

Office For Sale or Lease



FOR LEASE  
CHARLES JEFFERS  
210-213-4722

3703 & 3705

FOR LEASE  
210 524 4000



# L&M Building

3705 Broadway, San Antonio, TX 78209

Offered by:  
Charles L. Jeffers

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# Property Summary

Address 3705 Broadway, San Antonio, TX 78209

Location Close to Broadway and Pershing Ave

Property Details 4,462 RSF | 0.2789 Acres  
3705 Broadway: 1,260 RSF

Legal Description NCB 6299 BLK LOT 231 & 233

Zoning C-2

Year Built 1967

Building Class B

Parking 6 spaces + 1 Covered

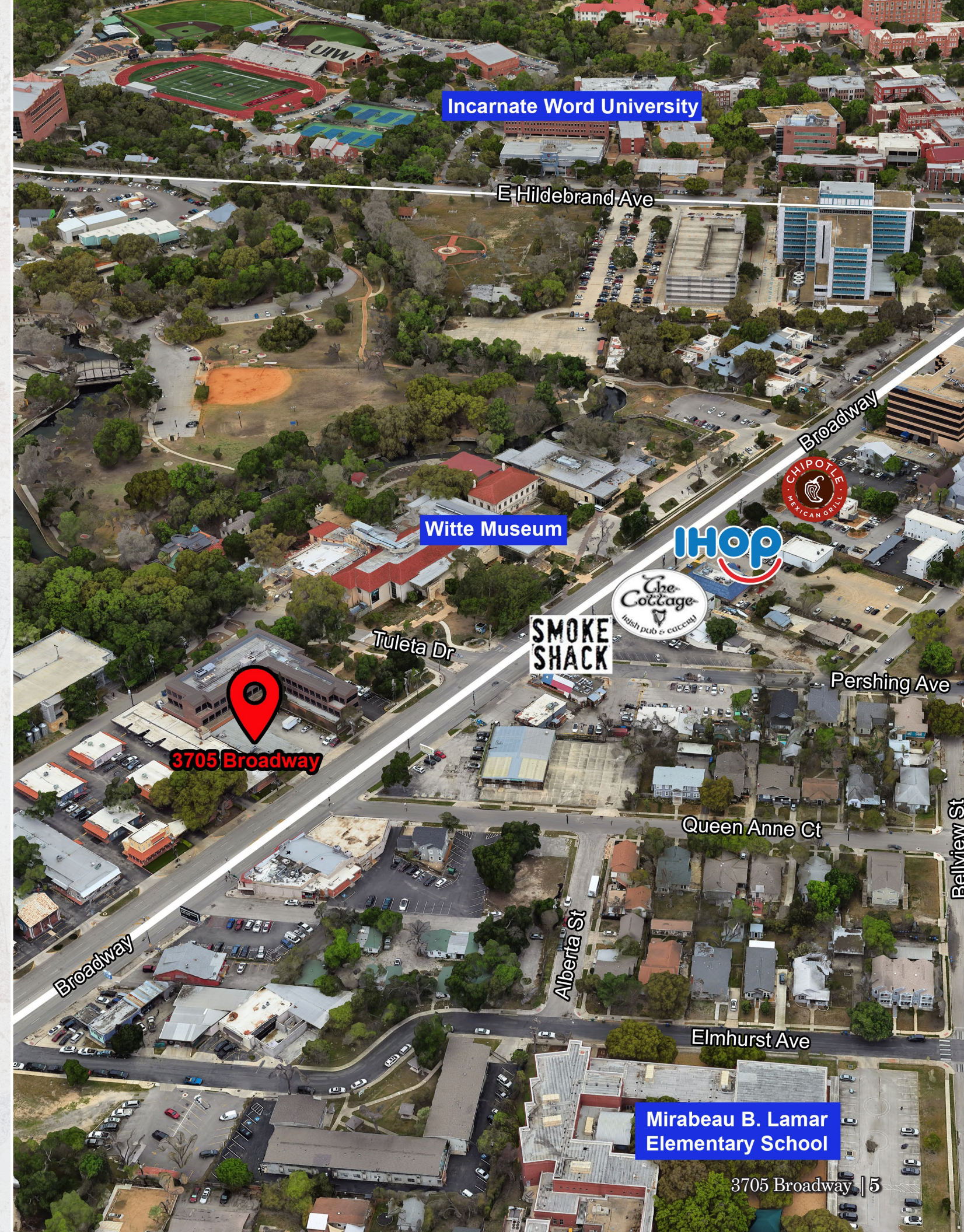
## Description

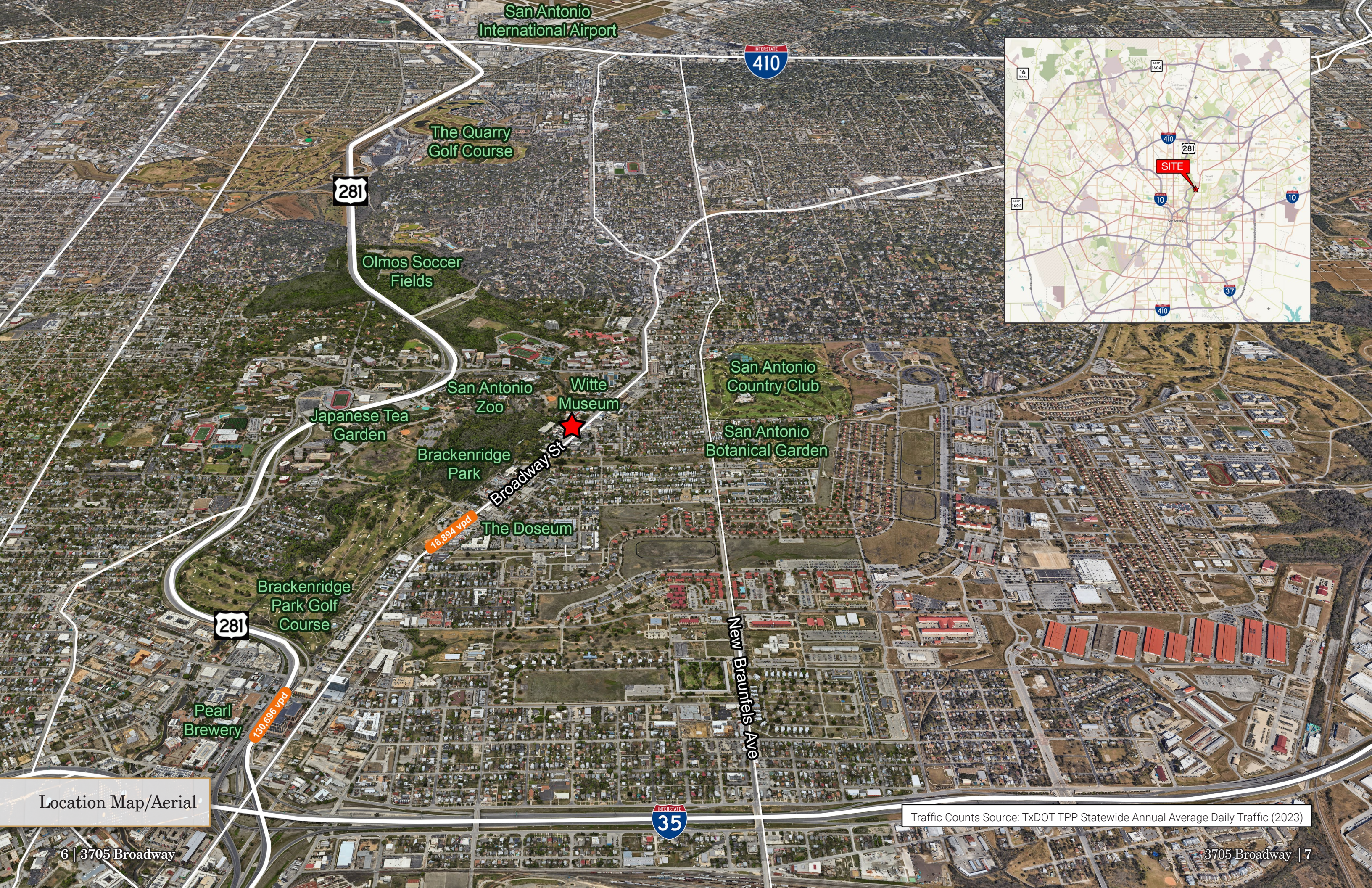
Great single or multi-tenant retail or office building on Broadway, next to the Witte Museum.

