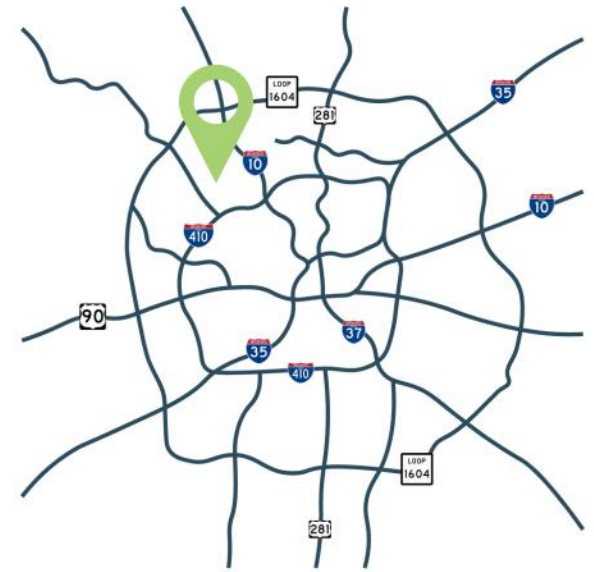


SPACE AVAILABLE

# 7302 LOUIS PASTEUR DR.

7302 LOUIS PASTEUR DR. | SAN ANTONIO, TEXAS | 78229

Strategically located in the South Texas Medical Center, a major hub for healthcare and medical professionals, this property benefits from the heavy traffic of medical professionals, patients and visitors alike.



**MIRANDA RIHN HENRY**  
SENIOR ASSOCIATE  
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**KARA WALTERS**  
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The information contained in this message has been obtained from sources deemed reliable. Foresite does not make any guarantees or representations regarding the accuracy or comprehensiveness of the information contained herein. Any projections, opinions, or assumptions are for example only. Foresite nor any of its clients accepts any liability for loss resulting from reliance on such information. There may be material differences between projected results and actual results. Any property offered for sale or lease may be withdrawn without notice.

# 7302 LOUIS PASTEUR DR.

SAN ANTONIO, TEXAS

WHAT I LOVE ABOUT THIS PROPERTY:

“

It has great visibility on Louis Pasteur and is just across the street from the UT Health Medical Center Campus.

MIRANDA RIHN  
HENRY

”

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	14,340	142,546	365,587
Household Income	\$91,631	\$78,637	\$87,772
Households	7,539	63,484	150,484
Median Age	33.5	34.9	36.1

## DESIRED USES

- Restaurant
- Dental Office
- Primary Care Practice
- Bakery

## PROPERTY HIGHLIGHTS

- 1** Conveniently located in the South Texas Medical Center near major roads like Wurzbach Road, Babcock Road and Fredericksburg Road, offering easy access for consumers.
- 2** With a strong economic base and a large population of healthcare professionals, the submarket has a **robust customer base with stable purchasing power.**
- 3** Situated in an established retail and service hub, businesses can benefit from convenience and destination consumers.



# 7302 LOUIS PASTEUR DR.

SAN ANTONIO, TEXAS



Prime Location in San Antonio's South Texas Medical District, this property is an ideal market for businesses looking for strong and reliable locations.

2024 Estimated NNNs: \$17.87 PSF/YR

Property Size: 8,515 SF

Zoning: C-2



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# 7302 LOUIS PASTEUR DR.

