

# 6600 Bandera Rd

Bandera Rd and El Verde Rd

Single - Tenant  
Retail/Office For Lease



**Blake M. Bonner**  
Senior Vice President  
[bbonner@reocsanantonio.com](mailto:bbonner@reocsanantonio.com)  
Direct Line 210 524 1305

8023 Vantage Drive, Suite 1200  
San Antonio TX 78230  
[reocsanantonio.com](http://reocsanantonio.com)  
210 524 4000

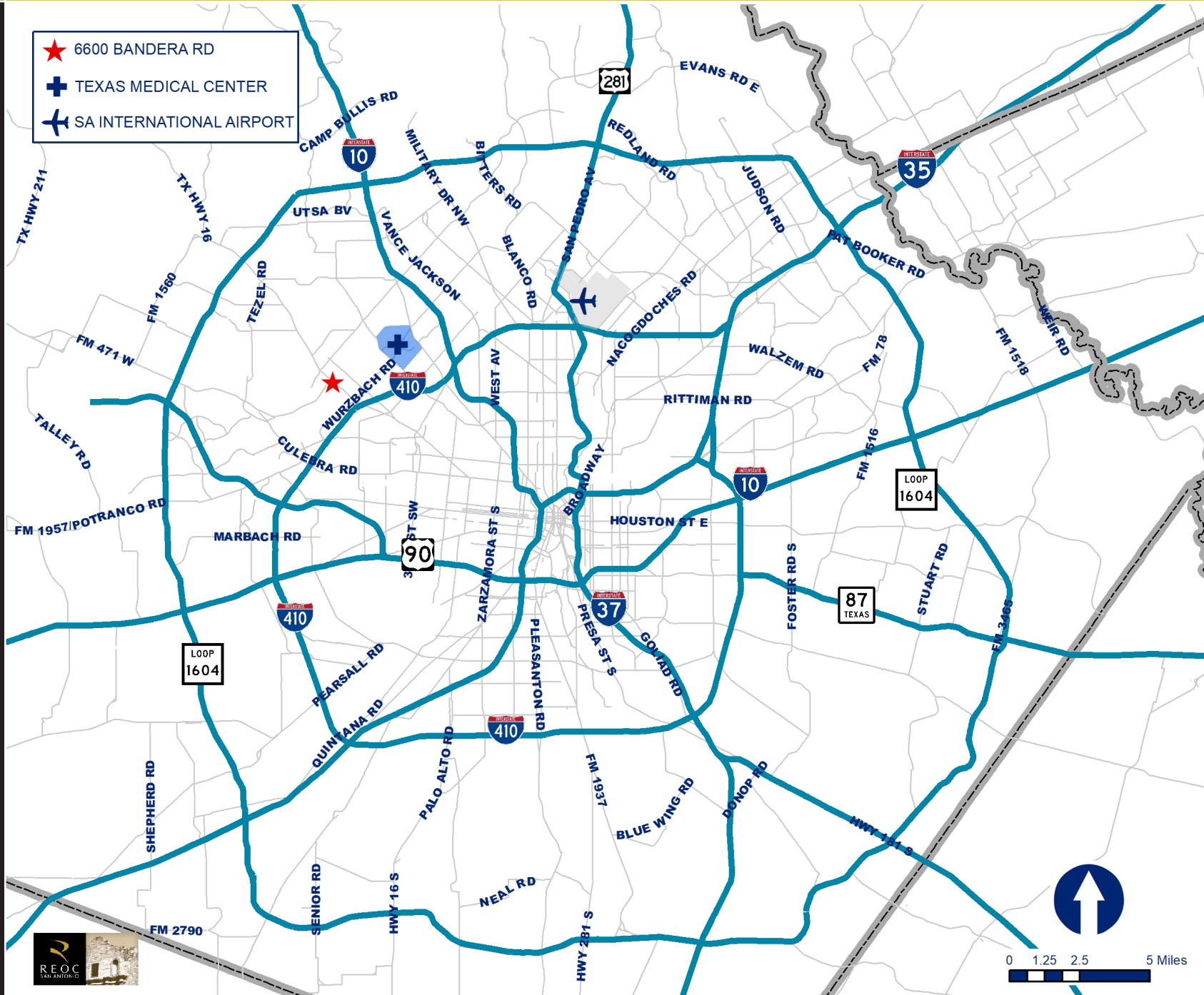


# Table of Contents

<b>SECTION 1</b>	Maps
<b>SECTION 2</b>	Photos
<b>SECTION 3</b>	Property Summary
<b>SECTION 4</b>	Quote Sheet
<b>SECTION 5</b>	San Antonio Overview
<b>SECTION 6</b>	Retail Market Snapshot
<b>SECTION 7</b>	Demographics
<b>SECTION 8</b>	TREC Agency Disclosure



