

FOR LEASE / AUTO SHOP

12431 West Ave., San Antonio, TX, 78216



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FOR LEASE

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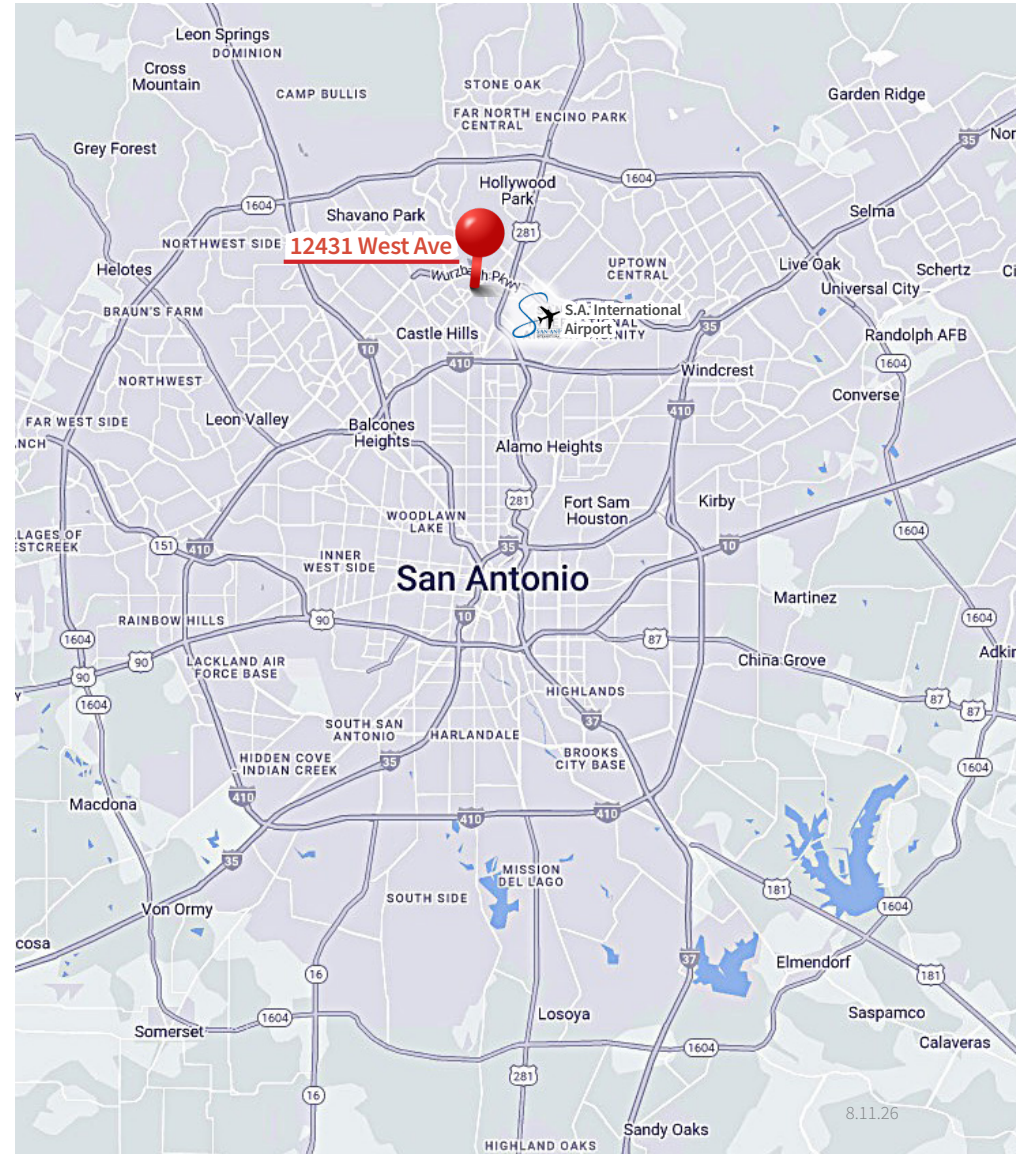
Overview

Building Size:	1,065 SF
Rental Rate:	Contact Broker
Submarket:	North Central

Highlights

Located in San Antonio's thriving North Central submarket, this 1,065-square-foot retail/automotive space offers an excellent opportunity for businesses seeking a highly visible and accessible location. Situated along West Avenue, the property benefits from strong traffic counts, established surrounding neighborhoods, and convenient access to Loop 410 and US Highway 281. The space is well-suited for automotive, service-oriented, or retail users looking to capitalize on a prominent location within a mature trade area. Surrounded by a diverse mix of commercial businesses, retail centers, and residential communities, the property provides strong exposure and a built-in customer base for a variety of business operations.

