

FOR LEASE



WESTWOOD VISTA

SAN ANTONIO, TEXAS

DUWEST

CREATING, ENHANCING & PROTECTING VALUE

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WESTWOOD VISTA | 6511 W Loop 1604 N, San Antonio, Texas

OVERVIEW

- 2,800 SF and 3,500 SF end caps available
- 1,300 SF in-line space remaining in Building D
- Located in fast growing far west San Antonio
- Features a gross leasable area of 64,300 square feet, plus a 204,000+ square foot Walmart Supercenter
- Target, Lowe's, HEB, Best Buy, Party City, Hobby Lobby and many more national retailers are located at this intersection
- Please contact broker for pricing and details

TRAFFIC COUNTS

N Loop 1604 W: 119,406 VPD (TXDOT 2019)

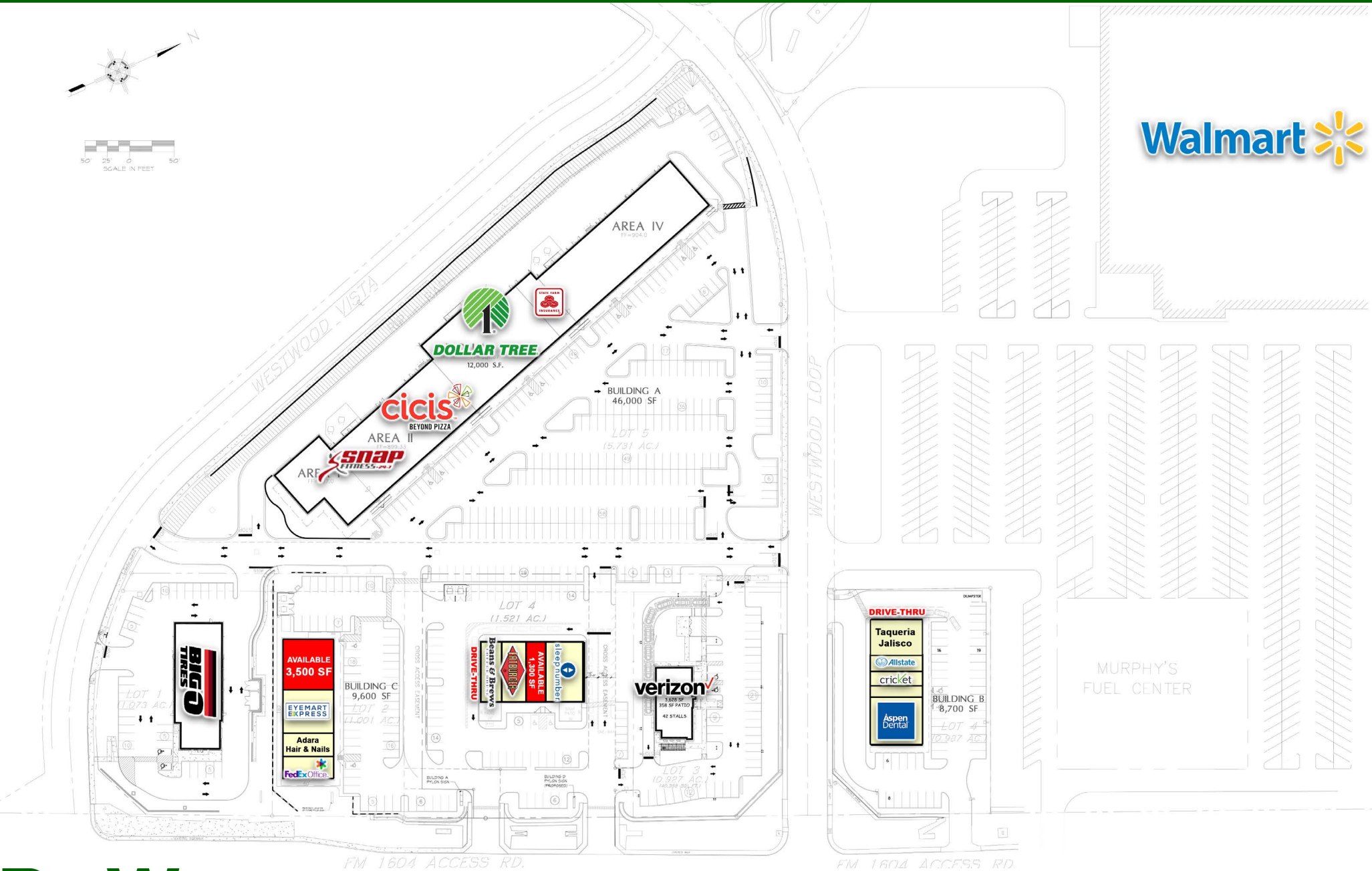
Culebra Rd: 43,799 VPD (TXDOT 2019)

