



THOUSAND OAKS SHOPPING CENTER

Thousand Oaks Dr at Jones Maltsberger Rd, San Antonio, TX

**WEINGARTEN
REALTY®**

With convenient access from two key commuter highways - US 281 and Loop 1604, Thousand Oaks provides superior shopping and other needs to consumers in San Antonio's northern communities. Anchored by the region's leading grocery chain, HEB, this center also features Tuesday Morning as well as an excellent group of restaurants and retailers.

PROPERTY SIZE 161,807 SQ. FT.

LAT/LONG 29.57779 N, -98.43913 W

TRAFFIC COUNTS \U200BTHOUSAND OAKS DR & JONES
MALTSBERGER RD - 41,831

CONTACT

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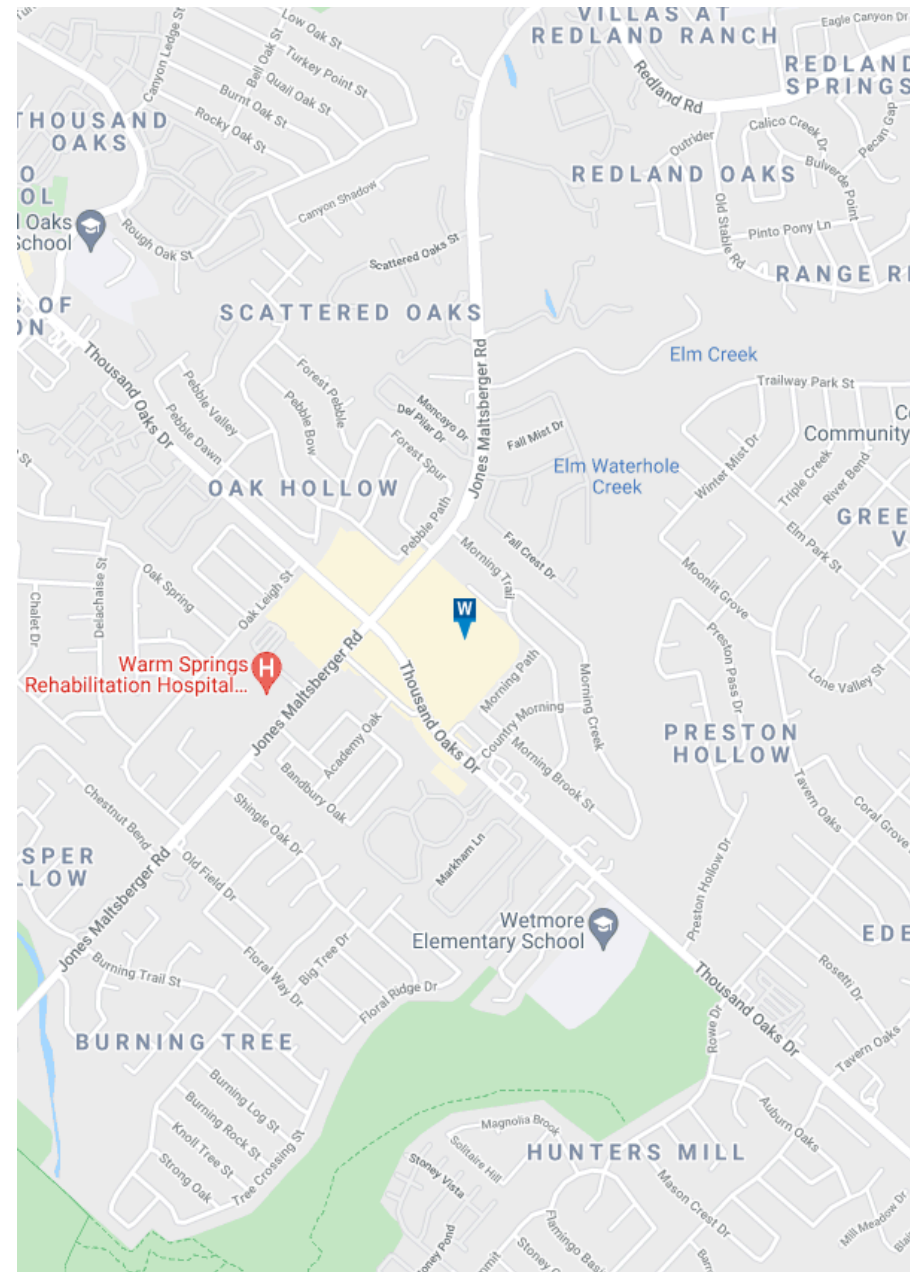


