

SPACE AVAILABLE

# SHOPS AT ROFT CORNER

12123 CULEBRA RD. | SAN ANTONIO, TEXAS | 78253

**Located in the heart of Alamo Ranch**, this premier retail center offers excellent visibility and accessibility in one of San Antonio's most active retail corridors. The property combines modern design with everyday convenience, creating a dynamic destination that serves both retailers and the surrounding community.



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## WHAT I LOVE ABOUT THIS PROPERTY:

“

It is right in the heart of all the growth of the Alamo Ranch area with amazing access for retailers .

*M. BATEY*

”

# SHOPS AT ROFT CENTER

**SAN ANTONIO, TEXAS**

## DEMOGRAPHICS

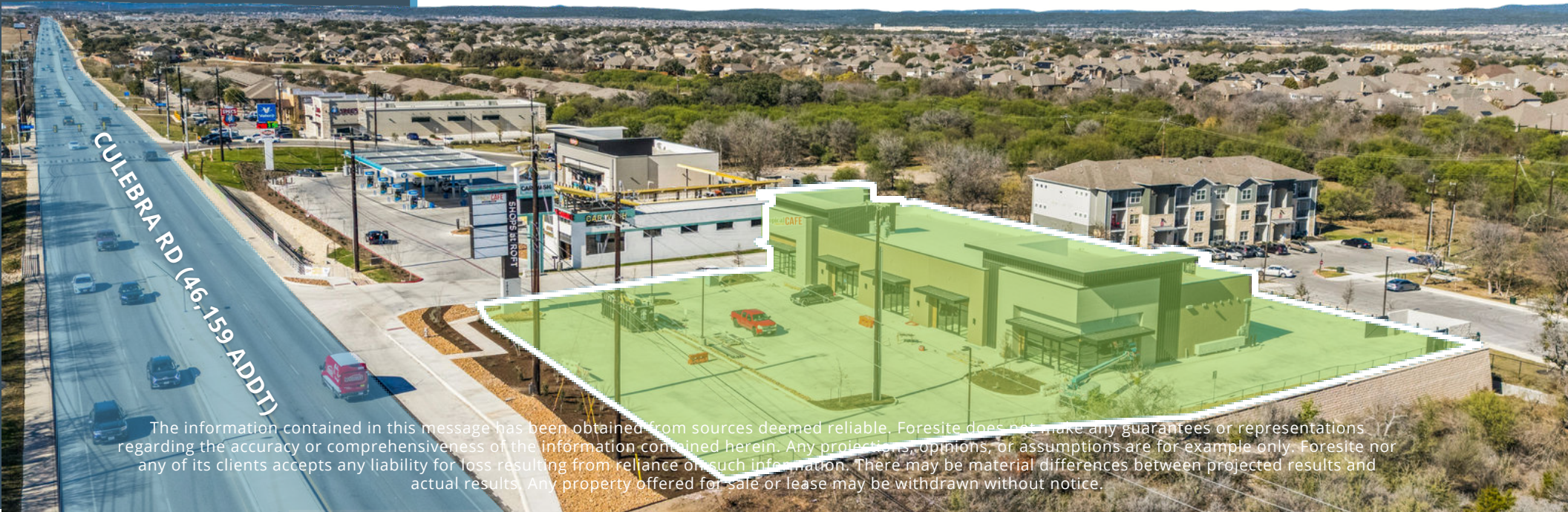
|                  | 1 Mile    | 3 Mile    | 5 Mile    |
|------------------|-----------|-----------|-----------|
| Population       | 15,847    | 105,503   | 239,341   |
| Household Income | \$119,554 | \$123,840 | \$119,670 |
| Households       | 5,121     | 35,534    | 80,922    |
| Median Age       | 32.2      | 35.2      | 35.9      |

## DESIRED USES

- Barbershop
- Nail salon
- Yoga or pilates studio
- Medical users
- Insurance

## PROPERTY HIGHLIGHTS

- 1 Alamo Ranch is a growing retail destination with strong shopping, dining, and entertainment draw.
- 2 Convenient access to major highways in a fast-growing area, while still maintaining strong connectivity to the city center.
- 3 Retail development continues to expand as new shopping centers enter the market to meet growing demand.
- 4 Owner is open to white-box delivery for the quality tenants and terms.



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# SHOPS AT ROFT CORNER

SAN ANTONIO, TEXAS



**SPEC'S**  
WINES • SPIRITS • FINER FOODS

**MARGO COFFEE**  
ITALY'S FINEST COFFEE & PASTRIES

CULEBRA RD (46,159 ADT)

ROFT RD (7,100 ADT)



**FORESITE**  
COMMERCIAL REAL ESTATE

# SHOPS AT ROFT CORNER

SAN ANTONIO, TEXAS



## PROPERTY SUMMARY

|                |                |
|----------------|----------------|
| Available SF:  | 6,282 SF       |
| Property Size: | 10,470 SF      |
| Rental Rate:   | Contact Broker |
| Zoning:        | C-2            |



# SHOPS AT ROFT CORNER

SAN ANTONIO, TEXAS



**FORESITE**  
COMMERCIAL REAL ESTATE

# SHOPS AT ROFT CORNER

SAN ANTONIO, TEXAS



Tenant Signage is an Illustration and has not been installed yet.

