



COLONNADE I SHOPPING CENTER

9801-9895 IH-10 W., San Antonio, TX 78230

PROPERTY INFORMATION

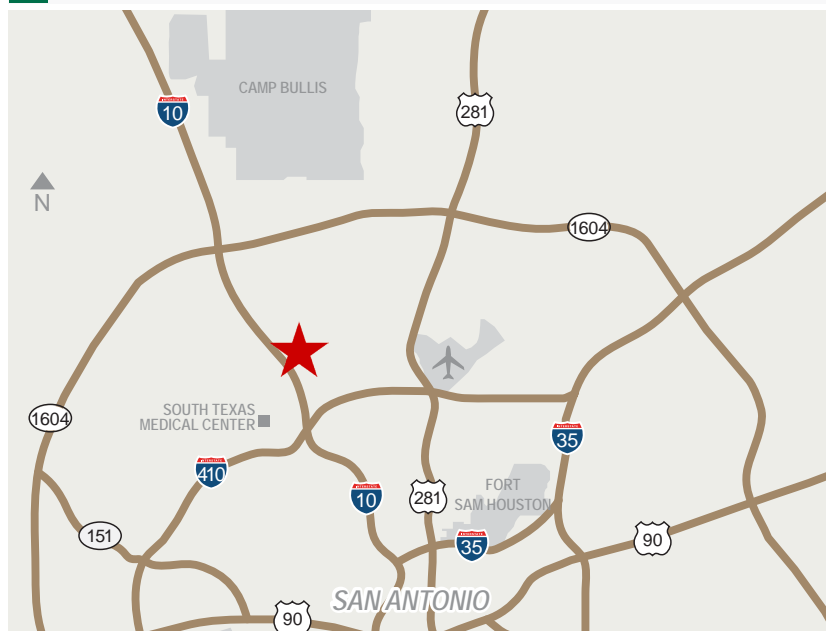
This upscale mixed-use development is located in a prime NW location in an affluent trade area and excellent demographics. Along with excellent visibility from IH-10, this center is within moments from USAA, HEB and the South Texas Medical Center.

BASE RENT: \$18.00 - \$28.00/SF **NNN:** \$8.88

- Approx. 71,922 total square feet
- Across from HEB
- Easy ingress/egress
- Strong daytime population
- Major Tenants:
Fuddruckers, Sushi Zushi, Zedric's Gourmet to Go, Starbucks, Texas Med Clinic, CD Exchange, Sprint, Optical & more.

2018 EST

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Population:	25,424	144,704	363,926
Households:	11,186	66,017	151,551
Avg HH Inc:	\$58,622	\$65,401	\$68,829

