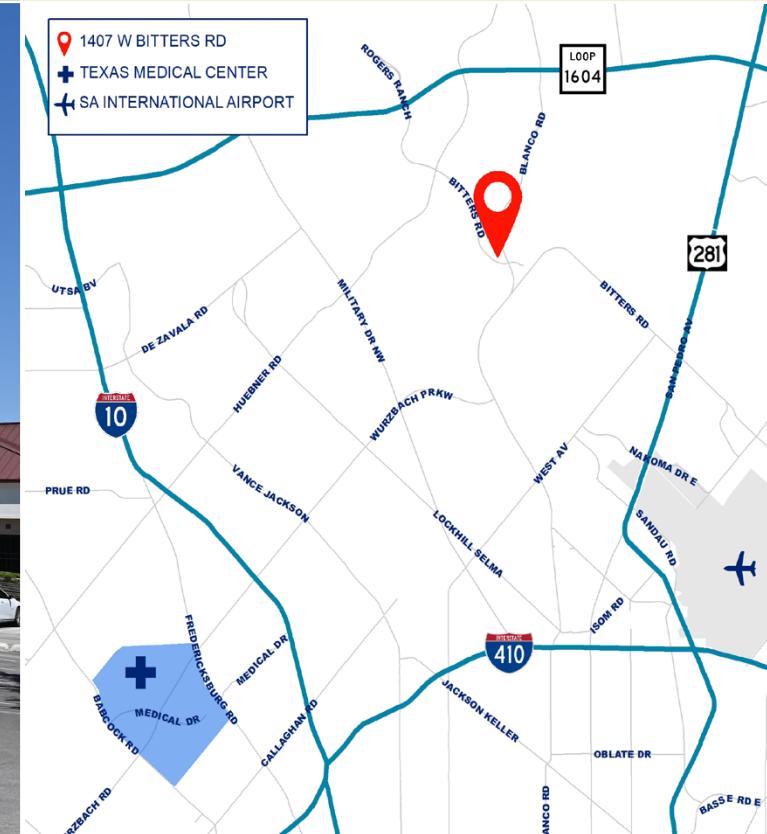




1407 W Bitters Rd
W Bitters Rd & Blanco Rd

Storefront Office/Medical
For Lease



Kimberly S. Gatley
Senior Vice President
Direct Line 210 524 1320
kgatley@reocsanantonio.com

210 524 4000
8023 Vantage Drive, Suite 1200
San Antonio TX 78230
reocsanantonio.com



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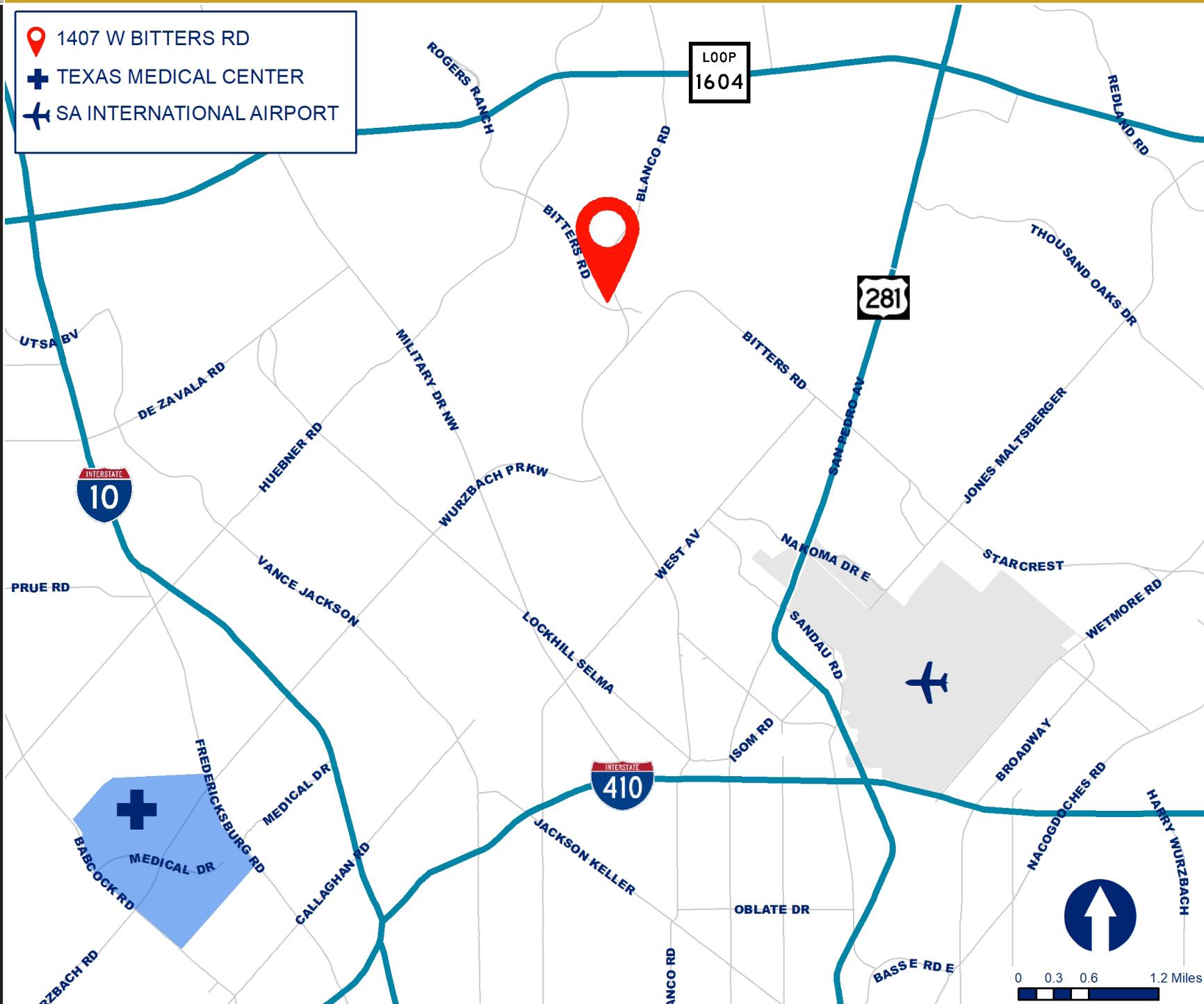
- SECTION 1** Maps
- SECTION 2** Plans
- SECTION 3** Photos
- SECTION 4** Property Summary
- SECTION 5** Quote Sheet
- SECTION 6** San Antonio Overview
- SECTION 7** Office Market Snapshot
- SECTION 8** Demographics
- SECTION 9** TREC Agency Disclosure

