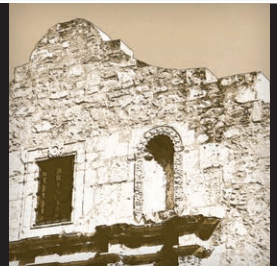
7080 San Pedro (former Pier 1)

San Antonio, Texas 78216 - San Pedro and Sprucewood

Single Tenant Retail
For Sale or Lease



REOC SAN ANTONIO



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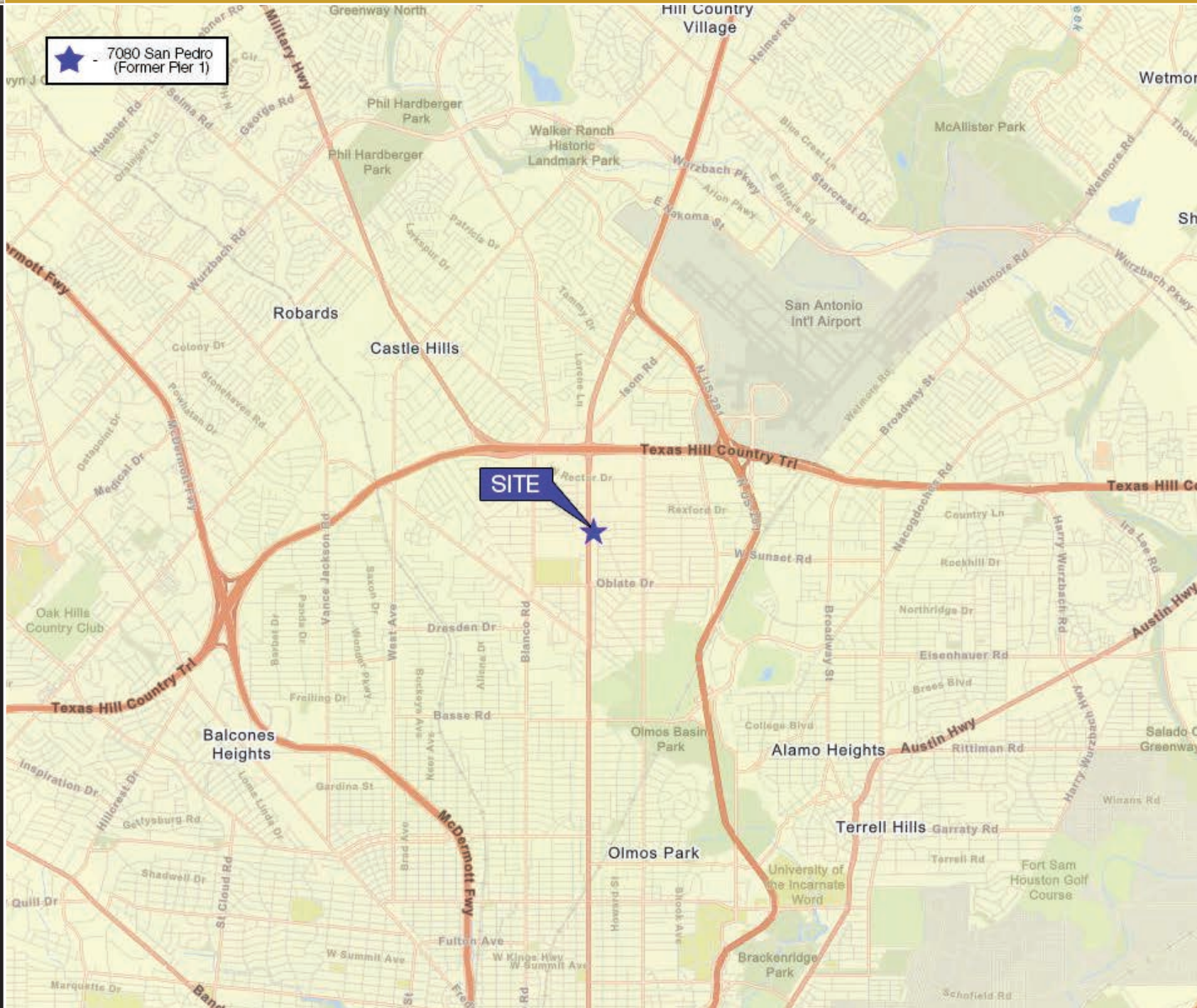
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City Location Map



