



Currently Available:

Up to 4,978 SF For Lease

For More Information Contact:

T.J. Powell

Connor Silva

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- Located at the lighted hard corner of San Pedro Avenue and W. Rector
- Excellent visibility and access from San Pedro Avenue
- Convenient access to Loop 410
- Close proximity to Target and North Star Mall
- Minutes from San Antonio International Airport and Alamo Quarry

TRAFFIC COUNTS :

Loop 410	291,725 VPD
San Pedro Ave..	34,998 VPD



Population

1 mile	3 mile	5 mile
12,674	104,566	312,443



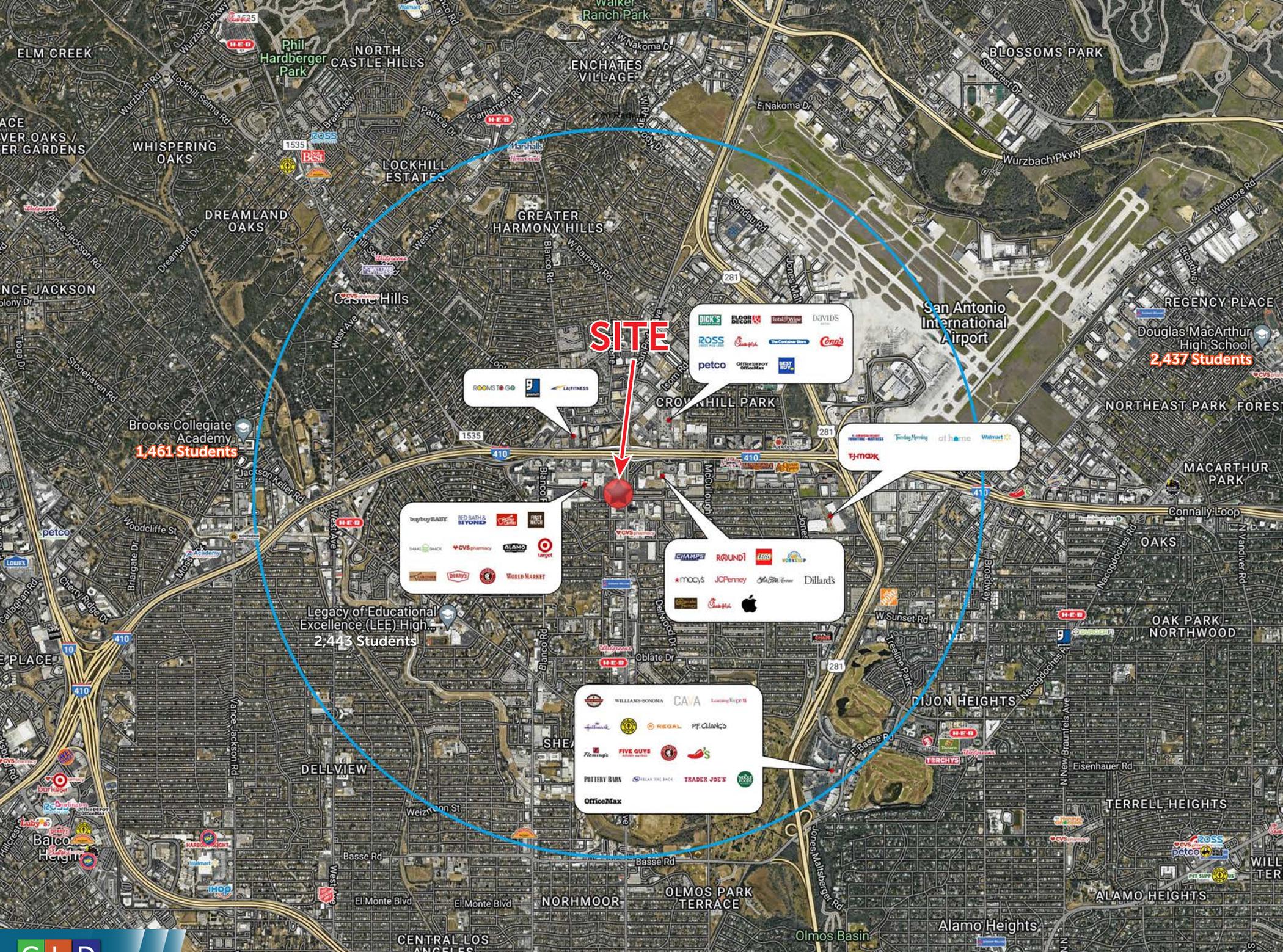
Daytime

1 mile	3 mile	5 mile
25,469	141,413	387,169



Avg. HH Income

1 mile	3 mile	5 mile
\$63,921	\$68,089	\$74,485



SITE

Brooks Collegiate Academy
1,461 Students

Legacy of Educational Excellence (LEE) High
2,443 Students

Douglas MacArthur High School
2,437 Students

- ROOMS TO GO
- 9
- LAPINNESS

- DICK'S
- BEOR
- Final Wine
- DAVID'S
- ROSS
- Compass
- The Corner Store
- Costa
- petco
- Office Depot
- OfficeMax
- WEST

- Lampson
- Home Depot
- Target
- Home Depot
- at home
- Walmart
- TJ-MAXX

- begby BABY
- RED BATH & BODY
- CVS pharmacy
- ALAMO
- Target
- WORLD-MARKET

- CHAMP
- ROUND1
- LEGO
- WALSH
- macys
- JCPenney
- Dillard's
- Apple

- WILLIAMS-SONOMA
- CAVA Learning Exptl
- REGAL
- PF CHANG'S
- FIVE GUYS
- POTTERY BARN
- WELLS FARGO
- TRADER JOE'S
- OfficeMax



7427 San Pedro Ave., San Antonio, TX 78216

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RECTOR DR.



