

FOR LEASE

4622 W. COMMERCE
SAN ANTONIO, TX



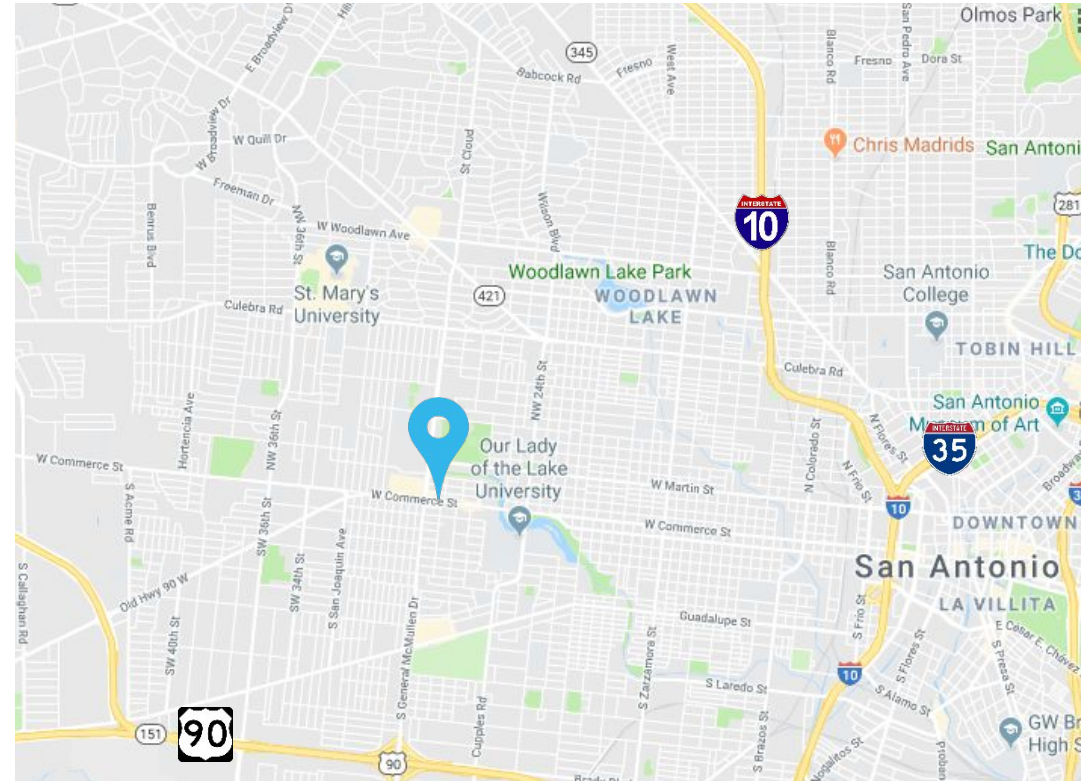
Office or Retail Space Available

For more information please contact:
Amanda Concha
210-288-9016
Amanda.concha@corecommercialsa.com
www.corecommercialsa.com



PROPERTY HIGHLIGHTS

- Shopping center located at the corner of W. Commerce & General McMullen
- 1,000 square feet available
- Excellent visibility with high daily foot traffic
- Established, densely populated residential area
- Close proximity to I-10, Highway 90, and downtown San Antonio
- Located minutes away from two major universities
 - St. Mary's University
 - Our Lady of the Lake University
- Built in 2009
- Ample parking
- Lease Rate: Contact Broker



