

For Lease

Quarry Village

Specialty Retail &
Restaurant Shopping Center

NEC of Jones Maltzberger and Basse Road
San Antonio, TX 78209



CBRE

Property Overview



70,692 SF
Specialty Retail,
Restaurant and Grocery
Anchored Shopping



1,074 – 2,339 SF
Available



Excellent mix of Premium
Dining and Shopping
Opportunity in Addition
to Luxury Living at the
Artesa at the Quarry
Village, 280-Unit
Multifamily Complex



552 Spaces for Retail
(5.25/1,000 SF)

582 Spaces for
Residential
(2.1 per unit)



Excellent Visibility on
Basse Road

Close Proximity to US
281 N, the City's Primary
North/South Corridor

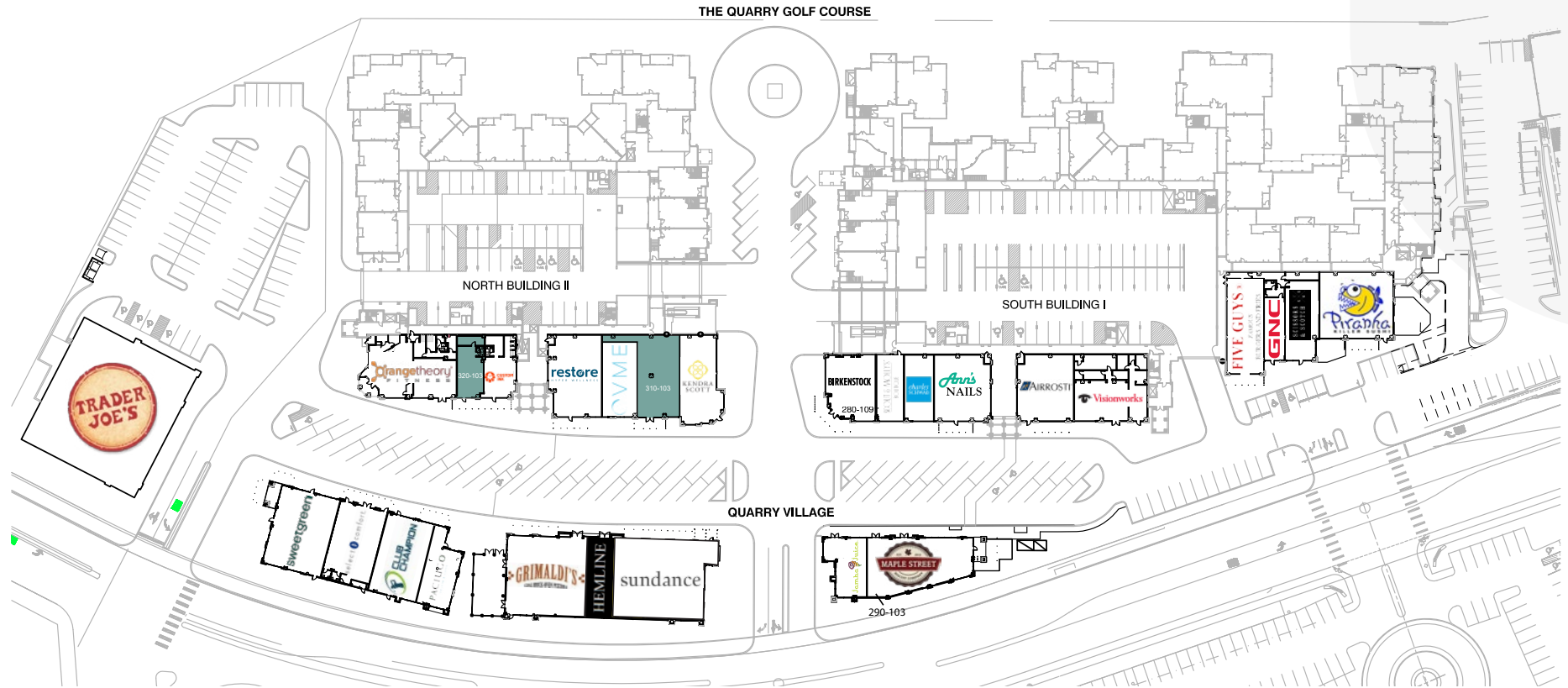
Surrounded by Some of
San Antonio's Affluent
Residential Subdivisions
(Alamo Heights, Terrell
Hills and Olmos Park)

