



**Price Onken**

First Vice President  
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## Westover Marketplace

### Property Overview

Westover Marketplace is a Class A power center located in far west San Antonio and sits at the entrance to Westover Hills offering exceptional retail shop space. The 536,182 square foot Power Center benefits from its national retailer line up, location between two major thoroughfares and surrounding amenities.

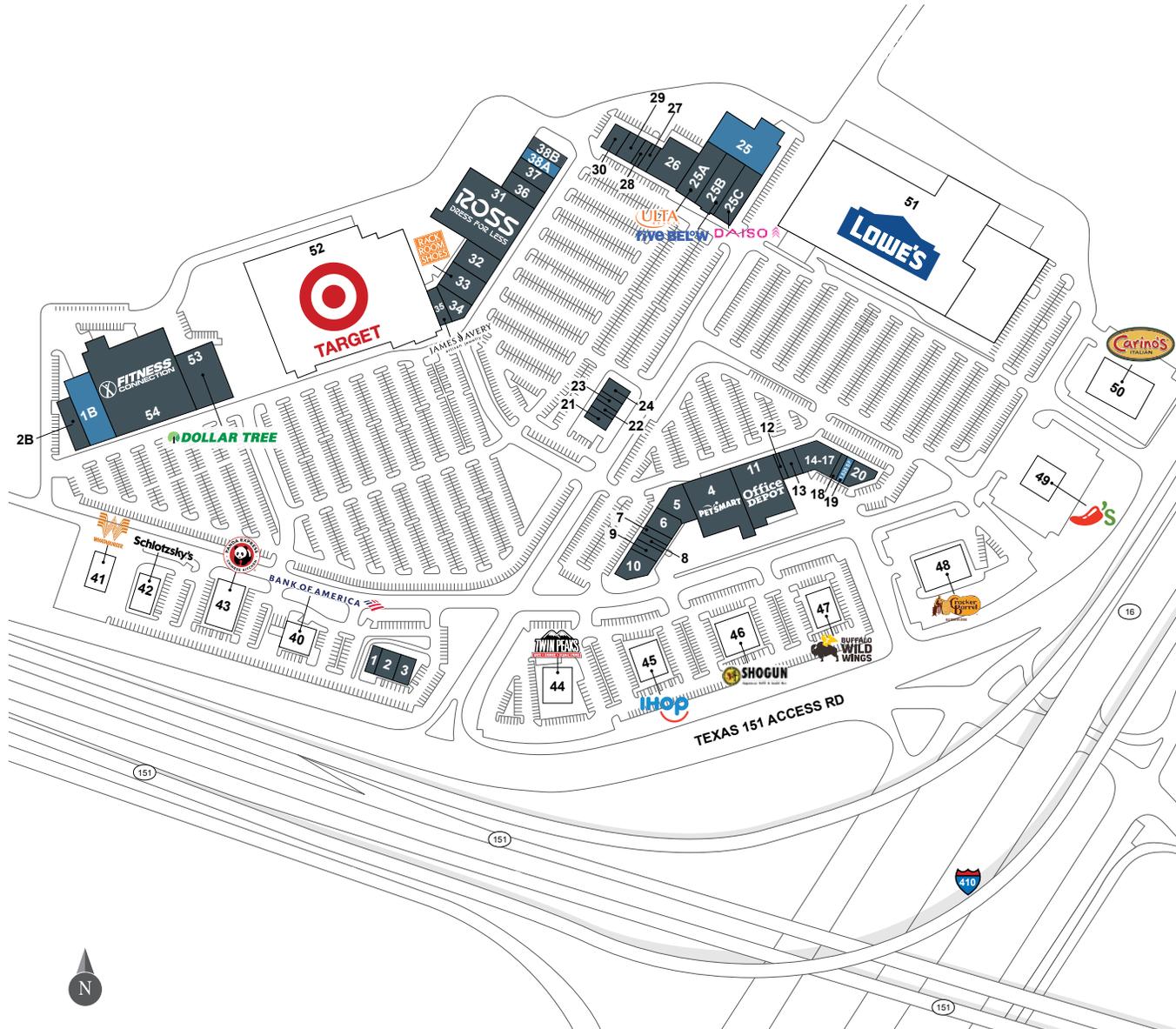
### Property Highlights

- Available Shop Space
  - 1,520 SF - 17,237 SF
- Rate
  - Please contact broker for information.
- NNN
  - \$6.53 PSF
- Pylon signage opportunity
- Nearly 300,000+ vehicles per day through this intersection
- Great access and exposure from Hwy 151 and Loop 410