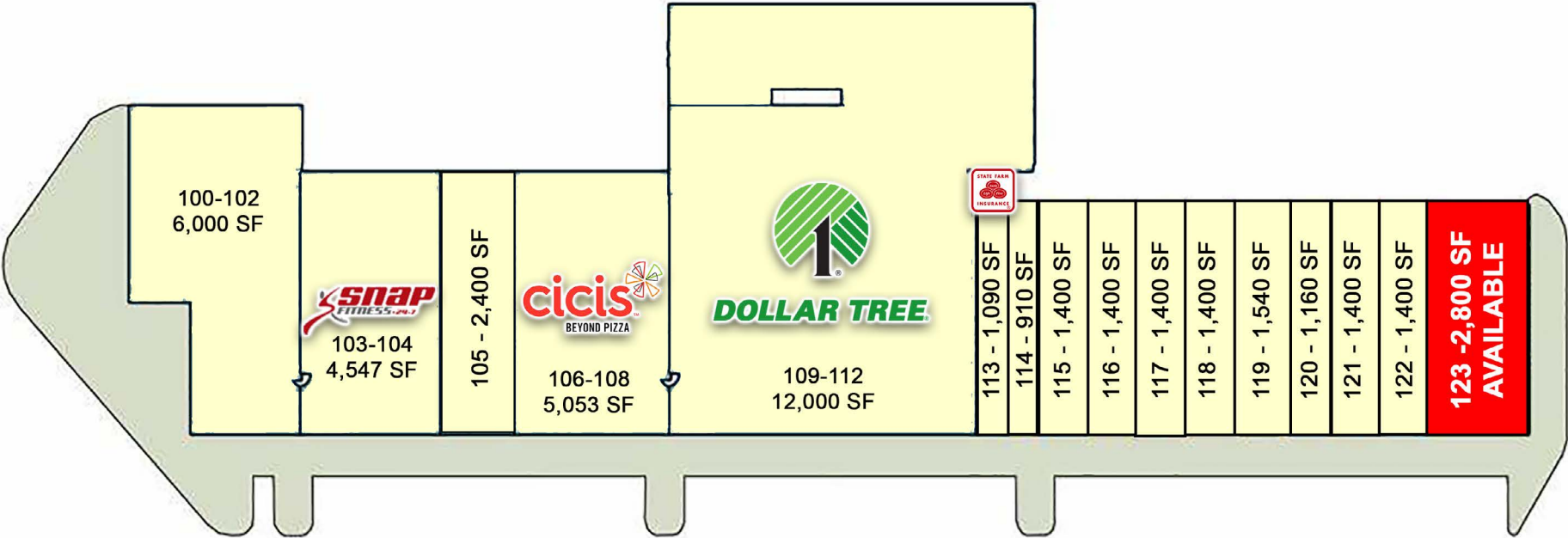
DEMOGRAPHICS

	1-mile	3-mile	5-mile
2020 Population	10,657	108,787	262,597
5 Yr Proj. Growth	8.1%	6.65%	7.75%
Avg HH Income	\$67,869	\$88,776	\$89,069
Daytime Pop.	11,492	95,140	228,201



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BUILDING A - TENANT LIST

Suite 100 - 102:	Doc Browns
Suite 103 - 104:	Snap Fitness
Suite 105:	Apollo Wellness
Suite 106 - 108:	Cici's Pizza
Suite 109 - 112:	Dollar Tree
Suite 113:	State Farm
Suite 114:	Diva Dance Studio

