

For Lease

6103 Pecan Valley
San Antonio, TX 78233

La Fiesta Grocery Anchor



For More Information Please Contact:
Amanda Concha 210.201.0061
Amanda.concha@corecommercialsa.com

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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



Demographics

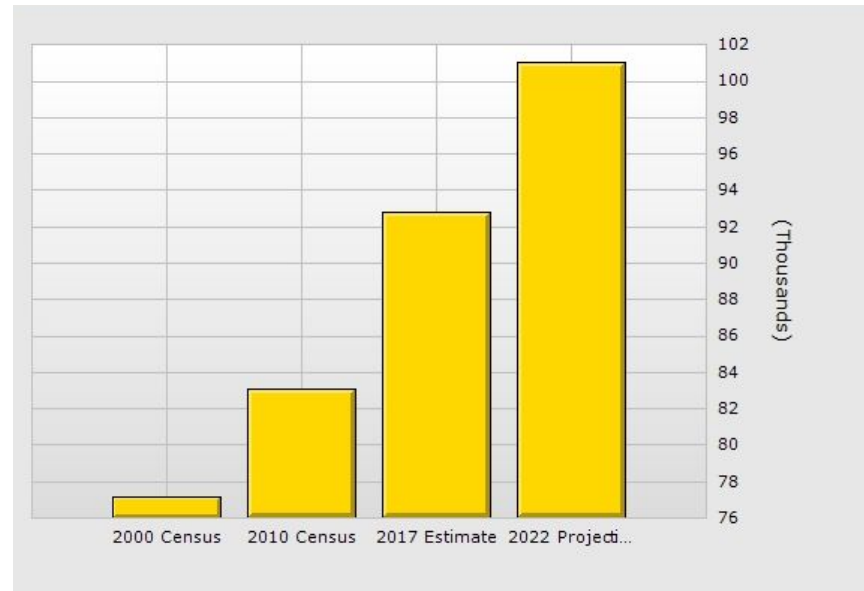
Property Overview

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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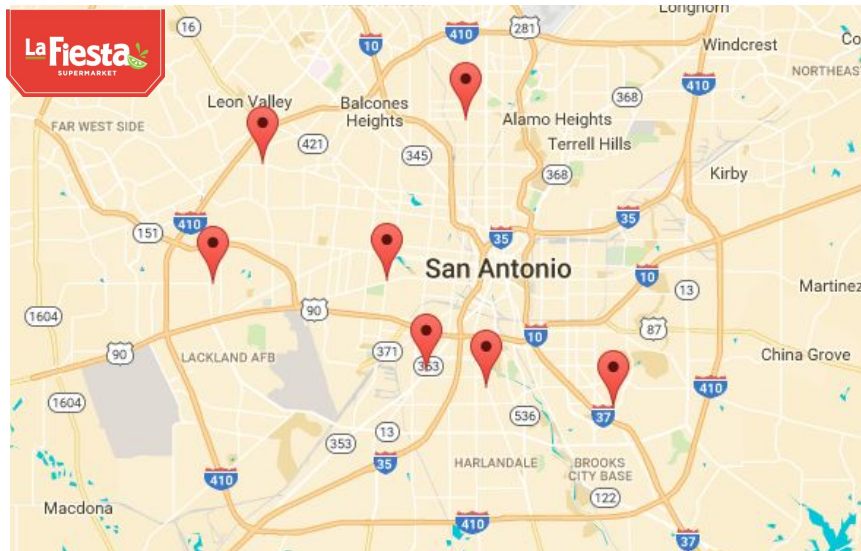
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Corporate Profile

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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Pricing 7,800 SF \$15.00 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



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Interior Lobby Entrance

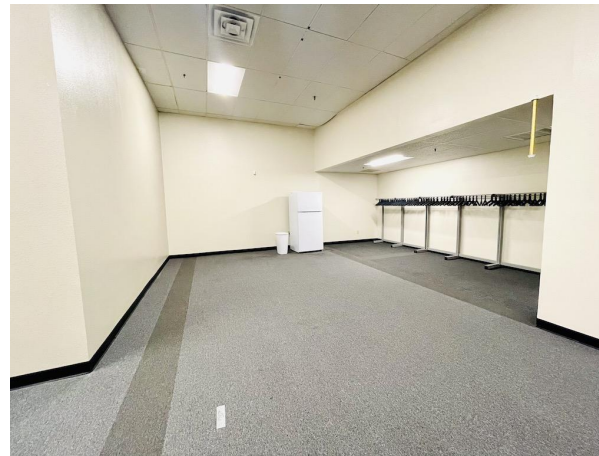


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Interior Open Space

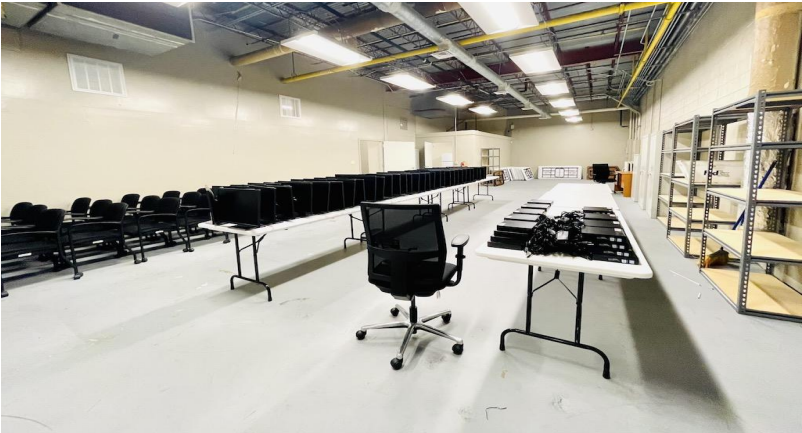


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Attached Office Spaces



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Information About Brokerage Services

11-2-2015

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

| | | | |
|---|-------------|------------------------------------|--------------|
| Licensed Broker / Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| 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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