TRAFFIC COUNTS

W. Commerce	29,157
General McMullen	32,380

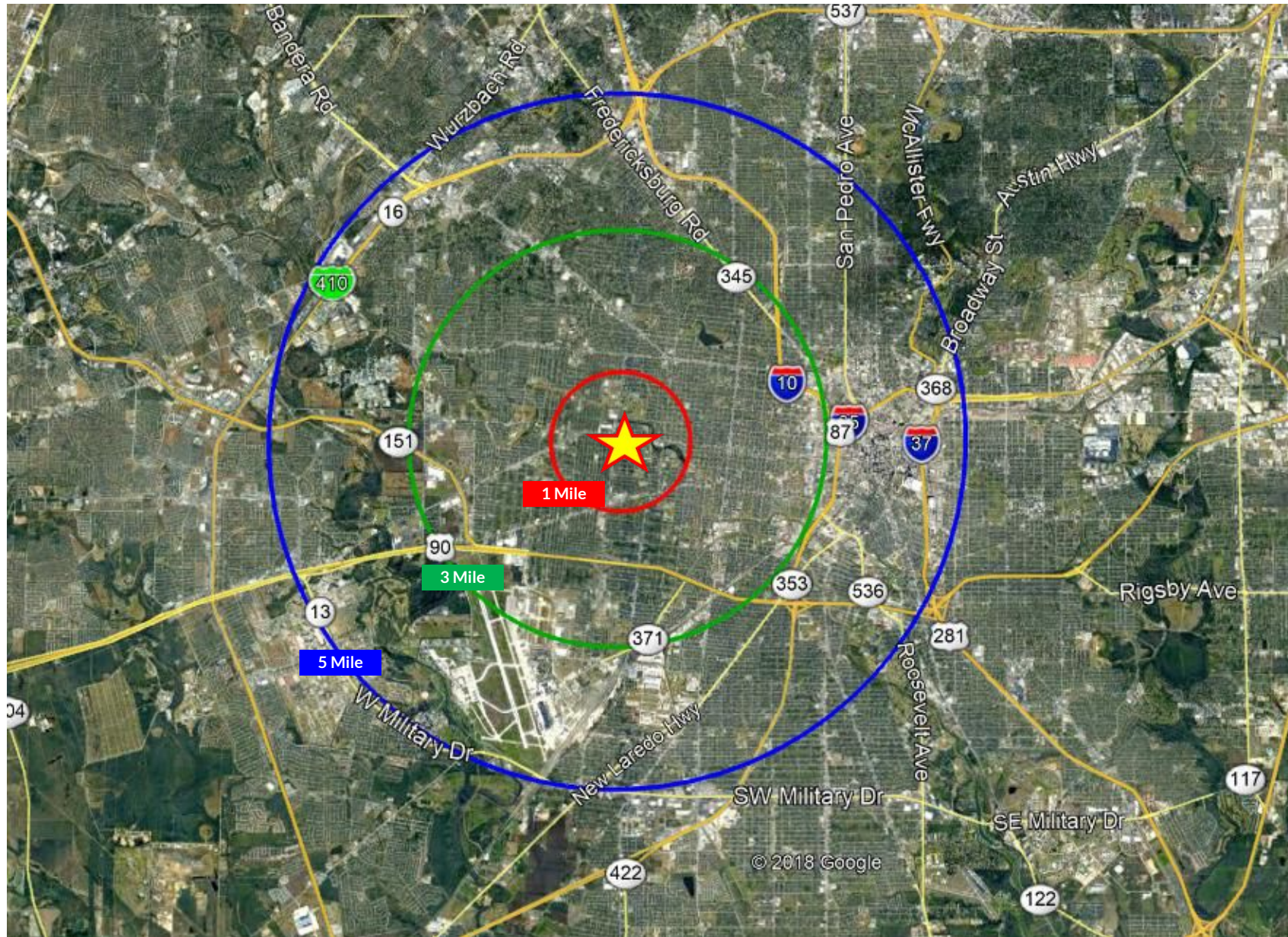
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Estimated Population	20,818	168,319	381,310
Estimated Households	6,045	50,948	128,385
Average Household Income	\$36,815	\$41,821	\$50,309
Daytime Population	4,448	36,442	204,360

