



Price Onken

First Vice President
+1 210 841 3243
price.onken@cbre.com



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
 - 1,066 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

Price Onken

First Vice President
+1 210 841 3243
price.onken@cbre.com





Suite	Tenant	Size	Suite	Tenant	Size
1	Starbucks	1,800 SF	26	pOpshelf	10,843 SF
1B	Available	8,000 SF	27	Claire's	1,832 SF
2	AT&T Mobility	3,533 SF	28	Sally Beauty Supply	1,500 SF
2B	Plato's Closet	4,250 SF	29	OshKosh	2,854 SF
3	Chipotle Mexican Grill	2,200 SF	30	Carter's	4,125 SF
4	PetSmart	20,065 SF	31	Ross Dress for Less	29,964 SF
5	Leslie's Swimming Pool Supplies	5,000 SF	32	Melrose	7,700 SF
6	Smile Workshop	4,229 SF	33	Rack Room Shoes	6,000 SF
7	Available	1,500 SF	34	America's Best Contacts & Eyeglasses	4,183 SF
8	Orange Leaf	1,400 SF	35	James Avery	2,984 SF
10	McAlister's Deli	4,319 SF	36 & 37	Citi Trends	9,000 SF
11	Office Depot	17,966 SF	38	Available	6,920 SF
12	State Farm Insurance	1,050 SF	40	Available	4,000 SF
13	Mary VII Corp	2,500 SF	41	Whataburger	NAP
14	Available	1,066 SF	42	Schlotzsky's	NAP
15-17	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	47	Buffalo Wild Wings	NAP
20	T-Mobile	3,100 SF	48	Cracker Barrel	NAP
21	MOD Pizza	2,400 SF	50	Carino's	NAP
22	GNC	1,200 SF	49	Chili's Bar & Grill	NAP
23	Westover Nails	1,400 SF	50	Carino's	NAP
24	Massage Envy	2,800 SF	51	Lowe's	NAP
25	Available	17,237 SF	52	Target	NAP
25A	Ulta	10,000 SF	53	Dollar Tree	NAP
25B	Five Below	9,636 SF	54	Fitness Connection	50,646 SF
25C	DAISO	8,518 SF			

