

NORTHGATE VILLAGE

5500 Babcock Road | San Antonio, TX 78240



RETAIL
SPACE
AVAILABLE



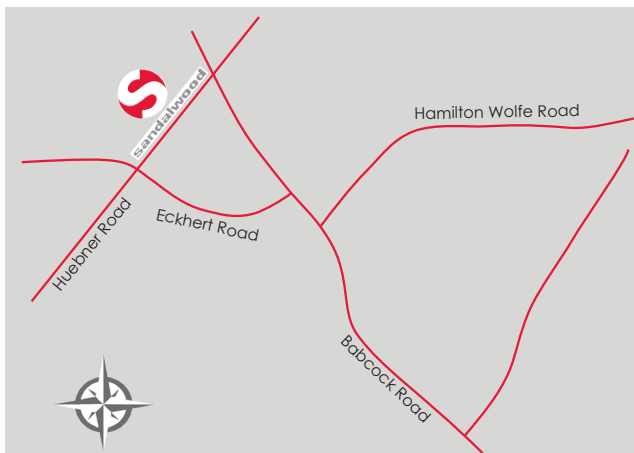
Google
Northgate Village



4.3 Stars (477 Reviews)

LOCATION

Located at the intersection of Babcock Road and Huebner Road, Northgate Village is in one of San Antonio's most dense daytime populations. The center offers a reliable location surrounded by large medical campuses with long term clientele.



PROPERTY FEATURES

- Digital Message Board for advertising
- High traffic count intersection containing Firestone and Sonic as easily recognizable landmarks
- Surrounded by large Medical campuses

BUSINESSES IN THE AREA

- USAA Corporate Office
- Starbucks
- Bubble Wash
- Las Palapas

SPACES AVAILABLE

- Suite 110 - 6,037 sf
- Suite 116 - 2,100 sf
- Suite 118 - 2,320 sf

RENTAL RATE

Base Rent: \$15-18 per sf annually

Triple Net: \$7.72 per sf annually

Terms: 3-5 years

Contact

San Antonio Leasing Office

saoffice@sandalwoodmgmt.com

O: 210.690.0737

5440 Babcock Suite 140

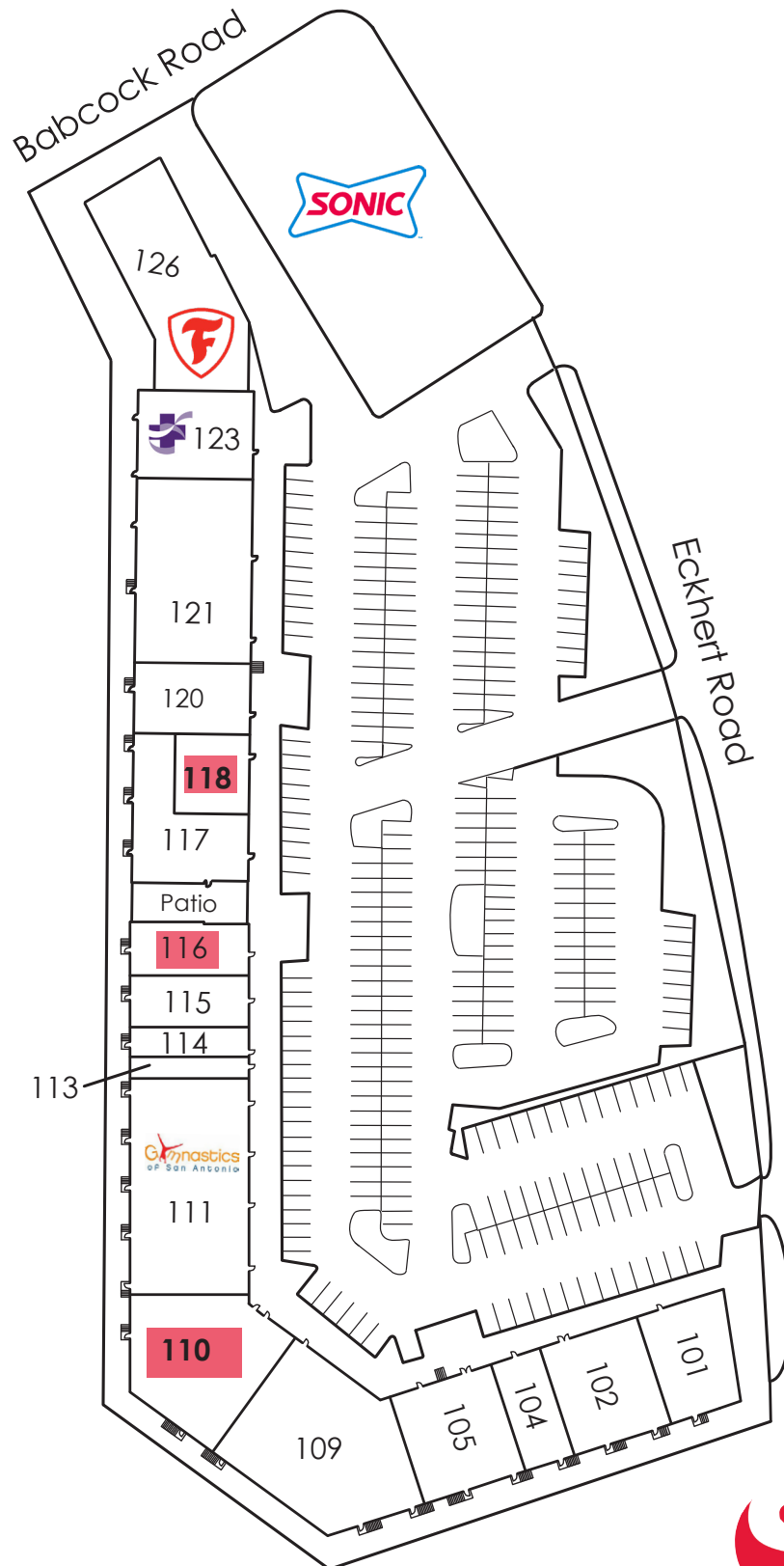
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LEGEND

- 126 - Firestone Tire Company
- 123 - Christus Santa Rosa
- 121 - Landromat
- 120 - Lady Luck Skill Games
- 118 - **Available (2,320 sf)**
- 117 - Bar
- 116 - **Available (2,100 sf)**
- 115 - Cuban Grocery
- 114 - Petra Barbershop
- 113 - Babylon Bakery
- 111 - Gymnastics of San Antonio
- 110 - **Available (6,037 sf)**
- 109 - Indian Grocery
- 105 - Crepeccino
- 104 - Crepeccino
- 102 - Kabachi Grill
- 101 - Shisha Cafe



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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