

# SUNSET RIDGE

6300-6500 N. NEW BRAUNFELS AVENUE  
SAN ANTONIO, TX 78209

CASEY R KOPECKY

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## ALAMO HEIGHTS

### RETAIL SPACE FOR LEASE

#### LOCATION

SEC of N. New Braunfels Avenue and Brees Boulevard

#### SPACE AVAILABILITIES

1,880 SF  
2,768 SF

#### RENTAL RATE

\$18.00 - \$22.00 psf/yr

#### AREA DESCRIPTION

Historic shopping center in an established high income area that is very accessible to affluent neighborhoods such as Alamo Heights, Terrell Hills, Olmos Park and Monte Vista. Located less than a mile from Alamo Heights High School with easy access from both N. New Braunfels Ave. and Brees Blvd.

#### TENANTS



#### 2015 DEMOGRAPHICS (N. New Braunfels and Brees Blvd.)

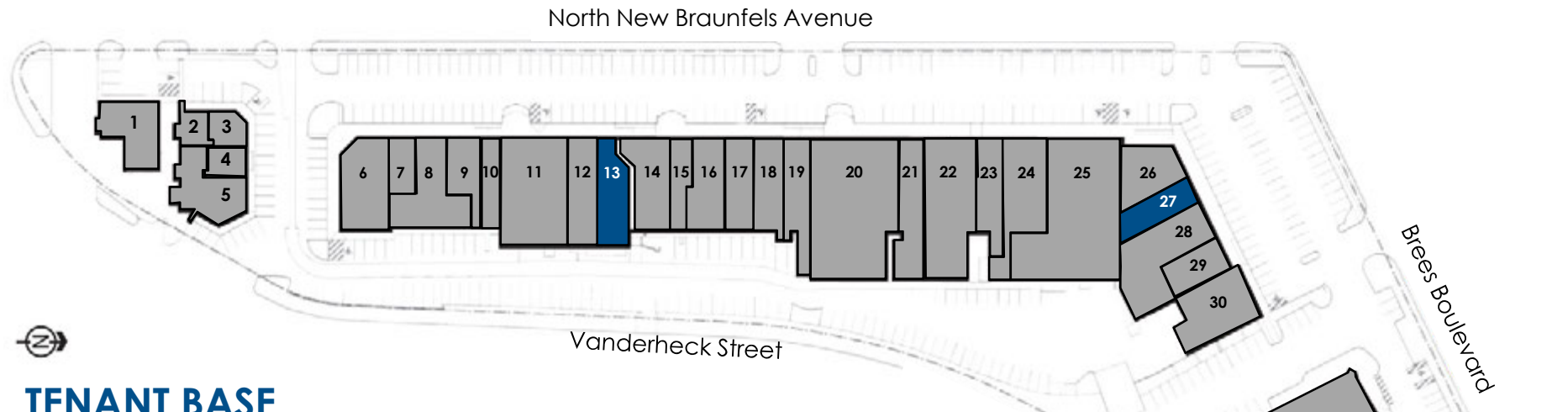
RADIUS	POPULATION	AVG. HH INCOME	# OF HOUSEHOLDS
1 Mile	12,308	\$106,115	5,473
3 Mile	90,258	\$81,790	36,199
5 Mile	265,874	\$58,379	101,067



The information contained herein was obtained from sources believed reliable; however, Ironwood Commercial Brokerage, LP makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice.

