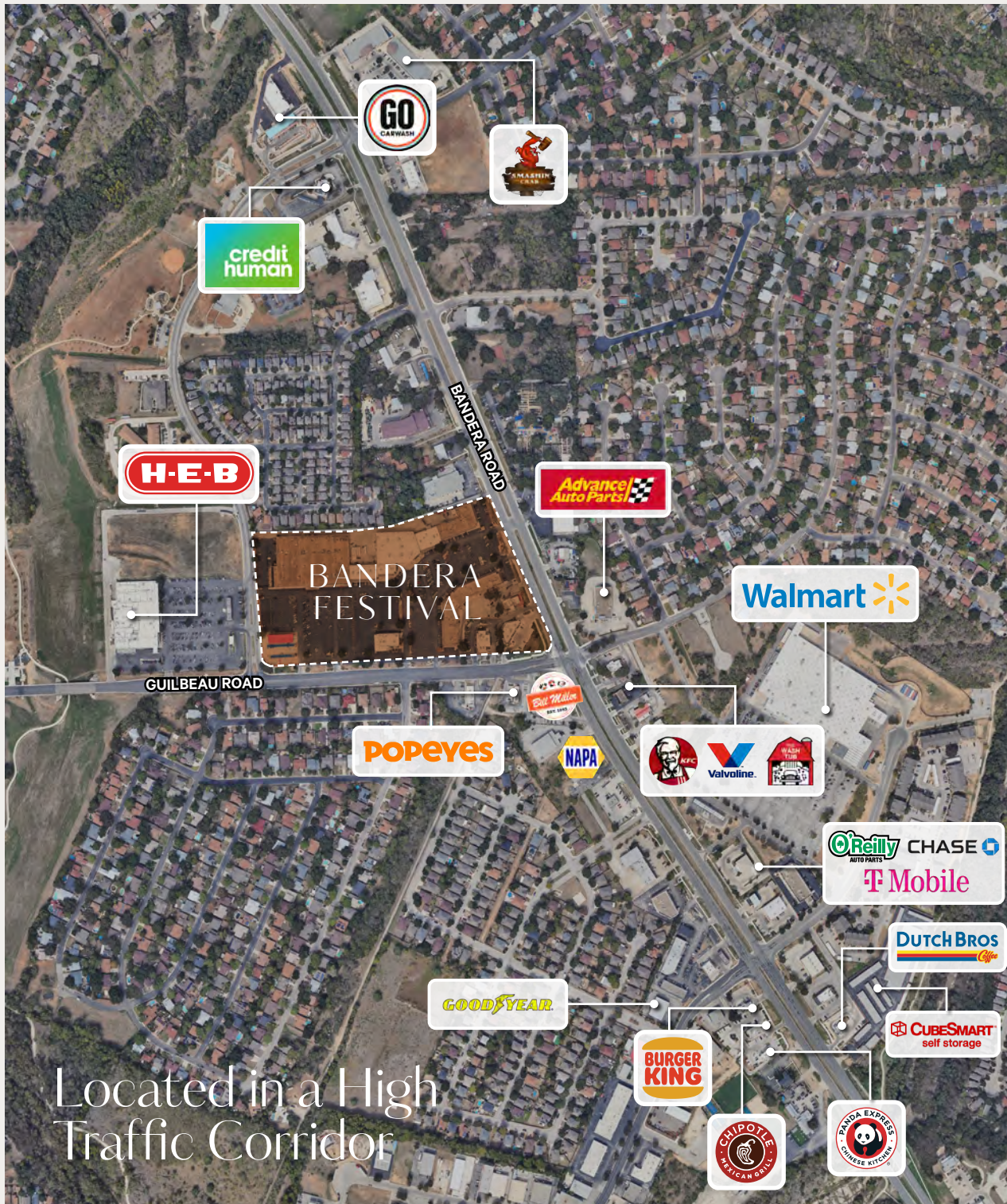


# BANDERA FESTIVAL SHOPPING CENTER

CBRE



8425 Bandera Road  
San Antonio, TX 78250



# PROPERTY OVERVIEW

This multi-tenant community center is well positioned in a prime retail trade area in the northwestern portion of San Antonio. Bandera Festival is shadow-anchored by H-E-B grocery and catty corner from Walmart. Anchored by Crunch Fitness and Dollar Tree, Bandera Festival features a mix of retail, restaurants, medical and government tenants.

