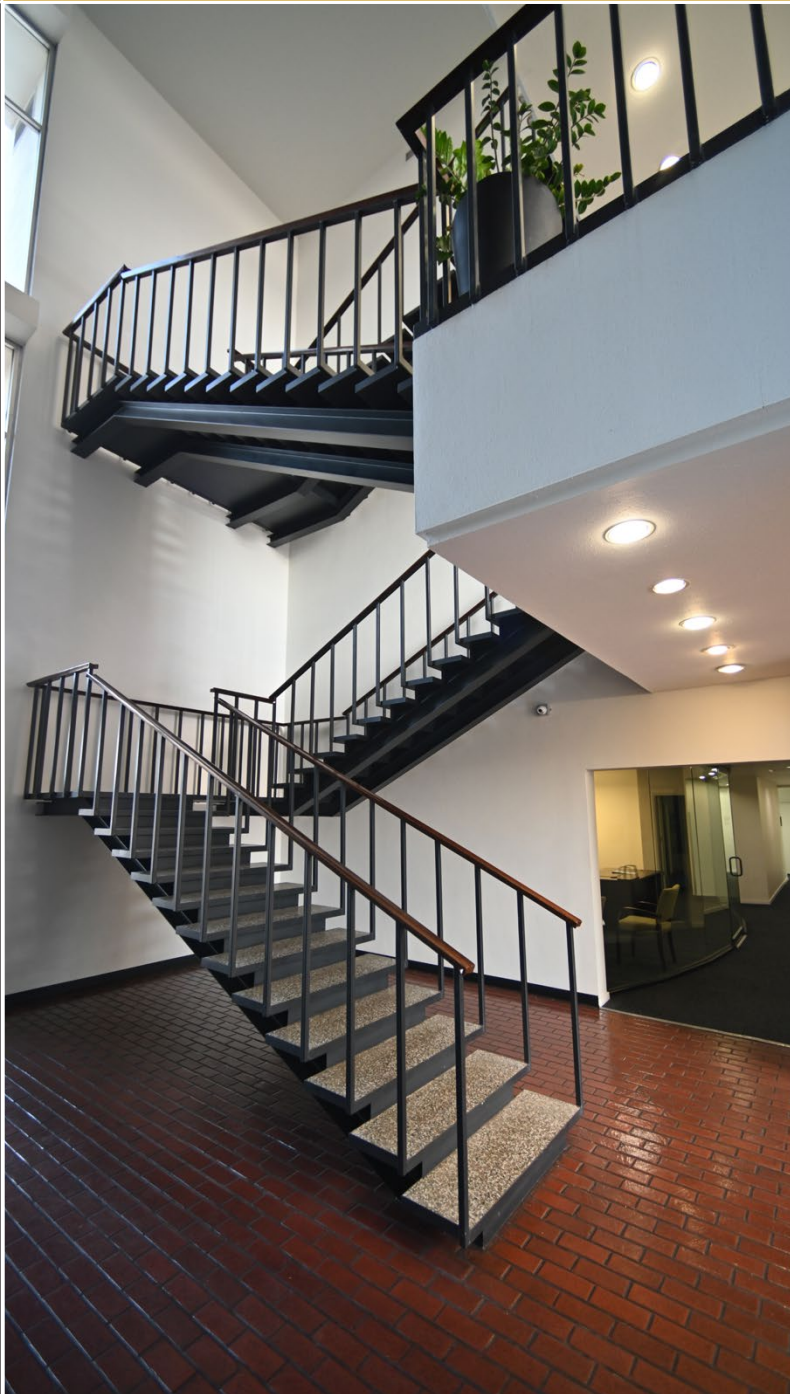
Photos



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Photos





Property Summary

Address	1017 N Main Ave	Comments
Location	Main and Maple	<ul style="list-style-type: none"> ▪ Excellent visibility
Property Details	46,617 SF Office Building 1.8049 Acres	<ul style="list-style-type: none"> ▪ Quick and easy access to downtown ▪ Minutes from downtown and the courthouse
Legal Description	NCB 381 BLK 4 LOT 1,2,6 THRU 11& S37.9 FT OF 3 & NCB 779 BLK 4, LOTS 1,2,3,4A	<ul style="list-style-type: none"> ▪ Corner location offers convenient ingress and egress ▪ Interesting Mid-Century Modern Architecture
Zoning	C-2	<ul style="list-style-type: none"> ▪ Surface parking free of charge
Year Built	1965	
Floors	3	
Bldg. Class	C	
Road Frontage	164.80	