# City Location Map

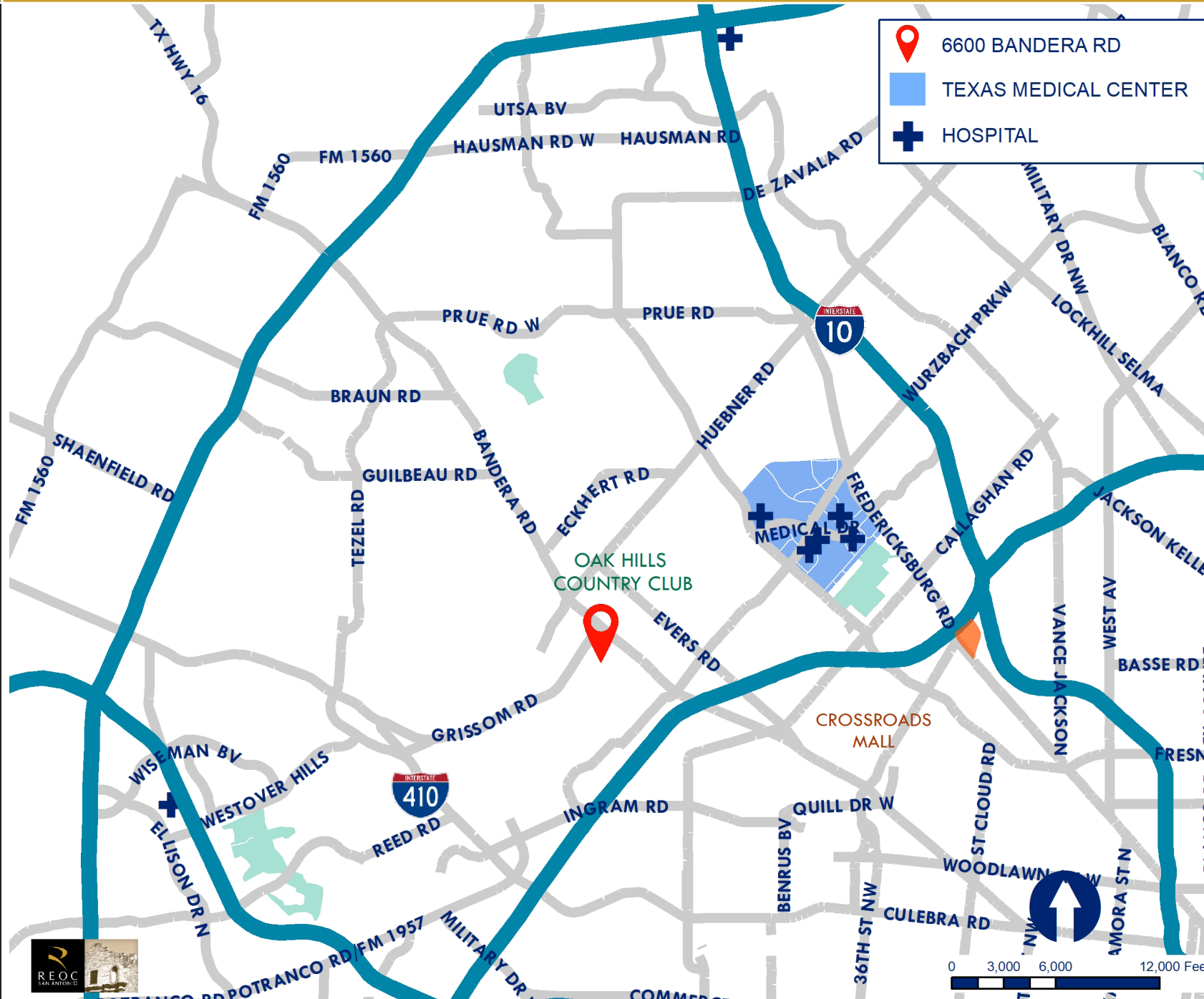


**Blake M. Bonner**  
Senior Vice President  
[bbonner@reocsanantonio.com](mailto:bbonner@reocsanantonio.com)  
Direct Line 210 524 1305