BUILDING A - TENANT LIST

Suite 115:	Klassy Nails
Suite 116:	Pearson View Testing Center
Suite 117:	Mission Physical Rehabilitation & Sports Medicine
Suite 118:	Lendmark Financial
Suite 119:	Thai Lao Orchid
Suite 120:	Sports Clips
Suite 121:	Board and Brush
Suite 122:	Game Stop
Suite 123:	2,800 SF Available



BUILDING B - TENANT LIST

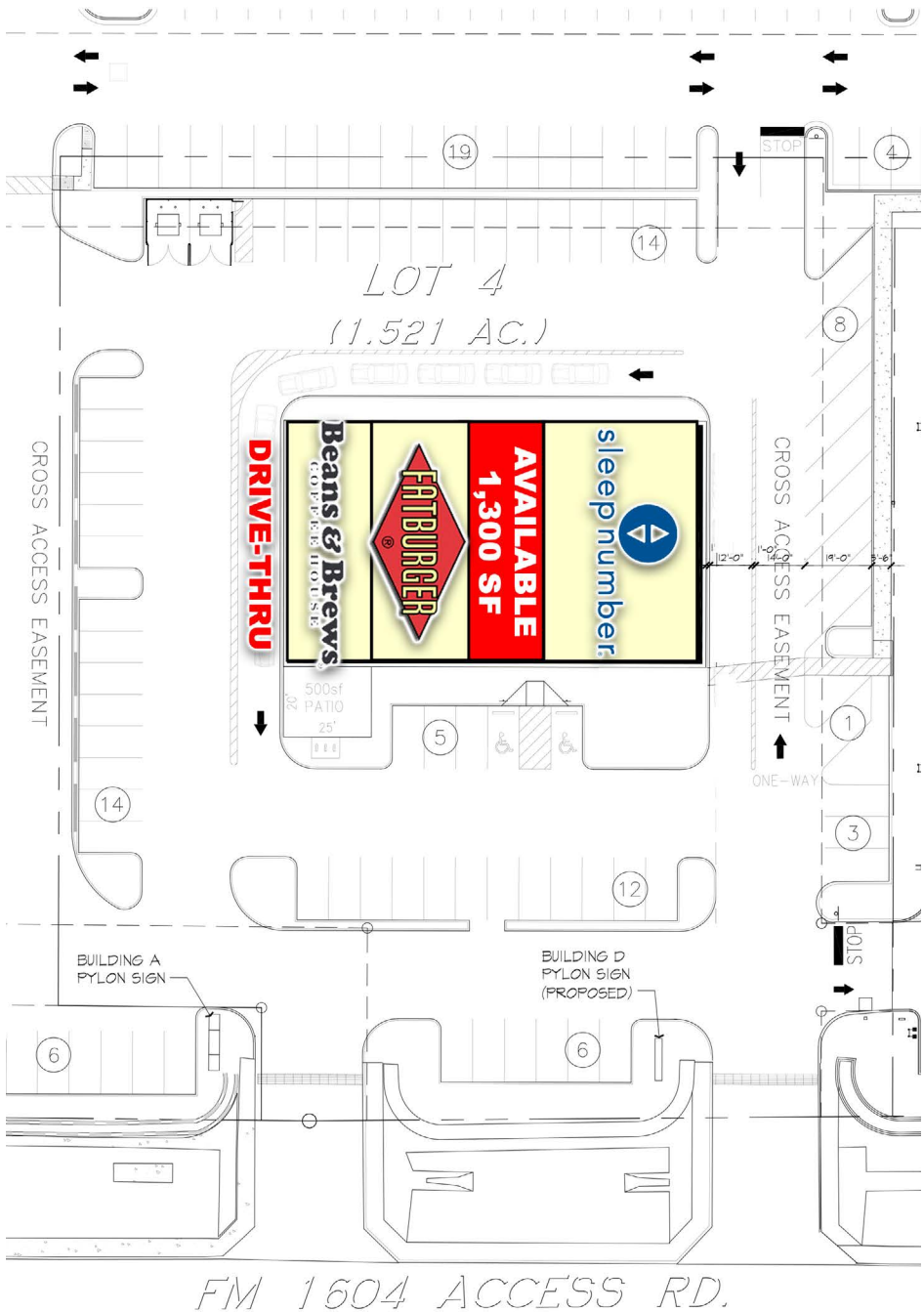
Suite 100-101:	Aspen Dental
Suite 102:	Luz's Alterations & Repairs
Suite 103:	Allstate
Suite 104:	Cricket
Suite 105-106:	Taqueria Jalisco