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Aerial Map



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Oblique Aerial



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Property Summary

Address	7080 San Pedro, San Antonio, TX 78216
Location	San Pedro and Sprucewood
Property Details	8,960 SF single story, single tenant 0.970 acres
Landmarks	Four blocks south of North Star Mall
Parking	49 spaces
Building Status	Existing / Class B
Year Built	1988; Renovated 2007
Legal Description	NCB 12085 BLK 17 LOT 1 (Dell-Wood Park UT-2)
Quadrant	North Centeral
Zoning	C-2
Road Frontage	185 ft. along San Pedro

Comments

- Excellent visibility
- Situated near the vibrant intersection of San Pedro and N. Loop 410
- Easy ingress/egress to adjacent thoroughfares
- Ideal for a wide variety of commercial uses
- Near North Star Mall
- Abundant parking

Traffic Counts

San Pedro and Rector; 41,763 vpd (2019)

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

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Quote Sheet

Total Available SF	8,960 SF
Sale Price	$1,500,000 ($167 per SF)
Lease Price/SF/Yr	$17
Term	Five (5) to Twenty (20) years
Finishout Quote	Negotiable
Escalation Quote	Absolute Net
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Seller's representative.

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Actual Sale Price under any proposed purchase contract is a function of the relationship of numerous characteristics including credit worthiness of buyer and other factors deemed important by the Seller.

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 sale 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.

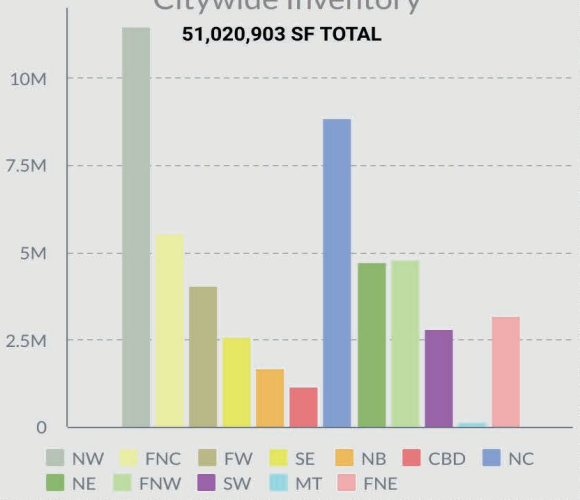
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Retail Market Snapshot - Q1 2020