# SITE PLAN

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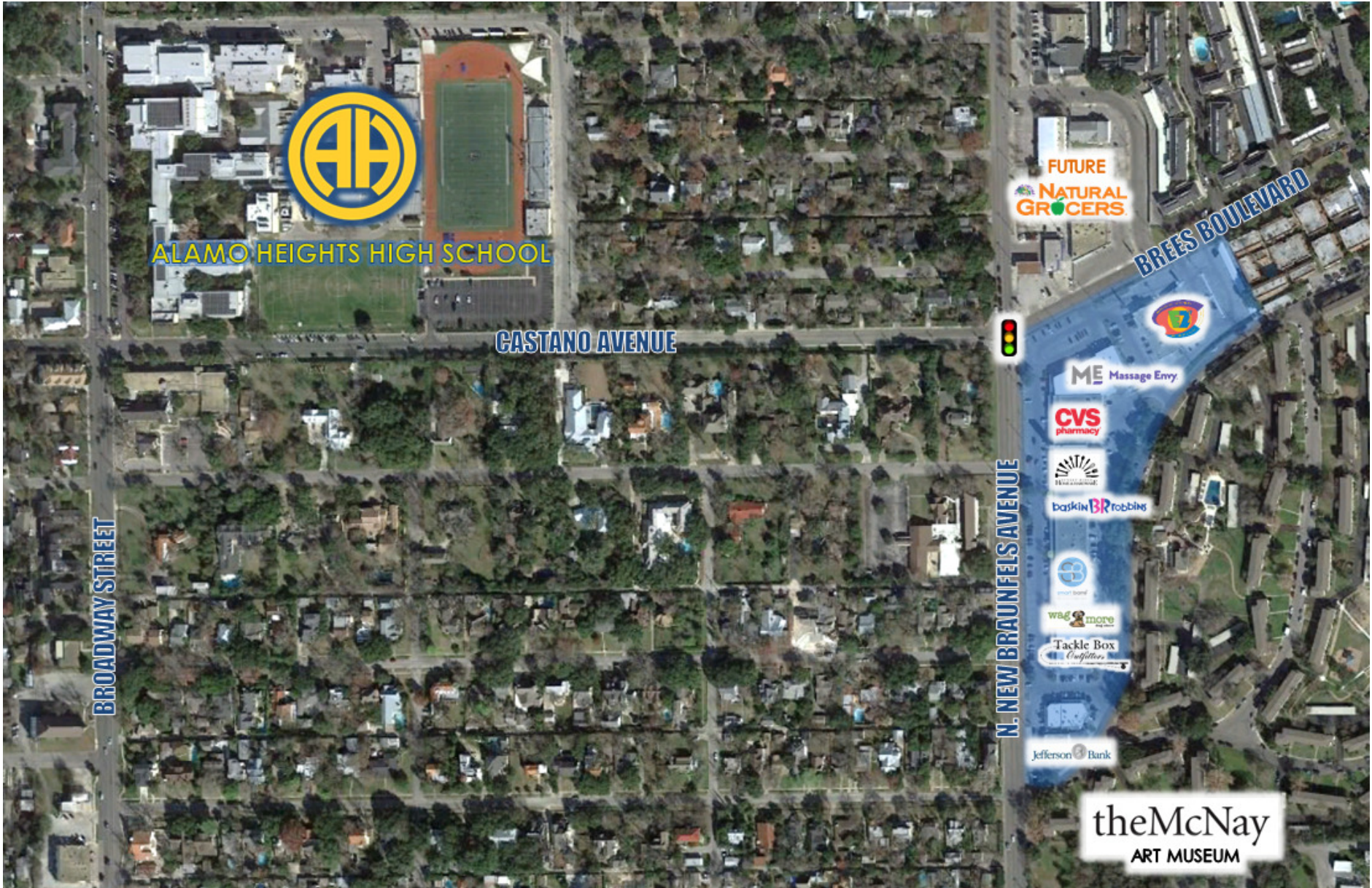


## TENANT BASE

1	Jefferson State Bank.....	18	Belles + Beaux.....
2	Sunset Ridge Shoe Repair.....	19	Invitations, Etc.....
3	Slate White Cleaners.....	20	Sunset Ridge Home & Hardware.....
4	T's Nails.....	21	Vivroux Sports.....
5	Twin Sisters Bakery.....	22	Sola Salons.....
6	Tacklebox Outfitters.....	23	BOSS Bagels (Bagels on Southern Soil).....
7	Great Clips.....	24	Julian's Italian Pizzeria & Kitchen.....
8	Wag More Dog Store.....	25	CVS/Pharmacy.....
9	Cost Plus Nutrition.....	26	Grande Communications.....
10	Sparkles.....	27	<b>AVAILABLE.....2,768 SF</b>
11	MedFirst Primary Care.....	28	Massage Envy.....
12	Lotus Integrated Spine and Pain.....	29	CryoFit.....
13	<b>AVAILABLE.....1,889 SF</b>	30	Alamo Heights Pet Clinic.....
14	Bless Your Heart.....	31	Alamo Heights Emergency Care.....
15	Baskin-Robbins.....	32	EZ's Restaurant.....
16	Seazar's Fine Wine & Spirits.....		
17	Smart Barre.....		

# AERIAL

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# SHOPPING CENTER PHOTOS

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*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.

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