

# SAN PEDRO CROSSING

SAN ANTONIO, TX | LOOP 410 AND SAN PEDRO

OWNED AND OPERATED BY:

American  
Finance Trust



- Super regional location
- High-profile anchor position available
- Ideally positioned across from North Star Mall, San Antonio's #1 mall
- Join Dick's Sporting Goods, The Container Store, Barnes & Noble, Office Depot and Cavender's

## DEMOGRAPHICS:

	3 MILE	5 MILE	7 MILE
2019 Population	106,342	321,038	608,775
2019 Total Households	44,479	137,701	248,005
2019 Daytime Population	163,472	455,904	892,724
2019 Average HH Income	\$72,365	\$79,974	\$76,515

## TRAFFIC COUNTS:

Loop 410: 257,277 VPD  
San Pedro Avenue: 39,340 VPD

CENTER SIZE: 212,333 SF

AVAILABLE SF: 6,703 SF  
13,506 SF

NNN: \$7.17 PSF

LEASE RATES: CALL FOR RATES

## AREA RETAILERS:

BARNES & NOBLE

ROSS  
DRESS FOR LESS

DSW  
DESIGNER SHOE WAREHOUSE

DAVID'S BRIDAL

Office  
DEPOT

petco

SAM · MOON

FLOOR  
DECOR

Total Wine  
& MORE

BEST  
BUY

The Container Store®

THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

EDDIE KOPLOW

210.536.2237  
ekoplow@theretailconnection.net

NICK ALTOMARE

210.408.6464  
naltomare@theretailconnection.net

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SUITE	TENANT	SIZE [SF]
0100	Office Depot	21,074
0200	Barnes & Noble	35,475
0300	Shoe Carnival	11,970
0300A	Non-Leasable Area	5,155
0400	Dick's Sporting Goods	60,687
0500	The Container Store	22,817
0600	Lakeshore Learning Material	7,318
0700	Aspen Dental	5,238
0800	Available	13,506
0900	Cavender's Boot city	13,548
1000	Available	6,703
0110	Factory Mattress	3,629



# 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.

**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:

1. that the owner will accept a price less than the written asking price;
2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
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