

Suite 507
1,050 SF
Available

- 10,440 SF strip center located at a major intersection in San Antonio's East side.
- Across the street from H-E-B
- Great location for service retail
- 65 parking spaces
- Zoned C-3
- Tenants include Don & Ben's Liquor and Boost Mobile and Primo Dental

Traffic count

Interstate 37 159,184 vpd

TX DOT 2019

Demographics 3-mile 5-mile

Estimated Population	120,246	333,639
Estimated Households	41,302	115,791
Avg. Household Income	\$47,967	\$54,692

Esri 2021

ST. JAMES
RETAIL CENTER
615 STJAMES STREET
SAN ANTONIO, TEXAS
78202

ASKING
RENT
\$18.00 PSF

NNN
\$9.91 PSF

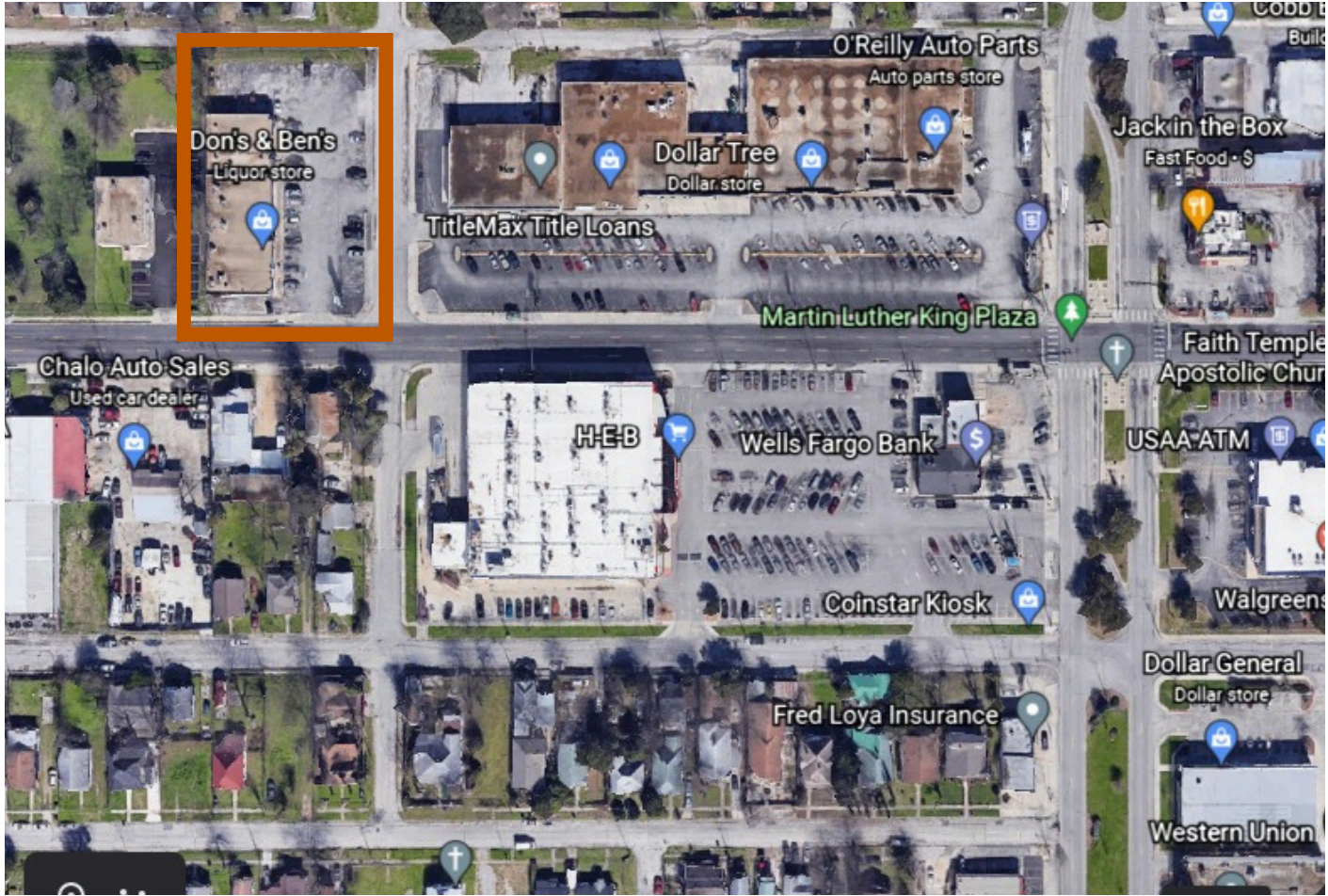


Reliance Commercial Property Services

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Aerial



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The outbreak of COVID-19 virus since the end of January 2020 has resulted in marketing uncertainty and volatility. While the economic impact of contagious diseases generally arises from the uncertainty in loss of consumer confidence, its impact on real estate value is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended recipient of this information regularly seek our guidance.

Demographics

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	14,916	109,794	322,235
2010 Total Population	14,839	108,237	316,049
2021 Total Population	16,985	120,836	333,144
2026 Total Population	18,064	130,320	348,895
2019-2024 Annual Rate	1.24%	1.52%	0.93%
Total Households	5,433	41,770	116,295
Data for all businesses in area			
Total Businesses:	510	6,436	12,105
Total Employees:	5,275	117,792	179,266
Total Residential Population:	16,985	120,836	333,144
Employee/Residential Population Ratio:	0:1	1:1	1:1
Labor Force By Occupation - White Collar	35.4%	52.0%	50.5%
Labor Force By Occupation - Blue Collar	30.1%	26.2%	28.2%
Median Age			
2021 Median Age	32.5	34.1	35.0
Median Household Income			
2021 Median Household Income	\$30,492	\$36,721	\$38,412
2026 Median Household Income	\$35,165	\$41,065	\$42,483
2019-2024 Annual Rate	2.89%	2.26%	2.04%
Average Household Income			
2021 Average Household Income	\$48,581	\$55,740	\$60,818
2026 Average Household Income	\$55,123	\$62,320	\$67,063
2019-2024 Annual Rate	2.56%	2.26%	1.97%
Per Capita Income			
2021 Per Capita Income	\$16,256	\$20,368	\$21,743
2026 Per Capita Income	\$18,416	\$23,073	\$24,125
2019-2024 Annual Rate	2.53%	2.53%	2.10%
2021 Population 25+ by Educational Attainment			
Total	10,328	77,599	215,570
Less than 9th Grade	13.6%	11.3%	12.0%
9th - 12th Grade, No Diploma	16.0%	12.9%	13.5%
High School Graduate	25.3%	22.3%	24.3%
GED/Alternative Credential	4.5%	5.7%	6.0%
Some College, No Degree	16.8%	19.8%	19.0%
Associate Degree	7.5%	5.9%	5.6%
Bachelor's Degree	9.2%	12.6%	12.0%
Graduate/Professional Degree	7.1%	9.6%	7.6%
2021 Population by Sex			
Males	8,644	62,769	166,677
Females	8,341	58,067	166,467
2021 Population by Race/Ethnicity			
Total	16,985	120,836	333,144
White Alone	49.0%	62.7%	67.6%
Black Alone	25.2%	14.2%	9.3%
American Indian Alone	1.2%	1.2%	1.1%
Asian Alone	0.3%	1.1%	0.9%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	20.4%	17.3%	17.9%
Two or More Races	3.7%	3.4%	3.2%
Hispanic Origin	70.6%	70.6%	75.3%
Diversity Index	82.2	75.8	70.7

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Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jonathan Haag	561368	jonathan@reliancecps.com	(830)822-2548
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