Located 5 miles North of
Downtown San Antonio



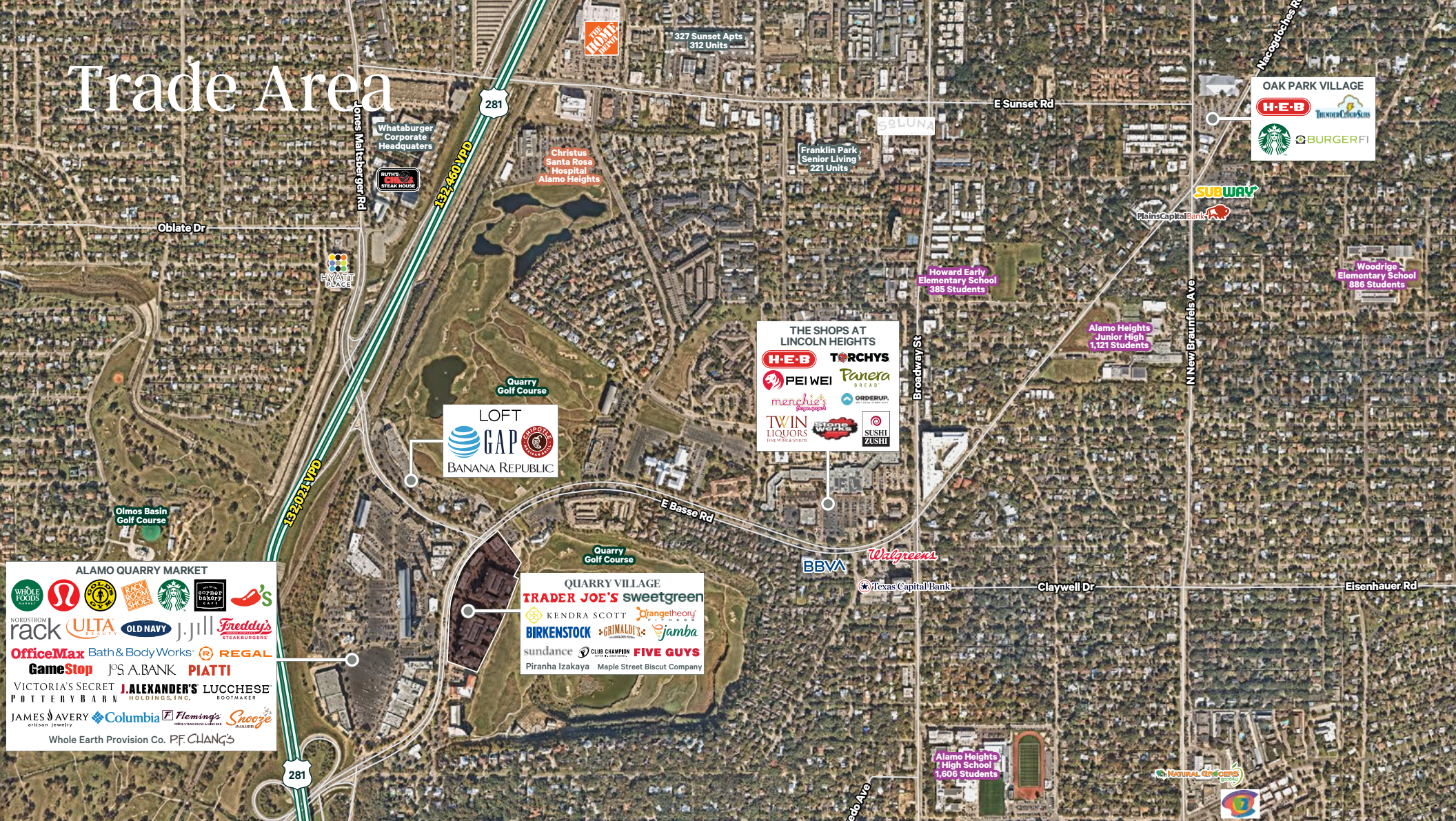
Adjacent to the Alamo
Quarry Market and Alamo
Quarry Crossing

Site Plan



SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
260-101	PIRANHA KILLER SUSHI	3,309	290-101	JAMBA JUICE	1,418	330-101	GRIMALDI'S PIZZA	4,119
260-103	SCISSORS AND SCOTCH	1,782	290-103&105	MAPLE STREET BISCUIT COMPANY	3,442	330-105	HEMLINE	1,361
260-105	GNC	1,116	310-101	KENDRA SCOTT	2,150	330-110	SUNDANCE	4,800
260-107	FIVE GUYS FAMOUS HAMBURGERS	2,208	310-103	AVAILABLE	2,339	340-101	SWEETGREEN	3,063
270-101	VISIONWORKS	3,100	310-105	OVME MED SPA	1,628	340-105	SELECT COMFORT	2,389
270-107	AIRROSTI	2,353	310-109	RESTORE CRYOTHERAPY	2,649	340-109A	CLUB CHAMPION	2,298
280-101	ANN'S NAILS	2,340	320-101	CUSTOM INK	1,290	340-109B	PACIUGO	1,627
280-103	CHARLES SCHWAB	1,255	320-103	AVAILABLE	1,074	350-101	TRADER JOE'S	11,000
280-109	BIRKENSTOCK	2,021	320-105&107	ORANGETHEORY FITNESS	3,397			
280-107	SCOUT & MOLLY'S BOUTIQUE	1,154						

Trade Area



Specialty Retail, Restaurant and Grocery Anchored Shopping Center in Central San Antonio

Area Demographics

	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population	10,197	104,939	282,276
2024 Daytime Population	20,343	164,668	448,926
HOUSEHOLD INCOME			
2024 Average HH Income	\$139,798	\$113,669	\$88,374
2029 Average HH Income	\$154,609	\$127,624	\$100,481
HOUSEHOLDS			
2024 Household	4,973	43,474	118,455
2029 Household-Five Year Projection	4,980	43,597	119,137
PLACE OF WORK			
2024 Businesses	917	8,550	20,412
2024 Employees	11,664	88,174	243,221
AGE			
2024 Median Age	44.0	39.1	37.5





For Lease
123,456 SF

NEC of Jones Maltzberger & Basse Road
San Antonio, TX 78209



QUARRY VILLAGE

Quarry Village

Don Thomas

First Vice President

+1 210 841 3202

don.thomas@cbre.com

Price Onken

First Vice President

+1 210 841 3243

price.onken@cbre.com

CBRE

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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.

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