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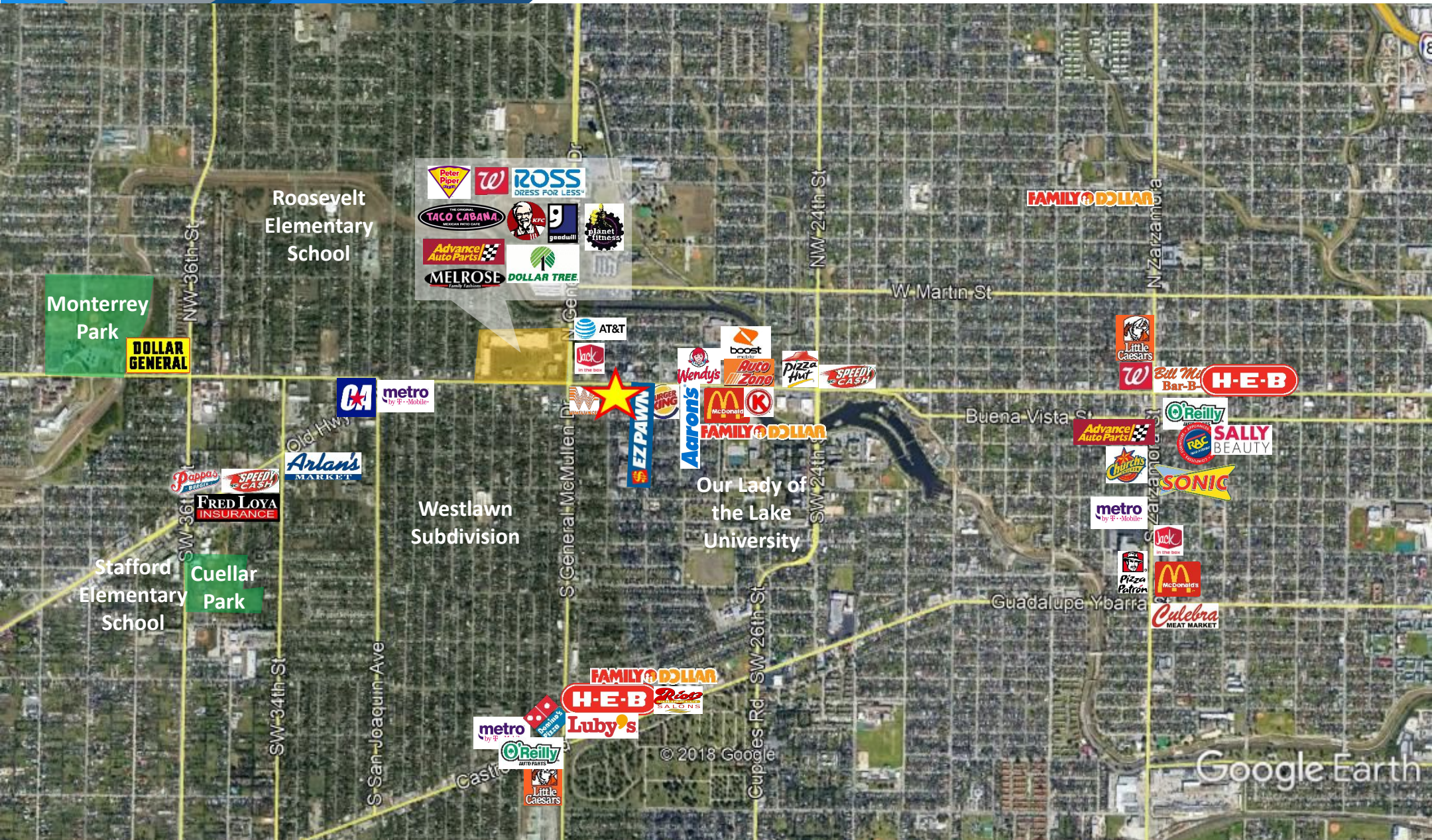