Kimberly S. Gatley
Senior Vice President
Direct Line 210 524 1320
kgatley@reocsanantonio.com

210 524 4000



City Location Map

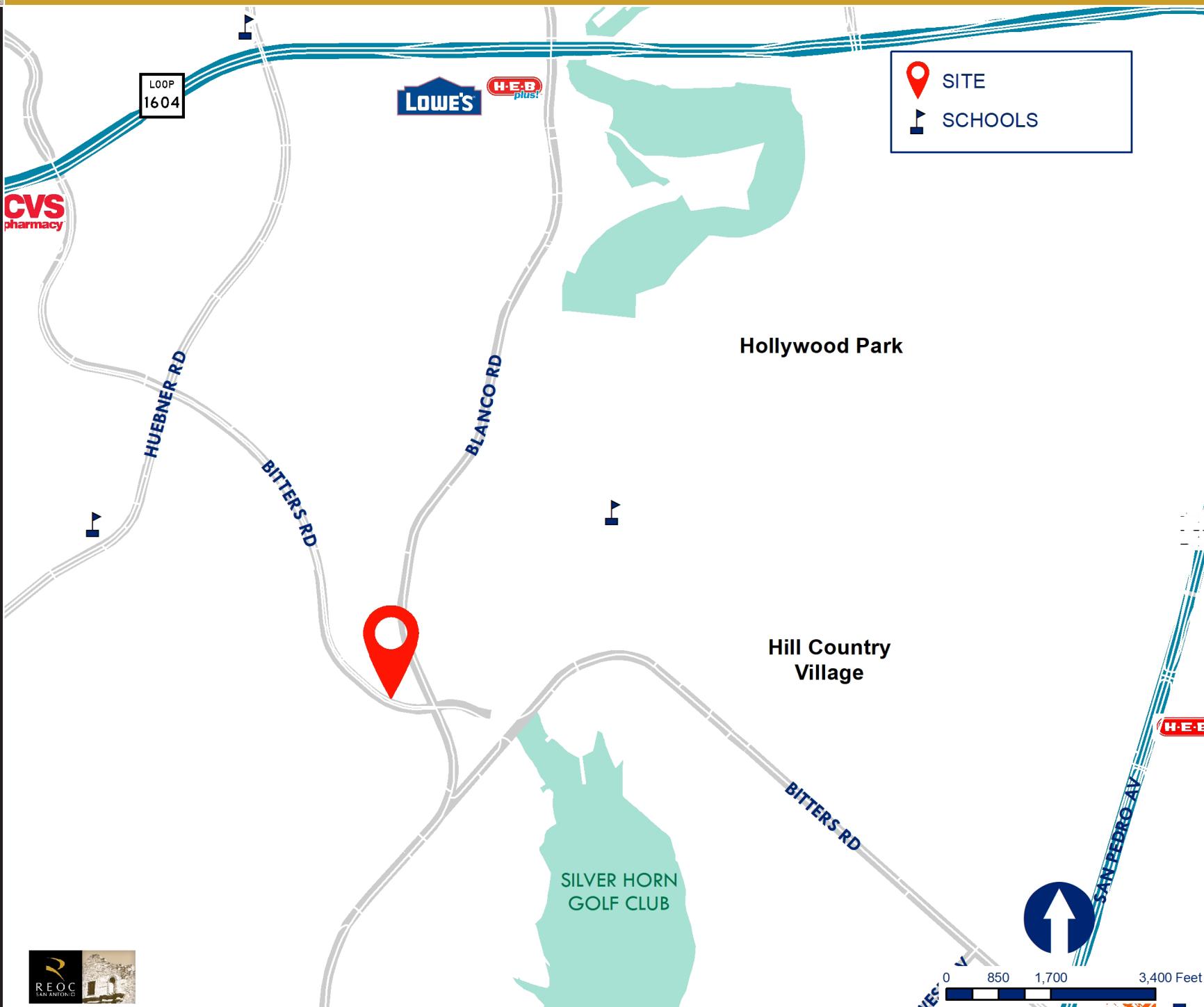


Kimberly S. Gatley
Senior Vice President
Direct Line 210 524 1320
kgatley@reocsanantonio.com

210 524 4000



Area Location Map



Kimberly S. Gatley
Senior Vice President
Direct Line 210 524 1320
kgatley@reocsanantonio.com