Citywide Inventory

51,020,903 SF TOTAL



Development

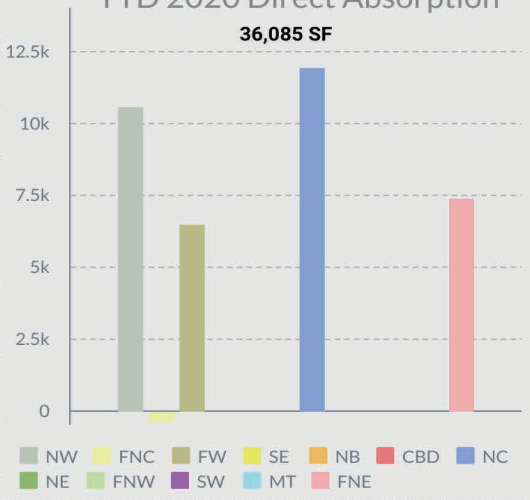


256,000 SF UNDER CONSTRUCTION

NEW PROJECTS DELIVERED 2019
647,000 SF

YTD 2020 Direct Absorption

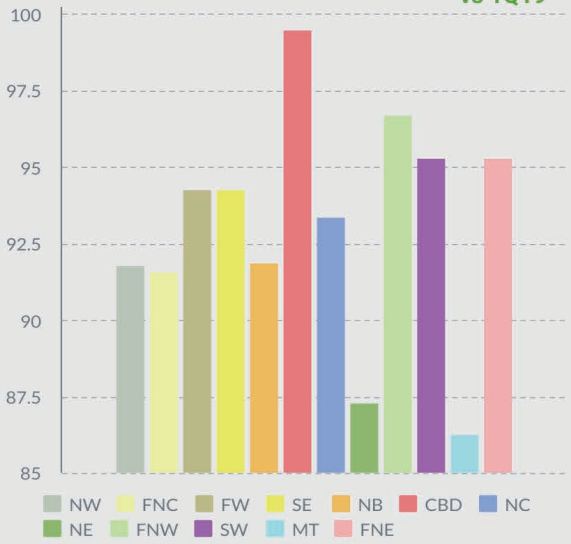
36,085 SF



Direct Occupancy

47,446,879 SF
93.0%

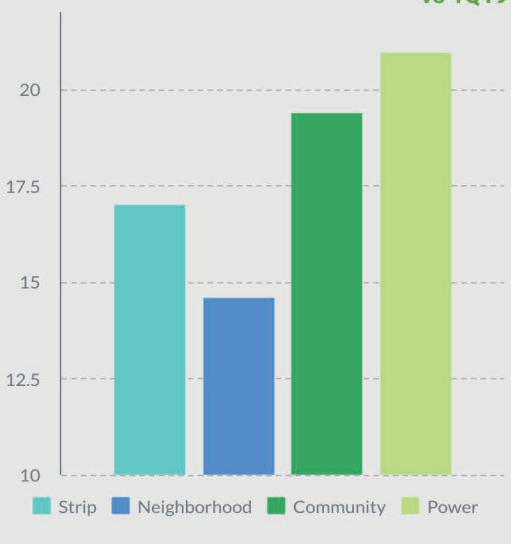
vs 1Q19



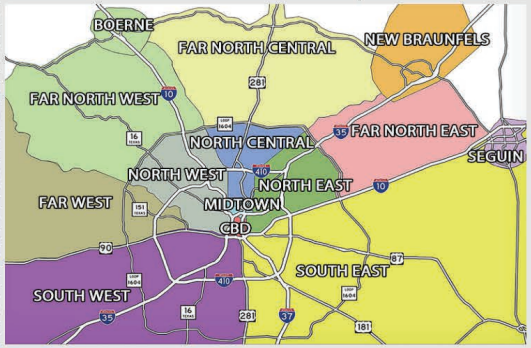
Average Quoted Rent

$17.23/SF/YR
NNN

vs 1Q19



Submarket Map



Submarkets

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

Market Intelligence Guided by Experience

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Analysis by REOC San Antonio based on data provided by the San Antonio Commercial Real Estate Data Alliance (SACREDA) and approved by the SACREDA Retail Advisory Board. Statistical information is calculated for multi-tenant retail centers. 20,000 sf and larger (excluding Owner-Occupied and free-standing buildings). Rental rates reflect non-weighted strict average asking rental rates quoted on an annual triple-net basis. Although information has been obtained from sources deemed to be reliable, REOC San Antonio makes no representations, warranties or promises regarding the accuracy of such information.

REOC SAN ANTONIO



San Antonio Overview

Largest U.S. Cities

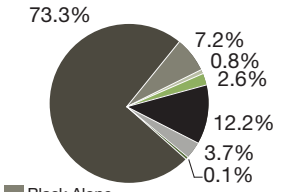
1	New York
2	Los Angeles
3	Chicago
4	Houston
5	Phoenix
6	Philadephia
7	San Antonio
8	San Diego
9	Dallas
10	San Jose

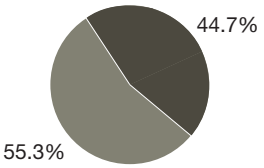
San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2019 Estimate	2,547,033	35.6	904,857
2024 Projection	2,776,239	36.3	986,160

	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
2019 Estimate	$79,695	$57,387	$28,442
2024 Projection	$90,560	$64,392	$32,288

Ethnicity

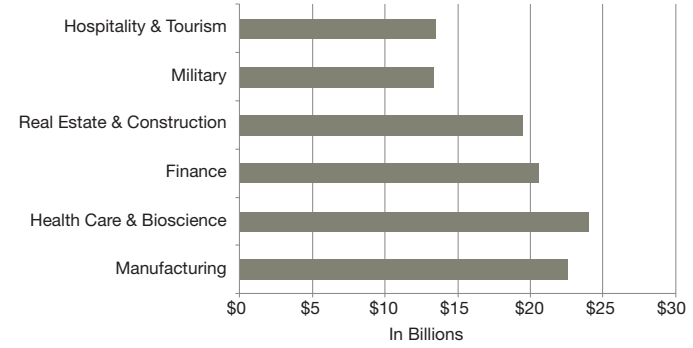






Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Major Industries



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

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Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2019 & 2024; Fortune

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Demographics: 1 - Mile

Summary	Census 2010	2020	2025
Population	12,396	12,757	13,011
Households	5,156	5,261	5,355
Families	2,937	2,919	2,949
Average Household Size	2.36	2.38	2.38
Owner Occupied Housing Units	2,573	2,429	2,499
Renter Occupied Housing Units	2,583	2,832	2,856
Median Age	38.6	39.9	40.3
Trends: 2020-2025 Annual Rate	**Area**	**State**	**National**
Population	0.40%	1.54%	0.72%
Households	0.35%	1.51%	0.72%
Families	0.20%	1.47%	0.64%
Owner HHs	0.57%	1.53%	0.72%
Median Household Income	0.82%	1.43%	1.60%