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Suite	Tenant	Size	Suite	Tenant	Size
1	Starbucks	1,800 SF	27	Claire's	1,832 SF
1B	Available	8,000 SF	28	Sally Beauty Supply	1,500 SF
2	AT&T Mobility	3,533 SF	29	OshKosh	2,854 SF
2B	Plato's Closet	4,250 SF	30	Carter's	4,125 SF
3	Chipotle Mexican Grill	2,200 SF	31	Ross Dress for Less	29,964 SF
4	PetSmart	20,065 SF	32	Melrose	7,700 SF
5	Leslie's Swimming Pool Supplies	5,000 SF	33	Rack Room Shoes	6,000 SF
6	Smile Workshop	4,229 SF	34	America's Best Contacts & Eyeglasses	4,183 SF
7	Nothing Bundt Cakes	1,500 SF	35	James Avery	2,984 SF
8	Orange Leaf	1,400 SF	36 & 37	Citi Trends	9,000 SF
9	T-Jin's China Diner	2,200 SF	38A	Available	3,420 SF
10	McAlister's Deli	4,319 SF	38B	Bath & Body Works	3,500 SF
11	Office Depot	17,966 SF	40	Bank of America	4,000 SF
12	State Farm Insurance	1,050 SF	41	Whataburger	NAP
13	Mary VII Corp	2,500 SF	42	Schlotzsky's	NAP
14-17	Little Spurs Autism Center	6,002 SF	43	Panda Express	NAP
18	Sports Clips	1,200 SF	44	Twin Peaks	NAP
19	Available	1,520 SF	45	IHOP	NAP
20	T-Mobile	3,100 SF	46	Shogun	NAP
21	MOD Pizza	2,400 SF	47	Buffalo Wild Wings	NAP
22	GNC	1,200 SF	48	Cracker Barrel	NAP
23	Westover Nails	1,400 SF	49	Chili's Bar & Grill	NAP
24	Massage Envy	2,800 SF	50	Carino's	NAP
25	Available	17,237 SF	51	Lowe's	NAP
25A	Ulta	10,000 SF	52	Target	NAP
25B	Five Below	9,636 SF	53	Dollar Tree	NAP
25C	DAISO	8,518 SF	54	Fitness Connection	50,646 SF
26	pOpshelf	10,843 SF			

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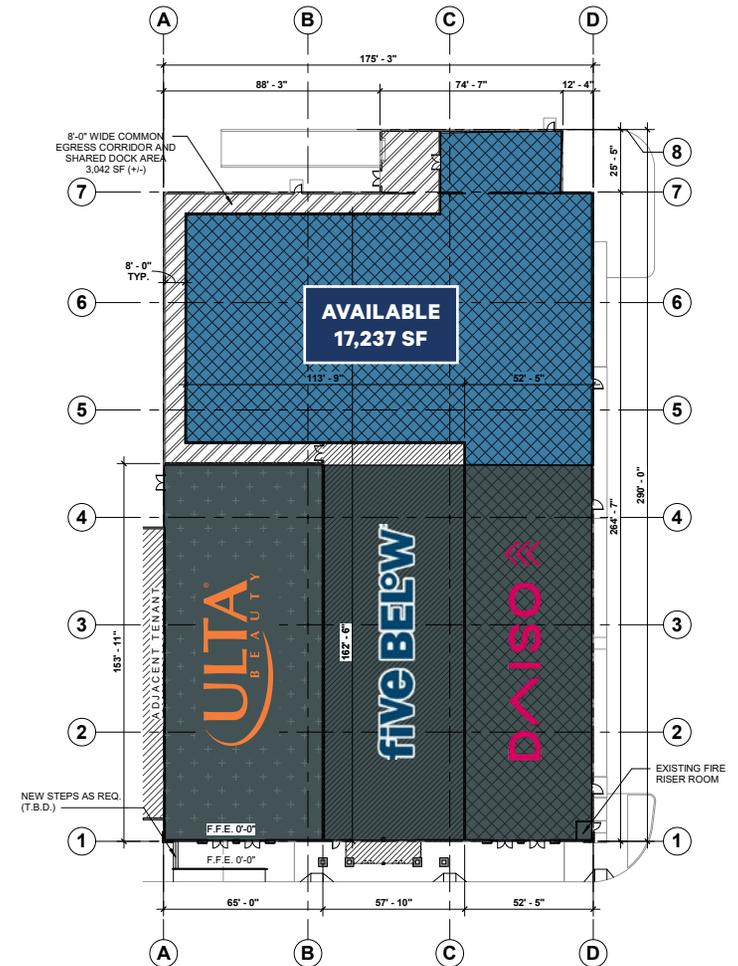
DEMISING OPPORTUNITY