Price Onken

First Vice President
 +1 210 841 3243
 price.onken@cbre.com

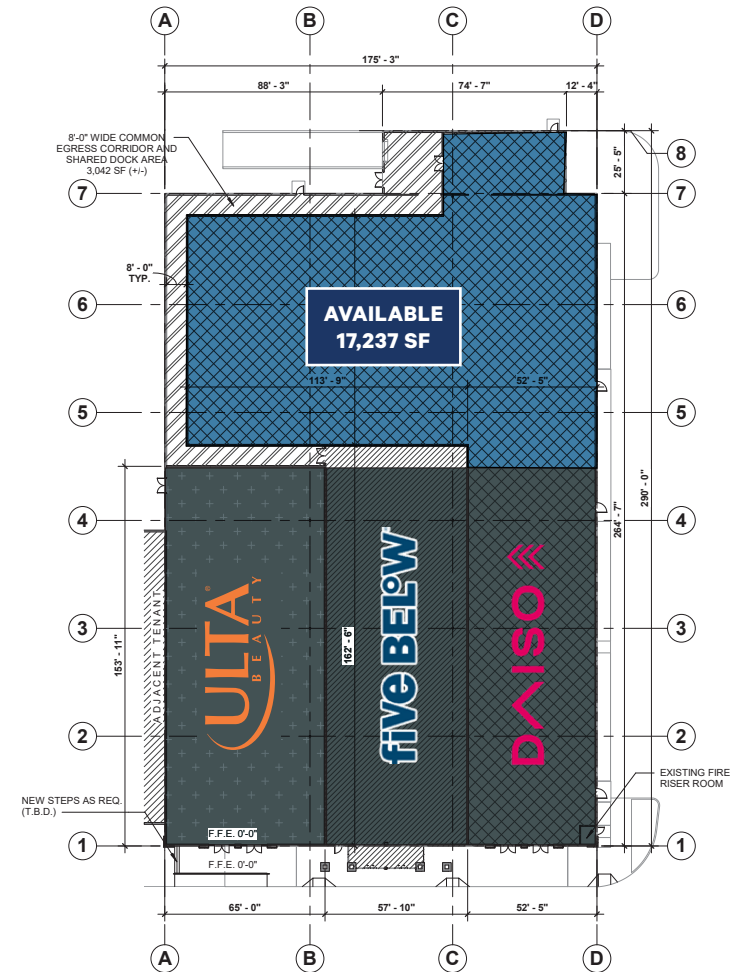
DEMISING OPPORTUNITY



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

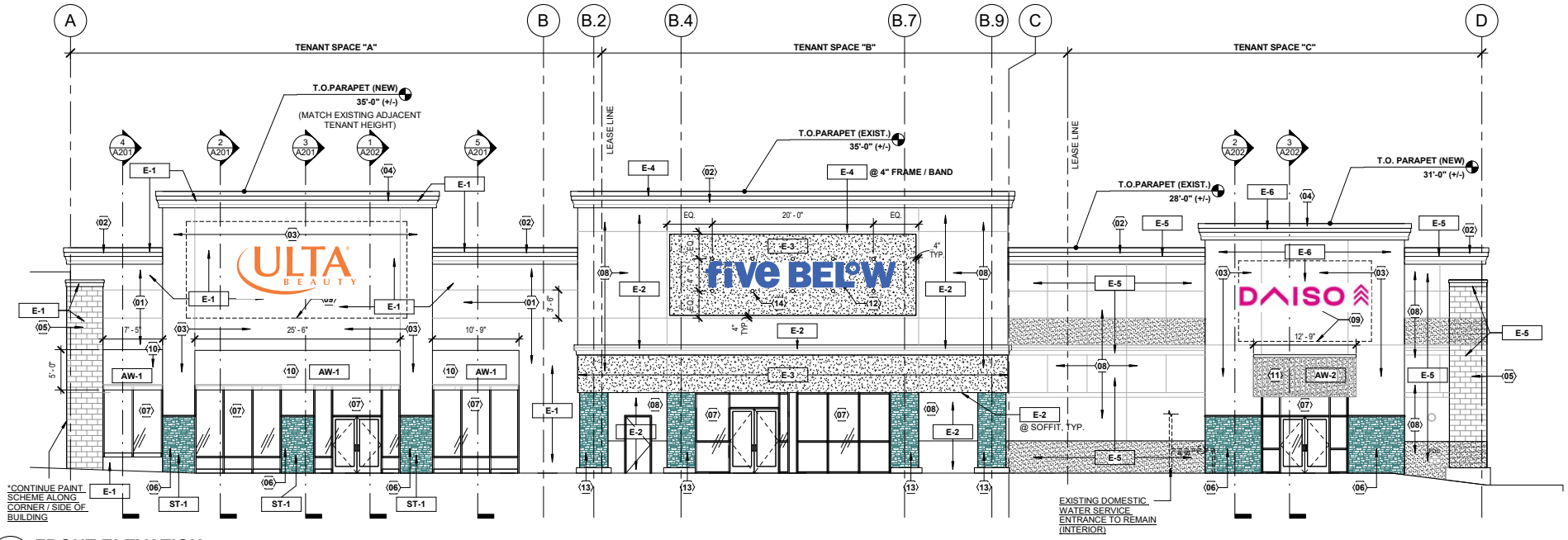


