

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.



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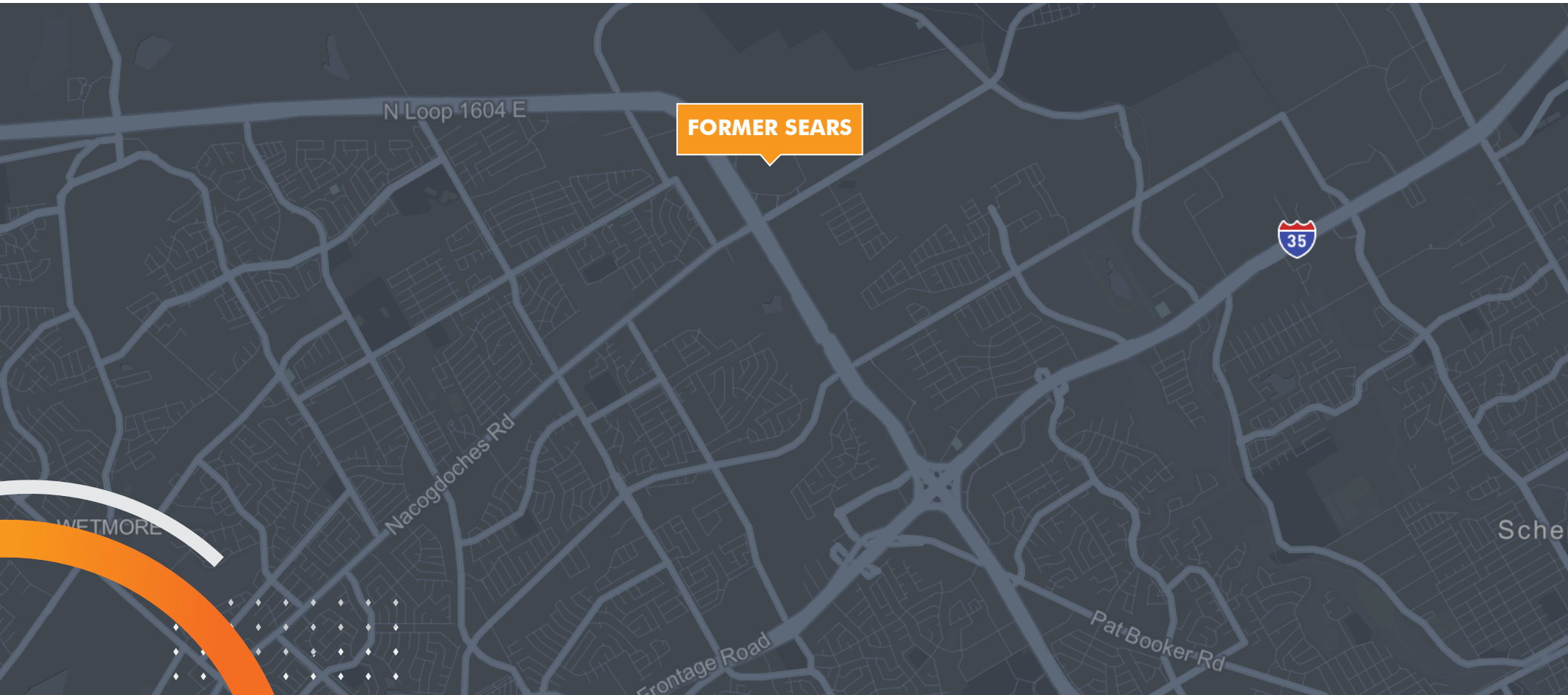
DEMOGRAPHIC SUMMARY & TRAFFIC COUNTS

2022 ESTIMATE	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,321	59,768	175,151
DAYTIME POPULATION	4,438	55,693	162,333
AVG HH INCOME	\$92,897	\$90,711	\$96,303
MEDIAN AGE	37.2	36.0	37.6

