



Thomas Tyng

Senior Vice President
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Property Details

- Gross Leasable Area
 - 567,800 SF
- Available Spaces
 - Retail 3 1,323 SF
 - Retail 13 1,422 SF
 - Retail 17 2,709 SF
 - 2 Pad sites available. Pads range from 1.4 to 1.57 acres in front of Costa Bella Apartments on Loop 1604 W.
- Rate
 - Please contact Broker for information.

Triple Net Charges

CAM	\$2.00 PSF
Taxes	\$5.70 PSF
Insurance	\$0.40 PSF
Total	\$8.10 PSF

Property Highlights

- Located in high growth, high income trade area, directly across from H-E-B Plus! and Lowe's Home Improvement
- Excellent exposure to Loop 1604 and Blanco Road
- Multiple access points to Loop 1604 and Blanco Road
- Very accessible to the affluent neighborhoods of Stone Oak, Elm Creek, Sonterra, The Vineyard and Rogers Ranch
- Tenant Anchors: Super Target, Whole Foods Market, Ross Dress for Less, Office Depot, LA Fitness and Golf Galaxy



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SITE PLAN

RETAIL 1 (1205 N. LOOP 1604 W.)		
SUITE #		
101	BUFF CITY SOAP	2,800 S.F.
105	SALLY'S BEAUTY SUPPLY	1,543 S.F.
107	KNOCKOUTS	1,500 S.F.
117	EYE TX	2,000 S.F.

RETAIL 2 (1205 N. LOOP 1604 W.)		
200	OFFICE DEPOT	13,619 S.F.

RETAIL 3 (1205 N. LOOP 1604 W.)		
209	JAMES AVERY	2,640 S.F.
211	DR. GOLAB CHIROPRACTIC	1,538 S.F.
213	DR. GOLAB CHIROPRACTIC	1,383 S.F.
217	GAMESTOP	1,610 S.F.
221	AVAILABLE	1,323 S.F.
225	NEW ERA MED SPA	3,225 S.F.
229	SPORTS CLIPS	1,100 S.F.
230	SUSHISHIMA	4,442 S.F.
231	EUROPEAN WAX CENTER	1,973 S.F.
232	IDEAL IMAGE	4,444 S.F.
235	DEMO'S GREEK RESTAURANT	2,726 S.F.

RETAIL 4 (1209 N. LOOP 1604 W.)		
ROSS DRESS FOR LESS		25,000 S.F.

RETAIL 5 (1211 N. LOOP 1604 W.)		
GOLF GALAXY		30,450 S.F.

RETAIL 6 (1309 N. LOOP 1604 W.)		
101	HOBBYTOWN	4,789 S.F.
103	CRIBS & KIDS	2,647 S.F.
106	CRIBS & KIDS	5,500 S.F.

RETAIL 7 (1309 N. LOOP 1604 W.)		
7	SPEC'S	20,898 S.F.

RETAIL 8 (7410 BLANCO ROAD)		
8	LA FITNESS	45,000 S.F.

RETAIL 10 (18415 BLANCO ROAD)		
101	LUX NAILS	2,377 S.F.
104	STRETCH LAB	1,750 S.F.
105	COSMETIC DENTAL	1,780 S.F.
106	MARFA CABINETS	2,042 S.F.
109	PINCH A PENNY	1,600 S.F.

RETAIL 11 (1201 N. LOOP 1604 W.)		
101	STONE WORKS	9,000 S.F.
105	BLACK SWAN	1,600 S.F.
107	BLACK SWAN	2,320 S.F.
108	STEINWAY PIANO	2,380 S.F.

RETAIL 12 (1201 N. LOOP 1604 W.)		
112	SUMMER CLASSICS	11,910 S.F.

RETAIL 13 (1201 N. LOOP 1604 W.)		
115	WHITE HOUSE SALON	2,036 S.F.
116	COST PLUS NUTRITION	1,733 S.F.
117	AVAILABLE	1,422 S.F.
118	PALM BEACH TAN	3,420 S.F.
119	CHIPOTLE MEXICAN GRILL	3,519 S.F.

RETAIL 14 (1203 N. LOOP 1604 W.)		
101	ALDINO'S ITALIAN RESTAURANT	6,066 S.F.
105	LUCKY THREAD	1,747 S.F.
107	BASKIN ROBINS	1,310 S.F.
109	GIGI'S CUPCAKES	1,477 S.F.
113	STYLE AMERICA	1,313 S.F.
117	SCHAKOLAD CHOCOLATE FACTORY	1,000 S.F.
121	PANERA BREAD	4,633 S.F.