# Location Map

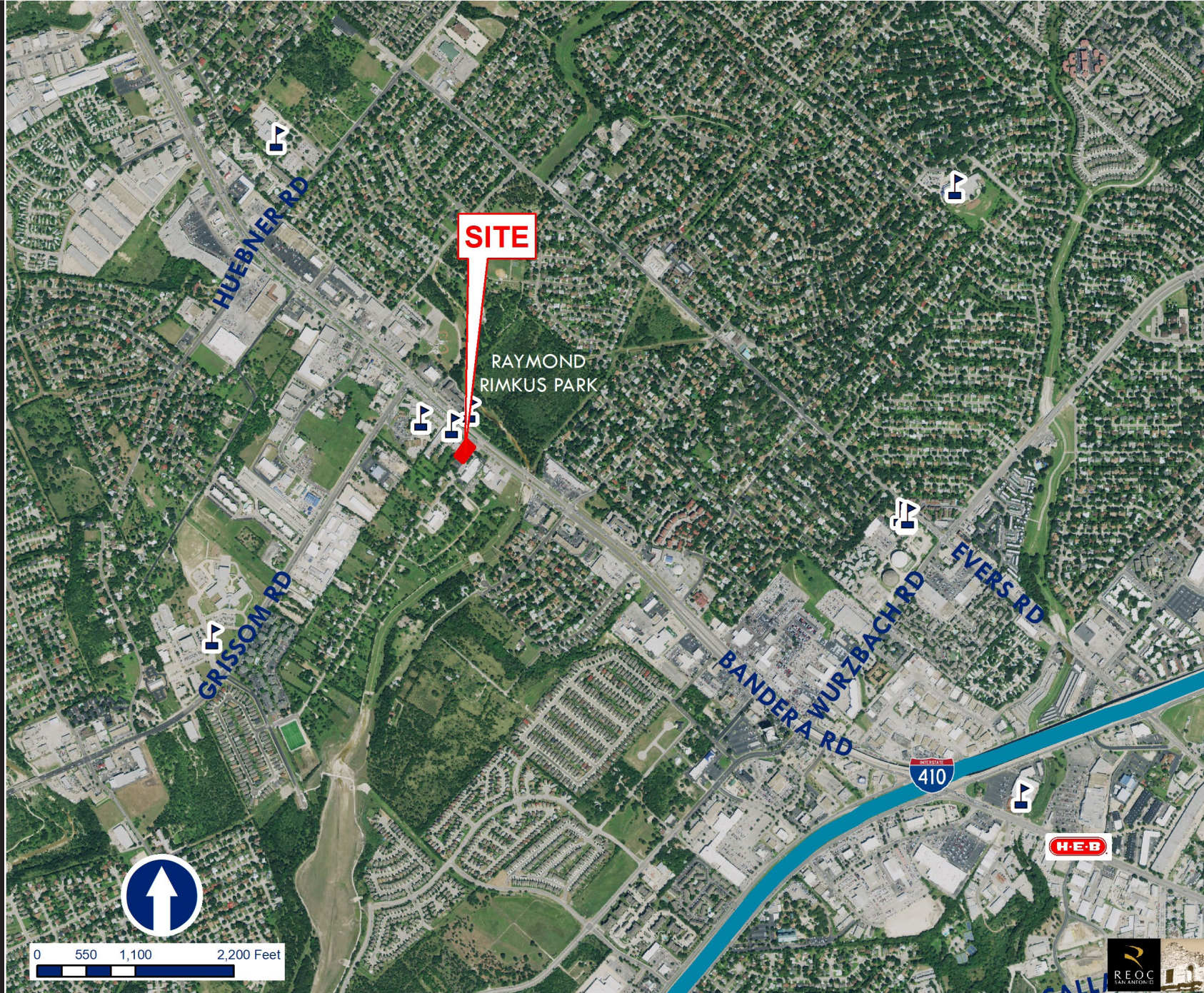


Blake M. Bonner  
Senior Vice President  
[bbonner@reocsanantonio.com](mailto:bbonner@reocsanantonio.com)  
Direct Line 210 524 1305