	2020		2025	
Households by Income	Number	Percent	Number	Percent
<$15,000	745	14.2%	724	13.5%
$15,000 - $24,999	644	12.2%	615	11.5%
$25,000 - $34,999	531	10.1%	533	10.0%
$35,000 - $49,999	791	15.0%	806	15.1%
$50,000 - $74,999	1,047	19.9%	1,103	20.6%
$75,000 - $99,999	674	12.8%	709	13.2%
$100,000 - $149,999	505	9.6%	533	10.0%
$150,000 - $199,999	185	3.5%	198	3.7%
$200,000+	139	2.6%	134	2.5%
Median Household Income	$47,990		$49,987	
Average Household Income	$63,636		$66,892	
Per Capita Income	$26,190		$27,468	

	Census 2010		2020		2025	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	881	7.1%	831	6.5%	858	6.6%
5 - 9	818	6.6%	793	6.2%	797	6.1%
10 - 14	740	6.0%	799	6.3%	774	5.9%
15 - 19	715	5.8%	771	6.0%	765	5.9%
20 - 24	791	6.4%	804	6.3%	871	6.7%
25 - 34	1,678	13.5%	1,584	12.4%	1,627	12.5%
35 - 44	1,552	12.5%	1,552	12.2%	1,551	11.9%
45 - 54	1,696	13.7%	1,481	11.6%	1,473	11.3%
55 - 64	1,294	10.4%	1,540	12.1%	1,408	10.8%
65 - 74	878	7.1%	1,173	9.2%	1,340	10.3%
75 - 84	870	7.0%	848	6.6%	952	7.3%
85+	484	3.9%	582	4.6%	595	4.6%

	Census 2010		2020		2025	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	9,273	74.8%	9,226	72.3%	9,371	72.0%
Black Alone	414	3.3%	459	3.6%	488	3.8%
American Indian Alone	107	0.9%	112	0.9%	114	0.9%
Asian Alone	159	1.3%	204	1.6%	237	1.8%
Pacific Islander Alone	11	0.1%	13	0.1%	14	0.1%
Some Other Race Alone	1,964	15.8%	2,219	17.4%	2,236	17.2%
Two or More Races	468	3.8%	526	4.1%	550	4.2%
Hispanic Origin (Any Race)	7,967	64.3%	8,851	69.4%	9,270	71.2%

Data Note: Income is expressed in current dollars.

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

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Demographics: 3 - Miles

Summary	Census 2010	2020	2025
Population	95,712	97,758	99,946
Households	37,965	38,682	39,570
Families	22,825	22,743	23,110
Average Household Size	2.50	2.50	2.50
Owner Occupied Housing Units	20,008	19,186	19,504
Renter Occupied Housing Units	17,957	19,496	20,065
Median Age	35.9	37.4	38.3

Trends: 2020-2025 Annual Rate	Area	State	National
Population	0.44%	1.54%	0.72%
Households	0.45%	1.51%	0.72%
Families	0.32%	1.47%	0.64%
Owner HHs	0.33%	1.53%	0.72%
Median Household Income	0.99%	1.43%	1.60%

	2020		2025	
Households by Income	Number	Percent	Number	Percent
<$15,000	5,862	15.2%	5,741	14.5%
$15,000 - $24,999	4,359	11.3%	4,181	10.6%
$25,000 - $34,999	4,466	11.5%	4,452	11.3%
$35,000 - $49,999	5,831	15.1%	5,865	14.8%
$50,000 - $74,999	6,638	17.2%	7,015	17.7%
$75,000 - $99,999	4,137	10.7%	4,491	11.3%
$100,000 - $149,999	3,544	9.2%	3,746	9.5%
$150,000 - $199,999	1,570	4.1%	1,679	4.2%
$200,000+	2,275	5.9%	2,400	6.1%
Median Household Income	$46,136		$48,462	
Average Household Income	$73,913		$78,782	
Per Capita Income	$29,254		$31,195	

	Census 2010		2020		2025	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,545	6.8%	6,063	6.2%	6,212	6.2%
5 - 9	6,503	6.8%	6,085	6.2%	6,057	6.1%
10 - 14	6,339	6.6%	6,176	6.3%	6,087	6.1%
15 - 19	6,556	6.8%	6,112	6.3%	6,006	6.0%
20 - 24	6,916	7.2%	6,944	7.1%	7,081	7.1%
25 - 34	13,897	14.5%	14,430	14.8%	14,374	14.4%
35 - 44	12,417	13.0%	12,291	12.6%	12,570	12.6%
45 - 54	13,321	13.9%	11,550	11.8%	11,470	11.5%
55 - 64	10,270	10.7%	11,756	12.0%	11,314	11.3%
65 - 74	6,092	6.4%	8,787	9.0%	9,877	9.9%
75 - 84	4,537	4.7%	4,872	5.0%	6,082	6.1%
85+	2,318	2.4%	2,692	2.8%	2,815	2.8%