210 524 4000



Site Aerial

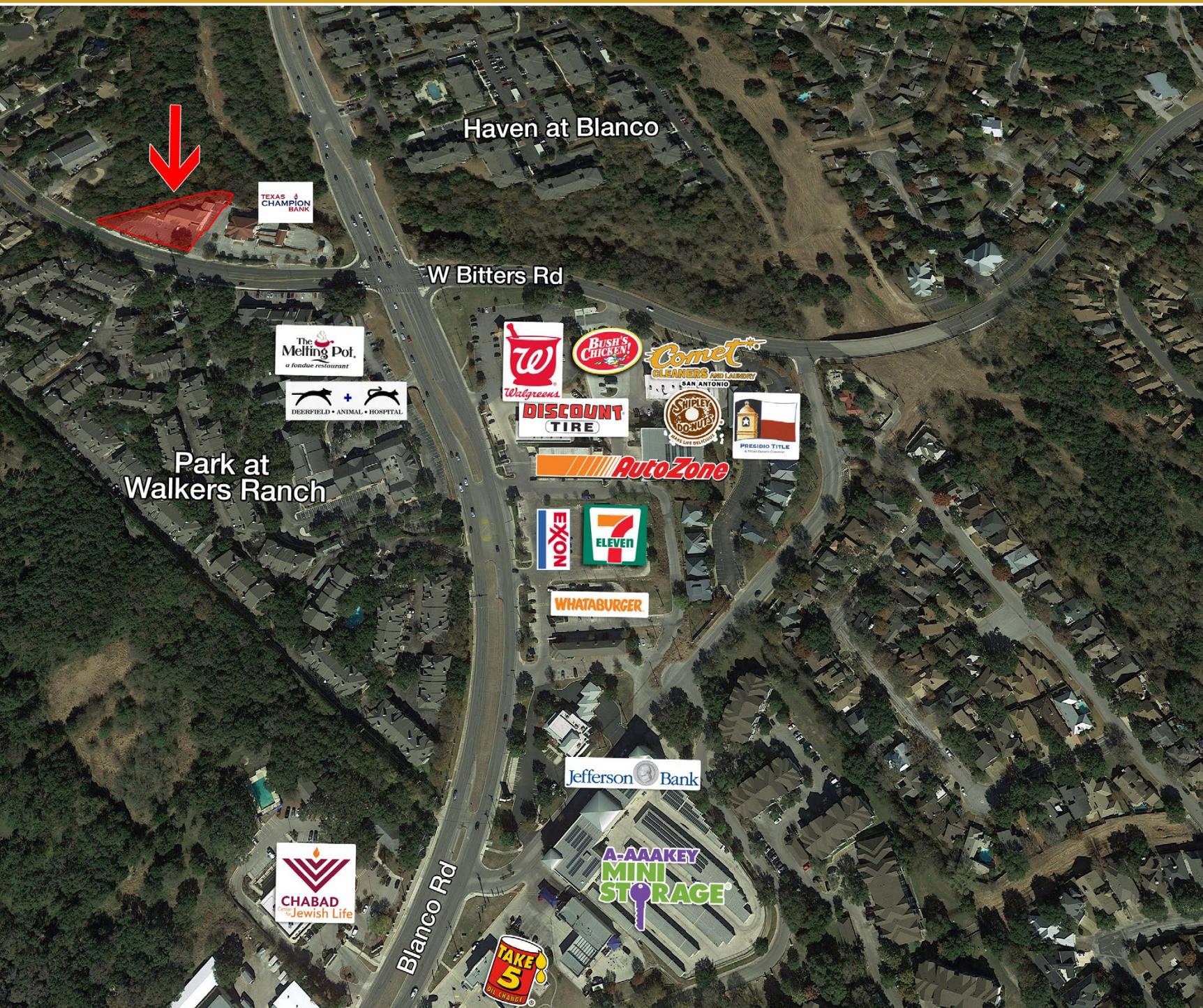


Kimberly S. Gatley
Senior Vice President
Direct Line 210 524 1320
kgatley@reocsanantonio.com

