

1604/Blanco Retail

San Antonio, TX 78232

For Lease 

THE PROJECT

- Multi-tenant building located at the hard corner of Loop 1604 & Blanco Rd
- Excellent visibility with 49' Pylon Sign located on Loop 1604 frontage road and 12' Monument Sign located on Blanco Rd
- Across from Lowe's and HEB Plus! anchored shopping center and the Vineyard Shopping Center

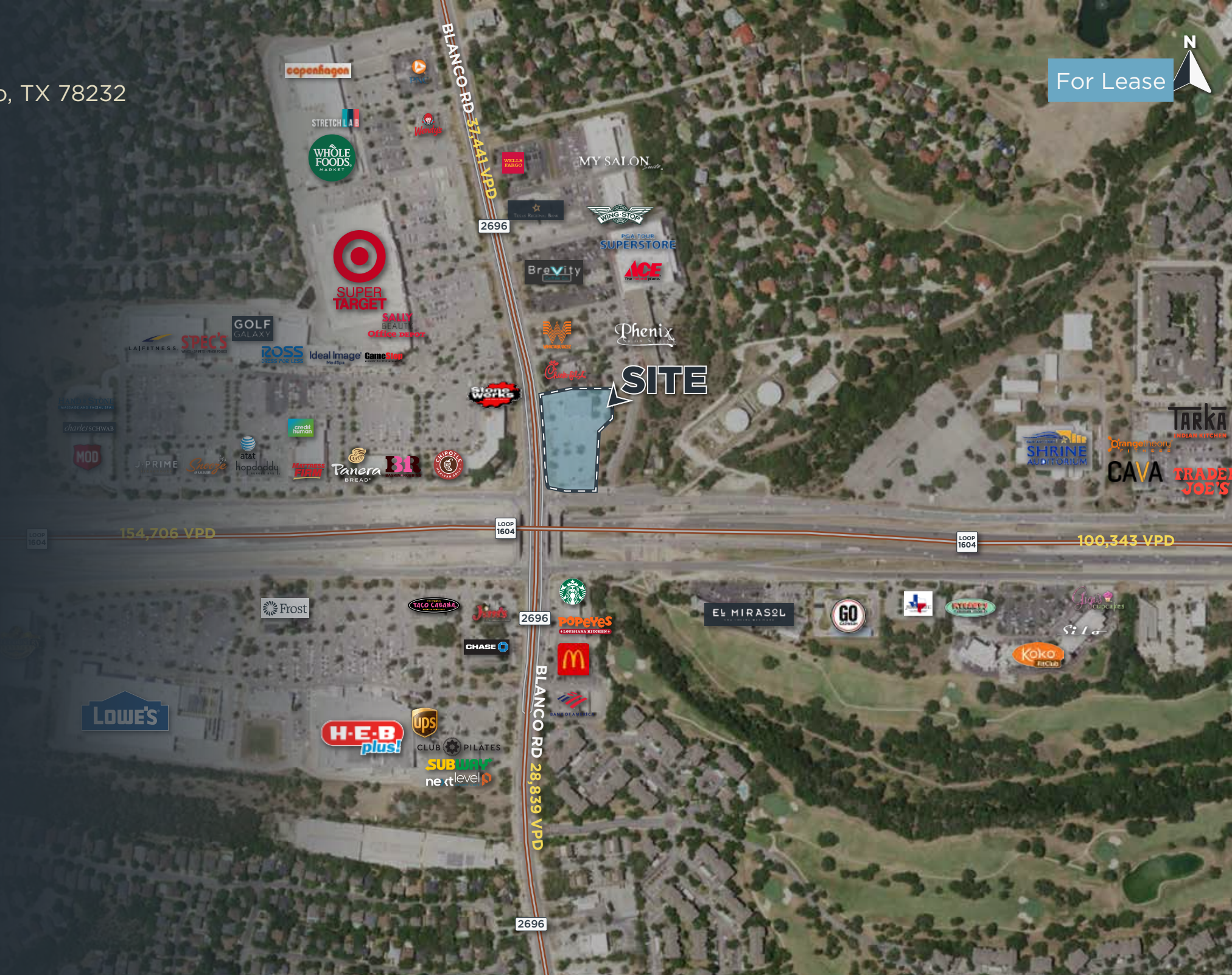
SPACE AVAILABLE

- 2,500 SF end-cap with 475 SF patio

RATES

- Please reach out for pricing

NEARBY RETAILERS



DEMOGRAPHICS (2023)



POPULATION

1 mi	3 mi	5 mi
9,917	77,474	199,750



DAYTIME POPULATION

1 mi	3 mi	5 mi
15,526	91,739	228,024



MED. HOUSEHOLD INCOME

1 mi	3 mi	5 mi
\$144,050	\$143,887	\$128,937



TRAFFIC COUNTS

- 37,441 VPD (Blanco Rd)
- 154,706 VPD (Loop 1604)