### Suite 25 Building Details

- Available Space
  - 17,237 SF
- Rate
  - Please contact broker for information.
- NNN
  - \$6.53 PSF
- Pylon signage opportunity

### Demising Site Plan

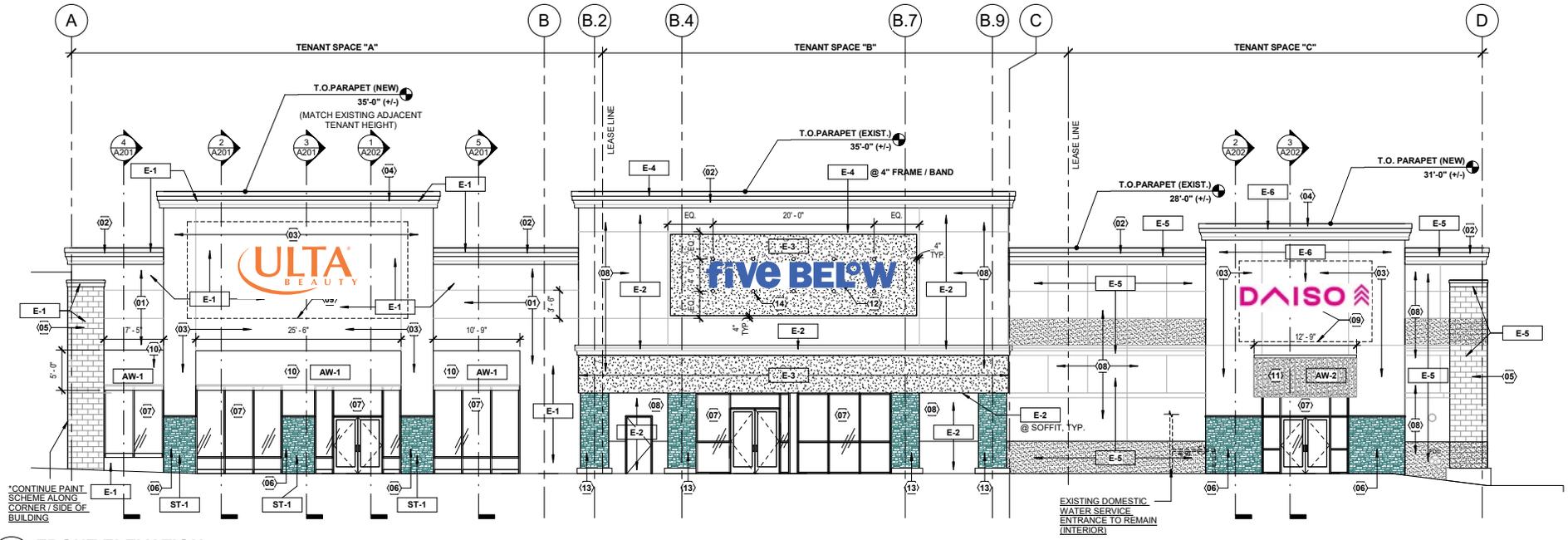


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SUITE 25 - DEMISING ELEVATION



