

SPACE FOR LEASE

6103 PECAN VALLEY DR.
SAN ANTONIO, TX 78233



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6103 Pecan Valley
San Antonio, TX 78223

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Property Summary

Property Overview

La Fiesta Grocery -----	25,060 SF
Vacant -----	7,800 SF
Free standing Outparcel -----	3,300 SF

Existing tenants willing to agree to flexible renewal lease terms

High density multi-family approved



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Demographics

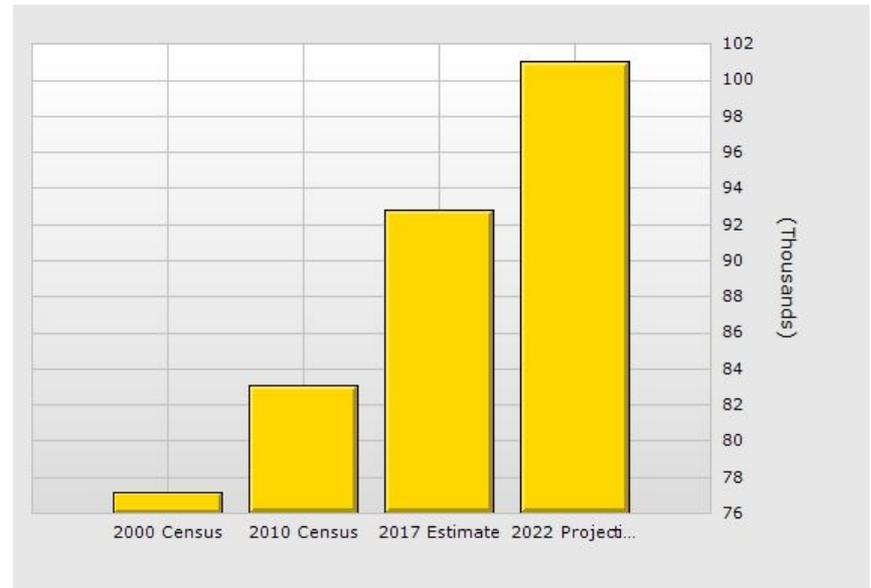
Property Overview

Occupancy ----- 73%
 Total SF ----- 39,000 SF
 Total Land Size ----- 6.1258 AC
 Year Built ----- 1970
 Lease Type ----- NNN

Household Stats

	1 Mile	2 Mile	3 Mile
Total Population	19,181	92,842	226,206
Average Age	35.8	35.2	35.8
Median HH Income	\$32,441	\$35,634	\$35,429
Median Home Value	\$63,601	\$73,717	\$71,658
Total Households	6,808	31,679	76,106

Annual Consumer Spending Radius	2017		
	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	124,714	620,024	1,506,964
Apparel:			
Total Apparel	9,183	45,061	109,145
Women's Apparel	3,368	16,510	39,917
Men's Apparel	1,752	8,691	21,428
Girl's Apparel	837	4,178	9,936
Boy's Apparel	582	2,879	6,884
Infant Apparel	490	2,396	5,679
Footwear	2,153	10,407	25,302
Entertainment, Hobbies & Pets:			
Total Entertainment, Hobbies & Pets	9,301	45,789	110,429
Entertainment	1,561	8,104	19,933
Audio & Visual Equipment/Service	5,209	25,124	60,465
Reading Materials	152	823	2,071
Pets, Toys, Hobbies	2,378	11,737	27,960
Personal Items	7,901	38,453	95,630
Food & Alcohol:			
Total Food & Alcohol	38,347	187,680	452,428
Food at Home	22,928	111,040	269,521
Food Away From Home	13,218	65,889	157,249
Alcoholic Beverages	2,201	10,752	25,658
Household:			
Total Household	16,084	81,229	198,296
House Maintenance & Repair	3,476	17,477	43,683
Household Equipment & Furnishings	6,778	33,980	81,900
Household Operations	4,882	24,538	59,522
Housing Costs	947	5,235	13,191