BUILDING C - TENANT LIST

Suite 101:	FedEx
Suite 103:	Adara Hair & Nails
Suite 104:	Eyemart
Suite 108:	3,500 SF Available

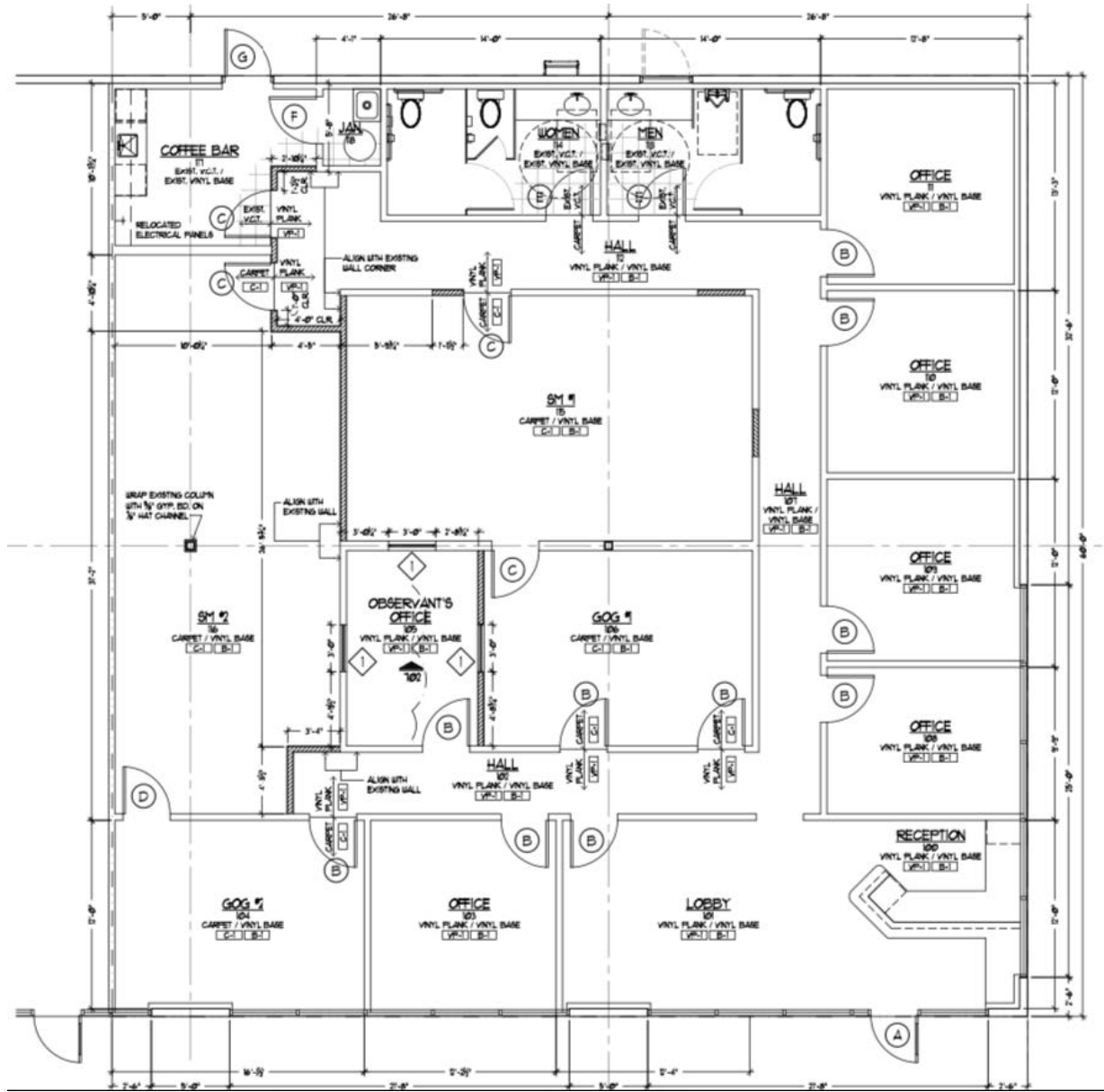
BUILDING D



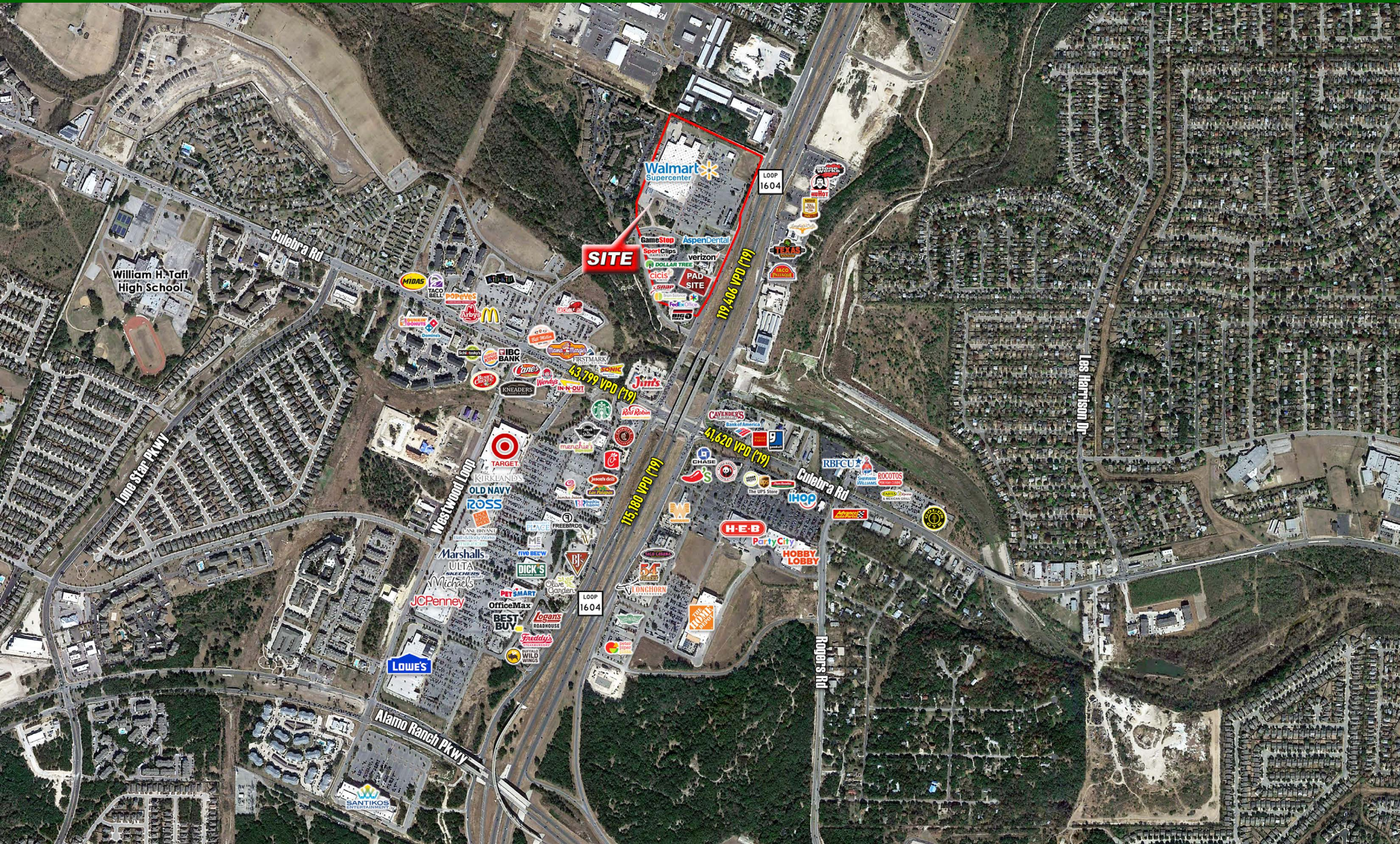
BUILDING D - NOW DELIVERING



BUILDING C - SUITE 108: 3,500 SF END CAP



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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.

11-2-2015



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.

DuWest Management Inc.	605046		214-720-0004
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date