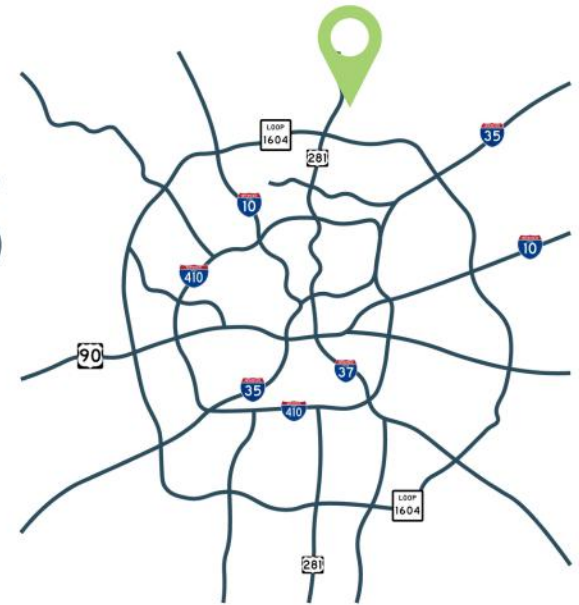


SPACE AVAILABLE

ENCINO COMMONS PAVILLION

21803 ENCINO COMMONS BLVD. | SAN ANTONIO, TEXAS | 78259

Located at Highway 281 and Encino Commons Blvd., this retail center has direct access from major roads and multiple entry points, visitors can easily reach the center from surrounding neighborhoods, business districts, and high traffic commuter routes. Highway 281 serves as a major artery, ensuring a steady flow of local shoppers and travelers. The center also features ample parking and co-tenancy that drives constant traffic to the center.



BILL COATS, CCIM
ASSISTANT VICE PRESIDENT
(210) 816-2734
BCOATS@FORESITECRE.COM

KARA WALTERS
ASSOCIATE
(210) 816-2734
KWALTERS@FORESITECRE.COM

WHAT I LOVE
ABOUT THIS
PROPERTY:

“

With unbeatable visibility, seamless accessibility and a prime location at the heart of a thriving community, this retail center offers the perfect opportunity for businesses to grow and customers to shop with ease.

B. COATS

”

ENCINO COMMONS PAVILLION

SAN ANTONIO, TEXAS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	11,294	81,776	189,480
Household Income	\$154,641	\$162,300	\$158,348
Households	4,179	29,093	69,937
Median Age	35.9	37.2	38.5

DESIRED USES

- Dentist
- Karate School
- Liquor Store
- Nail Salon

PROPERTY HIGHLIGHTS

- 1 Prime Location:** Situated at the high-traffic intersection of Highway 281 and Encino Commons Blvd.
- 2 Seamless Connectivity:** Quick access to nearby residential areas, business districts and major highways.
- 3 Highway Visibility:** Direct exposure to thousands of daily commuters on Highway 281.



ENCINO COMMONS PAVILLION

SAN ANTONIO, TEXAS



PROPERTY SUMMARY

Property Size:	0.795 AC
Building Size:	8,400 Sf
Available Space:	1,200 - 3,106 sf
Year Built:	2007
Parking	37 spaces
Frontage:	320 linear feet along Encino Commons
Zoning:	C-3 Commercial



ENCINO COMMONS PAVILLION

SAN ANTONIO, TEXAS



ENCINO COMMONS PAVILLION

SAN ANTONIO, TEXAS



ENCINO PARK

HIGHPOINT
ESTATES

ARCHER STONE
CANYON
APARTMENTS

ENCINO COMMONS BLVD. (12,575 VPD)

US HIGHWAY 281 (50,317 VPD)



ENCINO COMMONS PAVILLION

SAN ANTONIO, TEXAS



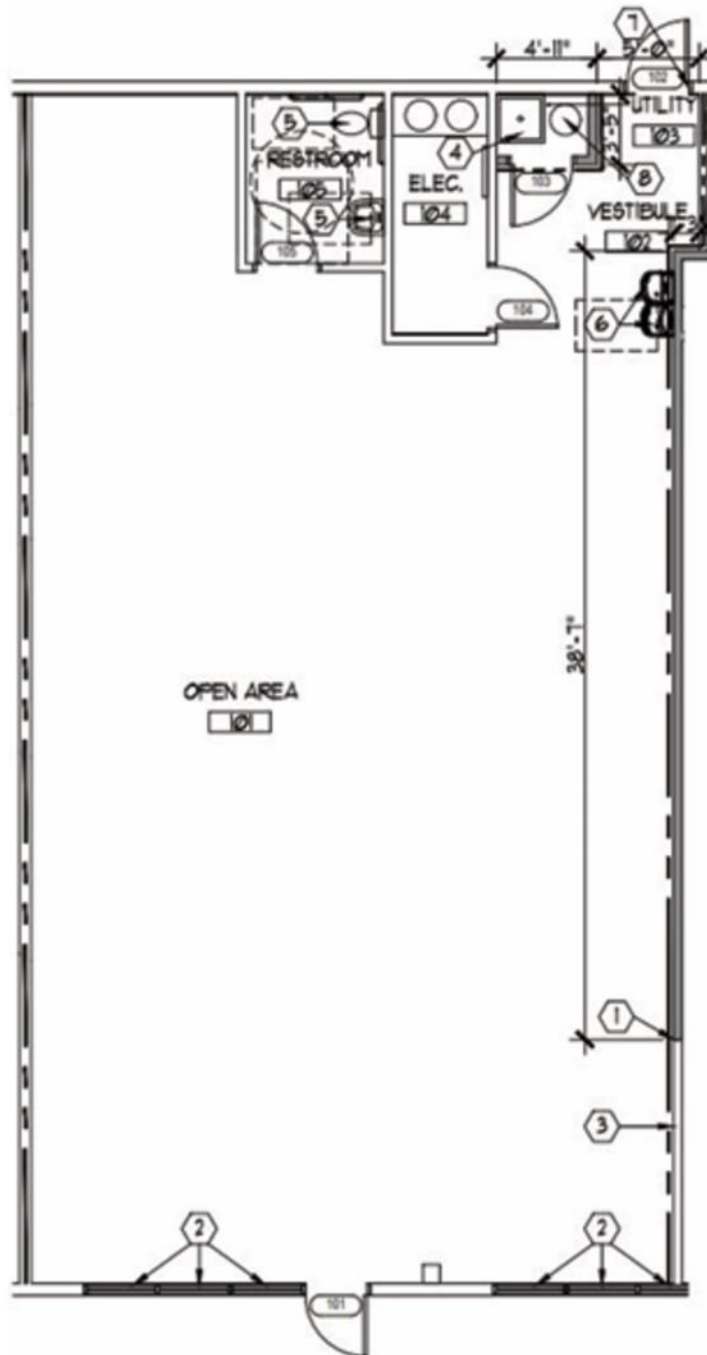
AVAILABLE SPACE

Suite Number	SF	Condition
Suite 103	1,906	White box
Suite 104	1,200	Warm shell



ENCINO COMMONS PAVILLION

SAN ANTONIO, TEXAS



**AVAILABLE
SUITE 103**

**1,906 SF
(White box)**



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>Bill Coats</u>	<u>710200</u>	<u>bcoats@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

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