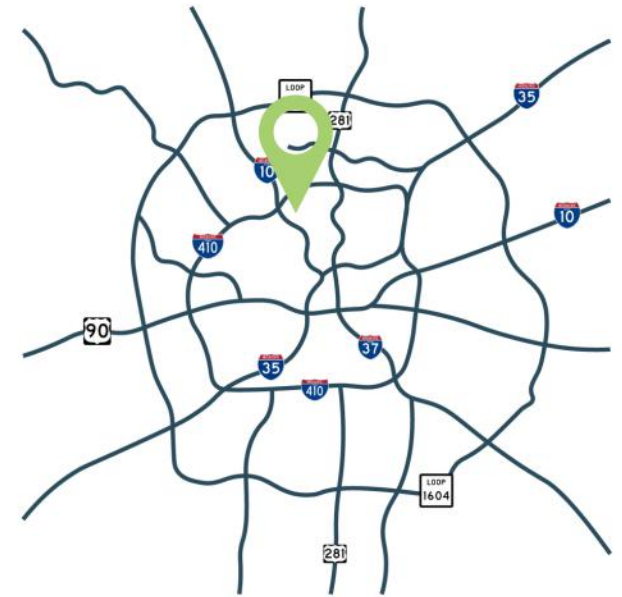


SPACE AVAILABLE

DELLVANCE SHOPPING CENTER

1439 VANCE JACKSON ROAD | SAN ANTONIO | TEXAS 78213

As a Walmart Supercenter anchored retail center, the Dellvance Shopping Center has prime visibility for consumers of Walmart and other neighboring retailers. This well positioned center has the advantage of surrounding areas with high density and traffic counts.



MIRANDA RIHN
SENIOR ASSOCIATE
(210) 816-2734
MRIHN@FORESITECRE.COM

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WHAT I LOVE ABOUT THIS PROPERTY:

“

Neighboring Walmart and National Tenants provide fantastic synergy and opportunity for Tenants.

M. RIHN

”

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	18,704	141,416	388,621
Total Households	7,237	57,200	158,392
Household Income	\$51,072	\$66,823	\$72,908
Median Age	36.3	36.6	35.4

CURRENT TENANTS

T Mobile **T NAILS SPA**

DELLVANCE

SAN ANTONIO, TEXAS

PROPERTY HIGHLIGHTS

- 1 Centrally located with easy access to I-10**, this location provides tenants a further reach for targeted client profiles.
- 2 Frontage along Vance Jackson** provides fantastic visibility to Tenants.
- 3 Neighboring Walmart Supercenter as well as Dellview Marketplace's National and Local Tenants** provide an abundance of foot traffic for all retailers.



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DELLVANCE

SAN ANTONIO, TEXAS



Dellvance Shopping Center's advantageous location serves both daytime and evening populations with it's easy access, fantastic visibility, and centralized location.