210 524 4000



Oblique Aerial Photo

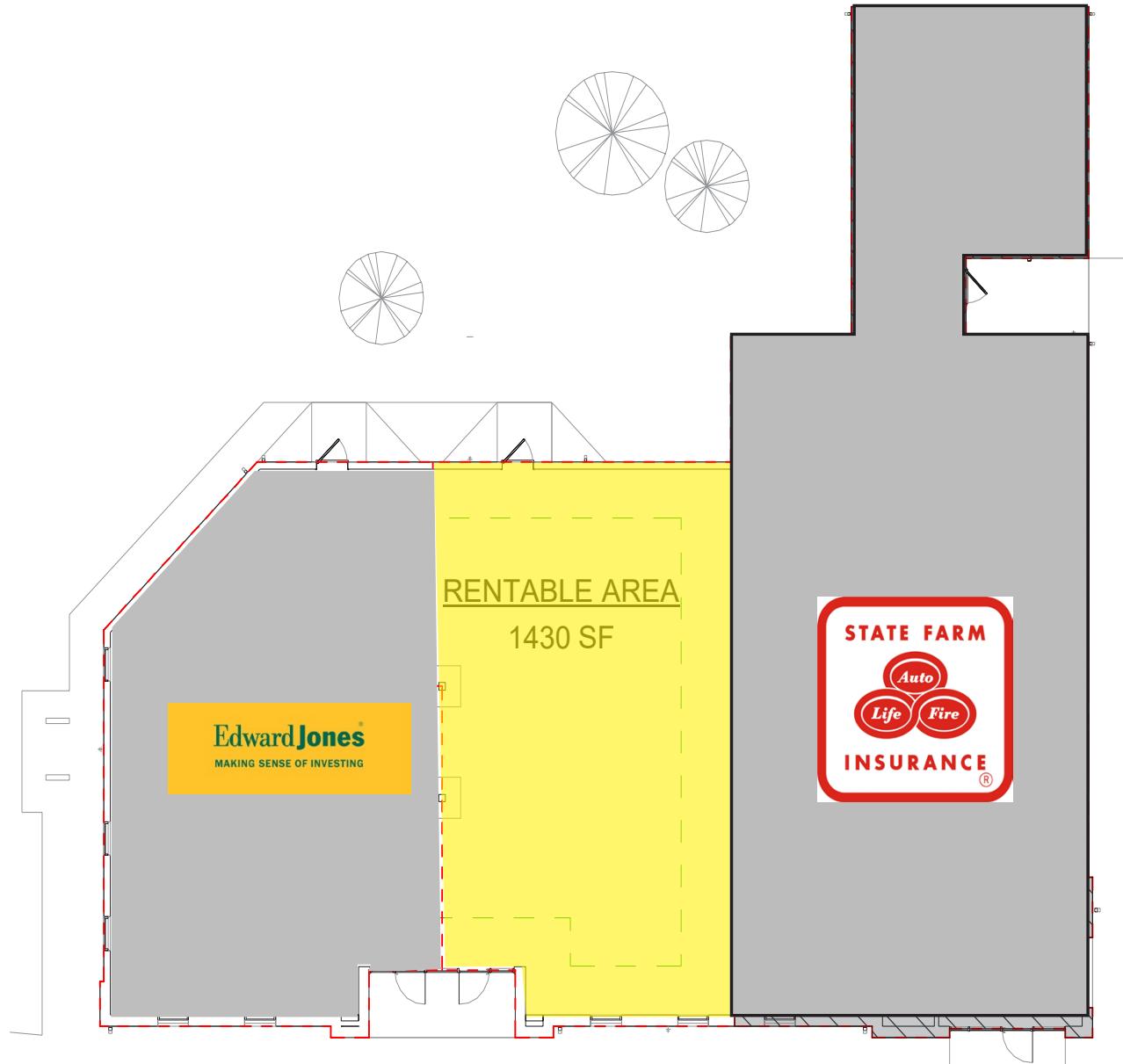


Kimberly S. Gatley
Senior Vice President
Direct Line 210 524 1320
kgatley@reocsanantonio.com

210 524 4000



Floor Plan



Total Available 1,430 SF

Kimberly S. Gatley
Senior Vice President
Direct Line 210 524 1320
kgatley@reocsanantonio.com

210 524 4000



Photos



Kimberly S. Gatley
Senior Vice President
Direct Line 210 524 1320
kgatley@reocsanantonio.com

210 524 4000



Photos



Kimberly S. Gatley
Senior Vice President
Direct Line 210 524 1320
kgatley@reocsanantonio.com

210 524 4000



Property Summary

Address	1407 W Bitters Rd	Comments
Location	W Bitters Rd & Blanco Rd	<ul style="list-style-type: none">Highly visible from Bitters
Property Details	5,000 SF Office Building 0.732 Acres	<ul style="list-style-type: none">Easy access to Wurzbach Parkway, US 281 and Loop 1604Convenient to San Antonio International AirportMultiple access points off BittersAmple parkingNew construction in 2017Shell space ready for immediate build-out
Legal Description	NCB 18350 BLK 2 LOT 3 EXC S 416.52 FT (0.048 AC) RIVER CITY FEDERAL CREDIT UNION)	
Zoning	C-3	
Year Built	2017	Traffic Counts Blanco Rd, South of Bitters; 27,214 vpd (2019)
Floors	1	Source: TxDOT Statewide & Planning Map
Road Frontage	Bitters Rd	

Kimberly S. Gatley
Senior Vice President
Direct Line 210 524 1320
kgatley@reocsanantonio.com

210 524 4000

REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.



Quote Sheet

Square Footage Available	Largest Available Area Largest Contiguous Area Smallest Available Space (Note: All above figures in Rentable Square Feet)	1,430 1,430 1,430
Base Rental	\$20.00 NNN	
First Month's Rental	Due upon execution of lease document by Tenant	
Triple Net	\$8.56	
Term	Three (3) to Five (5) years	
Improvements	Negotiable	
Deposit	Equal to one (1) month's Base Rental (typical)	
Financial Information	Required prior to submission of lease document by Landlord	
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlord's leasing representative.	

Kimberly S. Gatley
Senior Vice President
Direct Line 210 524 1320
kgatley@reocsanantonio.com

210 524 4000

Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important by the Landlord.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.



San Antonio Overview

Largest U.S. Cities

- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Philadelphia
- 6 Phoenix
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

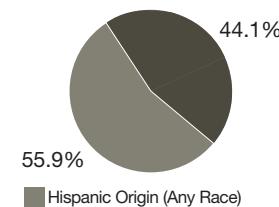
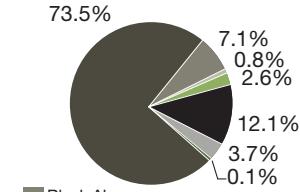
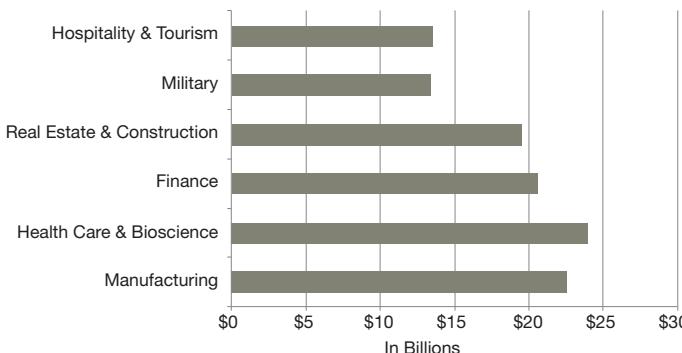
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2018 Estimate	2,511,792	35.4	892,489
2023 Projection	2,748,963	36.1	976,679

