

495 CROSSING

SEC Of FM 495 & Veterans Blvd.

1618 N. VETERANS BLVD.,
SAN JUAN, TX 78589



STE. M - 1,250 SF
AVAILABLE
(EXISTING TENANT)

STE. K - 1,250 SF
AVAILABLE
(EXISTING TENANT)

STE. J - 1,250 SF
AVAILABLE NOW
VACANT

STE. E - 1,500 SF
AVAILABLE
(EXISTING TENANT)

STE. C - 1,250 SF
AVAILABLE
(EXISTING TENANT)

FM 495 - 19,532 VPD

VETERANS BLVD. - 22,781 VPD

SERGIO A. ADAME, CCIM • BROKER-OWNER
956.412.1412 | sergio@apirealtor.com

FOR LEASE
1,250 SF - 1,500 SF AVAILABLE
\$15.00 PSF + \$5.00 NNN

The information contained herein was obtained from sources deemed reliable; however, API Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

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PROPERTY DETAILS

- ◆ ±23,700 SF Neighborhood Shopping Center Located in the Heart of San Juan's Primary Retail Corridor
- ◆ Prime Frontage Along N. Veterans Blvd with Strong Visibility and Accessibility
- ◆ Currently Undergoing Comprehensive Renovations - Including Full Exterior Repaint, Outdoor Lighting Upgrades, & Roof Renovations
- ◆ Ample on-site parking for customers and employees
- ◆ Positioned to benefit from continued growth in the San Juan trade area

AREA RETAILERS



 **AVAILABLE**
Units: 5
1,250 - 1,500 sf

 **PRICE**
\$15.00 PSF +
\$5.00 NNN

 **N. Veterans: 22,781 VPD**
FM 495: 19,532 VPD
I-2/E. Expwy 83.: 108,789 VPD
(TXDOT)

DEMOGRAPHICS

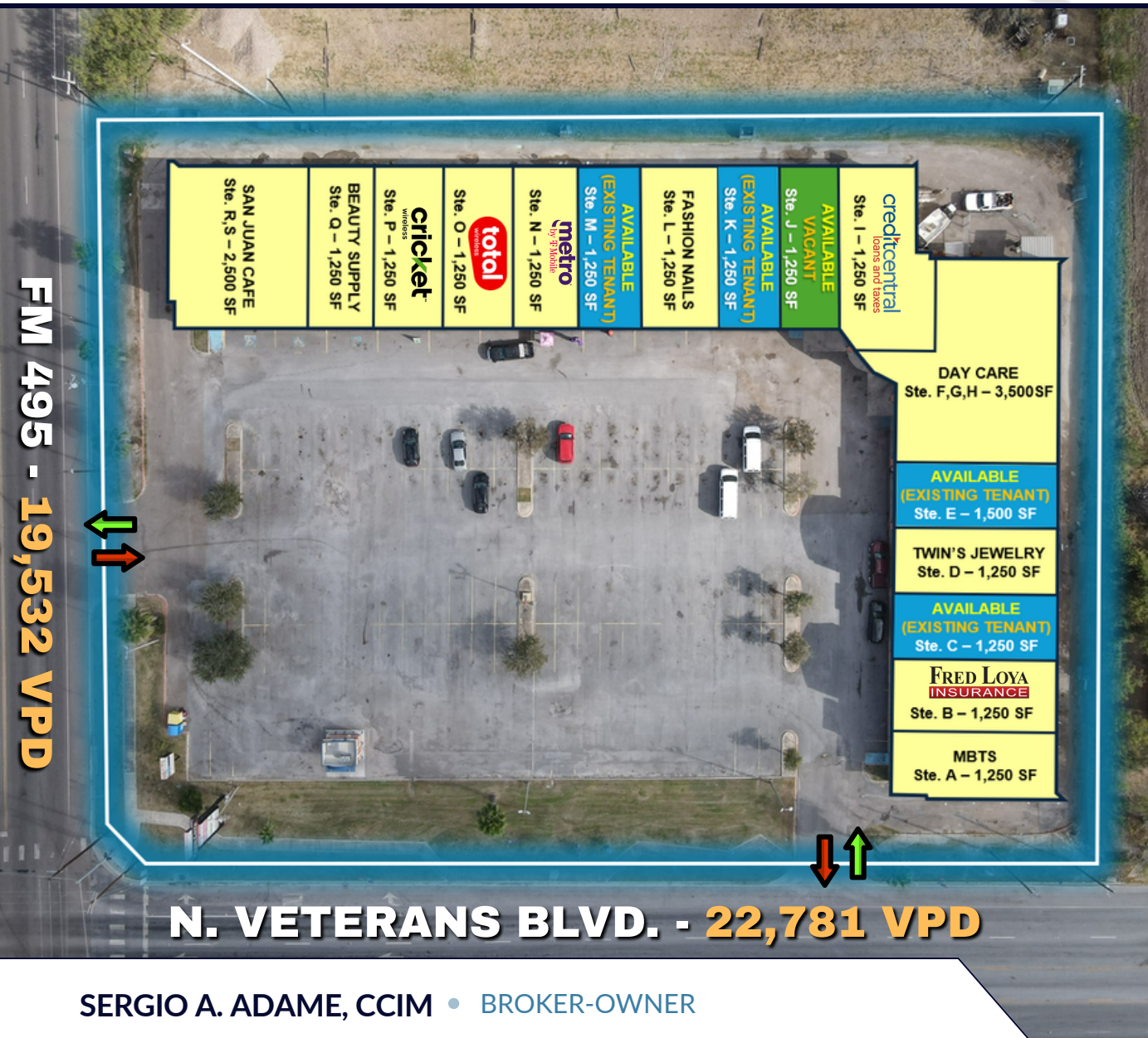
	1 MILE	3 MILE	5 MILE
 2025 Population	14,419	98,573	218,896
 Daytime Population	14,528	103,347	260,721
 Average HH Income	\$61,218	\$67,171	\$81,106

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STE	TENANT	SF
A	MBTS	1,250
B	FRED LOYA	1,250
C	PALETERIA	1,250
D	TWIN'S JEWELRY	1,250
E	ULTIMA RONDA	1,500
F-H	EL RECREO	3,500
I	CREDIT CENTRAL	1,250
J	AVAILABLE	1,250
K	RAY RAY'S G&T	1,250
L	FASHION NAILS	1,250
M	VUDOO LOUNGE	1,250
N	METRO PCS	1,250
O	TOTAL BY VERIZON	1,250
P	CRICKET WIRELESS	1,250
Q	BEAUTY SUPPLY	1,250
R,S	SAN JUAN CAFE	2,500

- Occupied** - Not Available
- Available** - Vacant
- Available** - Existing Tenant in Place

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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant. Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

API REAL ESTATE	0534881	info@apire.us	(956) 412-1412
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
SERGIO A. ADAME, CCIM	0534881	sergio@apirealtor.com	(956) 412-1412
DESIGNATED BROKER	LICENSE NO.	EMAIL	PHONE
SALES AGENT	LICENSE NO.	EMAIL	PHONE
BUYER/TENANT/SELLER/LANDLORD INITIALS	DATE		