## Comments

- Good visibility on Broadway
- Good accessibility North or South
- Ingress 281/Hildebrand/Broadway

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





San Antonio International Airport

The Quarry Golf Course

281

Olmos Soccer Fields

INTERSTATE 410

San Antonio Zoo

Witte Museum

San Antonio Country Club

Japanese Tea Garden

Brackenridge Park

San Antonio Botanical Garden

Broadway St

18,894 vpd

The Doseum

281

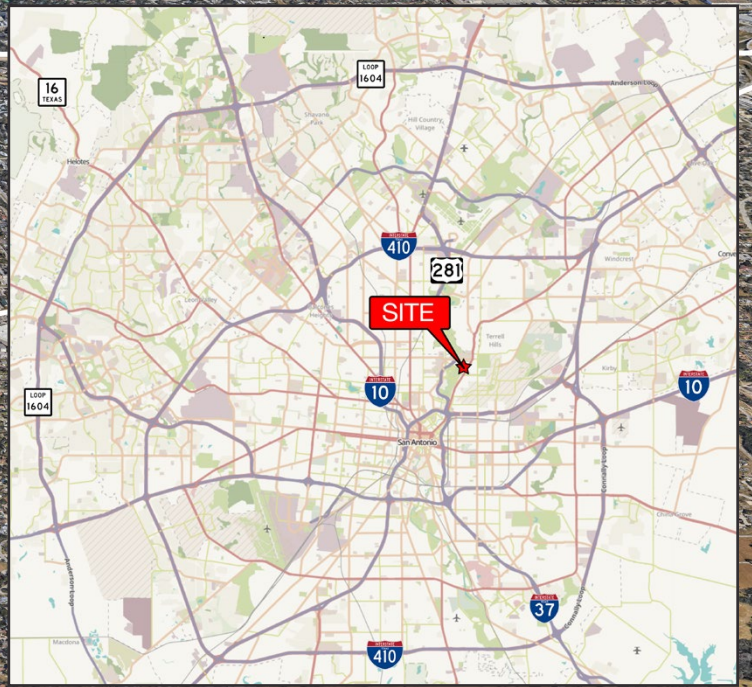
Brackenridge Park Golf Course

New Braunfels Ave

Pearl Brewery

130,696 vpd

INTERSTATE 35



Location Map/Aerial

Traffic Counts Source: TxDOT TPP Statewide Annual Average Daily Traffic (2023)



# Availabilities & Rates

<b>Square Footage Available</b>	1,260 RSF
<b>Sale Price</b>	Please Contact Broker for recently reduced sale price information
<b>Base Rental</b>	\$18.10 PSF NNN (+ \$6.27 Nets = \$8,992.00/Month Total Rent)
<b>First Month's Rental</b>	Due upon execution of lease document by Tenant
<b>Triple Net</b>	\$6.27 PSF (Estimated)
<b>Term</b>	Three (3) to ten (10) years
<b>Improvements</b>	Negotiable
<b>Note</b>	Open Area in Front 2,370 SF
<b>Deposit</b>	Equal to one (1) month's Base Rental (typical)
<b>Financial Information</b>	Required prior to submission of lease document by Landlord
<b>Disclosure</b>	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Seller's/Landlord's representative.

