



Leon Creek Shopping Center

Corner of Bandera and Huebner Road
San Antonio, Texas 78238



For Lease

72,050 daytime population 3 miles

- Rental rate starts at \$12.00 psf
- Low NNN—\$3.70 psf 2018 estimate
- Flexible terms and negotiable finish out allowances
- Ample parking and signage options
- Active center with great tenant mix; Bandera Bowl, Planet Fitness, Dollar General, Tuesday Morning & Thrift City!
- Daily traffic count—63,669 cars per day!

Recently renovated shopping center in northwest San Antonio. Located just outside expanding South Texas Medical Center. Demographics, parking ratio and signage options make this building an attractive option for both retail and service providers.

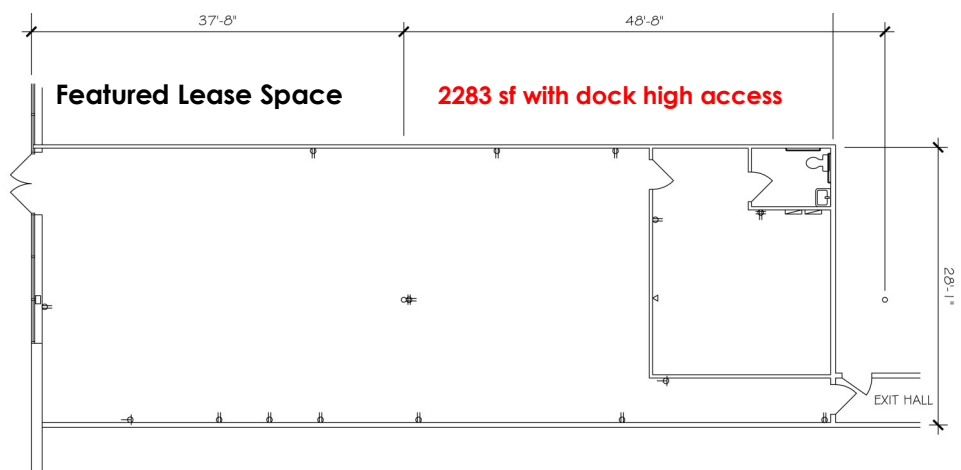
Contact us for additional details

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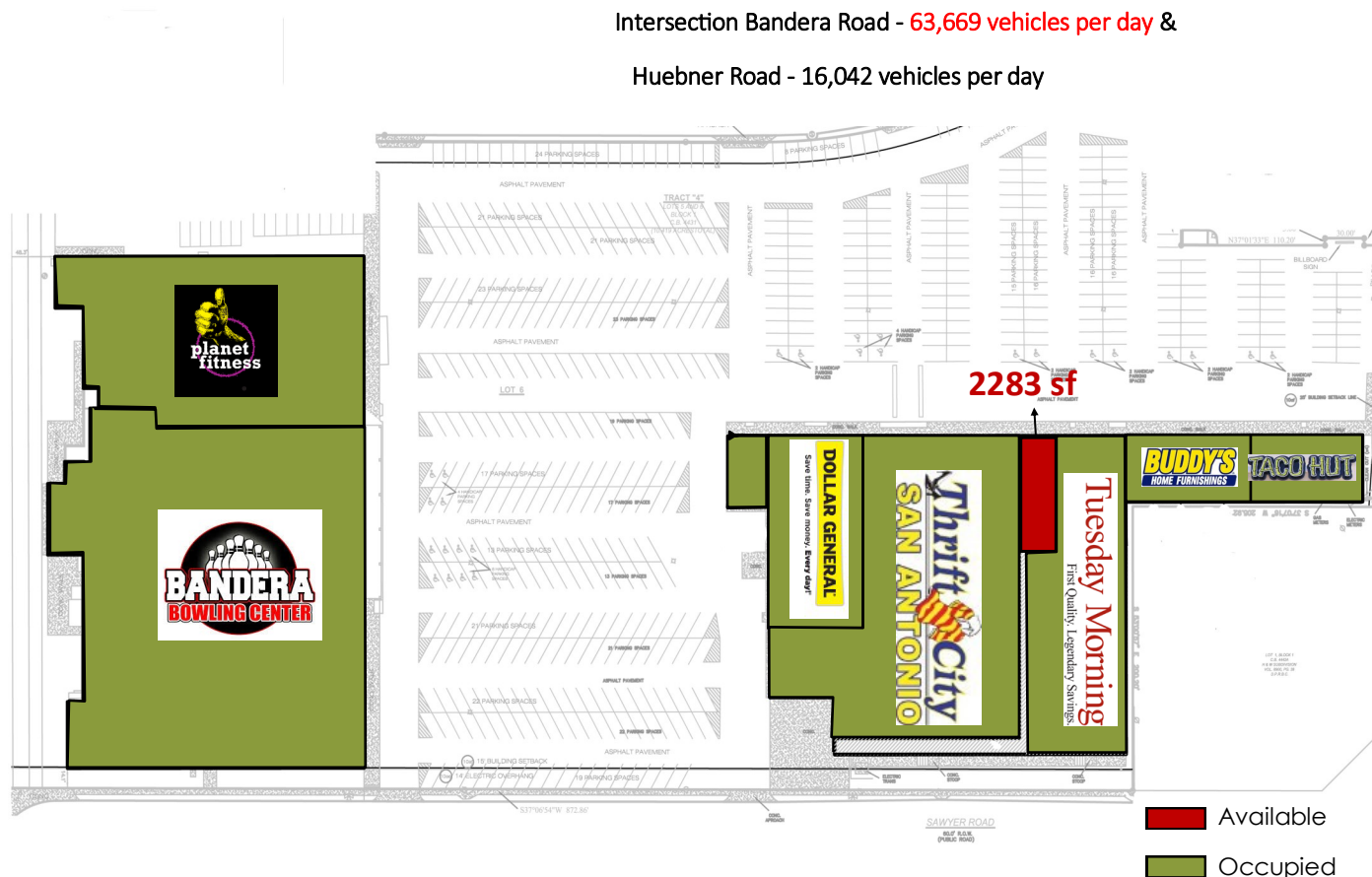
The information contained herein has been secured from sources deemed to be reliable, but broker makes no representations or warranties of any kind as to the accuracy of the information. References to square footage, acreage, age and proximity are approximate. References to feasibility for any particular purpose are suggestive only. Buyer /Tenant must verify all information and bears all risk of any inaccuracies.

B Leon Creek Shopping Center

Site plan

Complex Size — 149,643 square feet

Suite	Tenant	Sq. Ft.
6700a	Bandera Bowl	54,845
6700b	Planet Fitness	25,574
6800	Dollar General	9,654
6802	Labor Max	1,540
6804	Thrifty City	29,578
6806	Available	2,283
6808	Tuesday Morning	14,838
6816	Buddy's Furnishings	4,093
6820	Lisa's Taco Hut	4,427



Demographics

Population	Average HH Income	Daytime Population
3 Mile 118,394	3 Mile \$75,838	3 Mile 69,835
5 Mile 327,138	5 Mile \$74,943	5 Mile 104,320

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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:
 - 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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Buyer/Tenant/Seller/Landlord Initials

Date