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2018 Estimate	\$80,162	\$57,234	\$29,019
2023 Projection	\$90,187	\$63,405	\$32,533



Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Major Industries



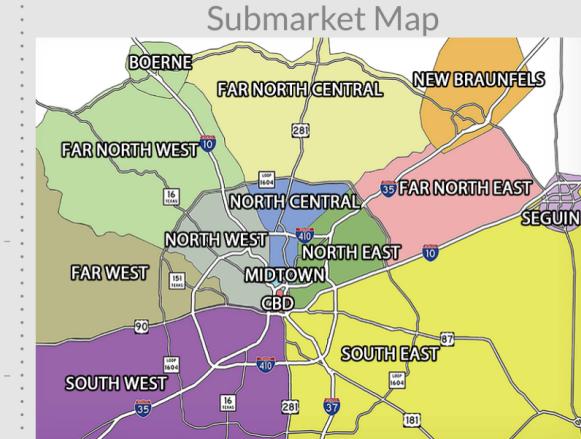
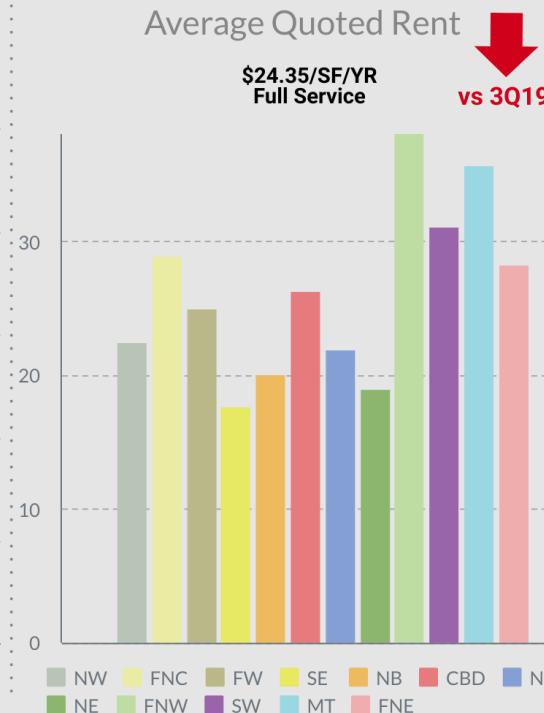
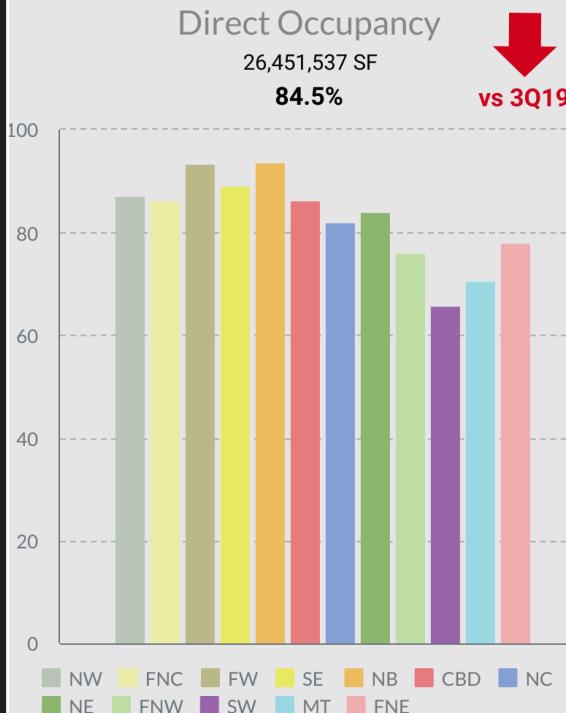
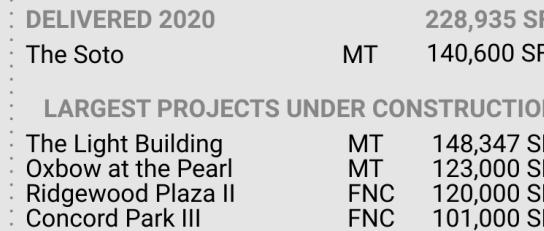
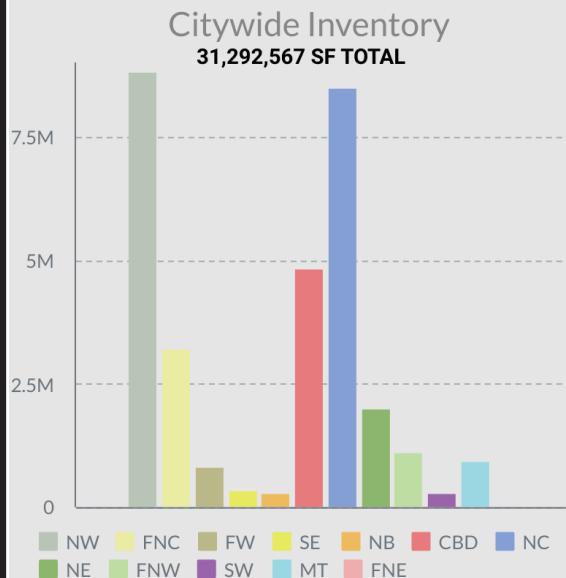
	SAT	Rankings	US
1	Valero Energy	31	
2	Tesoro Corp	90	
3	USAA	100	
4	iHeartMedia	426	