Actual Sale Price or Base Rental under any proposed purchase or lease agreement is a function of numerous factors, including but not limited to the creditworthiness of the buyer or tenant, condition of the space, term of lease (if applicable), income and expense characteristics, and other factors deemed important by the Seller or Landlord.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties are intended to be a legally binding agreement, but merely express terms and conditions upon which the Seller or Landlord may be willing to enter into an agreement.

This Quote Sheet is subject to modification, prior sale, leasing, or withdrawal without notice, and neither party 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 accuracy are intended, whether expressed or implied.

## Contact



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# San Antonio Market Overview

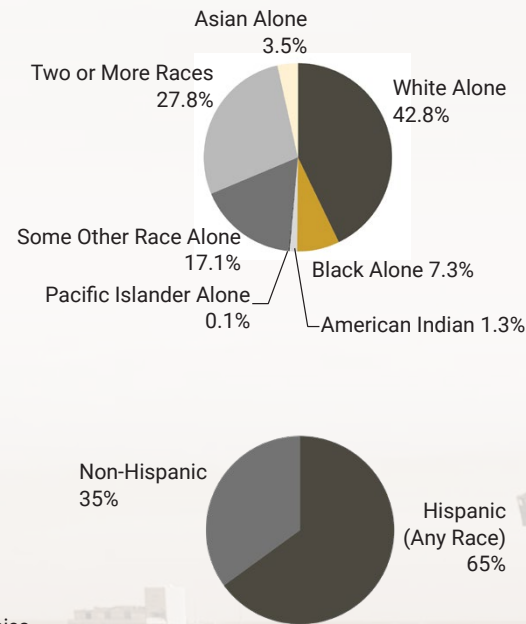
## Largest U.S. Cities

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

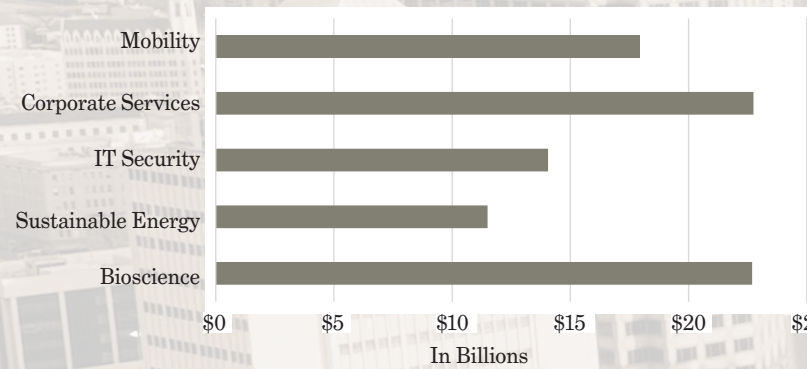


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

## Ethnicity 2025 Forecast

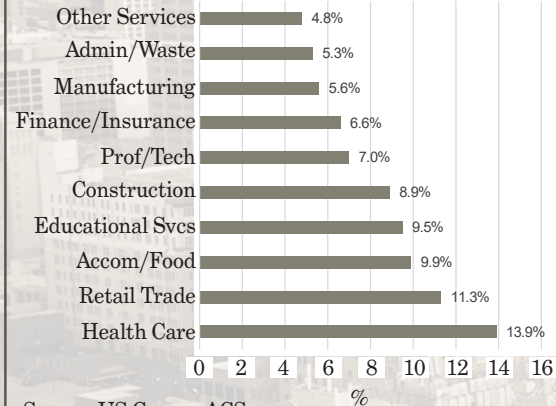


## Industry Clusters by GDP



Source: City of San Antonio Open Data Dec. 15, 2025

## Labor Force by Industry (Top Ten)



Source: US Census ACS

## San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households	Avg. Household Income	Median Household Income	Per Capita Income
2020 Census	1,434,395	34.9	538,191	-	-	-
2025 Estimate	1,450,229	35.9	566,012	\$88,746	\$65,316	\$34,767
2030 Projection	1,472,091	37.1	588,682	\$96,616	\$71,692	\$38,765