TENANTS LIST

A0A	Papa John's Pizza	1,434 SF
A0C	Primerica	1,914 SF
A0D	MedPost Urgent Care	3,200 SF
A0F	Ride Away Bicycles	2,513 SF
A0H	Amy's Hallmark Shop	4,182 SF
A0K	Nail Salon	2,081 SF
A0L	Fantastic Sams	1,740 SF
A0M	Available	2,400 SF
A0N	Available	1,441 SF
A0R	Mallorca Salon Studios	8,860 SF
B0A	Tuesday Morning	15,143 SF
B0D	Available	2,028 SF
B0E	Alamo City Liquor	3,996 SF
B0H	T-Mobile	1,694 SF
B0J	Available	2,350 SF
B0K	Bazinga Comics	2,643 SF
C0A	Available	22,131 SF
D0A	The Joint...The Chiropractic Place	1,920 SF
D0B	Great Clips	1,350 SF
D0C	Tron Wireless	1,227 SF
D0D	Robert Chaffin, DDS	1,607 SF
D0E	The UPS Store	1,518 SF
D0F	H&R Block	1,518 SF
D0K	HEB Grocer	65,681 SF
E0A	Yokai Japan and Thai Restaurant	1,455 SF
E0C	Curator Coffee	1,008 SF
E0D	Caparelli's Italian Food & Piz	1,471 SF
R0A	Taco Cabana	3,345 SF

This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	16,188	45,305	84,647	240,596
Average Household Income	\$91,048	\$90,908	\$88,423	\$85,986
Population Trends				
2000 Population	14,833	41,354	74,387	184,429
2010 Population	15,803	43,105	80,074	219,834
2020 Population	16,188	45,305	84,647	240,596
2025 Population	15,885	44,938	84,852	244,910
Absolute Growth 2010 to 2020'	2.44%	5.1%	5.71%	9.44%
Projected Growth 2020 to 2025'	-1.87%	-0.81%	0.24%	1.79%
Race & Ethnicity				
% White	55.78%	55.31%	53.92%	49.35%
% Black	4.97%	4.66%	5.01%	6.19%
% Asian	2.53%	2.43%	2.49%	3.12%
% Other	2.09%	2.12%	2.26%	2.29%
% Hispanic	34.62%	35.47%	36.33%	39.05%
Income & Education				
Median Household Income	77,632	76,150	71,176	65,611
Average Household Income	\$91,048	\$90,908	\$88,423	\$85,986
% College Graduates	52.15%	51.02%	48.56%	47.07%
Age				
Median Age	39.9	40	39.4	38.1
% Age < 18	23.07%	23.07%	23.34%	24.52%
% Age 65 +	17.39%	17.16%	16.33%	15.28%
Households & Housing				
Households	6,676	18,548	34,456	97,312
Average Household Size	2.42	2.44	2.45	2.46
Median Housing Value	\$243,354	\$237,265	\$233,725	\$234,890
% Owner Occupied Housing	64.43%	66.29%	63.39%	55.49%
% Renter Occupied Housing	31.84%	29.22%	31.7%	37.77%
% Vacant Housing	3.73%	4.49%	4.92%	6.75%
Workplace & Workers				
Number of Businesses	234	728	2,540	9,171
% White Collar	75.68%	75.48%	73.94%	71.32%
% Blue Collar	24.32%	24.52%	26.06%	28.68%



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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 on 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 listening 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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Date