

# SUNSET RIDGE

6300-6500 N NEW BRAUNFELS AVE | SAN ANTONIO, TX



## RETAIL FOR LEASE

- 2,425 SF Available
- THE neighborhood retail destination in the heart of Alamo Heights.
- Strategically located at the SEC of N. New Braunfels Avenue and Brees Boulevard in San Antonio, Texas.

### AREA RETAILERS



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 Avenue and Brees Boulevard.

### 2022 DEMOGRAPHICS

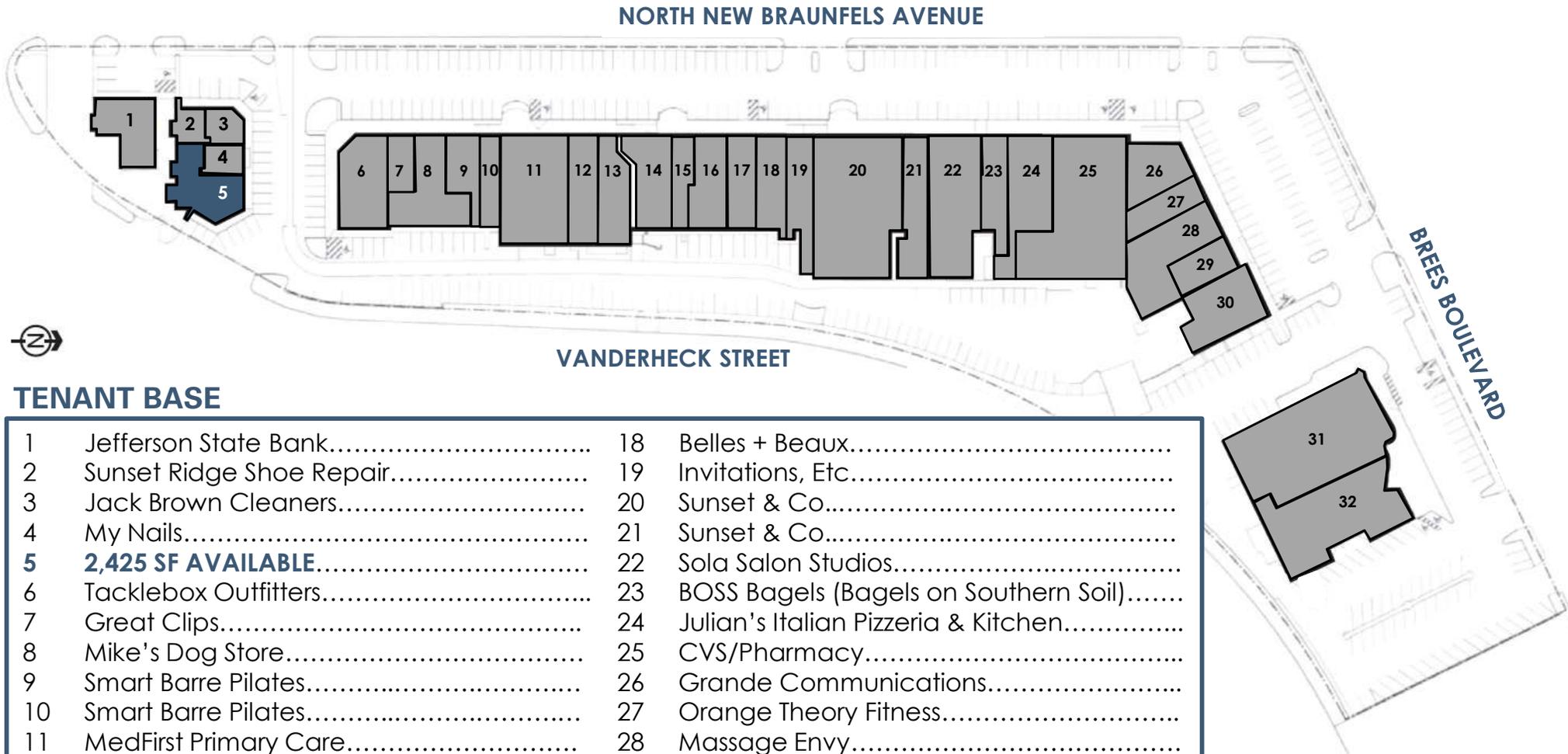
	1 MILE	3 MILE	5 MILE
Total Population	13,891	91,599	271,101
Avg HH Income	\$207,867	\$123,149	\$81,676
Total Households	6,184	37,881	108,090

### CONTACT FOR MORE INFORMATION

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## TENANT BASE

1	Jefferson State Bank.....	18	Belles + Beaux.....
2	Sunset Ridge Shoe Repair.....	19	Invitations, Etc.....
3	Jack Brown Cleaners.....	20	Sunset & Co.....
4	My Nails.....	21	Sunset & Co.....
<b>5</b>	<b>2,425 SF AVAILABLE</b> .....	22	Sola Salon Studios.....
6	Tacklebox Outfitters.....	23	BOSS Bagels (Bagels on Southern Soil).....
7	Great Clips.....	24	Julian's Italian Pizzeria & Kitchen.....
8	Mike's Dog Store.....	25	CVS/Pharmacy.....
9	Smart Barre Pilates.....	26	Grande Communications.....
10	Smart Barre Pilates.....	27	Orange Theory Fitness.....
11	MedFirst Primary Care.....	28	Massage Envy.....
12	Alamo PT.....	29	CryoFit.....
13	Capri by Sunset and Co.....	30	Alamo Heights Pet Clinic.....
14	Kelly Wade Jewelers.....	31	Alamo Heights Emergency Care.....
15	Baskin-Robbins.....	32	EZ's Restaurant.....
16	Seazar's Fine Wine & Spirits.....		
17	Belles + Beaux.....		