Sources: U.S. Census Bureau 2020, ESRI forecasts for 2025 & 2030

# Demographics - 1 Mile

Summary	Census 2020	2025	2030
Total Population	10,050	9,997	10,000
Total Households	3,386	3,527	3,646
Family Households	1,559	1,517	1,535
Average Household Size	2.09	1.95	1.89
Owner Occupied Housing Units	1,197	1,245	1,339
Renter Occupied Housing Units	2,189	2,282	2,307
Median Age	28.3	28.1	28.1

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	357	3.5%	326	3.3%	321	3.2%
5-9	380	3.8%	329	3.3%	303	3.0%
10-14	345	3.4%	349	3.5%	328	3.3%
15-19	1,484	14.8%	1,559	15.6%	1,571	15.7%
20-24	1,970	19.6%	2,060	20.6%	2,096	21.0%
25-29	750	7.5%	605	6.0%	619	6.2%
30-34	710	7.1%	680	6.8%	566	5.7%
35-39	568	5.7%	579	5.8%	586	5.9%
40-44	445	4.4%	477	4.8%	488	4.9%
45-49	394	3.9%	400	4.0%	450	4.5%
50-54	427	4.3%	364	3.6%	361	3.6%
55-59	416	4.1%	397	4.0%	348	3.5%
60-64	406	4.0%	356	3.6%	353	3.5%
65-69	412	4.1%	417	4.2%	392	3.9%
70-74	330	3.3%	349	3.5%	358	3.6%
75-79	211	2.1%	274	2.7%	296	3.0%
80-84	188	1.9%	198	2.0%	255	2.5%
Age 85+	259	2.6%	280	2.8%	310	3.1%

Median Household Income	\$68,679	-	\$75,842	-
Average Household Income	\$130,005	-	\$135,761	-
Per Capita Income	\$52,127	-	\$55,691	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,365	63.3%	6,177	61.8%	5,967	59.7%
Black Alone	557	5.5%	561	5.6%	555	5.5%
American Indian	87	0.9%	93	0.9%	96	1.0%
Asian Alone	319	3.2%	348	3.5%	364	3.6%
Pacific Islander	17	0.2%	17	0.2%	18	0.2%
Some Other Race	954	9.5%	969	9.7%	1,040	10.4%
Two or More Races	1,751	17.4%	1,831	18.3%	1,960	19.6%
Hispanic (Any Race)	3,624	36.1%	3,758	37.6%	4,064	40.6%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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# Demographics - 3 Mile

Summary	Census 2020		2025		2030	
Total Population	96,168		95,983		97,237	
Total Households	38,766		40,683		42,790	
Family Households	20,516		20,071		20,347	
Average Household Size	2.24		2.12		2.05	
Owner Occupied Housing Units	17,412		17,954		18,718	
Renter Occupied Housing Units	21,354		22,729		24,072	
Median Age	36.0		37.0		38.0	

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	4,787	5.0%	4,495	4.7%	4,428	4.5%
5-9	5,175	5.4%	4,845	5.0%	4,458	4.6%
10-14	5,176	5.4%	4,859	5.1%	4,681	4.8%
15-19	7,661	8.0%	7,577	7.9%	7,422	7.6%
20-24	8,628	9.0%	9,212	9.6%	9,329	9.6%
25-29	7,647	8.0%	6,825	7.1%	7,518	7.7%
30-34	7,699	8.0%	7,421	7.7%	6,679	6.9%
35-39	6,606	6.9%	6,897	7.2%	6,755	7.0%
40-44	5,531	5.8%	6,052	6.3%	6,379	6.6%
45-49	5,362	5.6%	5,289	5.5%	5,894	6.1%
50-54	5,593	5.8%	5,215	5.4%	5,150	5.3%
55-59	5,788	6.0%	5,244	5.5%	4,995	5.1%
60-64	5,464	5.7%	5,282	5.5%	4,942	5.1%
65-69	4,860	5.0%	4,960	5.2%	4,997	5.1%
70-74	3,806	4.0%	4,207	4.4%	4,429	4.5%
75-79	2,574	2.7%	3,331	3.5%	3,798	3.9%
80-84	1,688	1.8%	2,042	2.1%	2,713	2.8%
Age 85+	2,123	2.2%	2,230	2.3%	2,669	2.7%