# Aerial Map

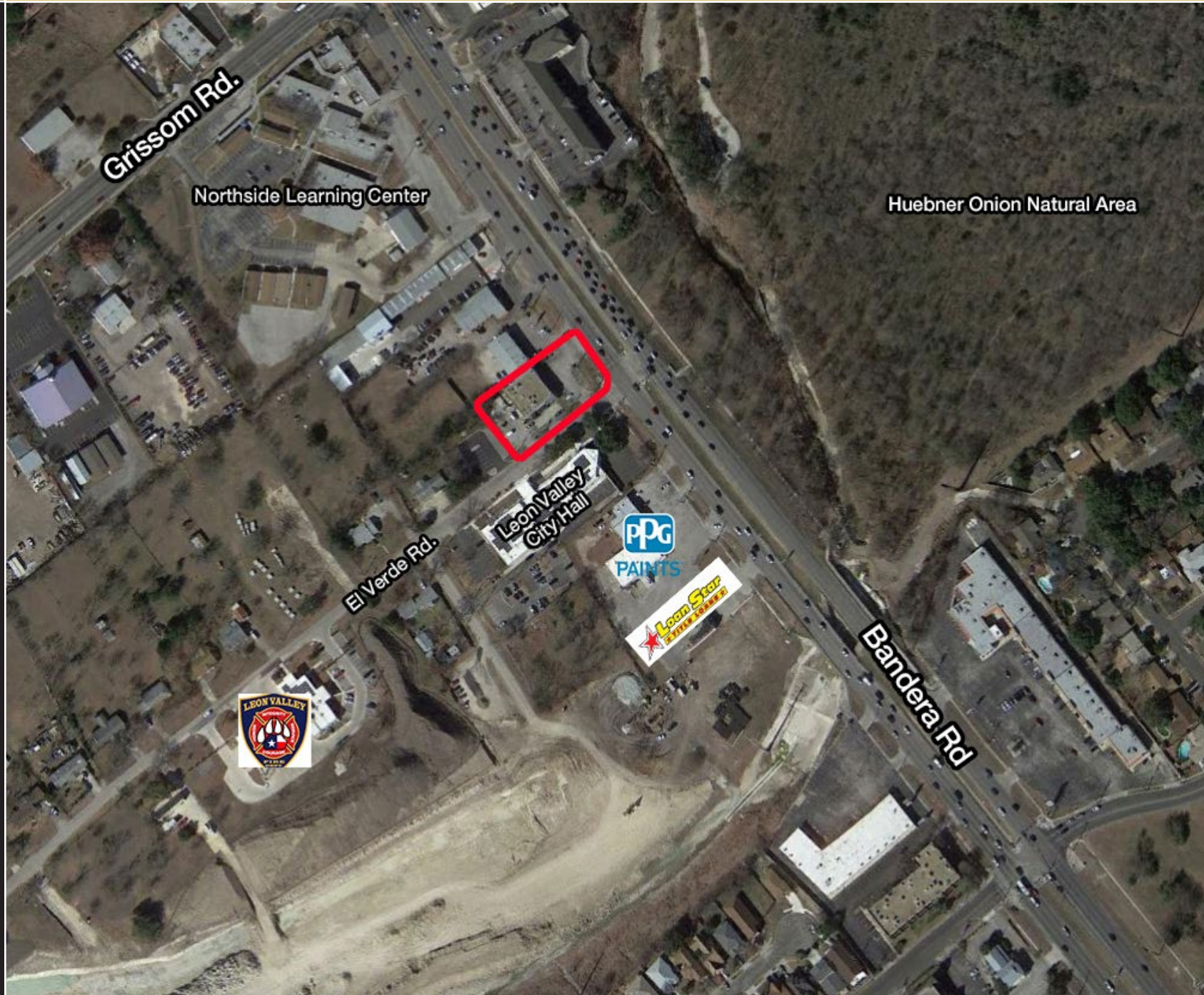


Blake M. Bonner  
Senior Vice President  
[bbonner@reocsanantonio.com](mailto:bbonner@reocsanantonio.com)  
Direct Line 210 524 1305





# Aerial Map





# Site Aerial

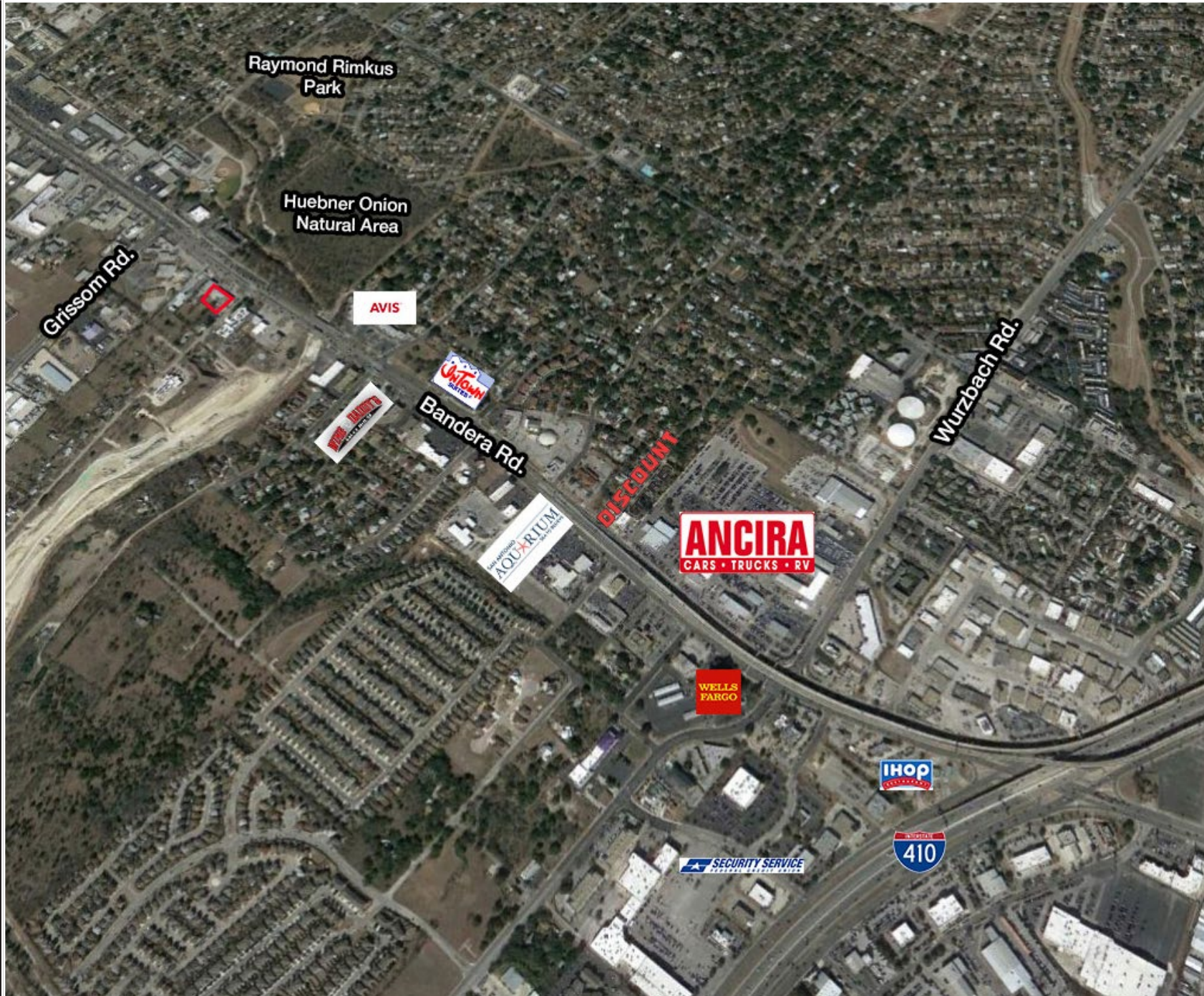


Blake M. Bonner  
Senior Vice President  
[bbonner@reocsanantonio.com](mailto:bbonner@reocsanantonio.com)  
Direct Line 210 524 1305





