



# Available

## Property at a Glance

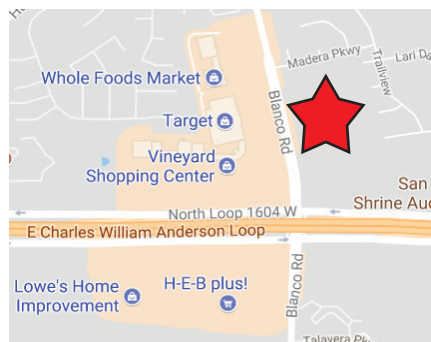
- 5,000 +/- s.f. freestanding former bank located across the street from Super Target and Whole Foods
- At traffic light to Target's main entrance with over 32,000 vpd
- Household income at \$137,000 within 3 mile radius

Demographics	1 mile	3 mile	5 mile
Estimated Population	10,256	78,181	198,564
Estimated Households	4,590	30,752	80,110
Avg. Household Income	\$143,597	\$137,799	\$119,250
Daytime Population	9,683	42,453	95,691

Year: 2017 | Esri

Traffic Counts	CPD
Blanco Road north of Loop1604	32,539

Year: 2015 | TxDOT



## Capital One Sublease Opportunity Loop 1604 at Blanco Road San Antonio, Texas

### Size

4,840 sf freestanding building  
39,988 sf land

### Pricing

Call for pricing  
+/- 10 years remaining term  
Lease Expiration Date - October 2027

### 2017 Taxes

\$108,000.00

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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...
A SALES AGENT must be sponsored by a 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...
Inform the client of any material information...
Answer the client's questions...
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...

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...

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...

- Must treat all parties to the transaction impartially and fairly;
May, with the parties' written consent, appoint a different license holder...
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...
any confidential information or any other information...

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer...

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...

Table with 4 columns: Name, License No., Email, Phone. Rows include Guyla Sineni (181273, guyla.sineni@am.jll.com, 210-839-2021) and designated broker/agent information.

Buyer/Tenant/Seller/Landlord Initials Date