Kimberly S. Gatley
Senior Vice President
Direct Line 210 524 1320
kgatley@reocsanantonio.com

210 524 4000



Office Market Snapshot - 3Q 2020



Submarkets

SE: South East	SW: South West
NW: North West	NB: New Braunfels
FNC: Far North Central	CBD: Central Business District
FW: Far West	NC: North Central
NE: North East	FNW: Far North West
FNE: Far North East	

Market Intelligence Guided by Experience

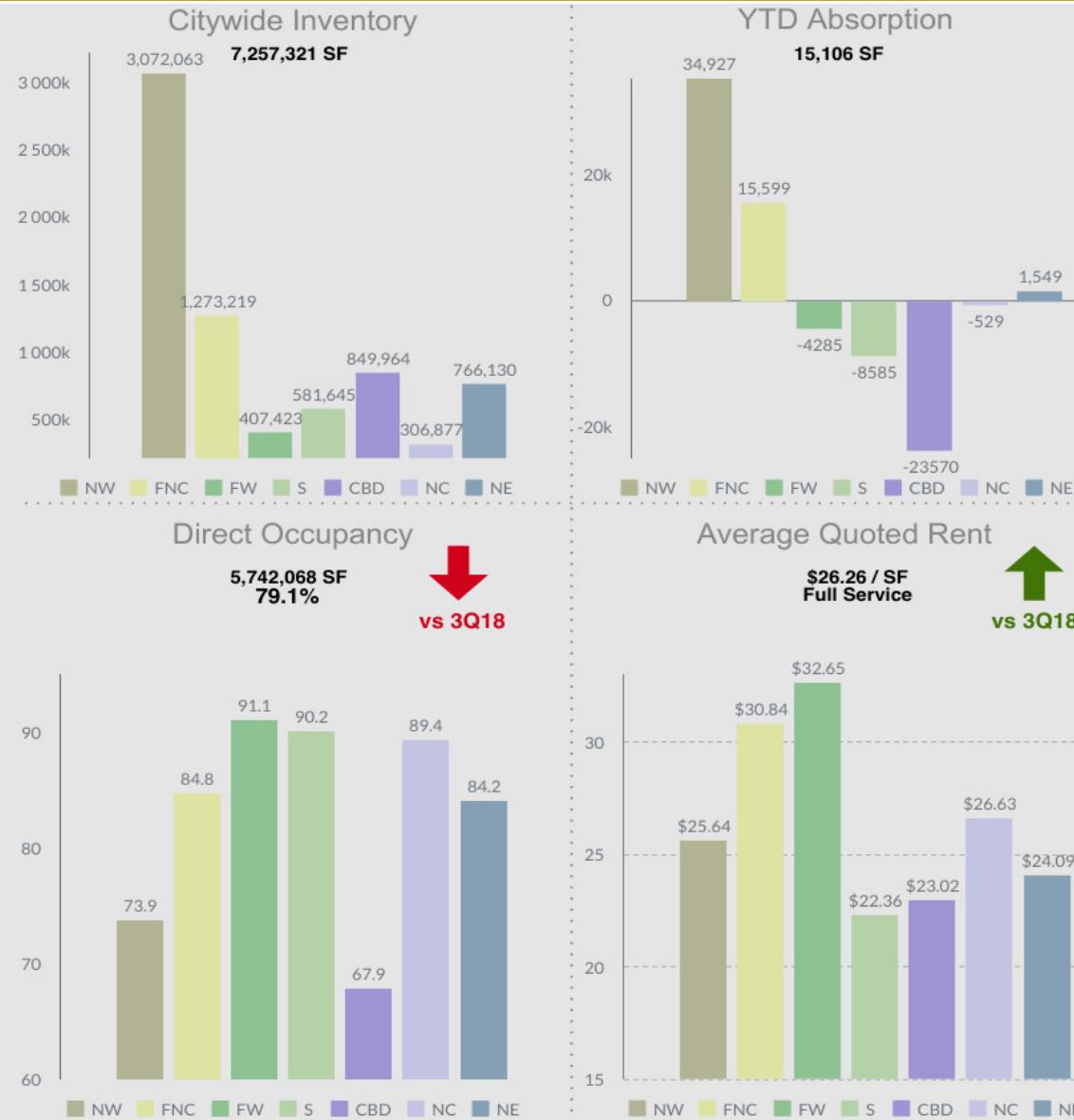
Kimberly S. Gatley
Senior Vice President & Director of Research
kgatley@reocsanantonio.com
P 210 524 4000 | F 210 524 4029

Kimberly S. Gatley
Senior Vice President
Direct Line 210 524 1320
kgatley@reocsanantonio.com

210 524 4000



Medical Office Market Snapshot - 3Q 2019



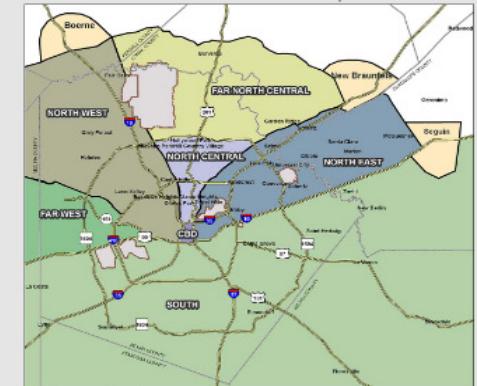
Healthcare Industry

- \$28.4 Billion Economic Impact - 6x more vs. 1990
- 1 in 6 employed in Medical/Bioscience Sector
- 50,000 net new jobs over past decade