STAND ALONES		
WENDY'S		3,060 S.F.
COMPASS BANK		4,320 S.F.
TARGET - RETAIL		177,000 S.F.
HOPDODDY / AT&T		3,755 S.F.
SNOOZE AN A.M. EATERY		2,575 S.F.
WHOLE FOODS		4,957 S.F.
COPENHAGEN FURNITURE		36,000 S.F.
LASIKPLUS		45,000 S.F.
		5,000 S.F.

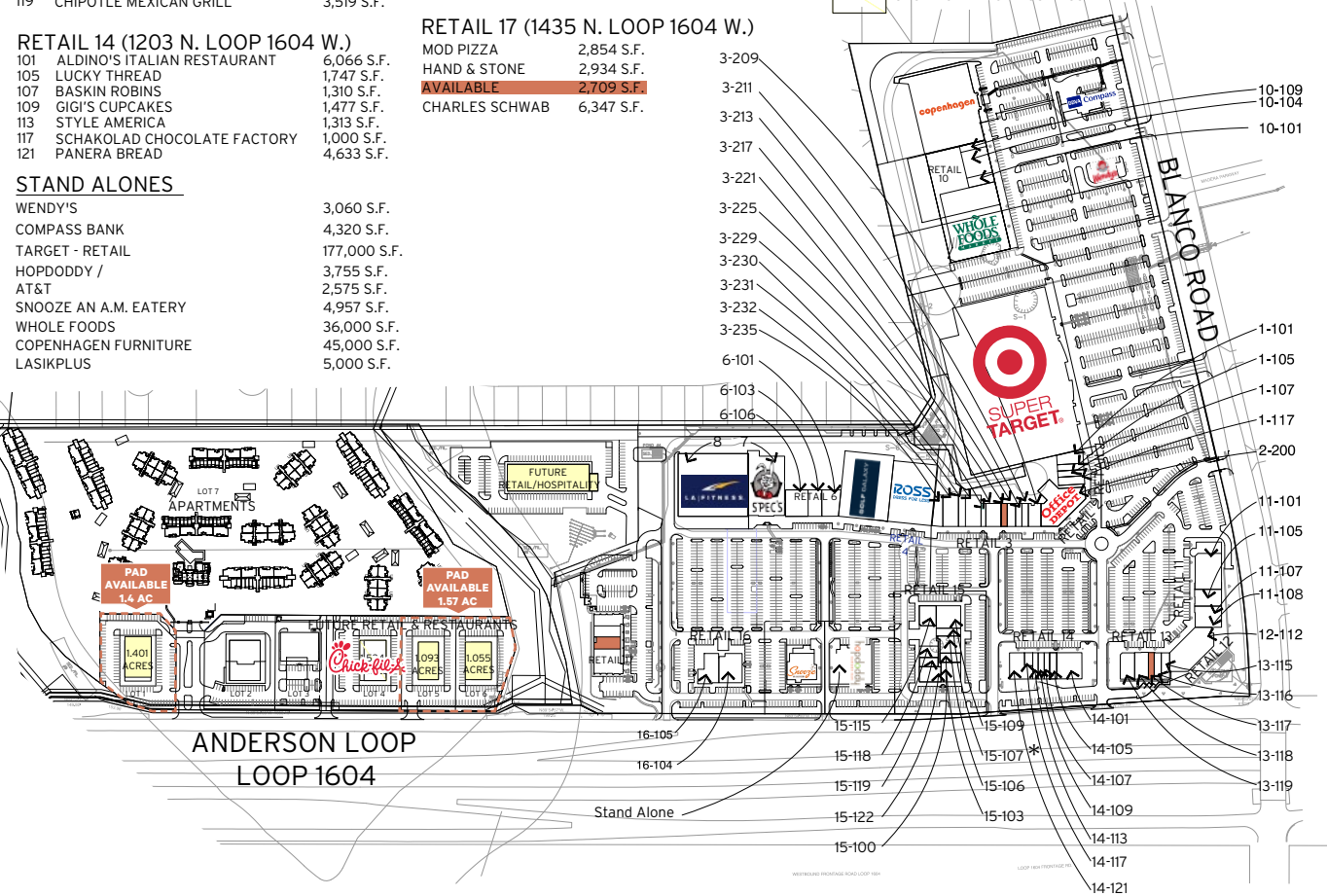
RETAIL 15 (1207 N. LOOP 1604 W.)		
100	MATTRESS FIRM	3,556 S.F.
103	ORANGE LEAF	1,751 S.F.
106	ESTILO INTERIORS & GIFTS / iCODE	1,365 S.F.
107	ENGEL & VOLKERS	1,982 S.F.
109	J. GREEN JEWELERS	1,760 S.F.
115	CREDIT HUMAN	5,066 S.F.
118	DR. RANDY VOIGT, D.D.S.	3,120 S.F.
119	MANAGEMENT OFFICE	1,979 S.F.
122	PASHA RESTAURANT	808 S.F.
		4,655 S.F.