Petfolk

SITE

Available 2,500 SF



BLANCO RD 37,441 VPD

154,706 VPD

LOOP 1604

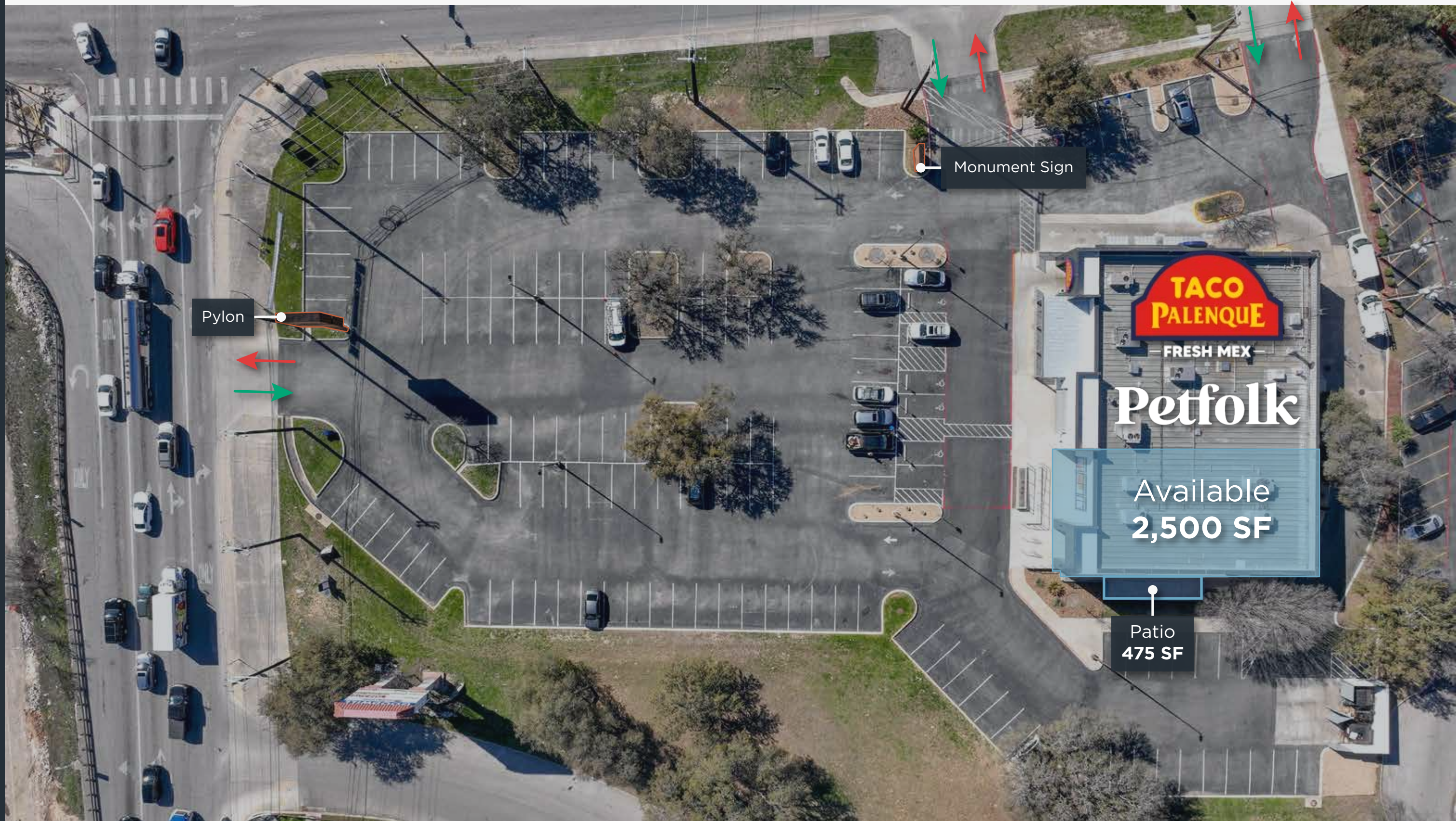
LOOP 1604

100,343 VPD



3 Access Points

Pylon & Monument Signage



Pylon

Monument Sign

Available
2,500 SF

Patio
475 SF



LAIFITNESS
SPEC'S
GOLF

ROSS
DRESS FOR LESS

Ideal Image
MedSpa

GameStop

Office DEPOT

SALLY
BEAUTY

SUPER
TARGET

WHOLE
FOODS
MARKET

STRETCH LAB

copenhagen

Wendy's

PING

WELLS
FARGO

TEXAS REGIONAL BANK

Brevity

WINGSTOP

Chick-fil-A

PGA TOUR
SUPERSTORE
WINGSTOP