# Oblique Aerial Photo





# Photos





# Photos





# Property Summary

Address	6600 Bandera Rd San Antonio, TX 78238
Location	Bandera Rd & El Verde Rd
Property Details	5,620 SF Retail Building .5390 Acres
Legal Description	CB 5955 BLK 1 LOT 102 MAYFLOWER SUBD
Zoning	B-3 Commercial (City of Leon Valley)
Year Built	1984
Floor(s)	1
Road Frontage	119.6 ft on Bandera Rd

## Comments

- Signalized intersection
- Pylon signage available
- Excellent visibility
- Quick access to Loop 410 & Loop 1604
- Well located across from Leon Valley City Hall
- Corner location offers convenient ingress and egress
- Ideal for retail/office use
- Surrounded by numerous commercial & residential developments
- 32 parking spaces in place, including handicapped parking
- Building fully conditioned with HVAC system in place
- Two (2) covered storage areas
- One (1) grade-level overhead door to the main building

## Traffic Counts

Bandera Rd at Grissom Rd: 54,806 vpd (2019)

Bandera Rd at Seneca Dr: 6,280 vpd (2020)

Source: TxDOT Statewide Planning Map



# Quote Sheet

<b>Lease Rate</b>	Contact Broker
<b>Lease Type</b>	NNN
<b>Finish-out</b>	White box with existing HVAC in place
<b>Disclosure</b>	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Seller's representative.

**Blake M. Bonner**  
Senior Vice President  
[bbonner@reocsanantonio.com](mailto:bbonner@reocsanantonio.com)  
Direct Line 210 524 1305

Actual Sale Price under any proposed purchase contract is a function of the relationship of numerous characteristics including credit worthiness of buyer and other factors deemed important by the Seller.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior sale or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.



# San Antonio Overview

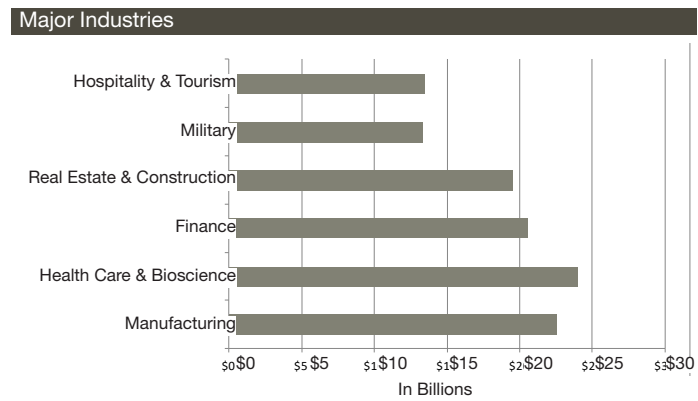
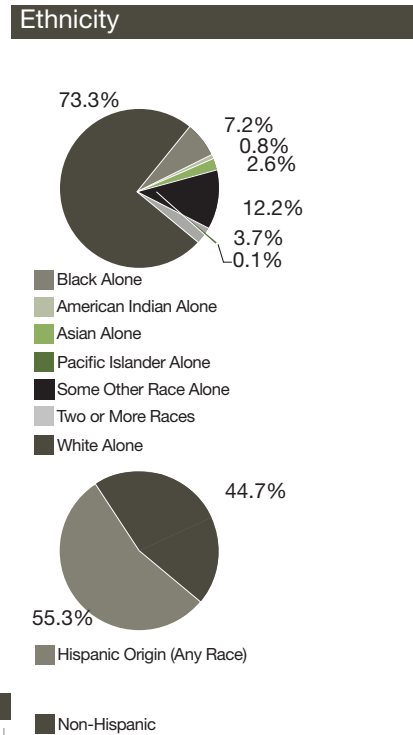
- ### Largest U.S. Cities
- 1 New York
  - 2 Los Angeles
  - 3 Chicago
  - 4 Houston
  - 5 Phoenix
  - 6 Philadelphia
  - 7 San Antonio**
  - 8 San Diego
  - 9 Dallas
  - 10 San Jose

### San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2021 Estimate	2,605,310	36.0	930,556
2026 Projection	2,834,097	36.7	1,013,865

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2021 Estimate	\$83,925	\$61,131	\$30,121
2026 Projection	\$93,430	\$67,188	\$33,557



### Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

**Blake M. Bonner**  
 Senior Vice President  
[bbonner@reocsanantonio.com](mailto:bbonner@reocsanantonio.com)  
 Direct Line 210 524 1305

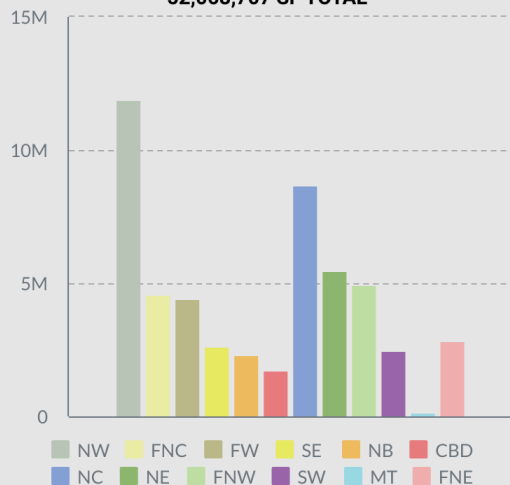
Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2021 & 2026; Fortune