RETAIL 16 (1401 N. LOOP 1604 W.)		
101	THE RUSTIC GALLERY	5,911 S.F.
105	J-PRIME STEAKHOUSE	5,837 S.F.

RETAIL 17 (1435 N. LOOP 1604 W.)		
MOD PIZZA	2,854 S.F.	3-209
HAND & STONE	2,934 S.F.	3-211
AVAILABLE	2,709 S.F.	3-213
CHARLES SCHWAB	6,347 S.F.	3-217

FUTURE DEVELOPMENT	
LOT 1	9,000 S.F.
LOT 4	8,000 S.F.
LOT 5	7,000 S.F.
LOT 6	7,000 S.F.
FUTURE RETAIL/HOSPITALITY	20,000 S.F.

LEGEND & SITE PLAN	
	AVAILABLE
	AVAILABLE - FUTURE DEVELOPMENT
	STORE OPEN FOR BUSINESS



LEASING EXHIBIT

PROJECT NO.: 12003
SCALE: N.T.S.
DATE: 04/09/14

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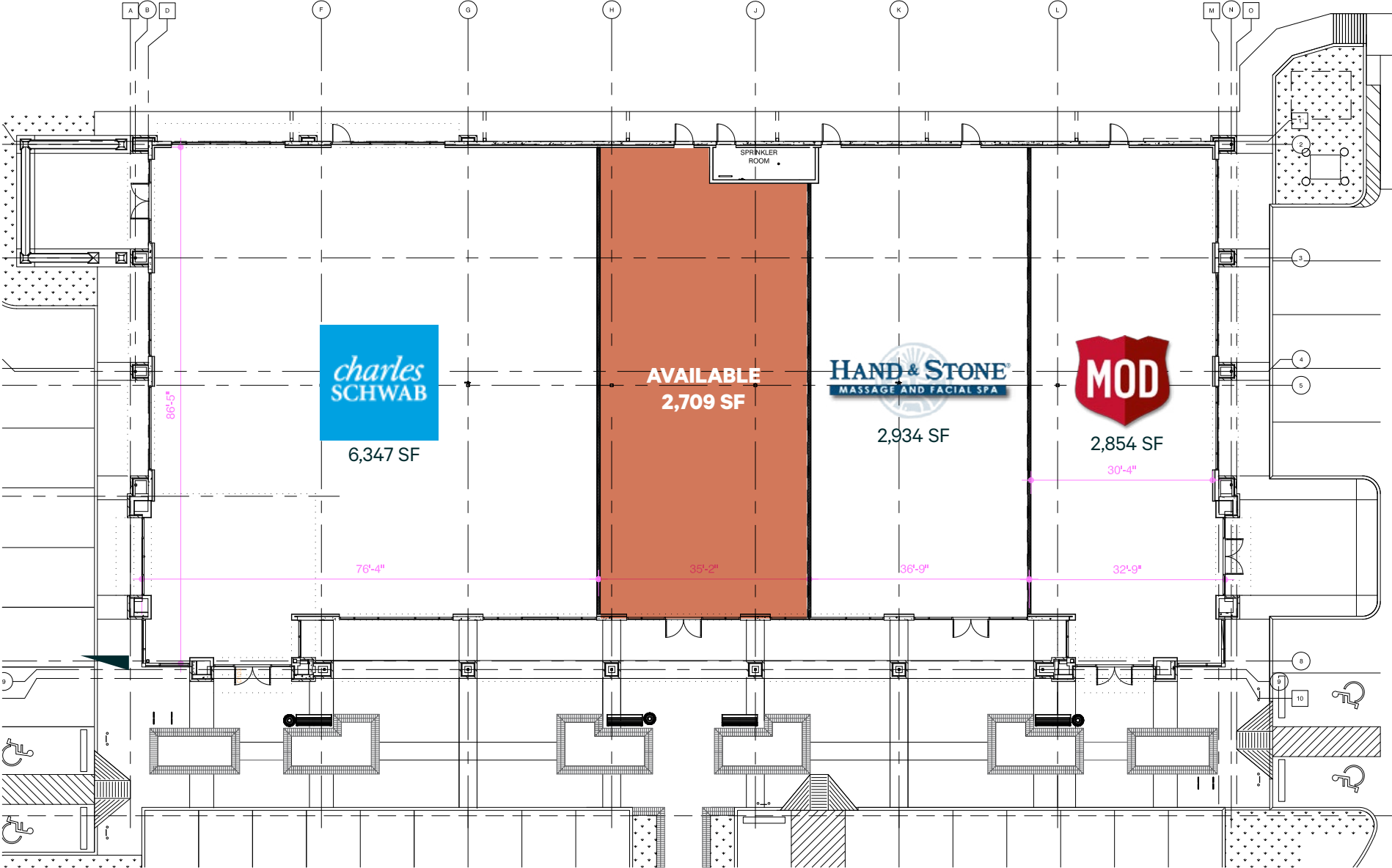
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CBRE