Price Onken

First Vice President
 +1 210 841 3243
 price.onken@cbre.com



SUITE 25 - DEMISING ELEVATION



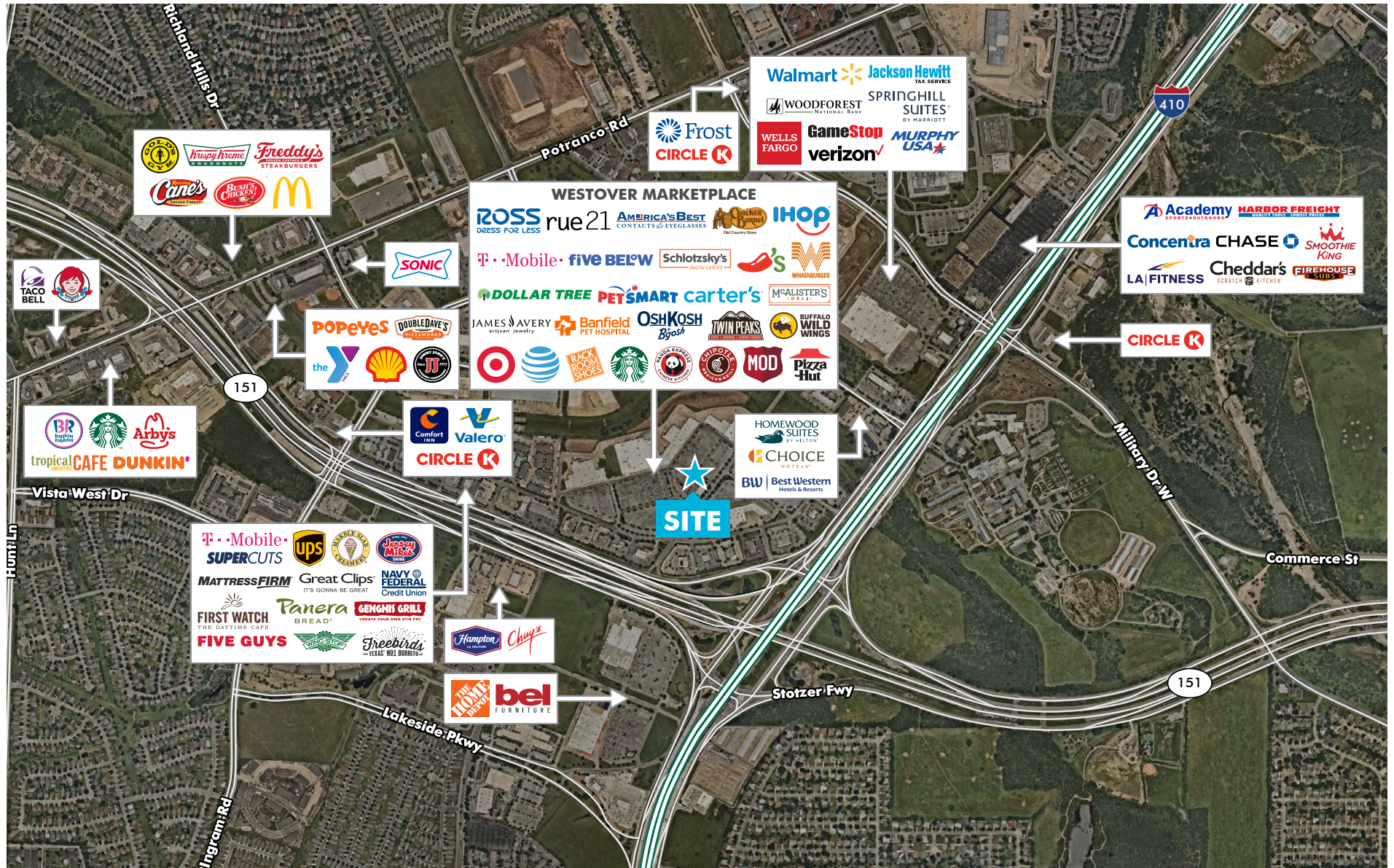
1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