# Retail Market Snapshot - 1Q 2022

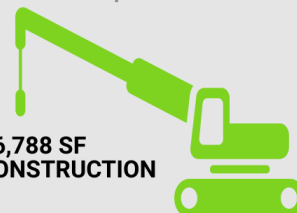
## Citywide Inventory

52,068,707 SF TOTAL



## Development

166,788 SF UNDER CONSTRUCTION



### PROJECTS DELIVERED Q1 2022

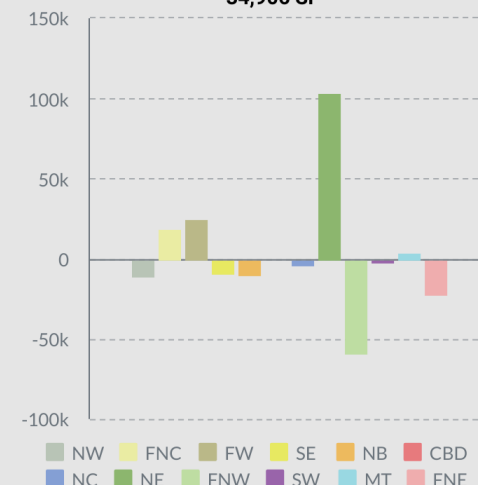
Tacara Stone Oak	FNC	19,512 SF
Dove Creek Highlands	FW	20,138 SF

### PROJECTS UNDER CONSTRUCTION

Escala Phase I	FW	48,487 SF
Napa Oaks	NW	47,500 SF
Culebra Square	FW	36,800 SF
The Shops at Redland Road	FNC	34,001 SF

## YTD Absorption

34,906 SF

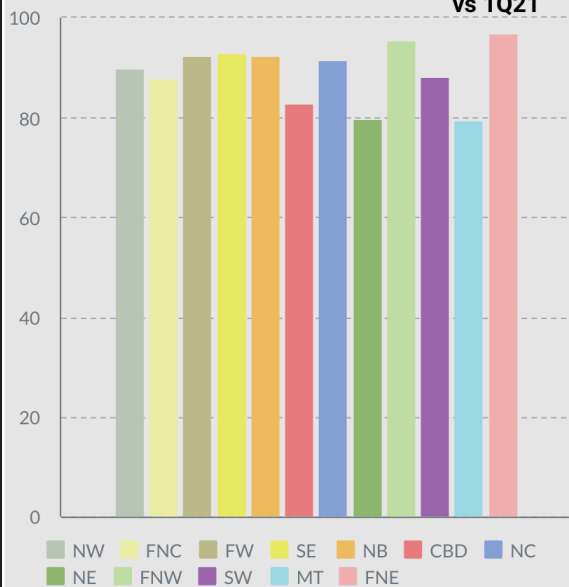


## Direct Occupancy

46,848,876 SF  
90.0%



vs 1Q21

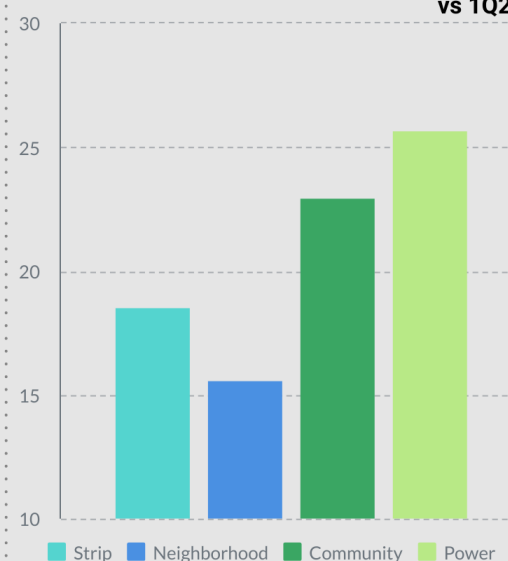


## Average Quoted Rent

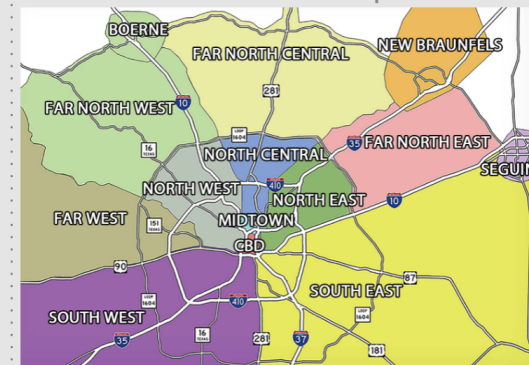
\$18.69/SF/YR  
NNN



vs 1Q21



## Submarket Map



- Submarkets**
- SE: South East
  - SW: South West
  - NB: New Braunfels
  - CBD: Central Business District
  - NC: North Central
  - NE: North East
  - FNE: Far North East
  - MT: Midtown
  - NW: North West
  - FNC: Far North Central
  - FW: Far West
  - FNW: Far North West

### Market Intelligence Guided by Experience

Kimberly S. Gatley  
Senior Vice President & Director of Research  
kgatley@reocsanantonio.com  
P 210 524 4000 | F 210 524 4029