South Texas Medical Center Key Facts

- 12 major hospitals
- 5.6 million annual patient visits
- 46,000 total employment
- 40 + medical/professional office buildings

Submarket Map



Submarkets

CBD: Central Business District
NC: North Central
NE: North East
S: South

Market Intelligence Guided by Experience

Kimberly S. Gatley
Senior Vice President & Director of Research
kgatley@reocsanantonio.com
P 210 524 4000 | F 210 524 4029

Source: REOC San Antonio. Statistical Information is calculated for all multi-tenant medical office buildings 20,000 sq. ft. and larger (excluding Single-Tenant, Owner-Occupied, Government & Clinical Facilities). Average Rental Rates reflect asking rental rates quoted on an annual full-service basis. Individual building rates are weighted by the total rentable square footage of the building. Although information has been obtained from sources deemed to be reliable, REOC, nor any of its members, makes no representations, warranties or promises regarding the accuracy of such information.

Kimberly S. Gatley
Senior Vice President
Direct Line 210 524 1320
kgatley@reocsanantonio.com

210 524 4000



Demographics: 1-Mile

Kimberly S. Gatley
Senior Vice President
Direct Line 210 524 1320
kgatley@reocsanantonio.com

210 524 4000

Summary	Census 2010		2020		2025
Population	12,276		12,275		12,411
Households	5,481		5,489		5,545
Families	3,235		3,164		3,177
Average Household Size	2.24		2.24		2.24
Owner Occupied Housing Units	3,077		2,872		2,918
Renter Occupied Housing Units	2,404		2,618		2,628
Median Age	37.7		39.1		40.1
Trends: 2020-2025 Annual Rate	Area	State	National		
Population	0.22%	1.54%		0.72%	
Households	0.20%	1.51%		0.72%	
Families	0.08%	1.47%		0.64%	
Owner HHs	0.32%	1.53%		0.72%	
Median Household Income	1.69%	1.43%		1.60%	
		2020			2025
Households by Income		Number	Percent	Number	Percent
<\$15,000		344	6.3%	335	6.0%
\$15,000 - \$24,999		301	5.5%	274	4.9%
\$25,000 - \$34,999		484	8.8%	457	8.2%
\$35,000 - \$49,999		871	15.9%	806	14.5%
\$50,000 - \$74,999		909	16.6%	898	16.2%
\$75,000 - \$99,999		739	13.5%	757	13.7%
\$100,000 - \$149,999		744	13.6%	791	14.3%
\$150,000 - \$199,999		587	10.7%	660	11.9%
\$200,000+		511	9.3%	567	10.2%
Median Household Income		\$69,041		\$75,061	
Average Household Income		\$99,312		\$108,333	
Per Capita Income		\$44,501		\$48,513	
Population by Age	Census 2010		2020	2025	
0 - 4	Number	Percent	Number	Percent	Number
0 - 4	664	5.4%	599	4.9%	623
5 - 9	736	6.0%	602	4.9%	606
10 - 14	753	6.1%	642	5.2%	587
15 - 19	661	5.4%	685	5.6%	567
20 - 24	976	7.9%	757	6.2%	713
25 - 34	1,902	15.5%	2,002	16.3%	1,967
35 - 44	1,659	13.5%	1,755	14.3%	2,100
45 - 54	1,921	15.6%	1,513	12.3%	1,422
55 - 64	1,719	14.0%	1,663	13.5%	1,487
65 - 74	781	6.4%	1,340	10.9%	1,356
75 - 84	379	3.1%	541	4.4%	783
85+	127	1.0%	176	1.4%	202
Race and Ethnicity	Census 2010		2020	2025	
White Alone	Number	Percent	Number	Percent	Number
White Alone	10,600	86.3%	10,228	83.3%	10,186
Black Alone	384	3.1%	446	3.6%	480
American Indian Alone	46	0.4%	49	0.4%	49
Asian Alone	336	2.7%	453	3.7%	538
Pacific Islander Alone	7	0.1%	9	0.1%	10
Some Other Race Alone	595	4.8%	716	5.8%	742
Two or More Races	309	2.5%	374	3.0%	407
Hispanic Origin (Any Race)	3,710	30.2%	4,401	35.9%	4,761
					38.4%

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.