Price Onken

First Vice President
+1 210 841 3243
price.onken@cbre.com



LOCATION AERIAL

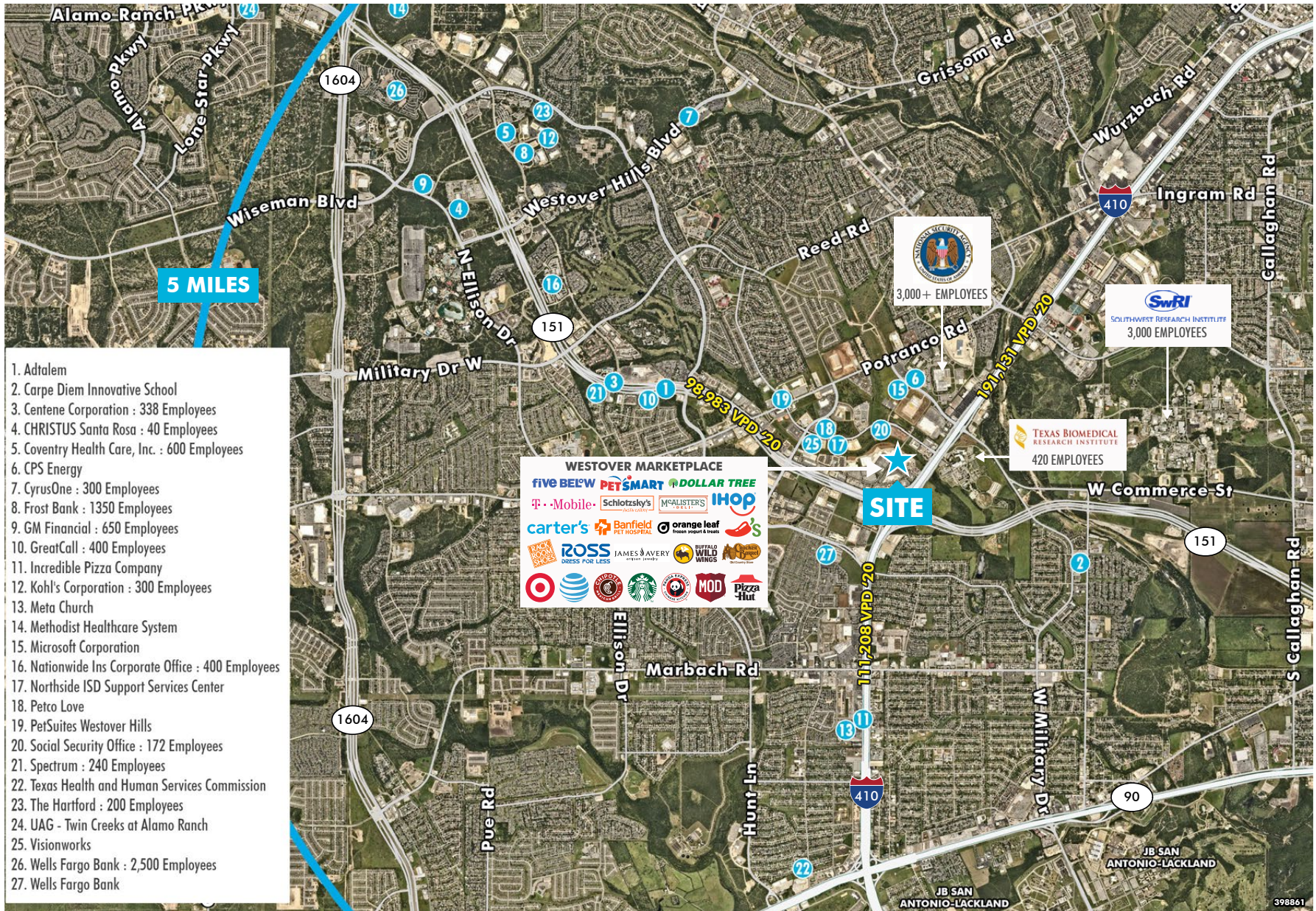


Price Onken

First Vice President
 +1 210 841 3243
 price.onken@cbre.com



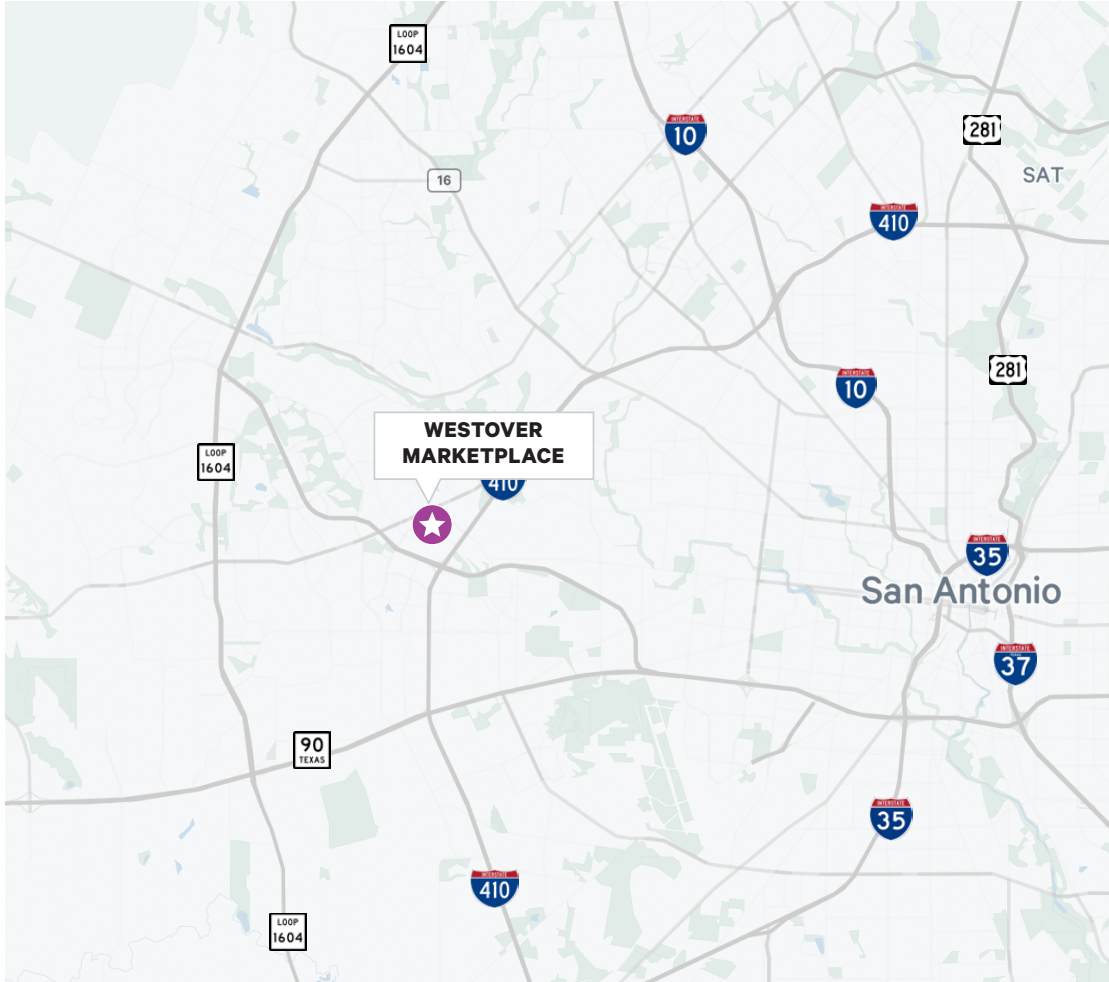
MAJOR EMPLOYERS MAP



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

Price Onken

First Vice President
 +1 210 841 3243
 price.onken@cbre.com



Trade Area Information

Demographics	1 Mile	3 Miles	5 Miles
Employees	7,203	34,417	80,874
2023 Population	8,577	121,713	308,436
2023 Daytime Population	10,378	107,127	278,147
2028 Population (5 Yr Projection)	8,686	122,098	312,377
2023 Avg. Household Income	\$53,315	\$75,945	\$79,338
2023 Median Age	29.4	31.7	31.9

Traffic Counts	Vehicles per day
Loop 410	204,829 vpd
Hwy 151	108,520 vpd

Source: TxDot, 2021 & 2022

© 2023 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.

Price Onken

First Vice President
 +1 210 841 3243
 price.onken@cbre.com



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

299995

License No.

texaslicensing@cbre.com

Email

+1 210 225 1000

Phone

Christopher Hipps

Designated Broker of Firm

326345

License No.

chris.hipps@cbre.com

Email

+1 214 979 6199

Phone

John Moake

Licensed Supervisor of Sales Agent/Associate

540146

License No.

john.moake@cbre.com

Email

+1 210 841 3217

Phone

Price Onken

Sales Agent/Associate's Name

570479

License No.

price.onken@cbre.com

Email

+1 210 841 3243

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