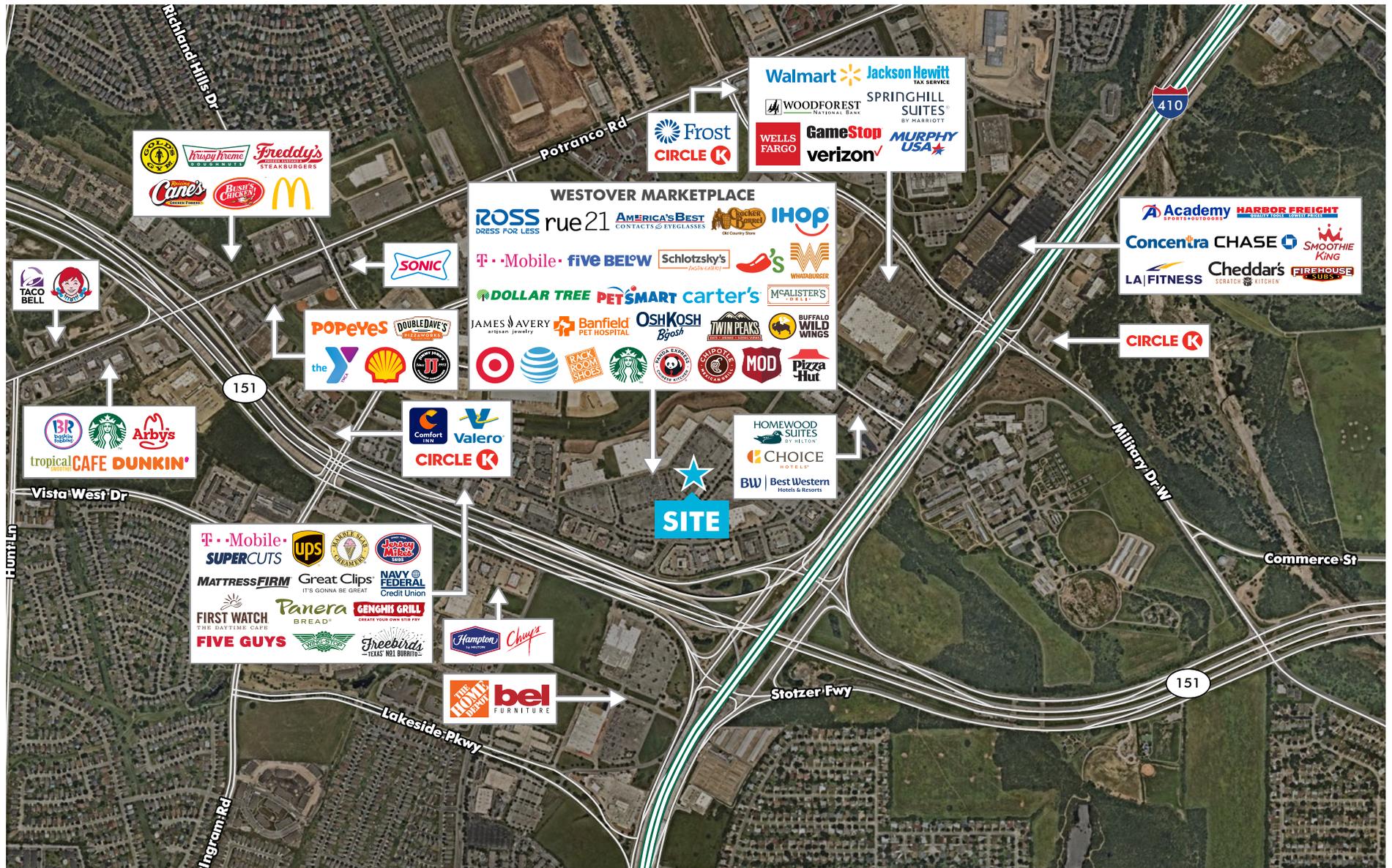
1 FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