1, 3, & 5 MILE RADIUS MAP



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MARKET AERIAL

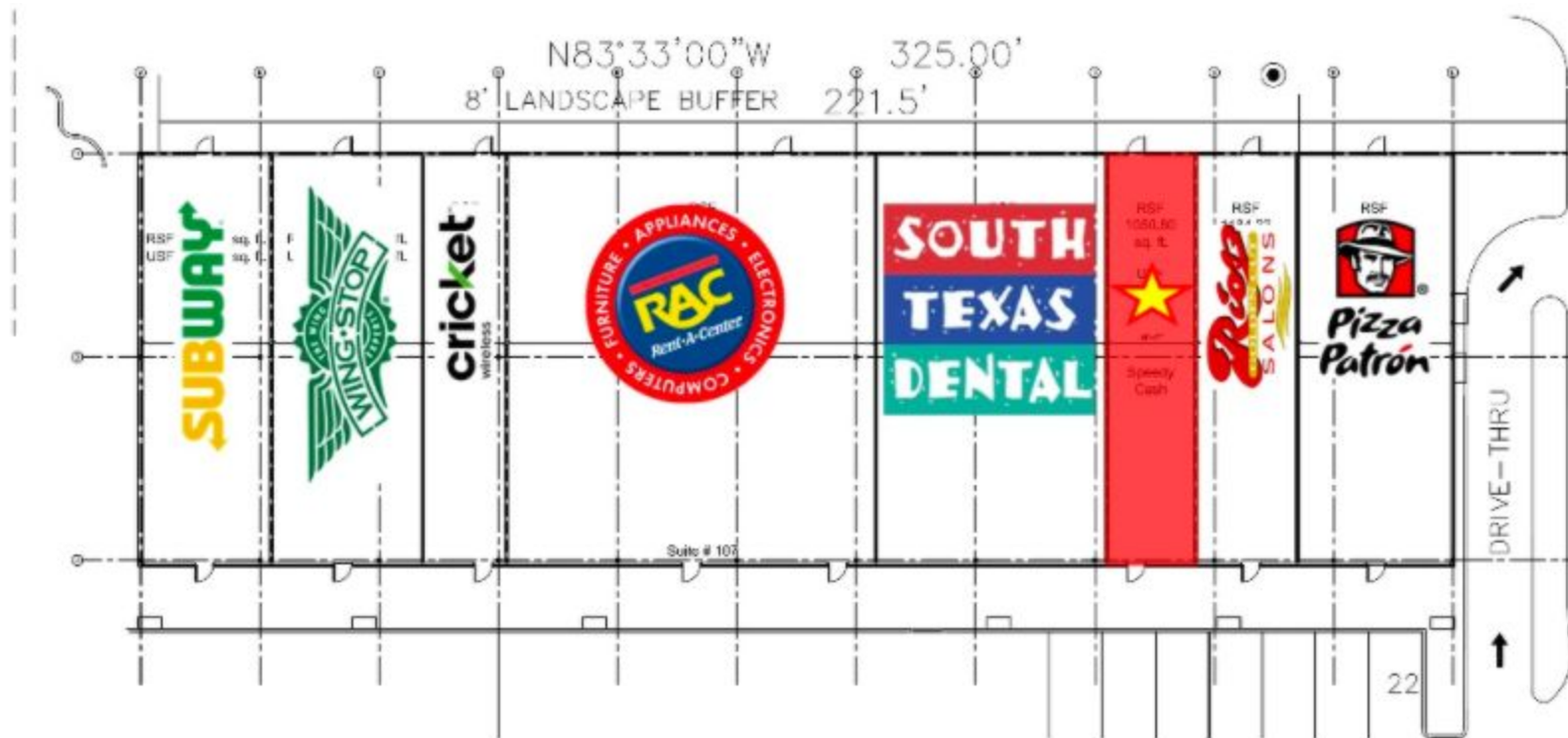


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SITE PLAN

\$24.00 SF/YR

\$10.00NNN



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OFFICE PHOTOS



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It's the West Side's Turn

In recent years, San Antonio has seen visible signs of growth, expansion and redevelopment. ZIP code by ZIP code, neighborhood by neighborhood, new opportunities have emerged across the city, with one notable exception.

Time has stood still on the city's Inner West Side, one of San Antonio's most historic and proudest communities. Although the community sits just blocks from the booming downtown area, it remains there, lost in time and overlooked by the thriving growth the rest of the city is experiencing. Today, the West Side is at a critical juncture. For instance, while the long-standing Alazan-Apache Courts housing community was built in 1940, other historic housing communities in diverse geographies have undergone redevelopment of affordable housing and improved with social service enhancements such as technology, education and health services. The Inner West Side has been waiting for its moment to advance and accelerate its vital role and services in serving thousands of residents who reside in this community which stretches from I-35 westward toward St. Mary's University. The interesting dichotomy of the Alazan-Apache Courts is that it is both revered and misunderstood. Most importantly, for generations it has served as home and shelter to thousands of families who contribute to our community's workforce, culture and vitality as consumers who purchase goods and services from local businesses and the biggest brands in America. Simply put, families who contribute to the vitality of our community and who reside in communities like Alazan, and throughout the West Side, deserve better.

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It's the West Side's turn



That is why the San Antonio Housing Authority (SAHA) is committed to delivering an immediate upgrade to the Inner West Side by initiating new developments geared toward improving the quality of life of the community. SAHA is proposing to build an \$18 million, 88-unit mixed-income, multifamily development in the heart of the historical West Side which comes nearly 85 years after former First Lady Eleanor Roosevelt lent her support for the development of the Alazan-Apache Courts. Just south of this new proposed development, SAHA is also proposing to build a \$24 million, 200-unit mixed-income development on a 3.7-acre piece of land along Alazan Creek between S. Laredo and S. Frio Streets. Each new development is designed to improve the quality of living for West Side residents including current SAHA residents with modern amenities such as central heating and air conditioning and a resident swimming pool.

The unique opportunity to rebuild a vibrant community lies before us. It is an opportunity decades in the making and one that brings with it generations of families recounting proud stories of unity, strength, love and aspiration.

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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:
 - 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.

SA Core Commercial, LLC

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

Amanda Concha

Designated Broker of Firm

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License No.

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Buyer/Tenant/Seller/Landlord Initials

Date



CORE COMMERCIAL

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