# Demographics: 1-Mile

<b>Summary</b>	<b>Census 2010</b>		<b>2021</b>		<b>2026</b>	
Population	10,868		12,362		13,135	
Households	4,332		4,840		5,133	
Families	2,774		3,009		3,169	
Average Household Size	2.50		2.55		2.56	
Owner Occupied Housing Units	2,676		2,865		3,036	
Renter Occupied Housing Units	1,656		1,975		2,097	
Median Age	36.5		37.5		37.8	
<b>Trends: 2021-2026 Annual Rate</b>	<b>Area</b>		<b>State</b>		<b>National</b>	
Population	1.22%		1.54%		0.71%	
Households	1.18%		1.53%		0.71%	
Families	1.04%		1.49%		0.64%	
Owner HHs	1.17%		1.79%		0.91%	
Median Household Income	1.07%		2.15%		2.41%	
<b>Households by Income</b>			<b>2021</b>		<b>2026</b>	
		Number	Percent	Number	Percent	
<\$15,000		363	7.5%	337	6.6%	
\$15,000 - \$24,999		380	7.9%	352	6.9%	
\$25,000 - \$34,999		557	11.5%	538	10.5%	
\$35,000 - \$49,999		539	11.1%	548	10.7%	
\$50,000 - \$74,999		1,269	26.2%	1,351	26.3%	
\$75,000 - \$99,999		868	17.9%	970	18.9%	
\$100,000 - \$149,999		588	12.1%	710	13.8%	
\$150,000 - \$199,999		166	3.4%	209	4.1%	
\$200,000+		110	2.3%	119	2.3%	
Median Household Income		\$58,601		\$61,802		
Average Household Income		\$69,988		\$76,002		
Per Capita Income		\$27,660		\$30,014		
<b>Population by Age</b>	<b>Census 2010</b>		<b>2021</b>		<b>2026</b>	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	699	6.4%	747	6.0%	810	6.2%
5 - 9	684	6.3%	748	6.1%	791	6.0%
10 - 14	679	6.2%	723	5.8%	796	6.1%
15 - 19	670	6.2%	686	5.5%	744	5.7%
20 - 24	780	7.2%	825	6.7%	877	6.7%
25 - 34	1,692	15.6%	1,958	15.8%	1,966	15.0%
35 - 44	1,447	13.3%	1,770	14.3%	2,002	15.2%
45 - 54	1,332	12.3%	1,409	11.4%	1,494	11.4%
55 - 64	1,312	12.1%	1,275	10.3%	1,257	9.6%
65 - 74	857	7.9%	1,241	10.0%	1,211	9.2%
75 - 84	520	4.8%	697	5.6%	865	6.6%
85+	193	1.8%	283	2.3%	321	2.4%
<b>Race and Ethnicity</b>	<b>Census 2010</b>		<b>2021</b>		<b>2026</b>	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,389	77.2%	8,980	72.6%	9,415	71.7%
Black Alone	472	4.3%	650	5.3%	723	5.5%
American Indian Alone	67	0.6%	78	0.6%	82	0.6%
Asian Alone	377	3.5%	552	4.5%	659	5.0%
Pacific Islander Alone	27	0.2%	37	0.3%	43	0.3%
Some Other Race Alone	1,189	10.9%	1,593	12.9%	1,691	12.9%
Two or More Races	346	3.2%	471	3.8%	523	4.0%
Hispanic Origin (Any Race)	6,360	58.5%	7,928	64.1%	8,656	65.9%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



# Demographics: 3-Mile

<b>Summary</b>	<b>Census 2010</b>		<b>2021</b>		<b>2026</b>	
Population	119,586		129,341		136,043	
Households	48,409		53,163		56,209	
Families	29,410		31,062		32,505	
Average Household Size	2.45		2.41		2.40	
Owner Occupied Housing Units	23,960		24,473		26,087	
Renter Occupied Housing Units	24,449		28,691		30,122	
Median Age	32.9		34.8		35.3	
<b>Trends: 2021-2026 Annual Rate</b>	<b>Area</b>		<b>State</b>		<b>National</b>	
Population	1.02%		1.54%		0.71%	
Households	1.12%		1.53%		0.71%	
Families	0.91%		1.49%		0.64%	
Owner HHs	1.29%		1.79%		0.91%	
Median Household Income	1.16%		2.15%		2.41%	
<b>Households by Income</b>			<b>2021</b>		<b>2026</b>	
			Number	Percent	Number	Percent
<\$15,000			5,912	11.1%	5,459	9.7%
\$15,000 - \$24,999			4,783	9.0%	4,466	7.9%
\$25,000 - \$34,999			5,965	11.2%	5,762	10.3%
\$35,000 - \$49,999			7,875	14.8%	8,032	14.3%
\$50,000 - \$74,999			11,957	22.5%	13,139	23.4%
\$75,000 - \$99,999			6,599	12.4%	7,412	13.2%
\$100,000 - \$149,999			7,173	13.5%	8,420	15.0%
\$150,000 - \$199,999			1,823	3.4%	2,317	4.1%
\$200,000+			1,076	2.0%	1,203	2.1%
Median Household Income			\$52,860		\$56,008	
Average Household Income			\$65,237		\$71,493	
Per Capita Income			\$26,675		\$29,370	
<b>Population by Age</b>	<b>Census 2010</b>		<b>2021</b>		<b>2026</b>	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,593	7.2%	8,336	6.4%	8,867	6.5%
5 - 9	8,182	6.8%	7,978	6.2%	8,126	6.0%
10 - 14	7,785	6.5%	7,648	5.9%	7,858	5.8%
15 - 19	7,532	6.3%	7,580	5.9%	7,787	5.7%
20 - 24	10,512	8.8%	10,667	8.2%	11,572	8.5%
25 - 34	21,120	17.7%	22,937	17.7%	23,258	17.1%
35 - 44	15,729	13.2%	18,426	14.2%	19,793	14.5%
45 - 54	14,653	12.3%	14,070	10.9%	15,146	11.1%
55 - 64	12,541	10.5%	13,073	10.1%	12,953	9.5%
65 - 74	6,862	5.7%	10,966	8.5%	11,227	8.3%
75 - 84	4,280	3.6%	5,423	4.2%	7,029	5.2%
85+	1,795	1.5%	2,235	1.7%	2,426	1.8%
<b>Race and Ethnicity</b>	<b>Census 2010</b>		<b>2021</b>		<b>2026</b>	
	Number	Percent	Number	Percent	Number	Percent
White Alone	89,112	74.5%	92,322	71.4%	96,134	70.7%
Black Alone	7,277	6.1%	8,535	6.6%	9,262	6.8%
American Indian Alone	926	0.8%	1,014	0.8%	1,059	0.8%
Asian Alone	4,135	3.5%	5,614	4.3%	6,629	4.9%
Pacific Islander Alone	156	0.1%	196	0.2%	221	0.2%
Some Other Race Alone	13,678	11.4%	16,443	12.7%	17,070	12.5%
Two or More Races	4,303	3.6%	5,216	4.0%	5,667	4.2%
Hispanic Origin (Any Race)	73,030	61.1%	84,563	65.4%	90,917	66.8%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