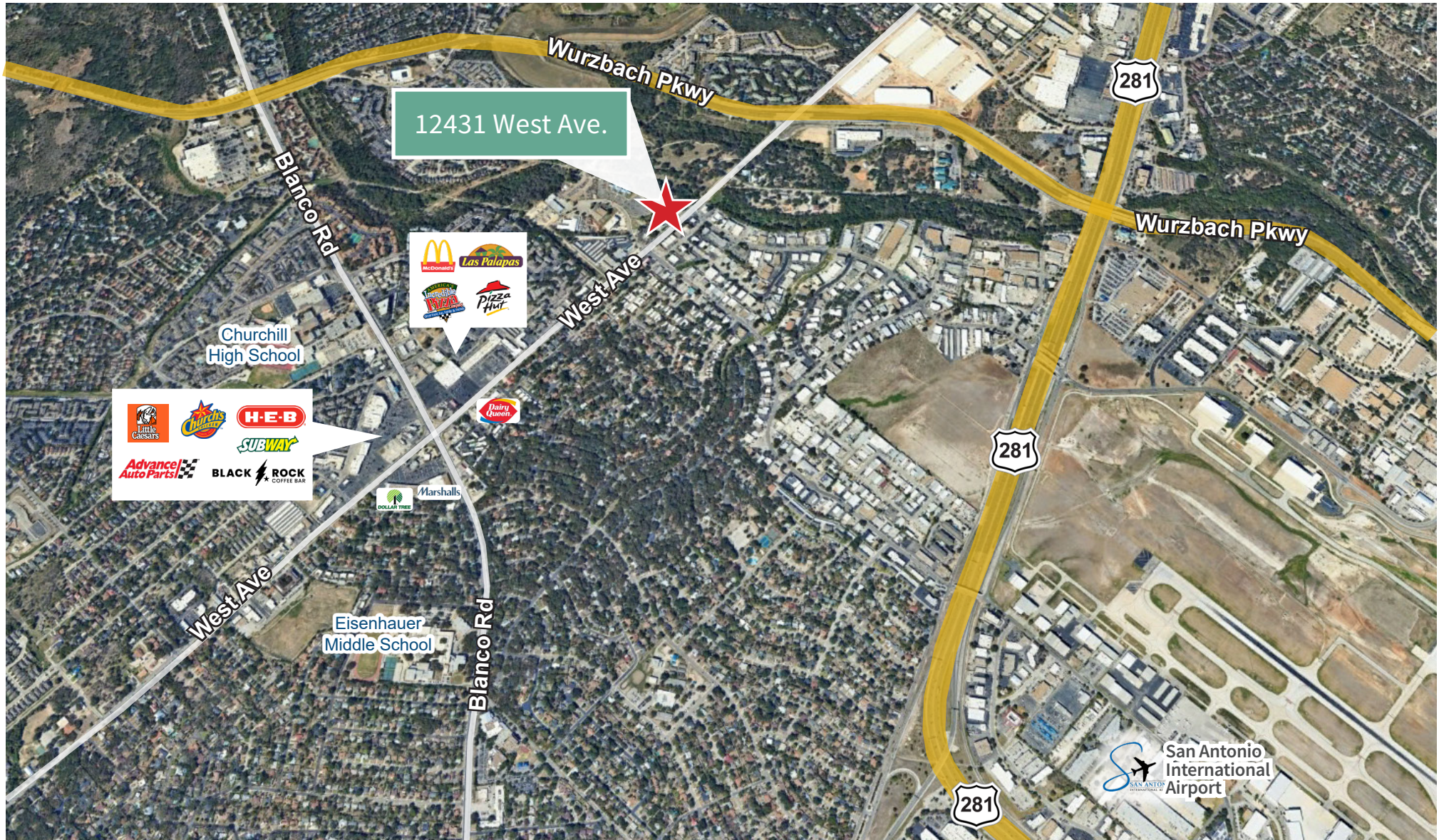
The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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Aerial View