- Anchored by Crunch Fitness and Dollar Tree | Both are top performing locations based on consumer traffic

## 2ND GEN. RETAIL SPACE AVAILABLE

- TOTAL AVAILABLE
  - 7723-110 (Divisible) | ±29,875 SF
  - 8425-104 | ±2,135 SF
  - 8425-154 | ±975 SF
  - 8425-170 | ±2,135 SF
- RATE
  - Please contact the broker for information
- TYPE
  - Retail | Neighborhood Center
- ZONING
  - C-3

Located in a High  
Traffic Corridor

# SITE PLAN



SPACE	TENANT	SQUARE FEET
8407-141	Bexar County Juvenile Probation Office	2,715
8407-153	Bexar County Tax Office	6,000
<b>8425-104</b>	<b>AVAILABLE</b>	<b>2,135</b>
8425-106	Santi's Mexican Restaurant	1,465
8425-108	Lone Star Barber Shop	1,200
8425-112	Cato Fashions	4,999
8425-120	OrthoRehab   Physical Therapy	1,408
8425-124	Brice Dental	1,900
8425-132	Crunch Fitness	31,000
8425-136	Play It Again Sports	4,200
8425-140	London Pub	4,200
8425-148	Smoke Street	1,552
8425-152	Efren Valle Salon	975
<b>8425-154</b>	<b>AVAILABLE</b>	<b>975</b>
8425-156	Wing Stop	1,926
8425-156B	Massage Inn	1,574
8425-158	N Style Salon	975
8425-160	Threading Brows & Beauty	975
<b>8425-170</b>	<b>AVAILABLE</b>	<b>2,135</b>
8425-172	Brident Dental	3,885
8425-180	Enterprise Rent-A-Car	2,380

SPACE	TENANT	SQUARE FEET
PARKING	Bank of America	500
PARKING	Watermill Express	500
7711-100	Moonlight Ballroom	6,000
7723-101	Bella's XV & Bridal	2,971
7723-102	Pump It Up	11,006
7723-105	Bexar County   JOP Constable Office	16,828
<b>7723-110</b>	<b>AVAILABLE (Divisible)</b>	<b>29,875</b>
7723-115	Dollar Tree	23,460

SPACE	TENANT	SQUARE FEET
8407-101	Quatra Specialty Coffee	1,620
8407-103	The UPS Store	1,800
8407-105	CK Nails	1,020
8407-125	Bexar County   Adult Probation Office	9,100
8407-129	House of Joy	4,000
8407-131	Cursed Mark Tattoos	1,190
8407-133	Salon San Miguel	1,435
8407-137	Dziga Insurance Agency	1,952