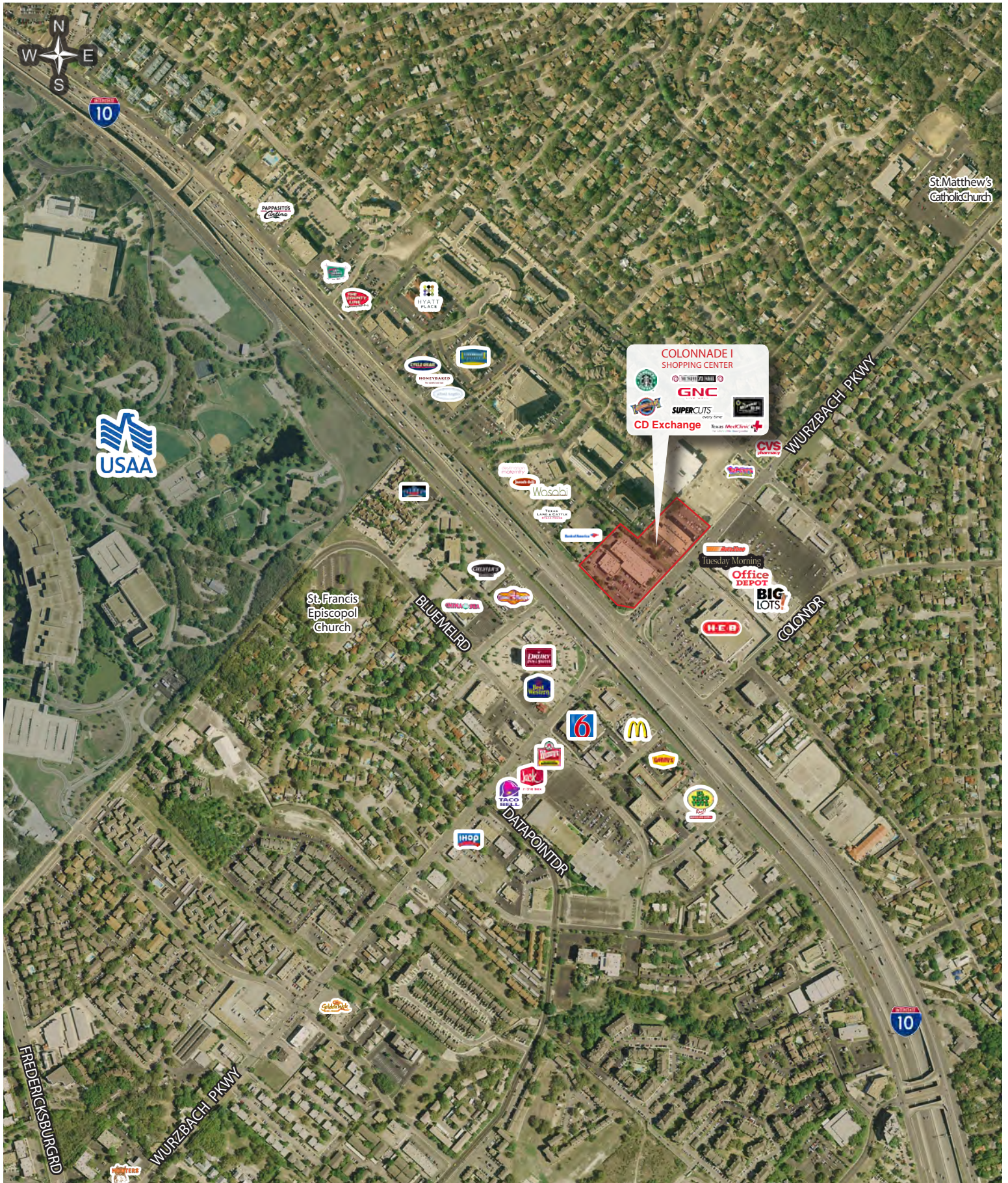


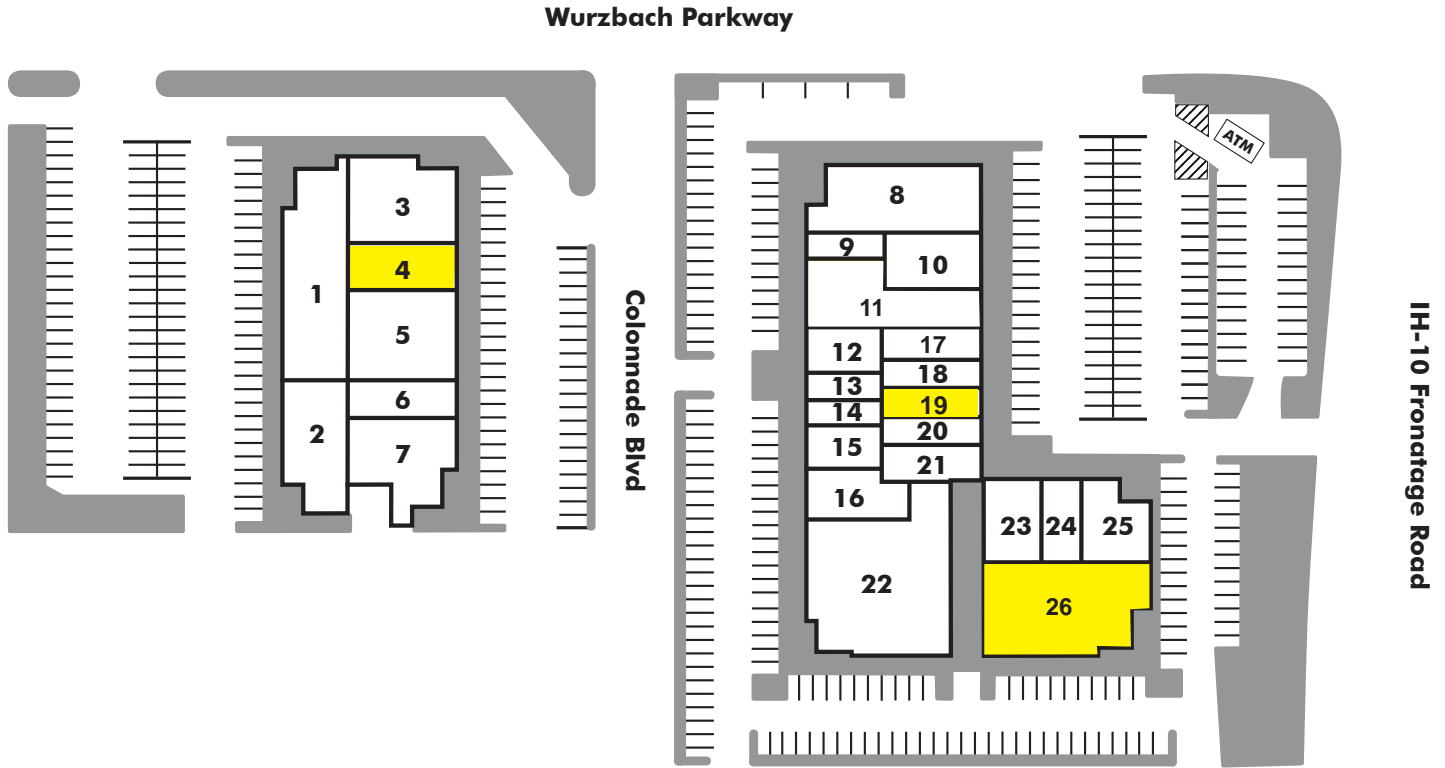
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The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