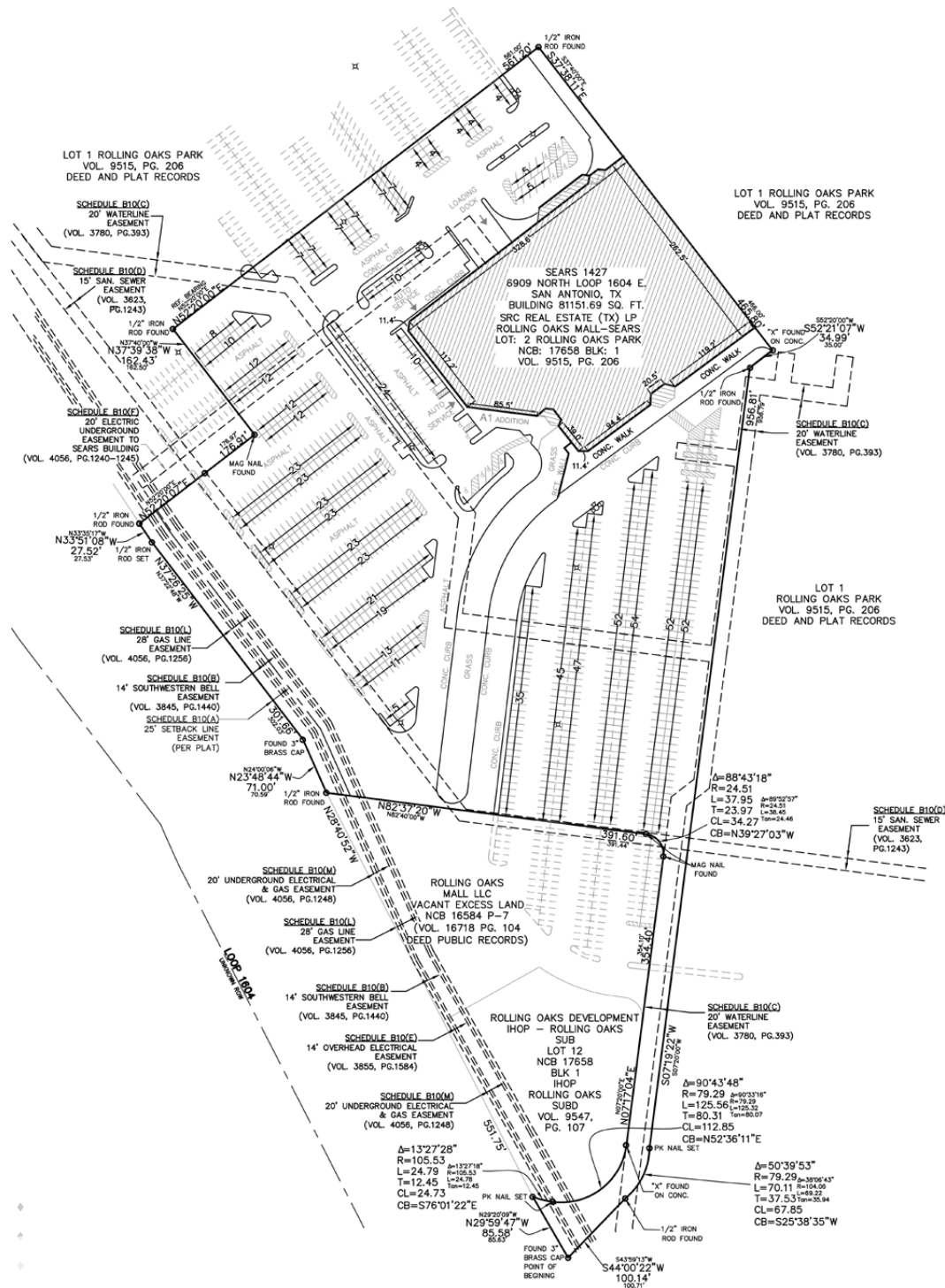
SOURCE: ESRI

LOOP 1604 E	92,035 vpd
NACOGDOCHES RD	24,353 vpd

SOURCE: TxDot, 2021



SITE SURVEY



3 MILES



GOLOS
SMOOTHIE KING
TACO BELL

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

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

Walmart
Chick-fil-A
WHATABURGER
WING-STOP
TACO BELL
PANDA EXPRESS
BUSBY'S CHICKEN

1604

2252

SITE

35

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

SUBWAY

Judson Rd

SONIC

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

Jack in the Box
Cane's
STARBUCKS COFFEE
KFC
TACO BELL
SHRIMP DOCK

Glasen Rd
Stahl Rd

Stahl Rd

at home
Burlington

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

PANDA EXPRESS
SHRIMP DOCK
WHATABURGER
KFC
SUBWAY
FAMSA
TACO BELL

SPEC'S
WINE, SPIRITS & MEAT FOODS

IKEA

H-E-B
LOWE'S

Wentmore Rd

Walmart
WHATABURGER