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LOCATION AERIAL

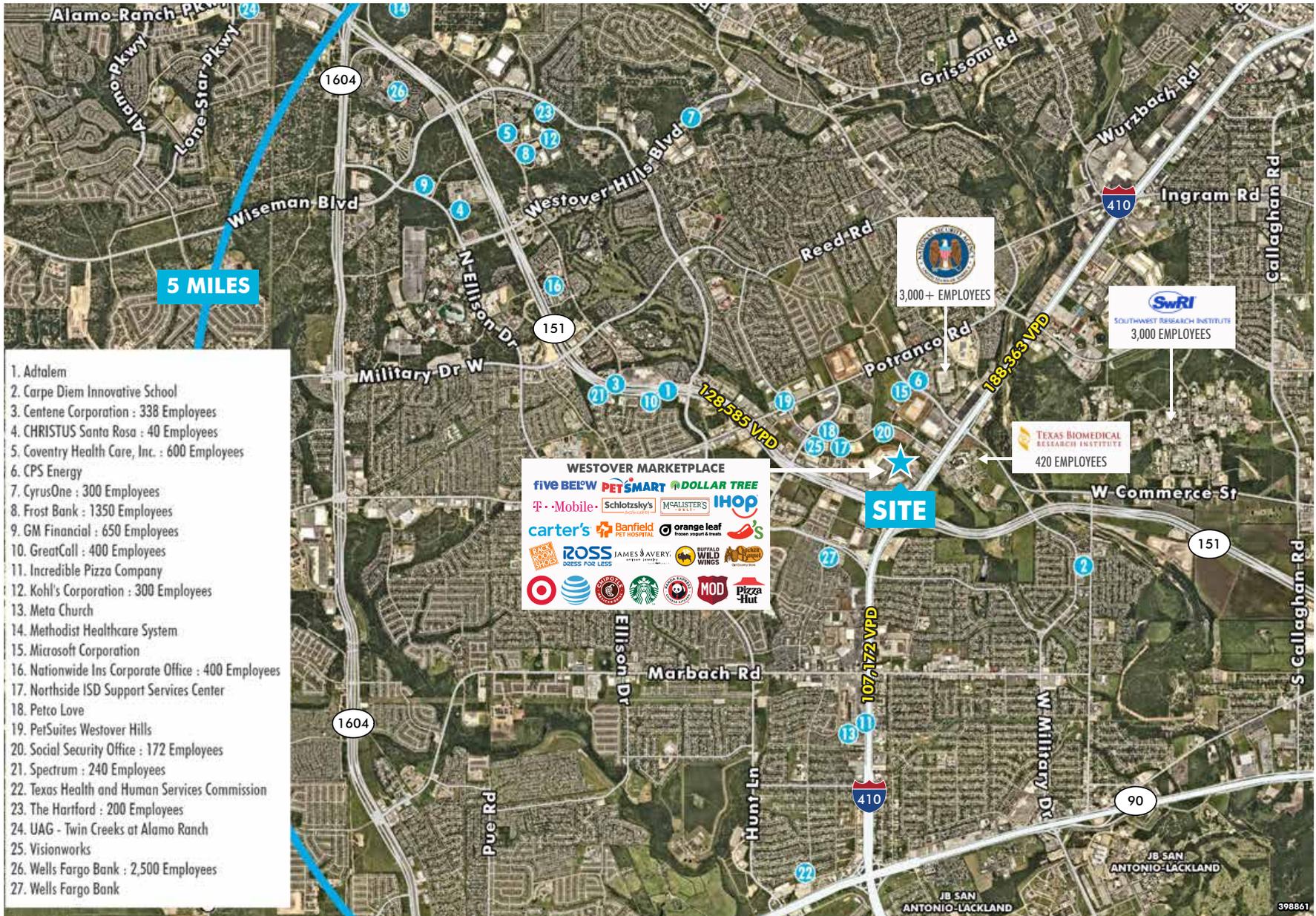


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MAJOR EMPLOYERS MAP

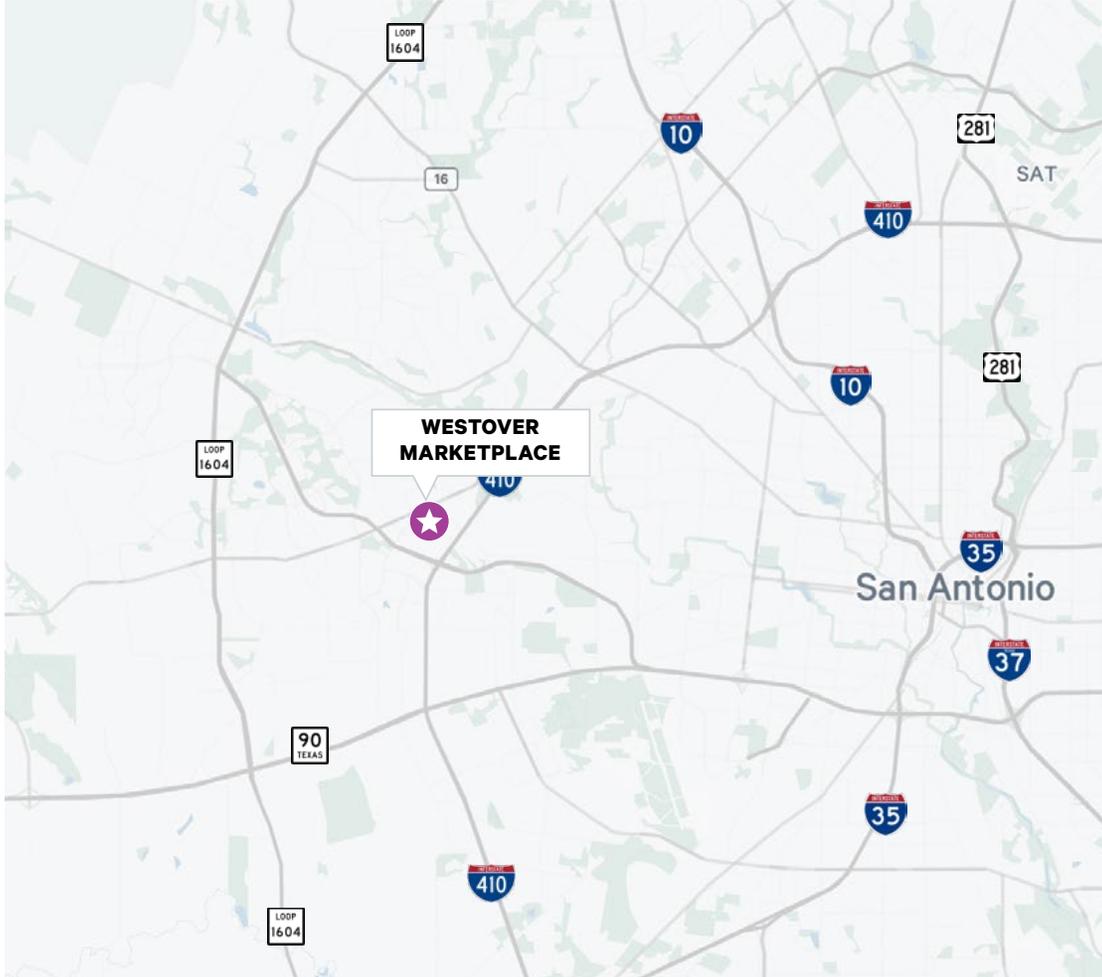


1. Adtalem
2. Carpe Diem Innovative School
3. Centene Corporation : 338 Employees
4. CHRISTUS Santa Rosa : 40 Employees
5. Coventry Health Care, Inc. : 600 Employees
6. CPS Energy
7. CyrusOne : 300 Employees
8. Frost Bank : 1350 Employees
9. GM Financial : 650 Employees
10. GreatCall : 400 Employees
11. Incredible Pizza Company
12. Kohl's Corporation : 300 Employees
13. Meta Church
14. Methodist Healthcare System
15. Microsoft Corporation
16. Nationwide Ins Corporate Office : 400 Employees
17. Northside ISD Support Services Center
18. Petco Love
19. PetSuites Westover Hills
20. Social Security Office : 172 Employees
21. Spectrum : 240 Employees
22. Texas Health and Human Services Commission
23. The Hartford : 200 Employees
24. UAG - Twin Creeks at Alamo Ranch
25. Visionworks
26. Wells Fargo Bank : 2,500 Employees
27. Wells Fargo Bank

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## Trade Area Information

2025 Demographic Summary	1 Mile	3 Miles	5 Miles
Employees	5,205	27,387	71,576
Population	10,960	120,087	305,252
Daytime Population	12,451	101,701	264,251
Population (5 Yr Projection)	11,607	121,191	310,146
Average Household Income	\$67,044	\$82,844	\$84,272
Median Age	31.3	33.4	33.3

Traffic Counts	Vehicles per day
Loop 410	184,596 VPD
Hwy 151	132,443 VPD

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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, 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.

**CBRE, Inc.**

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

**Jeremy McGown**

Designated Broker of Firm

**John Moake**

Licensed Supervisor of Sales Agent/Associate

**Price Onken**

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date

**CBRE**