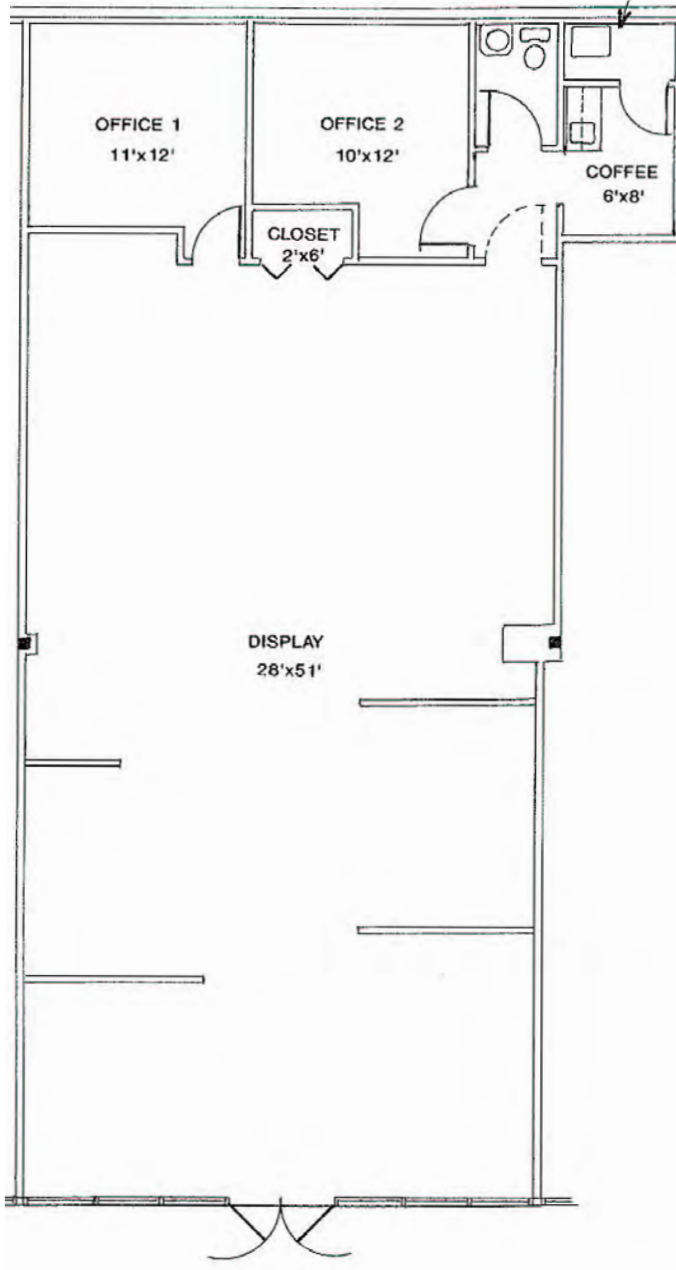




	Tenant	SQFT	Suite
1	Texas Med Clinic	8,496	9885
2	Executive Suites	1,628	9895
3	CD Exchange	3,576	9861
4	Available	2,050	9863 \$18.00/SF
5	Sushi Zushi	3,992	9867
6	The Cake Shop	2,215	9871
7	Zedric'sGourmettoGo	2,634	9873
8	Western Beverages	5,928	9801
9	H & R Block	1,200	9859-7
10	Starbucks	1,783	9811
11	SA Kickboxing	2,945	9813
12	Dr. Sergio Montero	1,700	9859
13	Miracle Ear	1,200	9859-3

	Tenant	SQFT	Suite
14/15	Crown Trophy	3,450	9859-1
16	Bellagio Nails & Spa	2,442	9853-1
17	The Botanical Shoppe	1,000	9815
18	Supercuts	1,000	9817
19	Available	1,800	9819 Call for pricing
20	GNC	1,000	9821
21	ABBA Optical	1,822	9823
22	Fuddruckers	9,195	9845
23	Goomba's Pizzeria	1,800	9825
24	Sprint	981	9829
25	Sprint	961	9831
26	Available (restaurant space)	7,124	9837 Call for pricing

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Space 4
2,050 SF - \$18.00/SF

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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:
 - 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.

Endura Advisory Group, GP, LLC	581037	jlundblad@endurasa.com	(210) 366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Eric Lundblad	584796	elundblad@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Sales Agent/Associate's Name	License No.	Email	Phone

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