# SUNSET RIDGE | 6300-6500 N NEW BRAUNFELS AVENUE, SAN ANTONIO, TX



ALAMO HEIGHTS  
HIGH SCHOOL

N NEW BRAUNFELS AVE

BREES BLVD

JB JEFFERSON BANK

Tackle Box  
Cupfilters

Mike's  
dog store



KELLY WADE

BASKIN BR ROBBINS



Sola  
SUNSET TEXAS

CVS

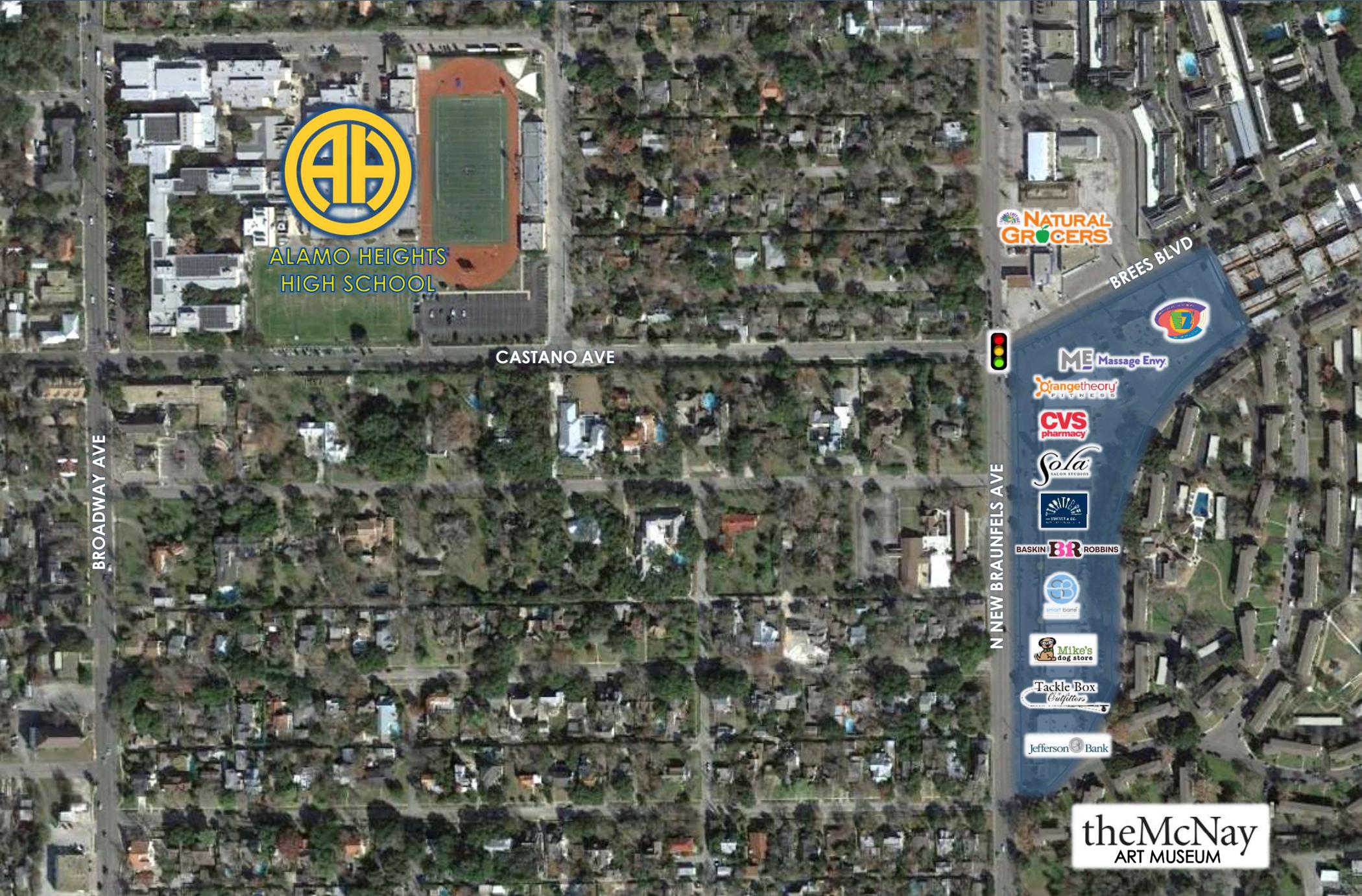
Orangetheory

ME  
Massage Envy

NATURAL  
GROCCERS



# SUNSET RIDGE | 6300-6500 N NEW BRAUNFELS AVENUE, SAN ANTONIO, TX



ALAMO HEIGHTS  
HIGH SCHOOL

CASTANO AVE

BROADWAY AVE



N NEW BRAUNFELS AVE

BREES BLVD



theMcNay  
ART MUSEUM



**SUNSET RIDGE**

Orangetheory Fitness ME Massage Envy

Sola Salon Studios CVS pharmacy

BASKIN ROBBINS smart brand

Jefferson Bank Tackle Box Outfitters

ALAMO HEIGHTS HIGH SCHOOL

CASTANO AVE

N NEW BRAUNFELS AVE

TERRELL HEIGHTS

ALAMO HEIGHTS

The McNay Art Museum

AUSTIN HWY

TERRELL HILLS



# 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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Buyer/Tenant/Seller/Landlord Initial

\_\_\_\_\_  
Date