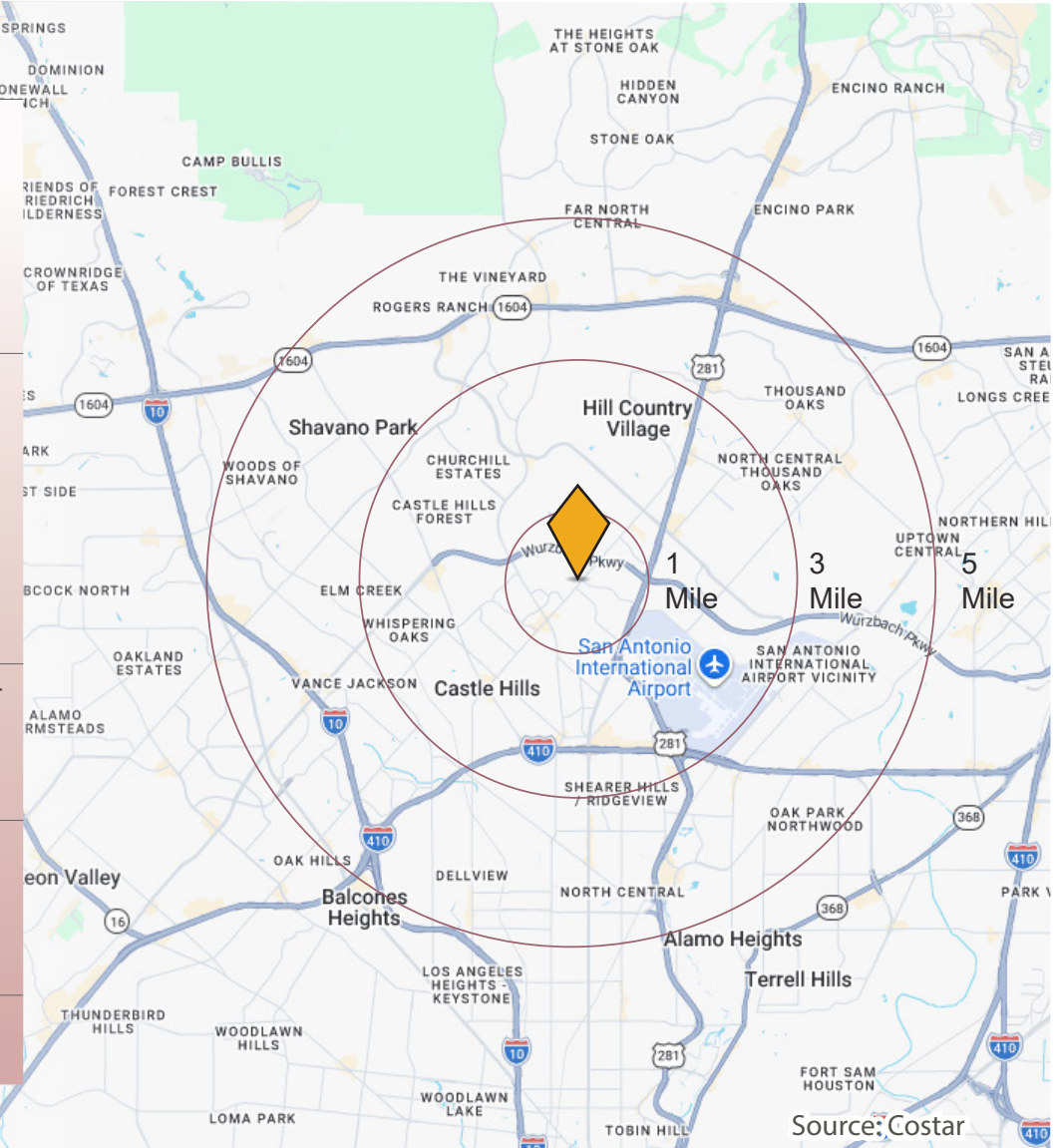


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Demographics

Population	1 Mile	3 Mile	5 Mile
2025 Total Population:	14,629	89,489	287,055
2030 Population Projection:	15,388	94,187	301,022
Population Growth 2025-2030:	1.0%	1.0%	1.0%
Median Age:	36.4	39.8	38.8
Households			
2025 Total Households:	6,977	39,901	124,491
Household Growth 2025-2030:	1.1%	1.1%	1.0%
Median Household Income:	\$53,166	\$71,294	\$69,694
Average Household Size:	2.1	2.2	2.3
Average Household Vehicles:	2	2	2
Housing			
Median Home Value:	\$354,308	\$376,941	\$358,474
Median Year Built:	1984	1983	1983
Daytime Employment			
Total Businesses:	1,064	8,599	24,653
Total Employees:	9,528	74,692	196,865
Vehicle Traffic			
West Ave @ Blanco Rd:	23,988		
Wurzbach Pkwy @ West Ave:	22,932		



Source: Costar



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.

2-10-2025



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:
 - 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.

Endura Advisory Group GP, LLC	581037	jlundblad@endurasa.com	(210)366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Marcus Andrade	624421	mandrade@endurasa.com	(210)366-2222
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

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