

Great North Central Small Office Space Available



Cadillac Plaza – For Lease



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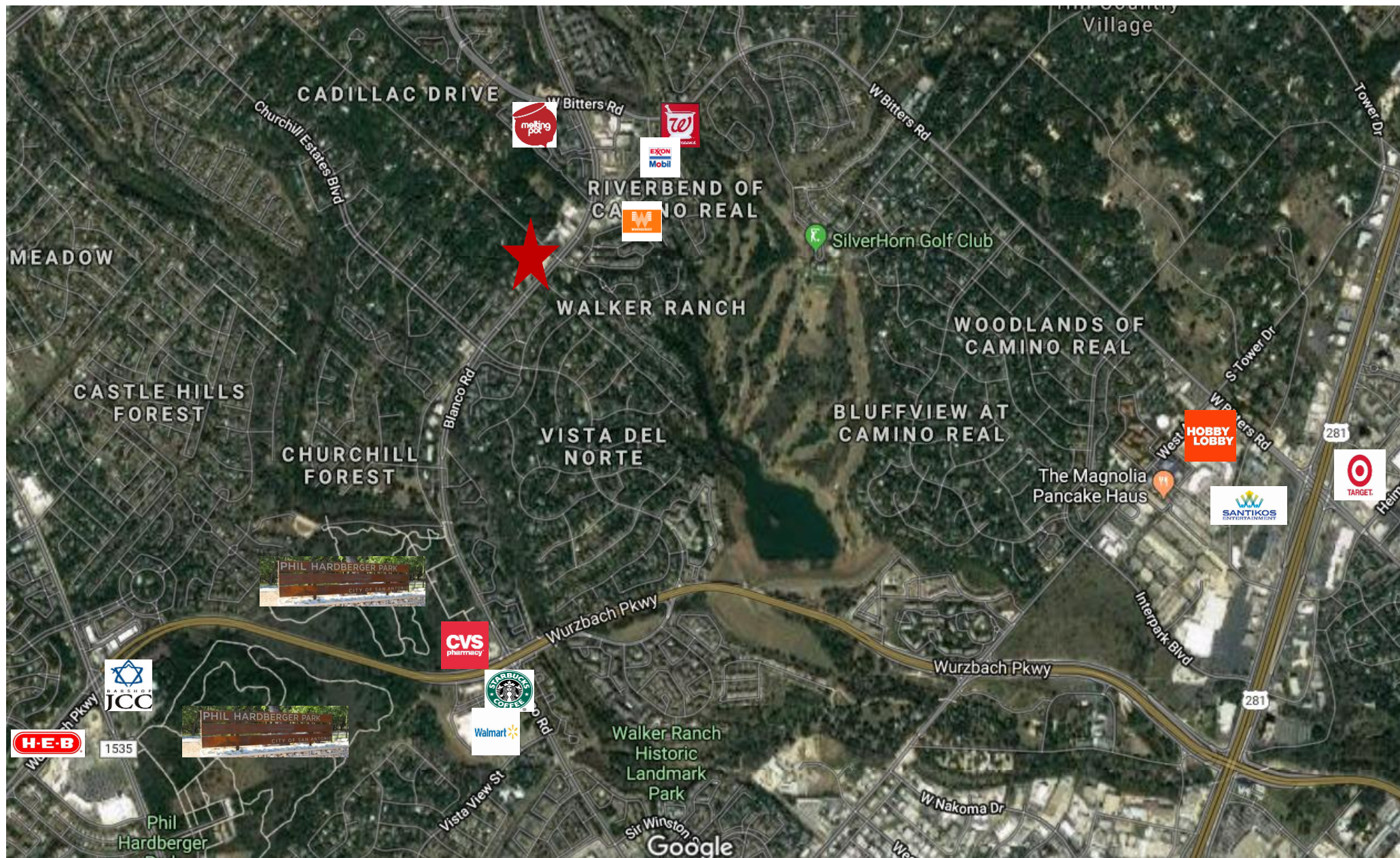
Property Details