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Quote Sheet

Square Footage Available	Suite 102 - 7,237 SF Suite 202 - 2,264 SF Suite 300 - 16,458 SF (entire third floor) Note: All above figures in Rentable Square Feet
Base Rental	\$18.50
First Month's Rental	Due upon execution of lease document by Tenant
Add-On Factor	15%
Term	Five (5) to ten (10) years
Improvements	Negotiable
Deposit	Equal to one (1) month's Base Rental (typical)
Financial Information	Required prior to submission of lease document by Landlord
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlord's leasing representative.

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Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important by the Landlord.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.



San Antonio Overview

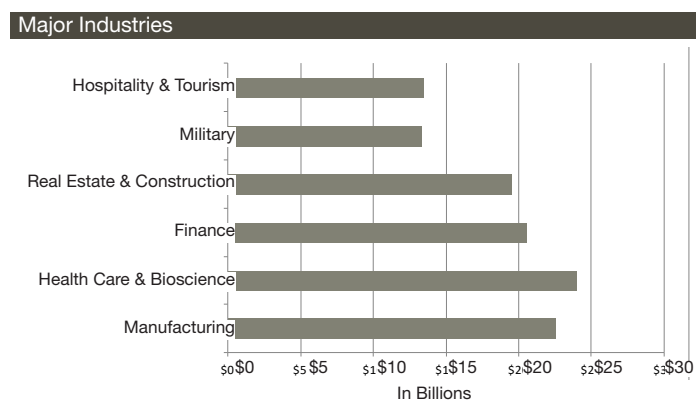
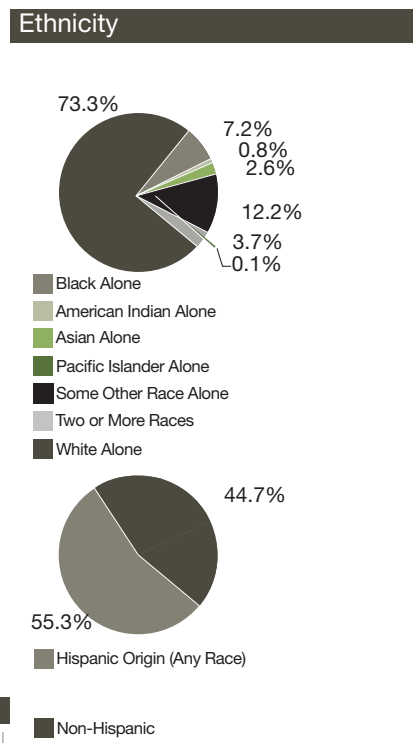
Largest U.S. Cities

1	New York
2	Los Angeles
3	Chicago
4	Houston
5	Phoenix
6	Philadelphia
7	San Antonio
8	San Diego
9	Dallas
10	San Jose

San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2021 Estimate	2,605,310	36.0	930,556
2026 Projection	2,834,097	36.7	1,013,865

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2021 Estimate	\$83,925	\$61,131	\$30,121
2026 Projection	\$93,430	\$67,188	\$33,557



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

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Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2021 & 2026; Fortune



