

FOR SALE/LEASE

FORMER SEARS - SAN ANTONIO

6909 N LOOP 1604 E, SAN ANTONIO, TX 78247

PROPERTY INFO

- Big Box opportunity located in Rolling Oaks Mall
- Located at the intersection of Loop 1604 and Nacogdoches Rd
- Easy visibility and access to/from Loop 1604
- Anchors of the existing mall include Dillard's, JCPenney and H&M

AVAILABLE SPACE

- 133,483 SF

SITE ACREAGE

- 11 Acres

STORE LEVELS

- Two

PRICE

- Please call broker for information.



CONTACT US

JEFF KITTLESON

Managing Director
+1 214 252 1040
jeff.kittleson@cbre.com

JOE CUKJATI

Associate
+1 210 841 3227
joe.cukjati@cbre.com

LAUREN AITKEN

Client Service Specialist
+1 214 252 1056
lauren.aitken@cbre.com

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE

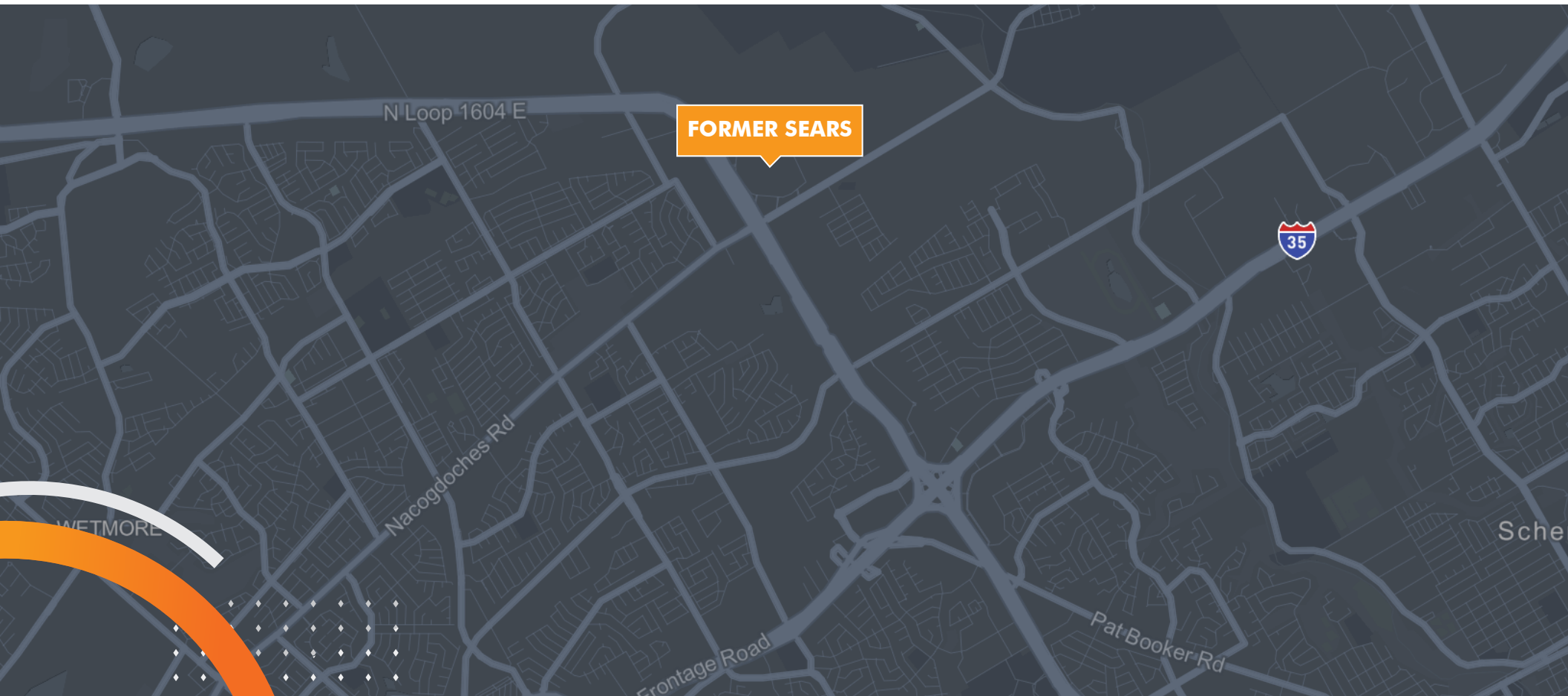
DEMOGRAPHIC SUMMARY & TRAFFIC COUNTS

2020 ESTIMATE	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,937	55,528	165,308
DAYTIME POPULATION	4,233	54,742	160,303
AVG HH INCOME	\$80,235	\$78,433	\$85,508
MEDIAN AGE	36.3	35.9	37.5

SOURCE: ESRI

LOOP 1604 E	112,497 vpd
NACOGDOCHES RD	23,986 vpd

SOURCE: TxDot, 2019



3 MILES



SITE

1604

2252

35

1518

218

78

391147

Walmart Chick-fil-A WHATABURGER
WING-STOP JIMMY JOHN'S PANERA BREAD BUSBY'S CHICKEN

Jack in the Box Cane's STARBUCKS COFFEE
KFC TACO BELL SHREVE'S

H-E-B LOWE'S

KOHL'S Tuesday Morning
Target THE HOME DEPOT Kirkland's BOOT BARN
BEST BUY ROSS DRESS FOR LESS OLD NAVY Freddy's STEAKBURGERS
HOBBY LOBBY FIREHOUSE SUBS SUBWAY
Michaels Total Wine & More Chick-fil-A CHARLEY'S
TJ-MAXX DSW PETSMART Party City

Dillard's JCPenney SEPHORA
H&M PRETZELMAKER Chick-fil-A

Walmart SUBWAY McDonald's NAVY FEDERAL Credit Union