# SHOPS AT ROFT CORNER

SAN ANTONIO, TEXAS



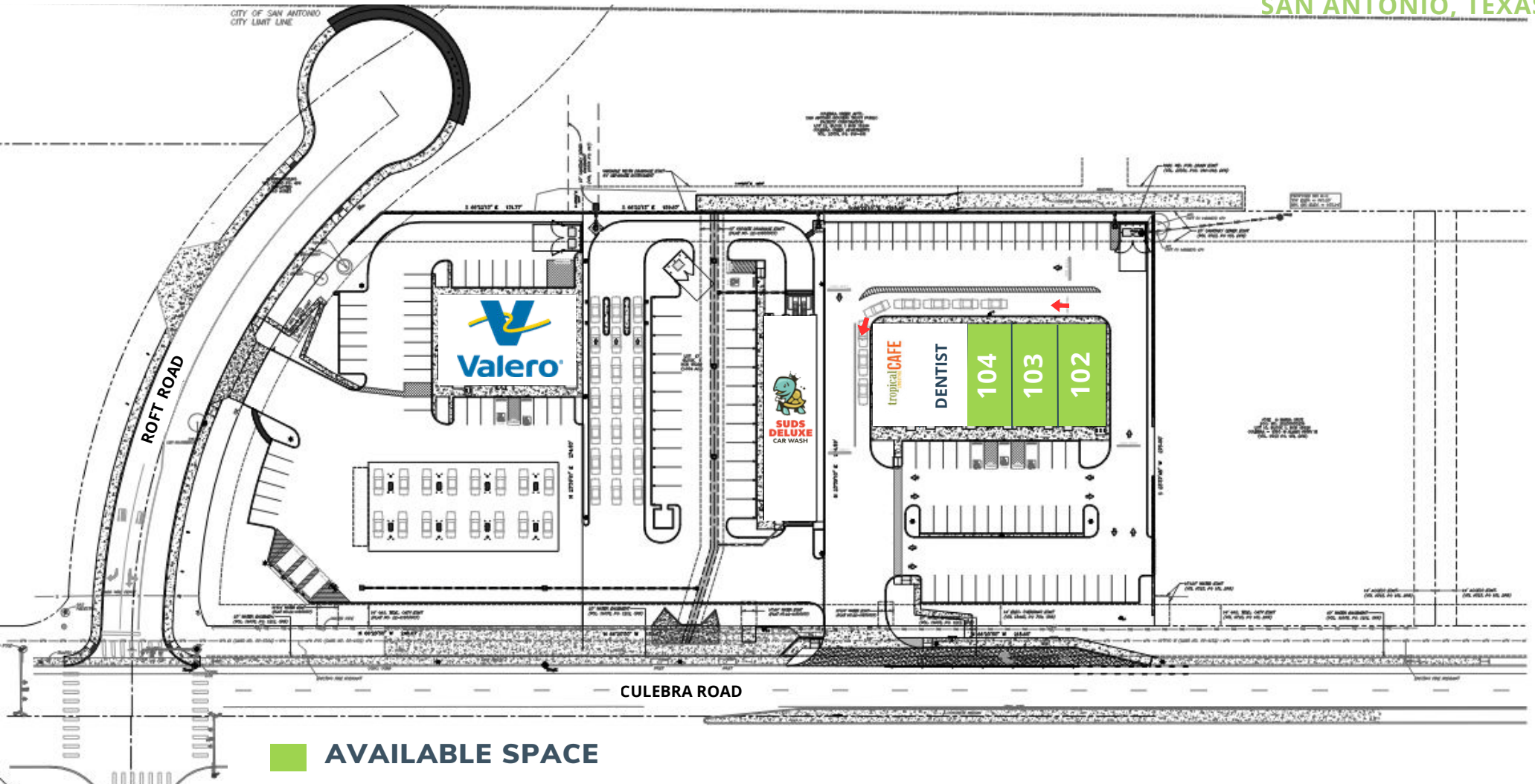
# SHOPS AT ROFT CORNER

SAN ANTONIO, TEXAS



# SHOPS AT ROFT CORNER

SAN ANTONIO, TEXAS



| Suite Number | SF    | Condition  |
|--------------|-------|------------|
| 102          | 2,094 | Cold shell |
| 103          | 2,094 | Cold shell |
| 104          | 2,094 | Cold shell |



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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.

**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<br>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/<br>Associate                     |                | E-Mail                          | Phone                 |
| <u>Zach Parra</u>                                                     | <u>631015</u>  | <u>zparra@foresitecre.com</u>   | <u>(210) 816-2734</u> |
| Sales Agent/ Associate's Name                                         |                | E-Mail                          | Phone                 |
| <u>Madison Batey</u>                                                  | <u>764292</u>  | <u>mbatey@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)

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