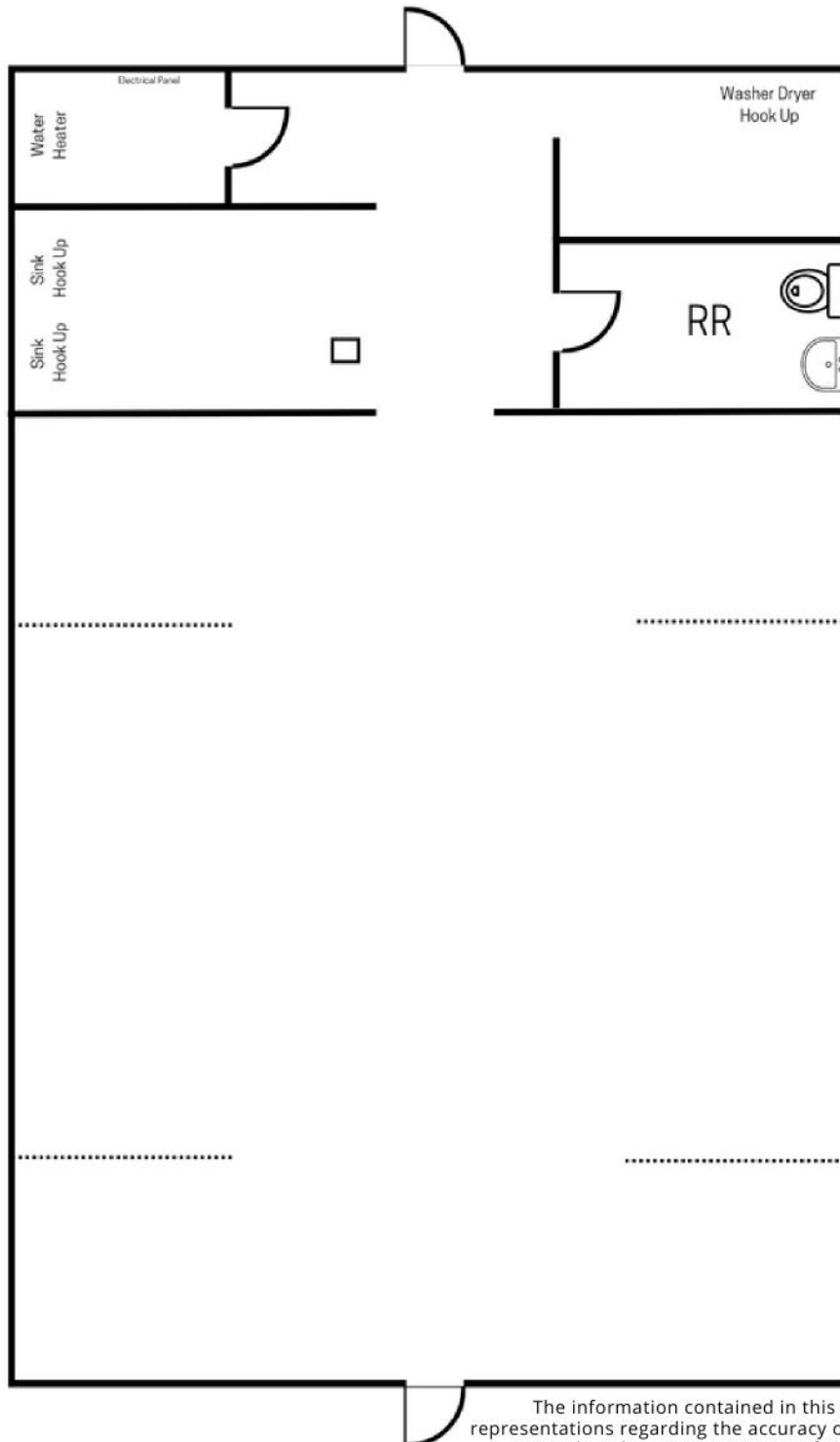
2023 NNN: \$15.46 PSF



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SAN ANTONIO, TEXAS

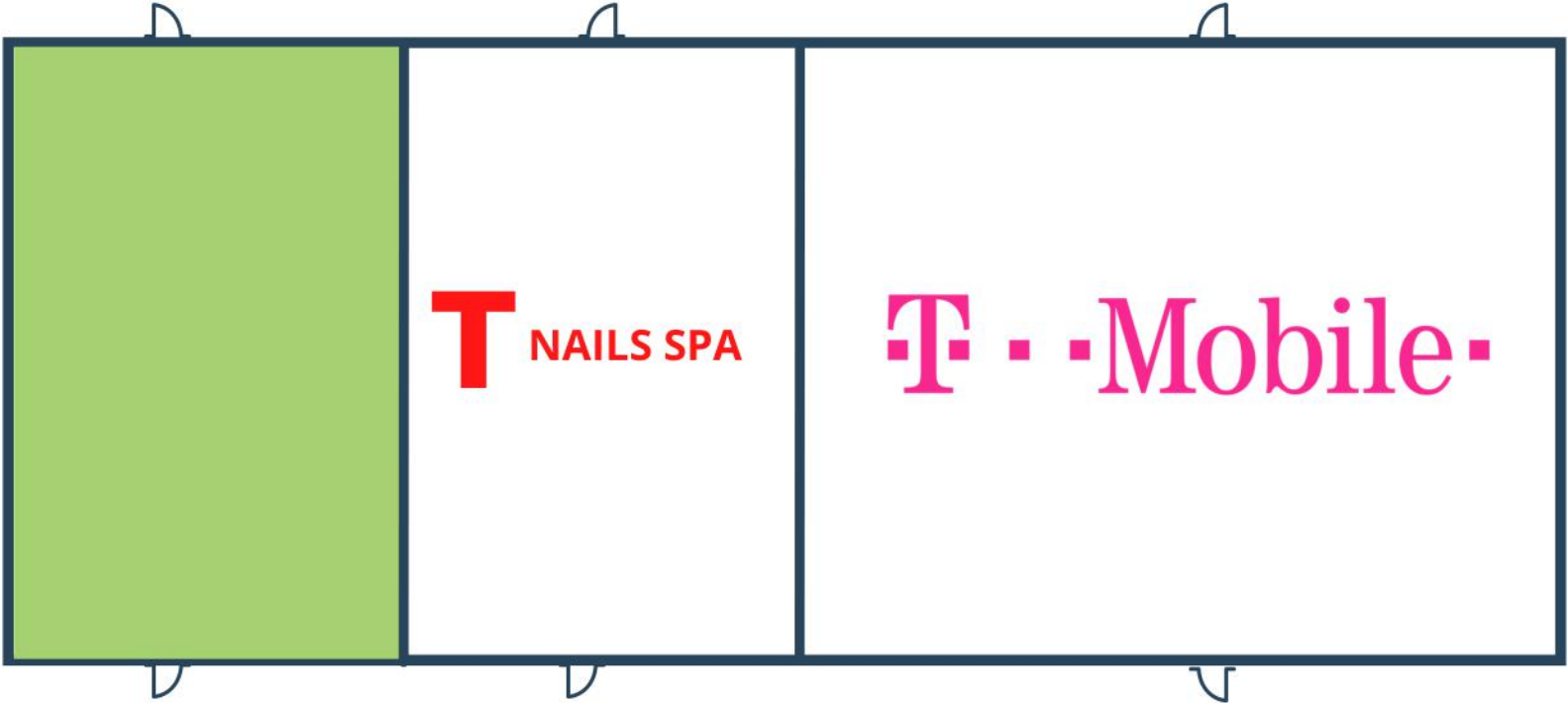




SPACE LAYOUT

*Not to scale or exact dimensions.
For demonstration purposes only.

..... Pony Walls



AVAILABLE SPACE

Suite Number	SF	Condition
Suite 101	1,300	Second Gen Hair Salon



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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 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</u>	<u>777565</u>	<u>mrihn@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

IABS 1-0