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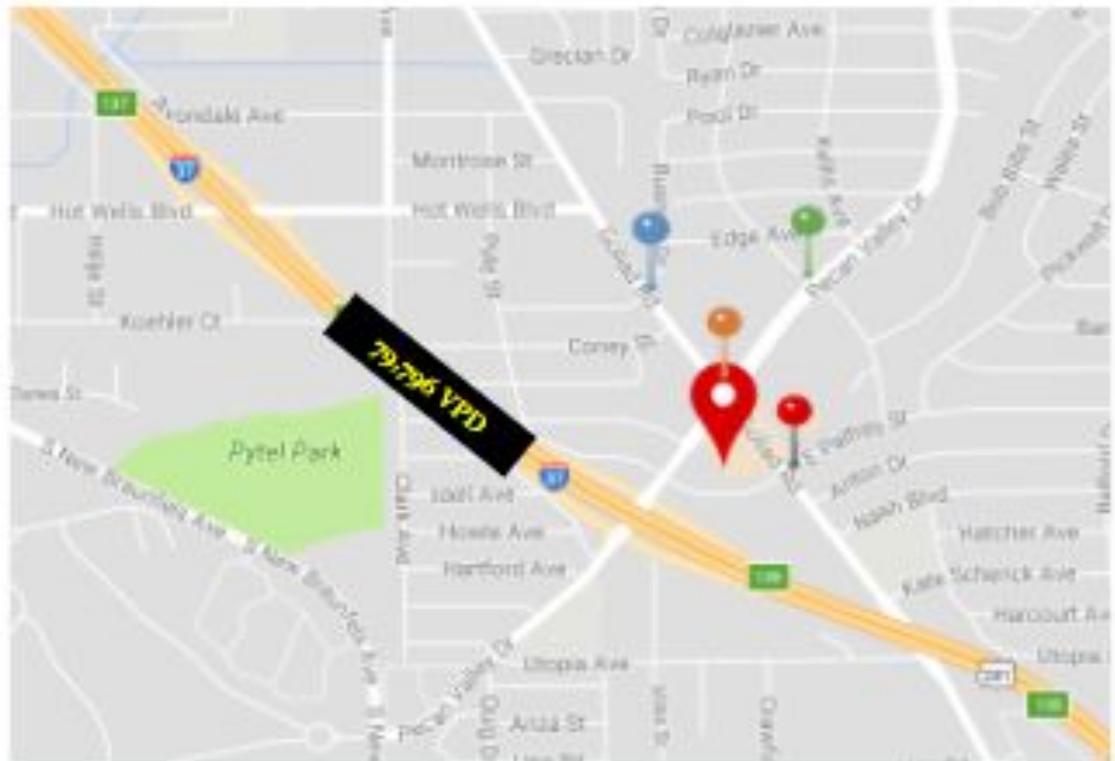


Traffic Counts



Intersections

	Pecan Valley Dr.	Dollarhide	13,509
	Goliad	Pecan Valley Dr.	9,987
	Goliad	Whitefield Ave.	13,717
	Goliad	E. Palfrey Dr.	12,810



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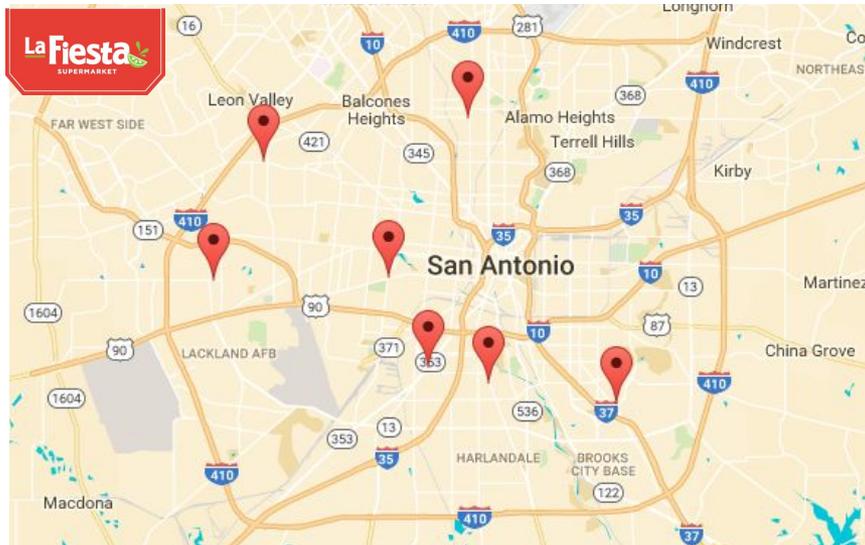
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Corporate Profile

La Fiesta

- *7 Stores in San Antonio
- *First location opened in 1981



Foodarama

- *10 Stores in Houston
- *Established in 1973
- *1,000 Employees



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Aerial Map



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Proposed Rendering



Great value add for potential redevelopment

Near Brooks City Base & McCreless

Area Re-Gentrification



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Potential Future Development Plan



Potential

Land Size:
3,8876 AC

Zoned
C-2, MF-33



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Lease Rates:

7,800 SF \$15.00 SF
3,300 SF \$22.00 SF



Potential Additional Retail
Building Size: 26,512 SF
Parking Count: 225
Land Size: 6.1258 AC
Zoned C-2, MF-33



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Lobby Entrance - 7800 SF



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Interior Lobby Entrance - 7800 SF



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Interior Open Space - 7800 SF



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Attached Office Spaces - 7800 SF



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Free Standing Building - 3,300 SF Second Gen Restaurant



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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:
 - 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.

SA Core Commercial, LLC

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Amanda Concha	578245	amanda.concha@corecommercialsa.com	210-201-0061
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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