	Census 2010		2020		2025	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	74,449	77.8%	74,130	75.8%	75,672	75.7%
Black Alone	2,891	3.0%	3,154	3.2%	3,323	3.3%
American Indian Alone	866	0.9%	891	0.9%	907	0.9%
Asian Alone	1,302	1.4%	1,671	1.7%	1,959	2.0%
Pacific Islander Alone	59	0.1%	70	0.1%	78	0.1%
Some Other Race Alone	13,354	14.0%	14,730	15.1%	14,745	14.8%
Two or More Races	2,791	2.9%	3,112	3.2%	3,262	3.3%
Hispanic Origin (Any Race)	59,635	62.3%	64,697	66.2%	67,540	67.6%

Data Note: Income is expressed in current dollars.

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

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Demographics: 5 - Miles

Summary	Census 2010	2020	2025
Population	197,682	206,739	213,135
Households	85,460	89,367	92,124
Families	45,993	46,790	47,869
Average Household Size	2.23	2.23	2.24
Owner Occupied Housing Units	38,254	36,718	37,745
Renter Occupied Housing Units	47,206	52,650	54,379
Median Age	35.6	37.3	38.1

Trends: 2020-2025 Annual Rate	Area	State	National
Population	0.61%	1.54%	0.72%
Households	0.61%	1.51%	0.72%
Families	0.46%	1.47%	0.64%
Owner HHs	0.55%	1.53%	0.72%
Median Household Income	0.96%	1.43%	1.60%

	2020		2025	
Households by Income	Number	Percent	Number	Percent
<$15,000	13,741	15.4%	13,522	14.7%
$15,000 - $24,999	9,873	11.0%	9,585	10.4%
$25,000 - $34,999	9,397	10.5%	9,486	10.3%
$35,000 - $49,999	13,249	14.8%	13,474	14.6%
$50,000 - $74,999	15,373	17.2%	16,451	17.9%
$75,000 - $99,999	9,755	10.9%	10,531	11.4%
$100,000 - $149,999	9,641	10.8%	10,348	11.2%
$150,000 - $199,999	3,874	4.3%	4,140	4.5%
$200,000+	4,464	5.0%	4,587	5.0%
Median Household Income	$47,666		$49,992	
Average Household Income	$71,936		$76,107	
Per Capita Income	$31,302		$33,103	

	Census 2010		2020		2025	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	12,384	6.3%	11,743	5.7%	12,245	5.7%
5 - 9	11,242	5.7%	11,157	5.4%	11,222	5.3%
10 - 14	10,975	5.6%	11,048	5.3%	10,919	5.1%
15 - 19	12,566	6.4%	12,496	6.0%	12,422	5.8%
20 - 24	18,439	9.3%	17,715	8.6%	18,044	8.5%
25 - 34	31,733	16.1%	32,468	15.7%	32,917	15.4%
35 - 44	24,345	12.3%	26,606	12.9%	27,917	13.1%
45 - 54	26,317	13.3%	23,260	11.3%	23,419	11.0%
55 - 64	22,797	11.5%	24,471	11.8%	23,696	11.1%
65 - 74	13,258	6.7%	19,669	9.5%	21,267	10.0%
75 - 84	8,945	4.5%	10,607	5.1%	13,301	6.2%
85+	4,682	2.4%	5,499	2.7%	5,766	2.7%

	Census 2010		2020		2025	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	152,133	77.0%	153,152	74.1%	156,271	73.3%
Black Alone	10,695	5.4%	12,240	5.9%	13,051	6.1%
American Indian Alone	1,700	0.9%	1,839	0.9%	1,905	0.9%
Asian Alone	5,404	2.7%	7,154	3.5%	8,412	3.9%
Pacific Islander Alone	215	0.1%	264	0.1%	290	0.1%
Some Other Race Alone	20,846	10.5%	24,229	11.7%	24,784	11.6%
Two or More Races	6,688	3.4%	7,860	3.8%	8,421	4.0%
Hispanic Origin (Any Race)	102,913	52.1%	116,512	56.4%	123,721	58.0%

Data Note: Income is expressed in current dollars.

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

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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	493853	bharris@reocsanantonio.com	N/A
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brian Dale Harris	405243	bharris@reocsanantonio.com	N/A
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brian Dale Harris	405243	bharris@reocsanantonio.com	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date