

OFFICE/RETAIL SPACE FOR LEASE

7927 CALLE RIALTO

7927 CALLE RIALTO, SAN ANTONIO, TX 78257



FOR LEASE

KW COMMERCIAL CITY VIEW
15510 Vance Jackson Suite 101
San Antonio, TX 78249



Each Office Independently Owned and Operated

PRESENTED BY:

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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LOCATION & HIGHLIGHTS

7927 CALLE RIALTO



LOCATION INFORMATION

Street Address:	7927 Calle Rialto
City, State, Zip:	San Antonio, TX 78257
County:	Bexar
Building Size	4,509 Sq. Ft.
Available Space	1,373 Sq. Ft. - 3,000 Sq. Ft.
Rental Rate	\$28.00 NNN
NNN Estimate:	\$9.00

PROPERTY HIGHLIGHTS

- Lease rate does not include utilities, property expenses or building services
- Open Floor Plan Layout
- Fits 5 - 38 People
- Space is in Excellent Condition
- Right off of Interstate 10
- Part of the Park at Rialto
- Ralph Fair Road: Approx. 15,000 Vehicles Per Day
- I-10 Frontage Rd: Approx. 70,000 Vehicles Per Day

PROPERTY PHOTOS

7927 CALLE RIALTO



PROPERTY PHOTOS

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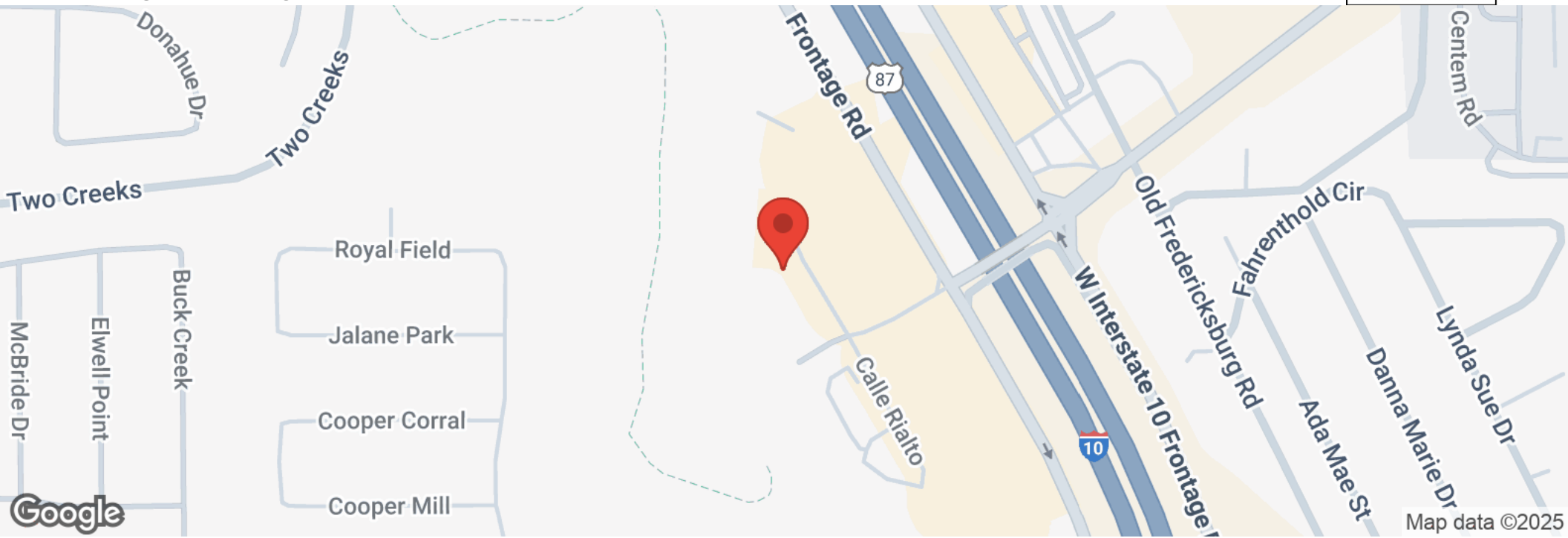
PROPERTY PHOTOS