Demographics: 1-Mile

Summary	Census 2010		2021		2026	
Population	15,314		19,244		22,266	
Households	5,160		6,889		8,342	
Families	1,717		2,433		2,957	
Average Household Size	1.85		1.95		1.97	
Owner Occupied Housing Units	901		990		1,101	
Renter Occupied Housing Units	4,259		5,899		7,241	
Median Age	37.1		37.6		38.1	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	2.96%		1.54%		0.71%	
Households	3.90%		1.53%		0.71%	
Families	3.98%		1.49%		0.64%	
Owner HHs	2.15%		1.79%		0.91%	
Median Household Income	2.93%		2.15%		2.41%	
Households by Income			2021		2026	
		Number	Percent	Number	Percent	
<\$15,000		1,780	25.8%	1,813	21.7%	
\$15,000 - \$24,999		844	12.3%	949	11.4%	
\$25,000 - \$34,999		718	10.4%	879	10.5%	
\$35,000 - \$49,999		741	10.8%	950	11.4%	
\$50,000 - \$74,999		1,136	16.5%	1,499	18.0%	
\$75,000 - \$99,999		687	10.0%	919	11.0%	
\$100,000 - \$149,999		473	6.9%	690	8.3%	
\$150,000 - \$199,999		233	3.4%	335	4.0%	
\$200,000+		276	4.0%	308	3.7%	
Median Household Income		\$36,589		\$42,281		
Average Household Income		\$58,728		\$64,277		
Per Capita Income		\$23,796		\$26,620		
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	516	3.4%	724	3.8%	905	4.1%
5 - 9	461	3.0%	617	3.2%	741	3.3%
10 - 14	413	2.7%	612	3.2%	709	3.2%
15 - 19	777	5.1%	971	5.0%	1,080	4.9%
20 - 24	1,698	11.1%	1,985	10.3%	2,266	10.2%
25 - 34	3,280	21.4%	3,951	20.5%	4,387	19.7%
35 - 44	2,363	15.4%	2,775	14.4%	3,231	14.5%
45 - 54	2,192	14.3%	2,385	12.4%	2,702	12.1%
55 - 64	1,575	10.3%	2,203	11.4%	2,440	11.0%
65 - 74	969	6.3%	1,573	8.2%	1,995	9.0%
75 - 84	681	4.4%	947	4.9%	1,245	5.6%
85+	387	2.5%	500	2.6%	564	2.5%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	11,356	74.1%	13,728	71.3%	15,810	71.0%
Black Alone	1,461	9.5%	1,948	10.1%	2,294	10.3%
American Indian Alone	171	1.1%	230	1.2%	275	1.2%
Asian Alone	138	0.9%	180	0.9%	227	1.0%
Pacific Islander Alone	8	0.1%	12	0.1%	14	0.1%
Some Other Race Alone	1,781	11.6%	2,655	13.8%	3,086	13.9%
Two or More Races	400	2.6%	492	2.6%	560	2.5%
Hispanic Origin (Any Race)	10,347	67.6%	13,800	71.7%	16,173	72.6%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



Demographics: 3-Mile

Summary	Census 2010		2021		2026	
Population	139,347		152,491		162,869	
Households	47,840		53,660		58,283	
Families	28,401		30,537		32,523	
Average Household Size	2.67		2.62		2.59	
Owner Occupied Housing Units	22,573		22,590		24,151	
Renter Occupied Housing Units	25,267		31,070		34,132	
Median Age	33.6		35.2		36.7	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	1.33%		1.54%		0.71%	
Households	1.67%		1.53%		0.71%	
Families	1.27%		1.49%		0.64%	
Owner HHs	1.35%		1.79%		0.91%	
Median Household Income	2.02%		2.15%		2.41%	
Households by Income			2021		2026	
			Number	Percent	Number	Percent
<\$15,000			11,050	20.6%	10,622	18.2%
\$15,000 - \$24,999			7,798	14.5%	7,749	13.3%
\$25,000 - \$34,999			6,475	12.1%	6,757	11.6%
\$35,000 - \$49,999			7,576	14.1%	8,174	14.0%
\$50,000 - \$74,999			8,761	16.3%	10,181	17.5%
\$75,000 - \$99,999			4,577	8.5%	5,575	9.6%
\$100,000 - \$149,999			3,800	7.1%	4,825	8.3%
\$150,000 - \$199,999			1,583	3.0%	2,109	3.6%
\$200,000+			2,041	3.8%	2,290	3.9%
Median Household Income			\$37,264		\$41,178	
Average Household Income			\$58,861		\$65,157	
Per Capita Income			\$21,401		\$23,965	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,585	7.6%	10,479	6.9%	11,098	6.8%
5 - 9	9,395	6.7%	9,780	6.4%	10,017	6.2%
10 - 14	8,860	6.4%	9,253	6.1%	9,750	6.0%
15 - 19	10,878	7.8%	10,655	7.0%	11,165	6.9%
20 - 24	12,554	9.0%	12,639	8.3%	13,136	8.1%
25 - 34	19,985	14.3%	22,980	15.1%	22,664	13.9%
35 - 44	17,448	12.5%	18,543	12.2%	20,725	12.7%
45 - 54	18,556	13.3%	16,936	11.1%	17,893	11.0%
55 - 64	14,514	10.4%	17,587	11.5%	17,819	10.9%
65 - 74	8,330	6.0%	13,637	8.9%	15,837	9.7%
75 - 84	5,611	4.0%	6,923	4.5%	9,334	5.7%
85+	2,632	1.9%	3,081	2.0%	3,432	2.1%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	98,269	70.5%	105,030	68.9%	112,691	69.2%
Black Alone	9,085	6.5%	10,467	6.9%	11,420	7.0%
American Indian Alone	1,805	1.3%	1,985	1.3%	2,104	1.3%
Asian Alone	949	0.7%	1,264	0.8%	1,508	0.9%
Pacific Islander Alone	69	0.0%	89	0.1%	96	0.1%
Some Other Race Alone	24,930	17.9%	28,777	18.9%	29,817	18.3%
Two or More Races	4,241	3.0%	4,879	3.2%	5,235	3.2%
Hispanic Origin (Any Race)	108,455	77.8%	121,798	79.9%	131,190	80.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



