

Joe M. Kboudi
REAL ESTATE, INC.

▪ LEASING

▪ MANAGEMENT

▪ INVESTMENTS

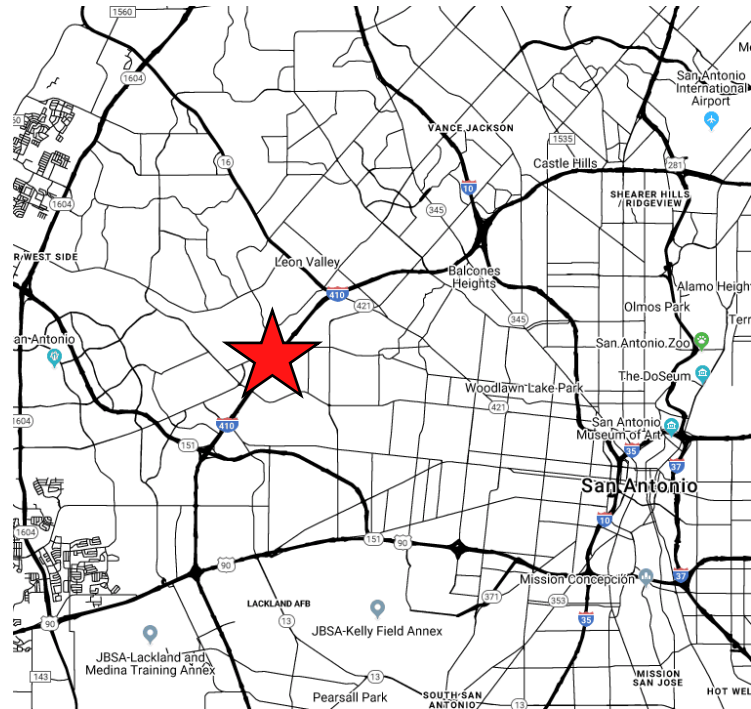
Ingram Shopping Center

6407-6413 NW Loop 410 ▪ San Antonio ▪ TX ▪ 78238



Property Highlights:

- Positioned in an extremely high-traffic area of San Antonio. Prime location with Easy Ingress/Egress
- Visibility from Loop 410 (Over 150,000 VPD)
- Accessibility on NW Loop 410 Access Road
- Excellent Demographics – Strong Employment in Thriving Commercial Corridor Surrounded by National Credit Retails, Restaurants, and Services
- Ample Parking – Including Rear Parking Lot
- Close Proximity to Ingram Park Mall, SW Research Institute, and Lackland Air Force Base
- Positioned Minutes from Five (5) Major Highways
- Brand New Starbucks Next Door (2025)
- **Available: 1,321 SF & 1,600 SF**
- **Base Rent: \$16.00 PSF | NNN \$6.70**



For More Information Contact:
Joe M. Kboudi, Omri Russo
Joe M. Kboudi Real Estate, Inc.
7300 Blanco Road, Suite 706
San Antonio, Texas 78216

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This information has been secured from sources deemed to be reliable, but we made no representation on warranties expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk of any inaccuracies.

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Site Plan



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INGRAM PARK MALL
A SINGON MALL

Aeropostale	GameStop	Lane Bryant
A'GACI	GNC	Lids
Aldo	H&M	Macy's
American Eagle	Helzberg	New York & Company
Buckle	Diamonds	Pac Sun
Champs Sports	Hollister Co.	Starbucks
Coach	Hot Topic	Sunglass Hut
Dillard's	James Avery	Vans
Disney Store	JCPenney	Victoria's
Express	Jewelry Box	Secret
Finish Line	Journeys	Zale's
Foot Locker	Kay Jewelers	

BEST BUY petco BARNES & NOBLE SPEC'S
ROSS DRESS FOR LESS STARBUCKS COFFEE ULTA BEAUTY
BED BATH & BEYOND FOREVER 21

SITE

HOLMES HIGH SCHOOL



TARGET PETSMART IHOP
LOWE'S Home Improvement Warehouse STARBUCKS COFFEE
CHIPOTLE MEXICAN GRILL
TWIN PEAKS EATS • DRINKS • SCENIC VIEWS
MCALISTER'S DELI Cracker Barrel Old Country Store



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JOE M. KBOUDI
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Suite 6411-1 – 1,600 SF

[Click Here for Video Walkthrough](#)



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JOE M. KBOUDI
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Suite 6409-B – 1,321 SF

[Click Here for Video Walkthrough](#)



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JOE M. KBOUDI
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Demographics

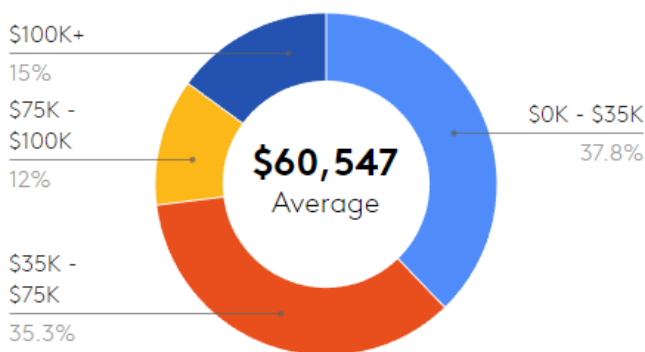
Key Variables	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	10,027	114,661	365,633
Avg Household Income	\$56,236	\$60,547	\$61,158

Population			
2024 Est Population	10,715	122,461	391,448
2010 Population	9,183	105,405	330,294
Absolute Growth	16.8%	16.2%	18.5%
Median Age	33.1	33.0	32.7

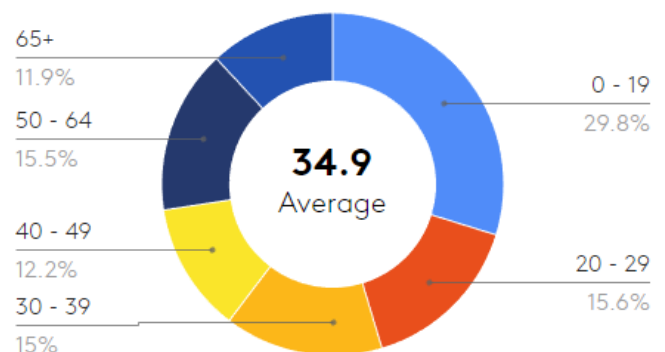
Income			
Median Household Income	\$45,164	\$47,605	\$48,191
Average Household Income	\$56,236	\$60,547	\$61,158
Total Consumer Spending	\$77.5M	\$880.4M	\$2.8B

Housing			
Total Households	3,636	37,682	119,161
Owner	1,682	22,080	68,529
Renter	2,236	18,512	62,613

HOUSEHOLD INCOME



AGE DISTRIBUTION



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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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Joe M. Kboudi Real Estate, Inc.	446375	joe@kboudi.com	(210) 344-1002
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joe M. Kboudi	276333	joe@kboudi.com	(210) 344-1002
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Omri S. Russo	643027	omri@kboudi.com	(210) 344-1002
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date