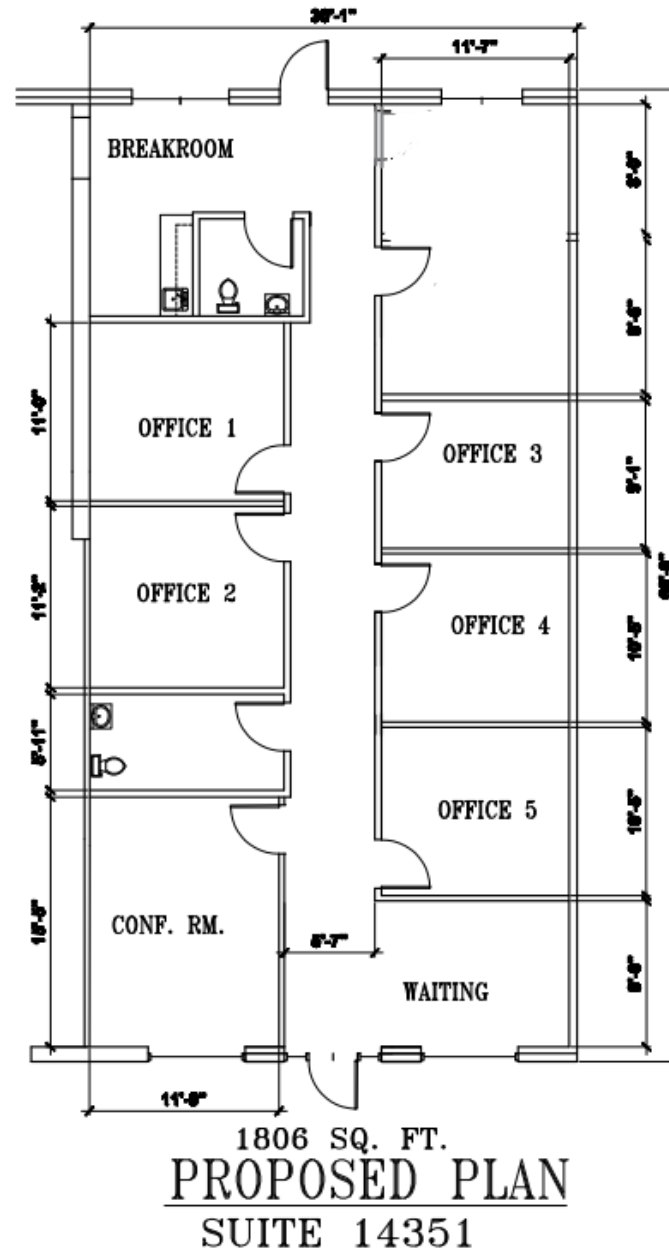
Property:	CADILLAC PLAZA
Address:	14385 Blanco Road San Antonio, Texas 78216
Size:	Suite 14351 1,806 sf feet
Zoning:	C-2 (City of San Antonio)
Base Rent Rate:	\$24.00 PSF Recently renovated.
Operating Expenses:	All Leases are Triple Net 2026 estimated NNN expenses: \$9.50 PSF
Parking Ratio:	6.2/1,000 sf
Building & Pylon Signage:	Both available to Tenant

Cadillac Plaza is located in north central San Antonio, at the signaled intersection of Blanco Road and Cadillac Drive, just north of Wurzbach Parkway, and south of Bitters Road. The center has an attractive stucco exterior with great curb appeal and offers terrific parking and signage. Cadillac Plaza is located in an affluent trade area with excellent and is surrounded by many well-established subdivisions. Existing availabilities include former medical, salon, retail and restaurant spaces.

Aerial



Site Plan



Cadillac Plaza – For Lease

Photos



Demographics

POPULATION	2 mile	5 mile	10 mile
2010 Population	47,077	223,057	844,799
2020 Population	53,984	265,176	993,151
2025 Population Projection	57,326	282,954	1,058,161
Annual Growth 2010-2020	1.50%	1.90%	1.80%
Annual Growth 2020-2025	1.20%	1.30%	1.30%
Median Age	37	36	35.1
Bachelor's Degree or Higher	44%	42%	34%
US Armed Forces	201	778	7,037

INCOME	2 mile	5 mile	10 mile
Avg. Household Income	\$88,945	85,376	\$80,135
Median Household Income	\$58,691	61,385	\$58,124
< \$25,000	3,976	20,696	82,686
\$25,000 - 50,000	6,124	25,611	85,621
\$50,000 - 75,000	4,157	20,392	66,457
\$75,000 - 100,000	2,738	14,095	47,513
\$100,000 - 125,000	1,791	9,513	31,806
\$125,000 - 150,000	1,093	6,499	21,650
\$150,000 - 200,000	1,921	7,322	21,960
> \$200,000	2,141	8,501	24,785

Demographics

HOUSING	2 mile	5 mile	10 mile
Median Home Value	\$293,467	\$259,846	\$209,920
Median Year Built	1988	1987	1985
2010 Households	21,485	96,621	328,767
2020 Households	23,940	112,627	382,478
2025 Household Projection	25,274	119,653	406,239
Annual Growth 2010-2020	0.80%	1.20%	1.20%
Annual Growth 2020-2025	1.10%	1.20%	1.20%
Owner Occupied	11,035	54,520	208,237
Renter Occupied	12,905	58,107	174,240
Average Household Size	2.2	2.3	2.5
Average Household Vehicles	2	2	2
Total Consumer Spending	\$577.2 million	\$2.7 billion	\$9.1 billion

Demographics

DAYTIME EMPLOYMENT						
	2 mile			5 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
<u>Service - Producing Industries</u>	13,613	1,804	8	150,274	14,788	10
Trade Transportation & Utilities	2,290	237	10	30,544	2,064	15
Information	369	35	11	4,644	263	18
Financial Activities	1,941	346	6	21,513	2,714	8
Professional & Business Services	2,397	318	8	26,224	2,577	10
Education & Health Services	3,274	536	6	31,862	4,544	7
Leisure & Hospitality	2,052	148	14	24,643	1,259	20
Other Services	1,245	181	7	9,642	1,288	7
Public Administration	45	3	15	1,202	59	20
<u>Goods - Producing Industries</u>	1,667	190	9	17,296	1,423	12
Natural Resources & Mining	10	4	3	95	36	3
Construction	1,016	121	8	11,005	1,011	11
Manufacturing	641	65	10	6,196	376	16
Total	15,280	1,994	8	167,570	16,211	10

OFFERING DISCLAIMER

HAZARDOUS MATERIALS DISCLOSURE

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals, minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and if any, they may wish to include in transaction documents regarding the Property.

AMERICANS WITH DISABILITIES ACT DISCLOSURE

The United States Congress has enacted the Americans With Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professional of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

PROPERTY: _____

I Certify that I have provided _____ the Prospective Buyer or Tenant,
with a copy of this information.

BROKER or AGENT: _____ DATE: _____

I have received, read and understand this information.

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: _____

DATE: _____

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: _____

DATE: _____

Texas law requires all real estate licenses to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The

broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date