7927 CALLE RIALTO

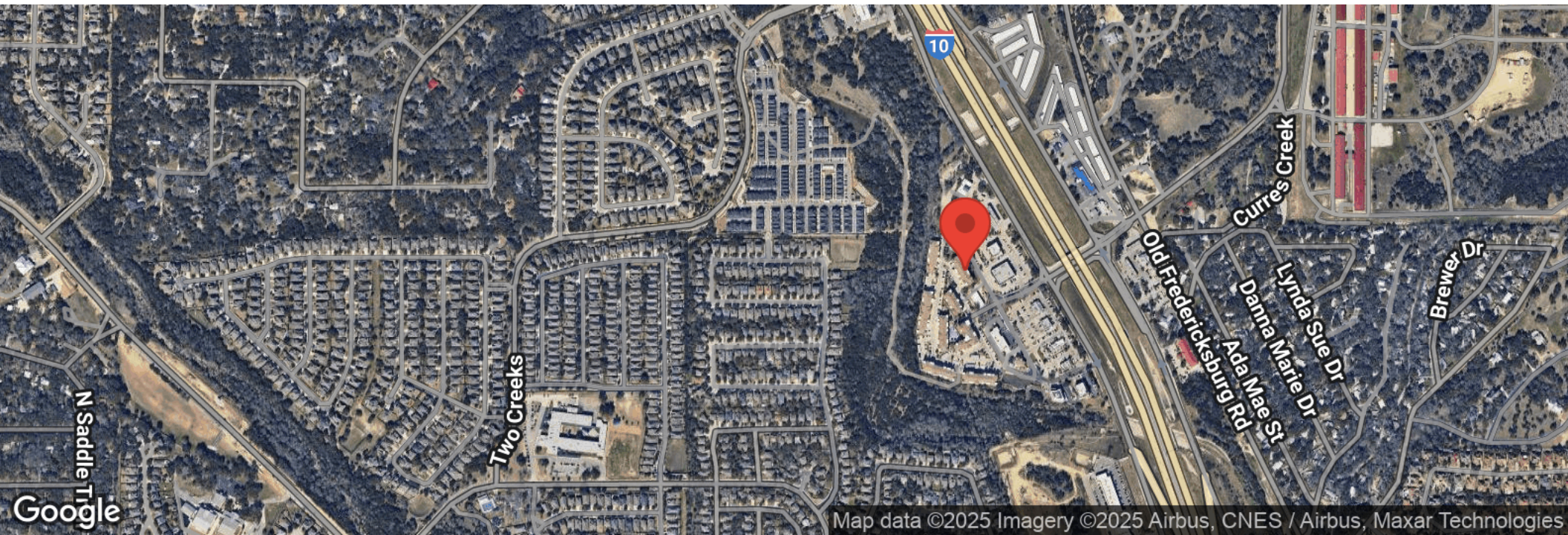


LOCATION MAPS

7927 CALLE RIALTO



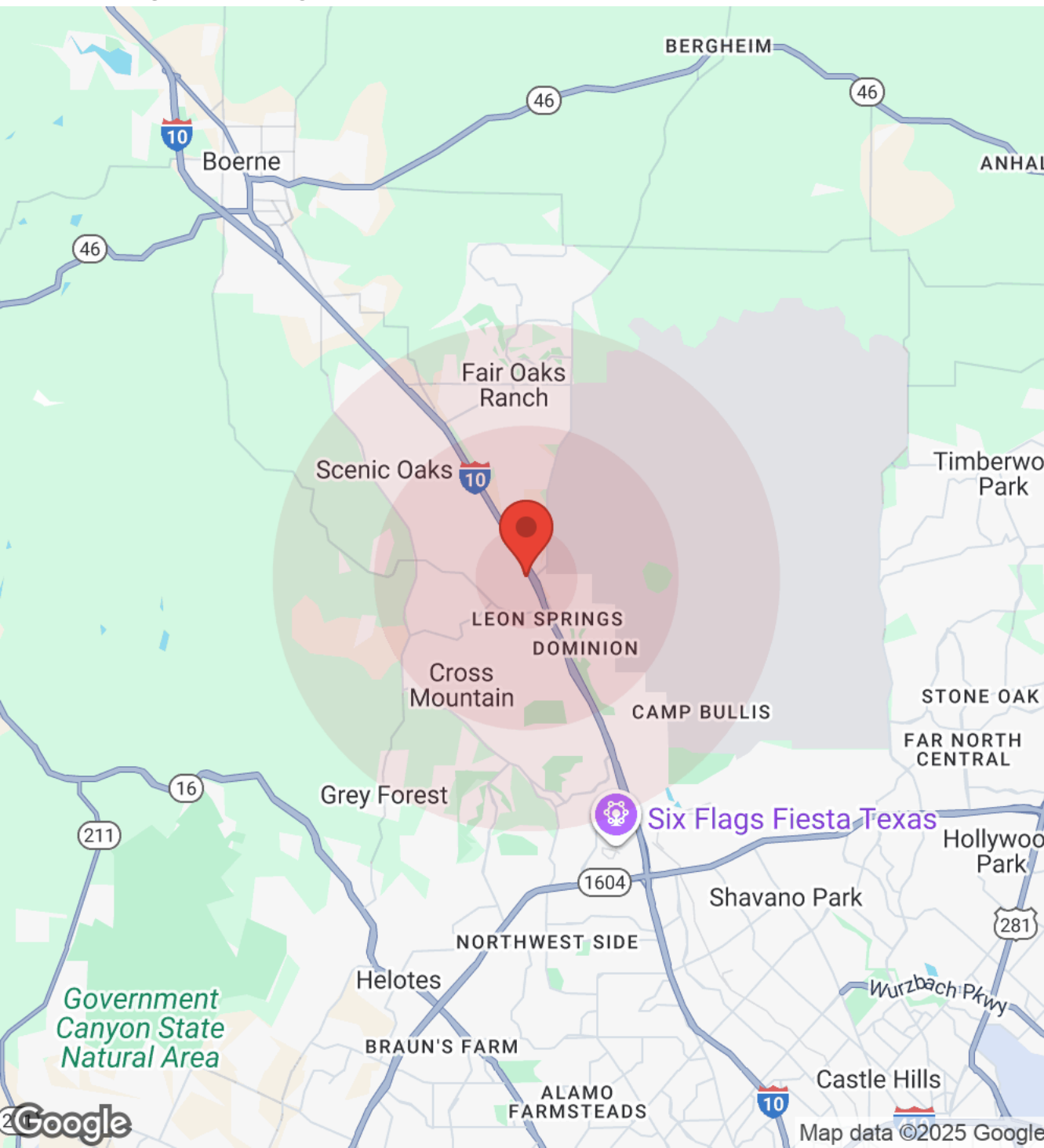
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Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

DEMOGRAPHICS

7927 CALLE RIALTO



Population	1 Mile	3 Miles	5 Miles
Male	4,567	17,670	30,927
Female	4,753	18,115	31,535
Total Population	9,320	35,785	62,462

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,219	8,153	13,136
Ages 15-24	954	3,989	7,209
Ages 25-54	3,749	14,420	25,186
Ages 55-64	1,035	3,954	7,069
Ages 65+	1,363	5,268	9,863

Race	1 Mile	3 Miles	5 Miles
White	4,073	15,652	27,646
Black	458	1,832	3,348
Am In/AK Nat	17	57	87
Hawaiian	10	36	44
Hispanic	4,007	15,205	26,290
Asian	550	2,104	3,510
Multi-Racial	197	830	1,405
Other	9	64	125

Income	1 Mile	3 Miles	5 Miles
Median	\$147,917	\$143,940	\$136,314
< \$15,000	67	353	823
\$15,000-\$24,999	33	117	313
\$25,000-\$34,999	227	608	1,036
\$35,000-\$49,999	135	665	1,529
\$50,000-\$74,999	339	1,378	2,795
\$75,000-\$99,999	324	1,390	2,388
\$100,000-\$149,999	521	2,081	3,880
\$150,000-\$199,999	364	1,629	2,760
> \$200,000	1,230	4,244	7,222

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,487	13,451	24,643
Occupied	3,242	12,465	22,743
Owner Occupied	2,544	9,636	15,621
Renter Occupied	698	2,829	7,122
Vacant	245	986	1,901

BUSINESS MAP

7927 CALLE RIALTO



INFORMATION ABOUT BROKERAGE SE

7927 CALLE RIALTO



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.

11-2-2015



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.

Keller Willis San Antonio, Inc	547594	Legal@kwcityview.com	210.696.9996
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joseph H Sloan III	526284	Legal@kwcityview.com	210.696.9996
Designated Broker of Firm	License No.	Email	Phone
Tony Zamora Jr.	537135	Legal@Kwcityview.com	210.696.9996
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Federico Volkmer	670481	fvolkmer@kw.com	210-880-2335
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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