Median Household Income	\$69,179	-	\$76,156	-
Average Household Income	\$122,591	-	\$129,035	-
Per Capita Income	\$53,076	-	\$57,879	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	51,638	53.7%	50,204	52.3%	49,318	50.7%
Black Alone	8,140	8.5%	8,153	8.5%	7,992	8.2%
American Indian	1,147	1.2%	1,187	1.2%	1,206	1.2%
Asian Alone	2,091	2.2%	2,282	2.4%	2,471	2.5%
Pacific Islander	130	0.1%	133	0.1%	136	0.1%
Some Other Race	13,135	13.7%	13,427	14.0%	14,223	14.6%
Two or More Races	19,886	20.7%	20,597	21.5%	21,892	22.5%
Hispanic (Any Race)	46,080	47.9%	47,271	49.2%	50,207	51.6%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

# Demographics - 5 Mile

Summary	Census 2020		2025		2030	
Total Population	305,469		300,215		299,672	
Total Households	117,293		121,490		124,980	
Family Households	69,019		67,278		67,398	
Average Household Size	2.47		2.34		2.27	
Owner Occupied Housing Units	56,716		58,233		60,213	
Renter Occupied Housing Units	60,577		63,257		64,768	
Median Age	36.6		37.7		38.8	

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	17,352	5.7%	16,356	5.5%	15,949	5.3%
5-9	18,558	6.1%	17,072	5.7%	15,706	5.2%
10-14	19,292	6.3%	17,321	5.8%	16,397	5.5%
15-19	22,013	7.2%	21,127	7.0%	19,828	6.6%
20-24	22,815	7.5%	23,321	7.8%	23,235	7.8%
25-29	23,093	7.6%	21,165	7.0%	22,124	7.4%
30-34	22,816	7.5%	22,683	7.6%	20,446	6.8%
35-39	20,595	6.7%	20,867	7.0%	20,997	7.0%
40-44	18,041	5.9%	19,366	6.5%	19,796	6.6%
45-49	17,734	5.8%	17,160	5.7%	18,770	6.3%
50-54	17,859	5.8%	16,898	5.6%	16,365	5.5%
55-59	19,147	6.3%	16,455	5.5%	15,904	5.3%
60-64	18,172	6.0%	17,269	5.8%	15,393	5.1%
65-69	15,650	5.1%	16,463	5.5%	16,274	5.4%
70-74	12,240	4.0%	13,702	4.6%	14,832	5.0%
75-79	8,163	2.7%	10,348	3.5%	12,025	4.0%
80-84	5,352	1.8%	6,245	2.1%	8,190	2.7%
Age 85+	6,577	2.1%	6,398	2.1%	7,440	2.5%

Median Household Income	\$57,021	-	\$62,952	-
Average Household Income	\$89,193	-	\$96,397	-
Per Capita Income	\$36,538	-	\$40,642	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	134,385	44.0%	128,560	42.8%	125,114	41.8%
Black Alone	26,236	8.6%	26,215	8.7%	25,628	8.6%
American Indian	4,284	1.4%	4,350	1.4%	4,318	1.4%
Asian Alone	4,855	1.6%	5,204	1.7%	5,515	1.8%
Pacific Islander	334	0.1%	342	0.1%	353	0.1%
Some Other Race	57,776	18.9%	57,615	19.2%	58,940	19.7%
Two or More Races	77,599	25.4%	77,928	26.0%	79,804	26.6%
Hispanic (Any Race)	195,826	64.1%	194,965	64.9%	199,400	66.5%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data