RETAIL 17 - 2,709 SF AVAILABLE



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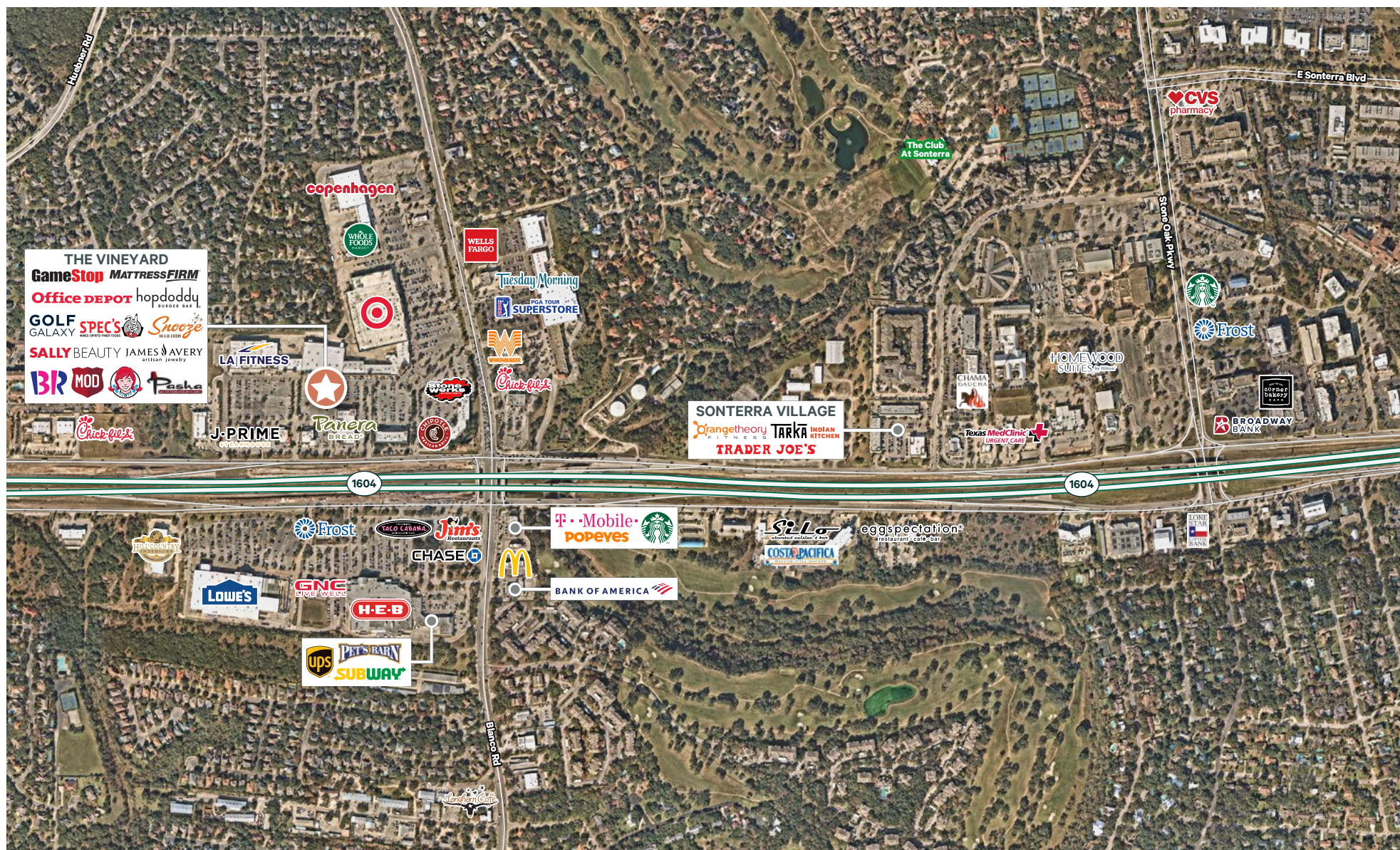
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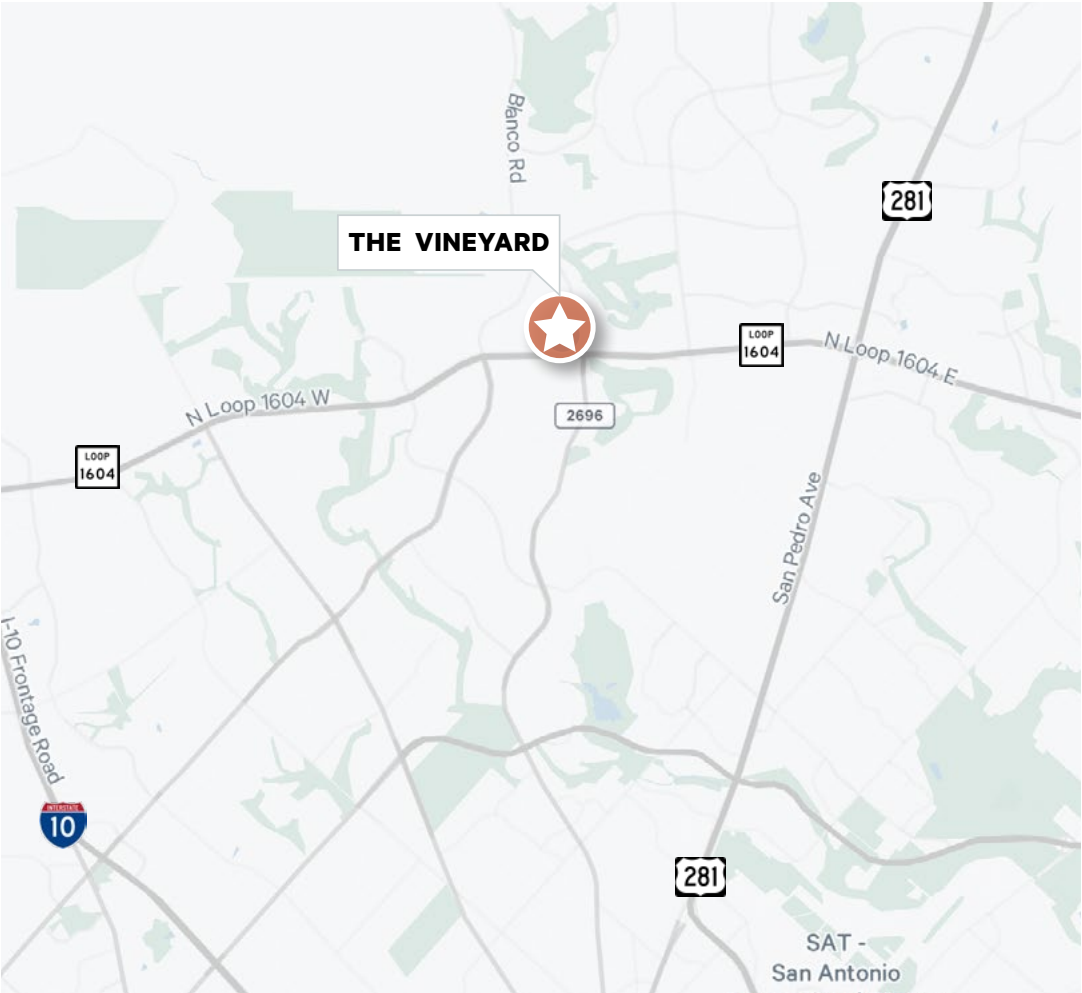
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Area Information

Demographics	1 Mile	3 Miles	5 Miles
2023 Employees	6,845	43,707	104,821
2023 Population - Current Year Estimate	9,742	77,703	199,219
2023 Daytime Population	13,745	91,665	227,920
2023 Average Household Income	\$143,758	\$144,119	\$128,897
Median Age	40.7	39.8	38.9

Traffic Counts	Vehicles per day
Loop 1604	91,267 vpd
Blanco Rd	32,177 vpd

Source: TxDot, 2022

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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.

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Jeremy McGown

Designated Broker of Firm

John Moake

Licensed Supervisor of Sales Agent/Associate

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Buyer/Tenant/Seller/Landlord Initials

Date

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