# HALF MILE AERIAL

16

Braun Rd

411669 VPD



**BANDERA FESTIVAL**



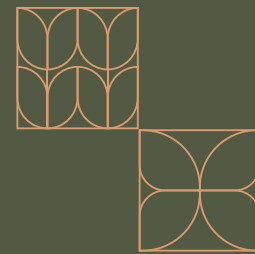
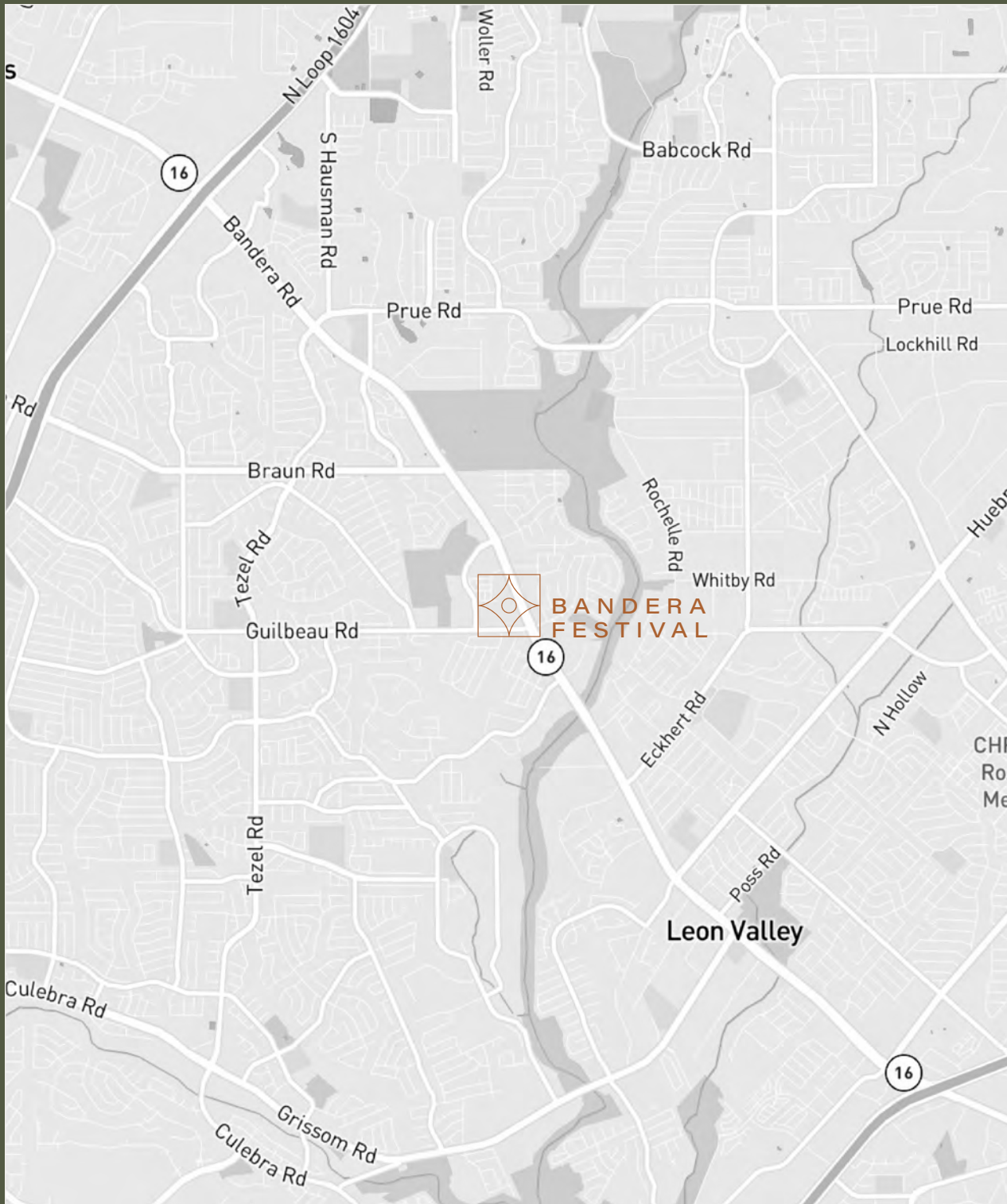
Guilbeau Rd

24-340 VPD



16





# DEMOGRAPHIC

## SUMMARY

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Population	10,328	130,814	338,803
2025 Daytime Population	9,580	100,974	370,349
<b>HOUSEHOLD INCOME</b>			
2025 Average HH Income	\$106,782	\$102,132	\$94,628
<b>HOUSING VALUE</b>			
2025 Average Value of Owner Occ. Housing Units	\$298,665	\$285,919	\$290,219
<b>PLACE OF WORK</b>			
2025 Businesses	433	3,020	10,932
2025 Employees	3,546	27,945	152,766
<b>AGE</b>			
2025 Median Age	40.4	38.1	34.7



# BANDERA FESTIVAL SHOPPING CENTER



8425 BANDERA ROAD, SAN ANTONIO, TX

**ANDREW POLUNSKY**

Vice President

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**CBRE**

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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. **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:
  - 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.

**CBRE, Inc.**

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

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Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