TACO CABANA TACO BELL WHATABURGER

GOLOS SMOOTHIE KING TACO BELL

SUBWAY

SONIC

BURGER KING

at home The Home Décor Superstore
Burlington

PANERA BREAD SHREVE'S WHATABURGER KFC
SUBWAY FAMSA TACO BELL

IKEA

SPEC'S WINES, SPIRITS & MEAT FOODS

sam's club

WHATABURGER

54TH STREET McALISTER'S DELI STARBUCKS COFFEE

MEGA FURNITURE Bubba's

REGAL COSTCO
TEXAS HOME STORE Ashley HOME STORE
Cane's BUFFALO WILD WINGS

TACO CABANA

H-E-B LAIFITNESS WHATABURGER
SONIC WING-STOP McDonald's

petco BIG LOTS! H-E-B
WING-STOP ROSS DRESS FOR LESS McDonald's

Walmart WHATABURGER
TACO CABANA SUBWAY

SONIC

Judson Rd
Stahl Rd
Glasen Rd
Stahl Rd
Connor Rd

E. Evans Rd

W. Gore Rd



FORMER SEARS

LOOP
1604

LOOP
1604

35



at home

Burlington

RBCU

IKEA

LOOP 1604

NACOGDOCHES RD

FORMER SEARS

BWE

WAL-MART

LOOP 1604



Green Mountain
Business Park

LOOP
1604

FORMER SEARS

NAVY
FEDERAL
Credit Union

LOOP
1604

Dillard's

BUILDING PHOTOS



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 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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

CBRE, Inc.	299995	texaslicensing@cbre.com	+1 210 225 1000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License Number	Email	Phone
Michael Caffey	437641	michael.caffey@cbre.com	+1 214 979 6511
Designated Broker of Firm	License Number	Email	Phone
Gardner Peavy	473833	gardner.peavy@cbre.com	+1 210 253 6031
Licensed Supervisor of Sales Agent/Associate	License Number	Email	Phone
Joseph Cukjati	656522	joe.cukjati@cbre.com	+1 210 618 2722
Sales Agent/Associate	License Number	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