SAN ANTONIO, TEXAS



# 7302 LOUIS PASTEUR DR.

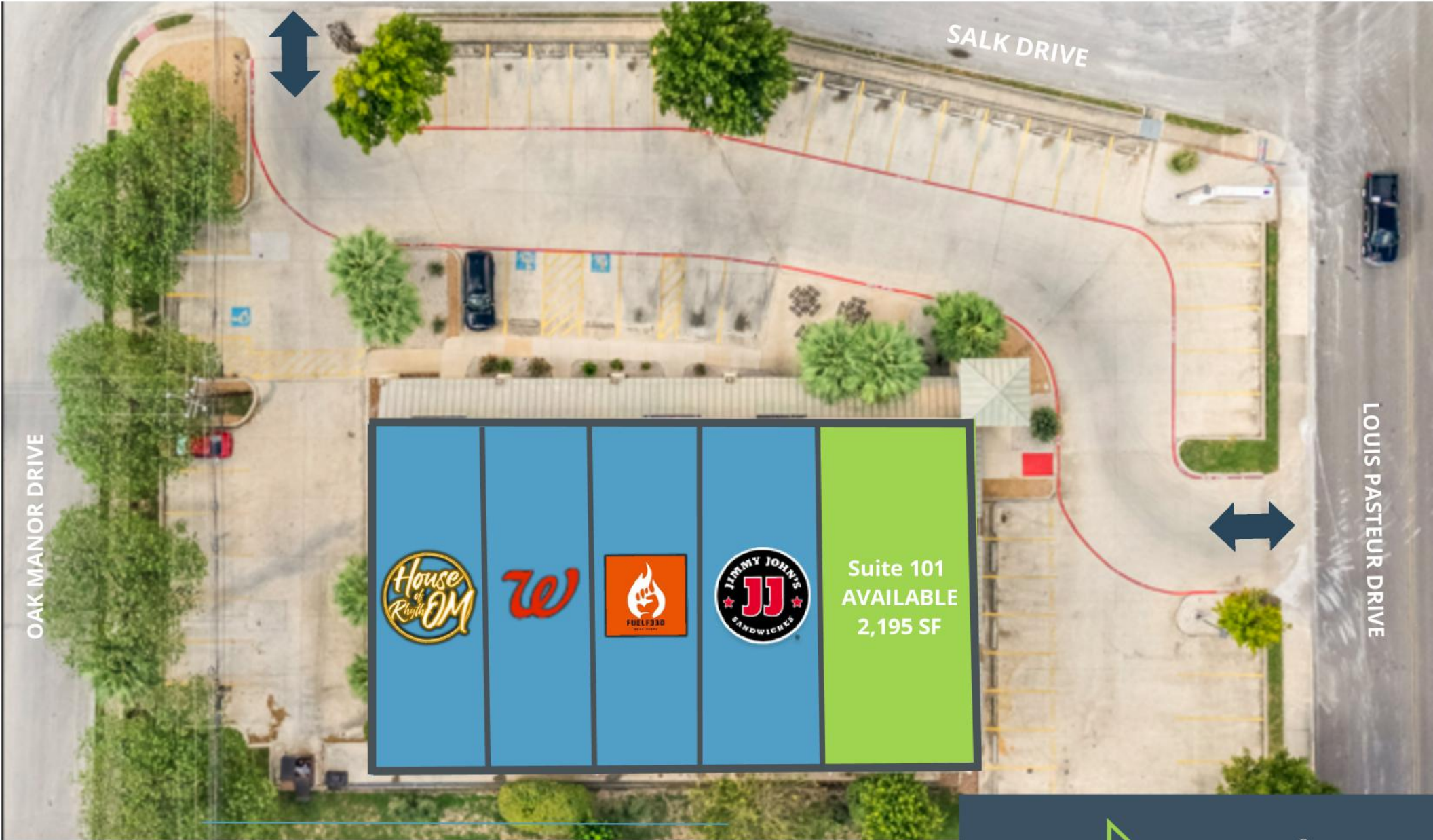
SAN ANTONIO, TEXAS



**FORESITE**  
COMMERCIAL REAL ESTATE

# 7302 LOUIS PASTEUR DR.

SAN ANTONIO, TEXAS



 **AVAILABLE SPACE**

Suite Number	SF	Condition
Suite 101	2,195	2nd Gen Restaurant

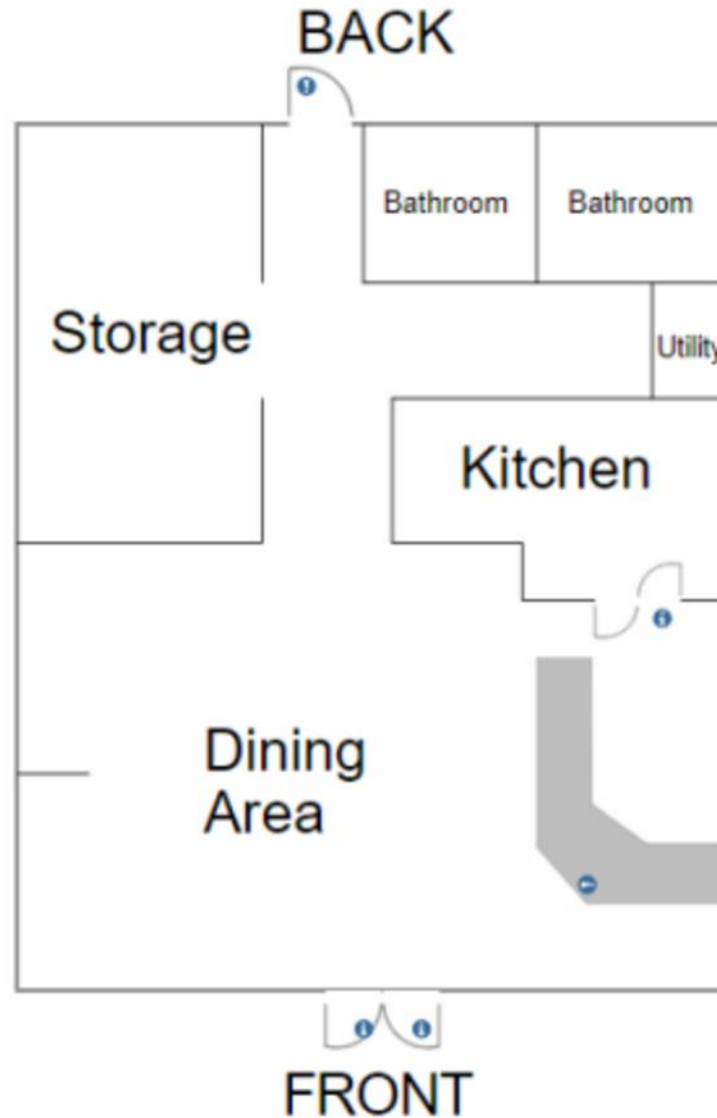


# 7302 LOUIS PASTEUR DR.

SAN ANTONIO, TEXAS

## Suite 101 Floor Plan

2,195 sf  
Former Restaurant  
(End Cap)





# 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.

<u>Foresite Real Estate, Inc.</u>	<u>9003568</u>	<u></u>	<u>(210) 816-2734</u>
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	Licensed No.	E-Mail	Phone
<u>Bethany Babcock</u>	<u></u>	<u>bbabcock@foresitecre.com</u>	<u>(210) 816-2734</u>
Designated Broker of Firm		E-Mail	Phone
<u>Chad Knibbe</u>	<u></u>	<u>cknibbe@foresitecre.com</u>	<u>(210) 816-2734</u>
Licensed Supervisor of Sales Agents/ Associate		E-Mail	Phone
<u>Miranda Rihn Henry</u>	<u>711565</u>	<u>mrihn@foresitecre.com</u>	<u>(210) 816-2734</u>
Sales Agent/ Associate's Name		E-Mail	Phone
<u>Kara Walters</u>	<u>808054</u>	<u>kwalters@foresitecre.com</u>	<u>(210) 816-2734</u>
Sales Agent/ Associate's Name		E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