TACO CABANA
SUBWAY

SONIC

sam's club

WHATABURGER

54TH STREET
MCALISTER'S DELI
STARBUCKS COFFEE

1518

REGAL
TEXAS
Ashley HOME STORE
Cane's
BUFFALO WILD WINGS

MEGA FURNITURE
Bubba's

TACO CABANA

218

78



FORMER SEARS

LOOP
1604

LOOP
1604



at home

Burlington

RBCU

IKEA

LOOP 1604

NACOGDOCHES RD

FORMER SEARS

BWE

WAL-MART

LOOP 1604



Green Mountain Business Park

LOOP 1604

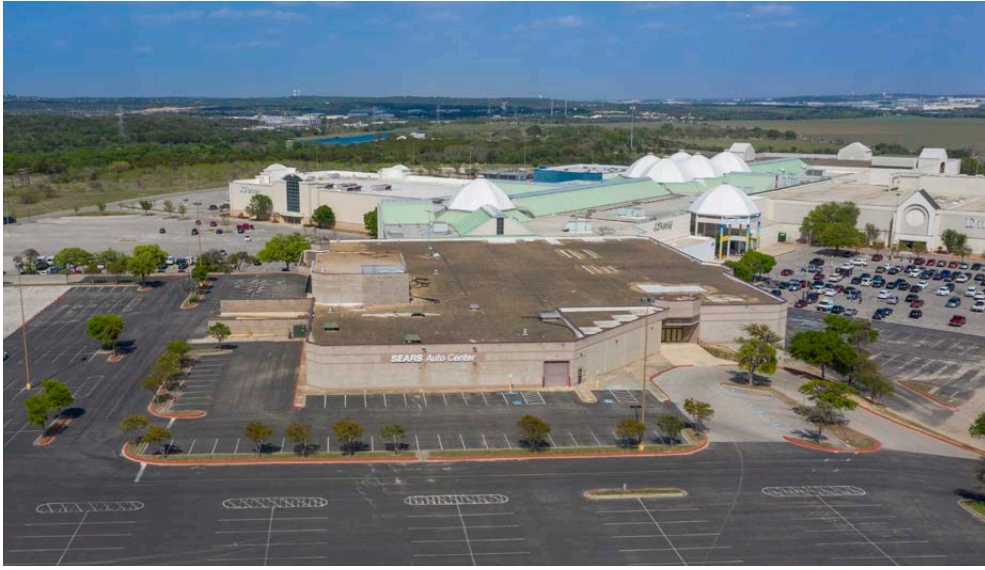
NAVY FEDERAL Credit Union

LOOP 1604

FORMER SEARS



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:
 - 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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Designated Broker of Firm

Gardner Peavy

Licensed Supervisor of Sales Agent/Associate

Joseph Cukjati

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Buyer/Tenant/Seller/Landlord Initials

Date