Demographics: 3-Mile

Summary	Census 2010	2020	2025
Population	84,475	88,979	91,718
Households	37,500	39,352	40,489
Families	22,432	23,195	23,791
Average Household Size	2.24	2.25	2.26
Owner Occupied Housing Units	20,466	20,511	21,228
Renter Occupied Housing Units	17,034	18,841	19,262
Median Age	38.3	39.8	40.3
Trends: 2020-2025 Annual Rate	Area	State	National
Population	0.61%	1.54%	0.72%
Households	0.57%	1.51%	0.72%
Families	0.51%	1.47%	0.64%
Owner HHs	0.69%	1.53%	0.72%
Median Household Income	1.02%	1.43%	1.60%
	2020	2025	
Households by Income	Number	Percent	Number
<\$15,000	3,023	7.7%	2,990
\$15,000 - \$24,999	3,053	7.8%	2,878
\$25,000 - \$34,999	3,434	8.7%	3,374
\$35,000 - \$49,999	5,103	13.0%	4,995
\$50,000 - \$74,999	6,418	16.3%	6,661
\$75,000 - \$99,999	4,624	11.8%	4,832
\$100,000 - \$149,999	5,328	13.5%	5,569
\$150,000 - \$199,999	3,487	8.9%	3,747
\$200,000+	4,881	12.4%	5,442
Median Household Income	\$68,110	\$71,664	
Average Household Income	\$108,256	\$116,929	
Per Capita Income	\$47,256	\$50,890	
	Census 2010	2020	2025
Population by Age	Number	Percent	Number
0 - 4	4,743	5.6%	4,489
5 - 9	4,963	5.9%	4,654
10 - 14	5,297	6.3%	5,220
15 - 19	5,148	6.1%	5,161
20 - 24	6,235	7.4%	6,182
25 - 34	12,261	14.5%	12,787
35 - 44	10,994	13.0%	11,755
45 - 54	12,915	15.3%	11,195
55 - 64	11,315	13.4%	11,779
65 - 74	6,091	7.2%	9,384
75 - 84	3,272	3.9%	4,617
85+	1,241	1.5%	1,758
	Census 2010	2020	2025
Race and Ethnicity	Number	Percent	Number
White Alone	69,928	82.8%	71,032
Black Alone	3,266	3.9%	3,766
American Indian Alone	404	0.5%	447
Asian Alone	2,834	3.4%	4,040
Pacific Islander Alone	61	0.1%	74
Some Other Race Alone	5,495	6.5%	6,538
Two or More Races	2,488	2.9%	3,082
Hispanic Origin (Any Race)	29,170	34.5%	35,097
		39.4%	38,112
		41.6%	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

Kimberly S. Gatley
Senior Vice President
Direct Line 210 524 1320
kgatley@reocsanantonio.com

210 524 4000



Demographics: 5-Mile

Summary	Census 2010	2020	2025
Population	207,262	229,029	240,593
Households	89,479	99,554	104,599
Families	53,059	57,390	59,906
Average Household Size	2.30	2.29	2.29
Owner Occupied Housing Units	47,610	47,459	49,226
Renter Occupied Housing Units	41,869	52,095	55,373
Median Age	36.4	37.4	37.8
Trends: 2020-2025 Annual Rate	Area	State	National
Population	0.99%	1.54%	0.72%
Households	0.99%	1.51%	0.72%
Families	0.86%	1.47%	0.64%
Owner HHs	0.73%	1.53%	0.72%
Median Household Income	1.07%	1.43%	1.60%
	2020	2025	
Households by Income	Number	Percent	Number
<\$15,000	9,420	9.5%	9,439
\$15,000 - \$24,999	8,031	8.1%	7,681
\$25,000 - \$34,999	8,552	8.6%	8,450
\$35,000 - \$49,999	12,838	12.9%	12,801
\$50,000 - \$74,999	17,800	17.9%	18,877
\$75,000 - \$99,999	12,088	12.1%	12,919
\$100,000 - \$149,999	15,238	15.3%	16,726
\$150,000 - \$199,999	7,178	7.2%	8,145
\$200,000+	8,408	8.4%	9,559
Median Household Income	\$63,060		\$66,509
Average Household Income	\$93,111		\$100,654
Per Capita Income	\$40,413		\$43,696
Population by Age	Census 2010	2020	2025
	Number	Percent	Number
0 - 4	12,125	5.9%	12,095
5 - 9	12,522	6.0%	12,142
10 - 14	13,288	6.4%	12,913
15 - 19	13,010	6.3%	13,014
20 - 24	17,247	8.3%	17,858
25 - 34	31,587	15.2%	38,224
35 - 44	27,435	13.2%	30,952
45 - 54	30,329	14.6%	27,522
55 - 64	24,664	11.9%	27,795
65 - 74	13,670	6.6%	21,128
75 - 84	8,123	3.9%	10,788
85+	3,261	1.6%	4,595
Race and Ethnicity	Census 2010	2020	2025
	Number	Percent	Number
White Alone	166,791	80.5%	176,816
Black Alone	9,062	4.4%	10,969
American Indian Alone	1,156	0.6%	1,318
Asian Alone	8,187	4.0%	12,159
Pacific Islander Alone	193	0.1%	253
Some Other Race Alone	15,262	7.4%	18,885
Two or More Races	6,611	3.2%	8,628
Hispanic Origin (Any Race)	80,636	38.9%	100,672
		44.0%	110,598
		46.0%	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

Kimberly S. Gatley
Senior Vice President
Direct Line 210 524 1320
kgatley@reocsanantonio.com

210 524 4000



Information About Brokerage Services

11-2-2015

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.

REOC General Partner, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	493853 License No.	bharris@reocsanantonio.com Email	(210) 524-4000 Phone
Brian Dale Harris Designated Broker of Firm	405243 License No.	bharris@reocsanantonio.com Email	(210) 524-4000 Phone
Brian Dale Harris Licensed Supervisor of Sales Agent/ Associate	405243 License No.	bharris@reocsanantonio.com Email	(210) 524-4000 Phone
Kimberly Sue Gatley Sales Agent/Associate's Name	652669 License No.	kgatley@reocsanantonio.com Email	(210) 524-4000 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR 2501

REOC San Antonio, 8023 Vantage Dr, Suite 1200 San Antonio, TX 78230

Blake Bonner

Phone: 210-524-4000

Fax: 210-524-4029

IABS Form

IABS 1-0

Information available at www.trec.texas.gov