# Demographics: 5-Mile

Summary	Census 2010		2021		2026	
Population	340,025		365,987		382,685	
Households	129,922		141,432		148,470	
Families	82,577		86,986		90,548	
Average Household Size	2.59		2.56		2.55	
Owner Occupied Housing Units	68,134		69,339		73,546	
Renter Occupied Housing Units	61,788		72,093		74,924	
Median Age	32.1		34.2		35.0	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	0.90%		1.54%		0.71%	
Households	0.98%		1.53%		0.71%	
Families	0.81%		1.49%		0.64%	
Owner HHs	1.19%		1.79%		0.91%	
Median Household Income	1.26%		2.15%		2.41%	
Households by Income			2021		2026	
			Number	Percent	Number	Percent
<\$15,000			15,537	11.0%	14,192	9.6%
\$15,000 - \$24,999			13,243	9.4%	12,287	8.3%
\$25,000 - \$34,999			14,794	10.5%	14,211	9.6%
\$35,000 - \$49,999			20,367	14.4%	20,553	13.8%
\$50,000 - \$74,999			30,514	21.6%	33,163	22.3%
\$75,000 - \$99,999			18,879	13.3%	20,949	14.1%
\$100,000 - \$149,999			18,548	13.1%	21,535	14.5%
\$150,000 - \$199,999			6,050	4.3%	7,637	5.1%
\$200,000+			3,500	2.5%	3,944	2.7%
Median Household Income			\$53,847		\$57,325	
Average Household Income			\$67,593		\$74,260	
Per Capita Income			\$26,163		\$28,856	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	25,075	7.4%	24,411	6.7%	25,769	6.7%
5 - 9	24,645	7.2%	23,659	6.5%	24,064	6.3%
10 - 14	23,568	6.9%	22,647	6.2%	23,476	6.1%
15 - 19	24,038	7.1%	22,960	6.3%	23,137	6.0%
20 - 24	30,458	9.0%	28,999	7.9%	30,446	8.0%
25 - 34	57,324	16.9%	65,577	17.9%	64,616	16.9%
35 - 44	45,249	13.3%	51,558	14.1%	57,291	15.0%
45 - 54	43,633	12.8%	40,214	11.0%	42,167	11.0%
55 - 64	33,475	9.8%	38,207	10.4%	37,250	9.7%
65 - 74	17,559	5.2%	28,873	7.9%	30,991	8.1%
75 - 84	10,596	3.1%	13,496	3.7%	17,539	4.6%
85+	4,405	1.3%	5,386	1.5%	5,939	1.6%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	250,119	73.6%	258,001	70.5%	267,449	69.9%
Black Alone	20,122	5.9%	23,748	6.5%	25,621	6.7%
American Indian Alone	2,897	0.9%	3,141	0.9%	3,255	0.9%
Asian Alone	11,919	3.5%	15,999	4.4%	18,717	4.9%
Pacific Islander Alone	407	0.1%	507	0.1%	570	0.1%
Some Other Race Alone	41,877	12.3%	49,349	13.5%	50,647	13.2%
Two or More Races	12,685	3.7%	15,241	4.2%	16,426	4.3%
Hispanic Origin (Any Race)	213,831	62.9%	244,732	66.9%	260,817	68.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



# Information About Brokerage Services

11-2-2015

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.

<u>REOC General Partner, LLC</u>	<u>4933853</u>	<u>bharris@reocsanantonio.com</u>	<u>N/A</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>N/A</u>
Designated Broker of Firm	License No.	Email	Phone

<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Blake McFarlane Bonner</u>	<u>334780</u>	<u>dbonner@reocsanantonio.com</u>	<u>N/A</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
---------------------------------------	------

Regulated by the Texas Real Estate Commission Information available at [www.trec.texas.gov](http://www.trec.texas.gov)