Demographics: 5-Mile

Summary	Census 2010		2021		2026	
Population	371,545		387,052		403,086	
Households	126,664		133,776		140,589	
Families	82,593		84,416		87,547	
Average Household Size	2.79		2.76		2.74	
Owner Occupied Housing Units	68,578		67,909		71,434	
Renter Occupied Housing Units	58,086		65,866		69,156	
Median Age	33.8		35.2		36.7	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	0.82%		1.54%		0.71%	
Households	1.00%		1.53%		0.71%	
Families	0.73%		1.49%		0.64%	
Owner HHs	1.02%		1.79%		0.91%	
Median Household Income	1.88%		2.15%		2.41%	
Households by Income			2021		2026	
			Number	Percent	Number	Percent
<\$15,000			25,426	19.0%	23,870	17.0%
\$15,000 - \$24,999			19,276	14.4%	18,531	13.2%
\$25,000 - \$34,999			16,024	12.0%	16,070	11.4%
\$35,000 - \$49,999			19,681	14.7%	20,471	14.6%
\$50,000 - \$74,999			23,250	17.4%	25,954	18.5%
\$75,000 - \$99,999			11,727	8.8%	13,712	9.8%
\$100,000 - \$149,999			9,349	7.0%	11,374	8.1%
\$150,000 - \$199,999			4,037	3.0%	5,132	3.7%
\$200,000+			5,006	3.7%	5,475	3.9%
Median Household Income			\$38,686		\$42,467	
Average Household Income			\$60,268		\$66,443	
Per Capita Income			\$21,217		\$23,547	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	28,872	7.8%	27,304	7.1%	28,214	7.0%
5 - 9	27,427	7.4%	26,750	6.9%	26,782	6.6%
10 - 14	25,943	7.0%	25,989	6.7%	26,564	6.6%
15 - 19	29,607	8.0%	27,628	7.1%	28,280	7.0%
20 - 24	29,982	8.1%	29,161	7.5%	29,598	7.3%
25 - 34	49,754	13.4%	55,900	14.4%	53,531	13.3%
35 - 44	45,561	12.3%	45,951	11.9%	50,469	12.5%
45 - 54	48,802	13.1%	42,046	10.9%	43,065	10.7%
55 - 64	38,606	10.4%	44,456	11.5%	43,987	10.9%
65 - 74	22,867	6.2%	34,831	9.0%	39,429	9.8%
75 - 84	16,380	4.4%	18,365	4.7%	23,709	5.9%
85+	7,742	2.1%	8,672	2.2%	9,459	2.3%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	268,070	72.2%	273,312	70.6%	285,823	70.9%
Black Alone	21,043	5.7%	22,988	5.9%	24,487	6.1%
American Indian Alone	4,217	1.1%	4,373	1.1%	4,517	1.1%
Asian Alone	2,263	0.6%	2,964	0.8%	3,481	0.9%
Pacific Islander Alone	241	0.1%	295	0.1%	319	0.1%
Some Other Race Alone	64,761	17.4%	71,096	18.4%	71,855	17.8%
Two or More Races	10,949	2.9%	12,024	3.1%	12,604	3.1%
Hispanic Origin (Any Race)	290,446	78.2%	310,078	80.1%	325,500	80.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