# 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.

11-03-2025



## 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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	493853	alyles@reocsanantonio.com	210-524-4000
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Charles L. Jeffers, Jr.	162202	cjeffers@reocsanantonio.com	(210) 524-1362
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

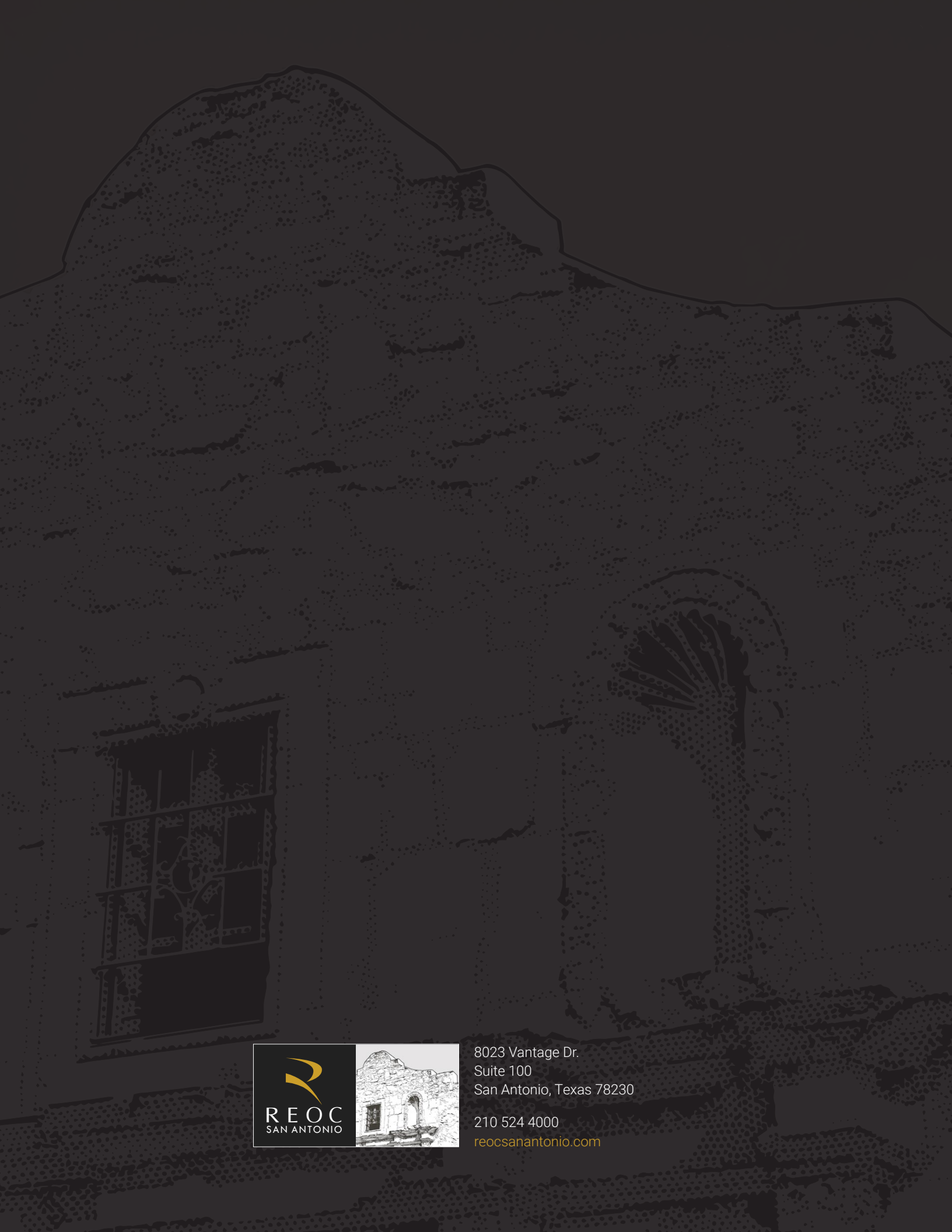
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Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov) IABS 1-2





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