AVAILABLE
4,978 SF



SAN PEDRO AVE.



7427 San Pedro Ave., San Antonio, TX 78216

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LOWER LEVEL
SERITAGE PARCEL
PARKING 825

SAN PEDRO AVE

UPPER LEVEL
SERITAGE PARCEL
PARKING 196



AVAILABLE
4,978 SF

PERMISSIBLE
BUILDING AREA

ADJACENT PARCEL
PARKING 112

BLDG LINE ABOVE

EXST. MECH.
10,259 SF

L1
6,953 SF

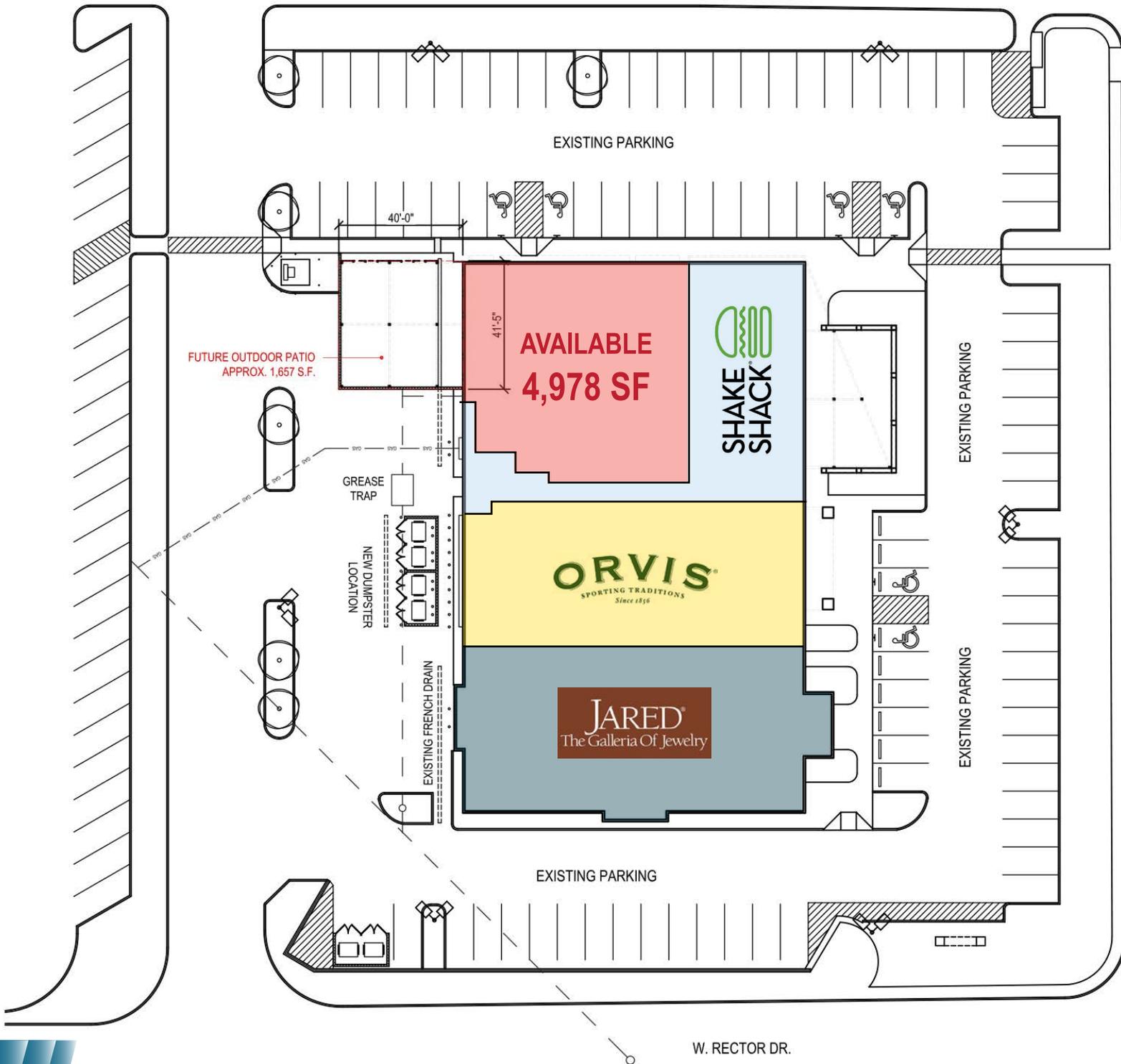


EXISTING FREIGHT
SHARED LOADING
5,449 SF

TRU/FIT
ATHLETIC CLUBS

WEST RECTOR





FUTURE OUTDOOR PATIO
APPROX. 1,657 S.F.

AVAILABLE
4,978 SF

SHAKE
SHACK

ORVIS
SPORTING TRADITIONS
Since 1850

JARED
The Galleria Of Jewelry

EXISTING PARKING

EXISTING PARKING

EXISTING PARKING

EXISTING PARKING

SAN PEDRO AVE.

W. RECTOR DR.





Information About Brokerage Services



Texas law requires all real estate licensees 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 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:
 - 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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Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Phone