Phenix
SALON SUITES
ACE
MY SALON

BR
BASKIN-ROBBINS

CHIPOTLE
MEXICAN GRILL

Stone
Works

TACO
PALENQUE
FRESH MEX

Petfolk

BLANCO RD 37,441 VPD

LOOP
1604

FRONTAGE

GOODWILL



BLANCO RD 28,839 VPD

154,706 VPD

100,343 VPD

BLANCO RD 37,441 VPD

LOOP 1604

LOOP 1604



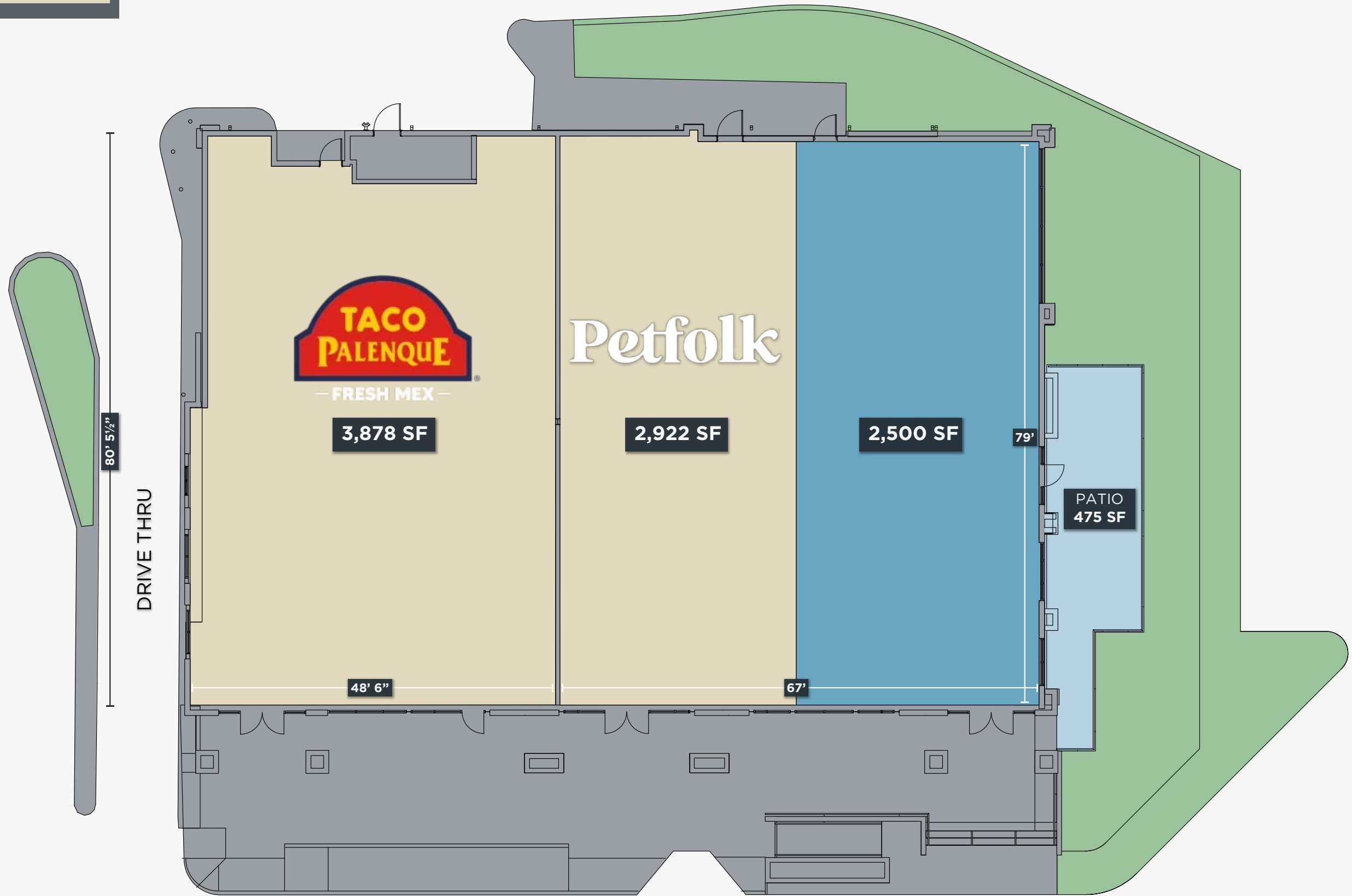
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Available

Lease Executed



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 counteroffer 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov

