

CENTRO

PROPERTIES



FOR LEASE OFFERING

EL FARO - RETAIL

708 FREDERICKSBURG RD., SAN ANTONIO, TX 78201

Executive Summary

- Building Size: 10,297 Sf
- Available Suites: Three
- Ceiling Height: 12-13 feet
- Year Built: 1928
- Property Type: Retail/Mixed-Use
- Population 3 mi: +/-150,000
- Distance to IH-10: 0.30 Miles
- Distance to Pearl: 1.75 Miles
- Distance to Downtown: 1.50 Miles
- Zoning: C-3 NA
- Parking: Surface & Street Available



Historical Retail Space Available



Lease Offering

Address: 708 Fredericksburg Rd., San Antonio, TX

Term

1 - 7 Years

Suite Sizes Available

1,284 Sf & 2,568 Sf

Lease Rates:

Starting at \$20/Sf

Lease Structure: NNN

Renewal Options & TI are Negotiable

Area Businesses



Beacon Hill



Cool Crest MINIATURE GOLF World's Finest

Site

TRINITY UNIVERSITY

LA FONDA ON MAIN - SINCE 1932

ALAMO COLLEGES DISTRICT San Antonio College

amol's CELEBRATING 70 YEARS Favoring Fun, Since 1949

CALIBER COLLISION

THE COVE SOL FOOD Sustainable, Organic, Local SAN ANTONIO, TX

WHATABURGER

QT

SA MA

San Antonio Museum of Art

Pearl

credit human

JEFFERSON BANK

B

Site Aerial



Downtown San Antonio

Fredericksburg Road

Site

Colortone

St. Ann's Parish Center

Site Aerial



**Beacon Hill
Academy**

**St. Ann's
Parish Center**

Colortone



Fredericksburg Road

Site

Exterior



2024 Exterior Renovation



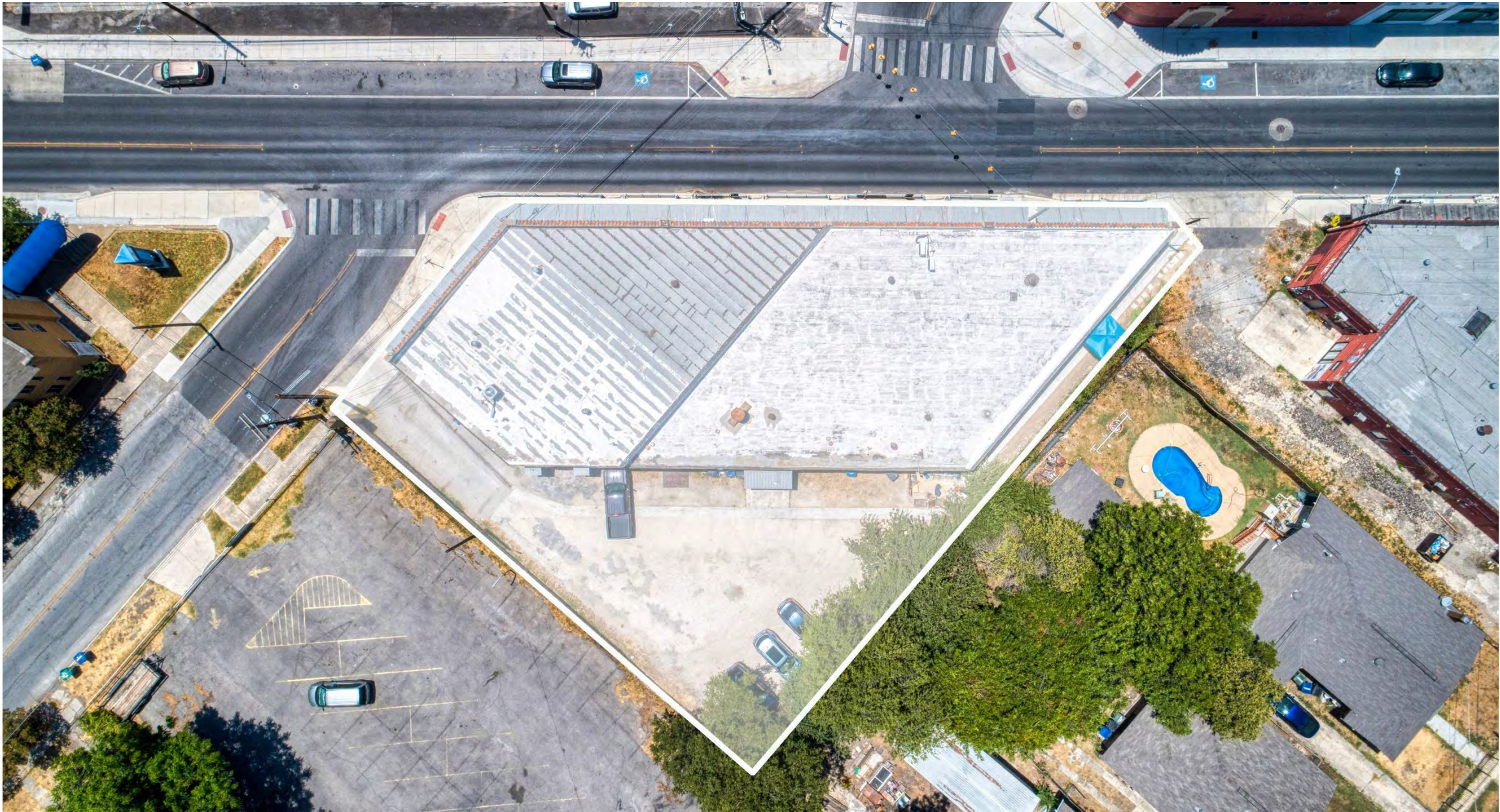
Interior

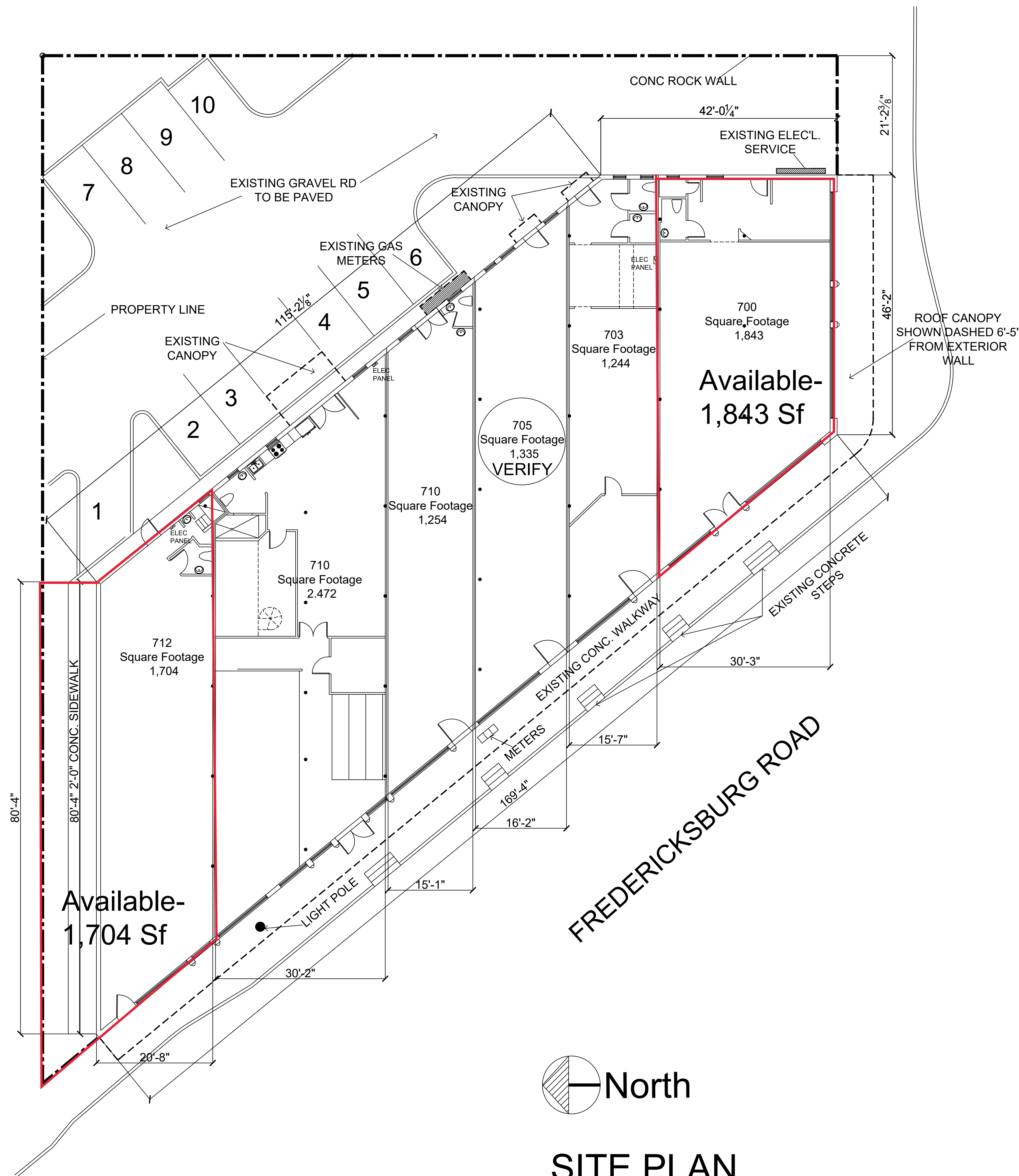


Interior



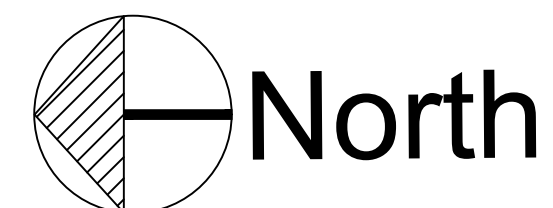
Subject Photos





W. ASHBY PLACE

FREDERICKSBURG ROAD



SITE PLAN

SCALE" = 1" = 10'-0"



CONSULTANT:

COPYRIGHT:

PROJECT NAME:
AS BUILT FLOOR PLAN

PROJECT LOCATION:
708 Fredericksburg Rd.
San Antonio, Texas

PROJECT OWNER:
CENTRO PROPERTIES
collin@centroproperties.net

REVISIONS:	
	▲

ISSUE DATE:	09/11/23
PROJECT NOS:	2302
CAD DWG FILE:	
DRAWN BY:	M.G.
CHECKED BY:	A.G.
SCALE:	AS NOTED

SHEET TITLE:
SITE PLAN / FLOOR PLAN
AT
FREDERICKSBURG
RETAIL STORE

SHEET NO.:
A01
OF:



Demographic and Income Comparison Profile

708 Fredericksburg
 708 Fredericksburg Road San Antonio TX 78201
 Rings: 1, 3, 5 mile radii

Latitude: 29.4494
 Longitude: -98.5111

	1 mile	3 mile	5 mile
Census 2010 Summary			
Population	17,592	149,683	384,160
Households	6,672	51,577	132,802
Families	3,667	31,341	85,531
Average Household Size	2.56	2.69	2.76
Owner Occupied Housing Units	3,023	25,456	70,810
Renter Occupied Housing Units	3,649	26,121	61,993
Median Age	36.9	34.3	33.9
Census 2020 Summary			
Population	15,617	143,150	372,084
Households	6,483	54,242	137,501
Average Household Size	2.33	2.46	2.60
2023 Summary			
Population	15,276	141,605	365,992
Households	6,383	55,257	138,331
Families	3,264	30,650	83,192
Average Household Size	2.31	2.39	2.54
Owner Occupied Housing Units	3,158	25,451	70,675
Renter Occupied Housing Units	3,225	29,806	67,656
Median Age	39.4	36.7	35.9
Median Household Income	\$42,305	\$43,663	\$44,714
Average Household Income	\$61,847	\$71,572	\$73,490
2028 Summary			
Population	14,722	141,890	361,601
Households	6,256	57,442	140,187
Families	3,159	30,849	82,659
Average Household Size	2.27	2.30	2.47
Owner Occupied Housing Units	3,139	25,405	70,704
Renter Occupied Housing Units	3,118	32,037	69,483
Median Age	40.8	38.2	37.4
Median Household Income	\$46,986	\$50,325	\$50,788
Average Household Income	\$69,352	\$80,436	\$82,327
Trends: 2023-2028 Annual Rate			
Population	-0.74%	0.04%	-0.24%
Households	-0.40%	0.78%	0.27%
Families	-0.65%	0.13%	-0.13%
Owner Households	-0.12%	-0.04%	0.01%
Median Household Income	2.12%	2.88%	2.58%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographic and Income Comparison Profile

708 Fredericksburg
 708 Fredericksburg Road San Antonio TX 78201
 Rings: 1, 3, 5 mile radii

Latitude: 29.4494
 Longitude: -98.5111

2023 Households by Income	1 mile		3 mile		5 mile	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,121	17.6%	9,970	18.0%	22,615	16.3%
\$15,000 - \$24,999	847	13.3%	6,766	12.2%	17,155	12.4%
\$25,000 - \$34,999	641	10.0%	6,048	10.9%	15,546	11.2%
\$35,000 - \$49,999	1,021	16.0%	7,449	13.5%	19,375	14.0%
\$50,000 - \$74,999	1,187	18.6%	9,133	16.5%	24,204	17.5%
\$75,000 - \$99,999	643	10.1%	5,222	9.5%	13,669	9.9%
\$100,000 - \$149,999	558	8.7%	5,782	10.5%	13,209	9.5%
\$150,000 - \$199,999	217	3.4%	2,274	4.1%	5,553	4.0%
\$200,000+	148	2.3%	2,613	4.7%	7,004	5.1%
Median Household Income	\$42,305		\$43,663		\$44,714	
Average Household Income	\$61,847		\$71,572		\$73,490	
Per Capita Income	\$25,829		\$28,479		\$28,089	

2028 Households by Income	1 mile		3 mile		5 mile	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,035	16.5%	9,518	16.6%	21,103	15.1%
\$15,000 - \$24,999	723	11.6%	6,024	10.5%	15,028	10.7%
\$25,000 - \$34,999	569	9.1%	5,721	10.0%	14,350	10.2%
\$35,000 - \$49,999	948	15.2%	7,268	12.7%	18,429	13.1%
\$50,000 - \$74,999	1,198	19.1%	9,782	17.0%	25,119	17.9%
\$75,000 - \$99,999	700	11.2%	6,015	10.5%	15,434	11.0%
\$100,000 - \$149,999	649	10.4%	7,081	12.3%	15,702	11.2%
\$150,000 - \$199,999	273	4.4%	3,106	5.4%	7,332	5.2%
\$200,000+	161	2.6%	2,927	5.1%	7,691	5.5%
Median Household Income	\$46,986		\$50,325		\$50,788	
Average Household Income	\$69,352		\$80,436		\$82,327	
Per Capita Income	\$29,437		\$33,077		\$32,233	

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographic and Income Comparison Profile

708 Fredericksburg
 708 Fredericksburg Road San Antonio TX 78201
 Rings: 1, 3, 5 mile radii

Latitude: 29.4494
 Longitude: -98.5111

	1 mile		3 mile		5 mile	
2010 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	1,244	7.1%	11,048	7.4%	29,592	7.7%
Age 5 - 9	1,134	6.4%	10,079	6.7%	28,074	7.3%
Age 10 - 14	1,093	6.2%	9,443	6.3%	26,537	6.9%
Age 15 - 19	1,078	6.1%	11,527	7.7%	29,963	7.8%
Age 20 - 24	1,267	7.2%	12,902	8.6%	30,962	8.1%
Age 25 - 34	2,563	14.6%	21,284	14.2%	52,387	13.6%
Age 35 - 44	2,269	12.9%	18,854	12.6%	47,344	12.3%
Age 45 - 54	2,434	13.8%	19,860	13.3%	50,295	13.1%
Age 55 - 64	2,044	11.6%	16,006	10.7%	39,789	10.4%
Age 65 - 74	1,164	6.6%	9,329	6.2%	23,758	6.2%
Age 75 - 84	835	4.7%	6,367	4.3%	17,296	4.5%
Age 85+	467	2.7%	2,983	2.0%	8,162	2.1%

2023 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	914	6.0%	9,040	6.4%	24,651	6.7%
Age 5 - 9	896	5.9%	8,951	6.3%	24,919	6.8%
Age 10 - 14	883	5.8%	8,562	6.0%	24,281	6.6%
Age 15 - 19	846	5.5%	9,859	7.0%	25,845	7.1%
Age 20 - 24	978	6.4%	10,598	7.5%	26,945	7.4%
Age 25 - 34	2,220	14.5%	20,673	14.6%	51,914	14.2%
Age 35 - 44	1,978	13.0%	17,862	12.6%	45,165	12.3%
Age 45 - 54	1,781	11.7%	15,782	11.1%	39,747	10.9%
Age 55 - 64	1,940	12.7%	16,499	11.7%	41,497	11.3%
Age 65 - 74	1,607	10.5%	13,753	9.7%	34,395	9.4%
Age 75 - 84	852	5.6%	7,199	5.1%	18,892	5.2%
Age 85+	379	2.5%	2,827	2.0%	7,743	2.1%

2028 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	881	6.0%	8,984	6.3%	24,241	6.7%
Age 5 - 9	820	5.6%	8,376	5.9%	23,198	6.4%
Age 10 - 14	838	5.7%	8,450	6.0%	23,384	6.5%
Age 15 - 19	799	5.4%	9,628	6.8%	24,639	6.8%
Age 20 - 24	944	6.4%	10,633	7.5%	26,829	7.4%
Age 25 - 34	1,930	13.1%	18,733	13.2%	46,938	13.0%
Age 35 - 44	1,970	13.4%	18,615	13.1%	46,210	12.8%
Age 45 - 54	1,745	11.9%	16,026	11.3%	39,718	11.0%
Age 55 - 64	1,743	11.8%	15,597	11.0%	38,616	10.7%
Age 65 - 74	1,597	10.8%	14,479	10.2%	36,053	10.0%
Age 75 - 84	1,064	7.2%	9,124	6.4%	22,877	6.3%
Age 85+	391	2.7%	3,243	2.3%	8,899	2.5%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographic and Income Comparison Profile

708 Fredericksburg
 708 Fredericksburg Road San Antonio TX 78201
 Rings: 1, 3, 5 mile radii

Latitude: 29.4494
 Longitude: -98.5111

2010 Race and Ethnicity	1 mile		3 mile		5 mile	
	Number	Percent	Number	Percent	Number	Percent
White Alone	13,020	74.0%	111,347	74.4%	282,344	73.5%
Black Alone	525	3.0%	4,948	3.3%	17,147	4.5%
American Indian Alone	230	1.3%	1,877	1.3%	4,385	1.1%
Asian Alone	109	0.6%	958	0.6%	2,693	0.7%
Pacific Islander Alone	8	0.0%	77	0.1%	249	0.1%
Some Other Race Alone	3,114	17.7%	25,987	17.4%	65,970	17.2%
Two or More Races	586	3.3%	4,490	3.0%	11,371	3.0%
Hispanic Origin (Any Race)	14,455	82.2%	121,655	81.3%	300,837	78.3%

2020 Race and Ethnicity	1 mile		3 mile		5 mile	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,007	44.9%	61,464	42.9%	158,720	42.7%
Black Alone	410	2.6%	4,777	3.3%	16,891	4.5%
American Indian Alone	231	1.5%	2,160	1.5%	5,489	1.5%
Asian Alone	120	0.8%	1,487	1.0%	4,362	1.2%
Pacific Islander Alone	10	0.1%	91	0.1%	302	0.1%
Some Other Race Alone	3,521	22.5%	31,920	22.3%	78,654	21.1%
Two or More Races	4,319	27.7%	41,251	28.8%	107,666	28.9%
Hispanic Origin (Any Race)	11,975	76.7%	109,850	76.7%	281,634	75.7%

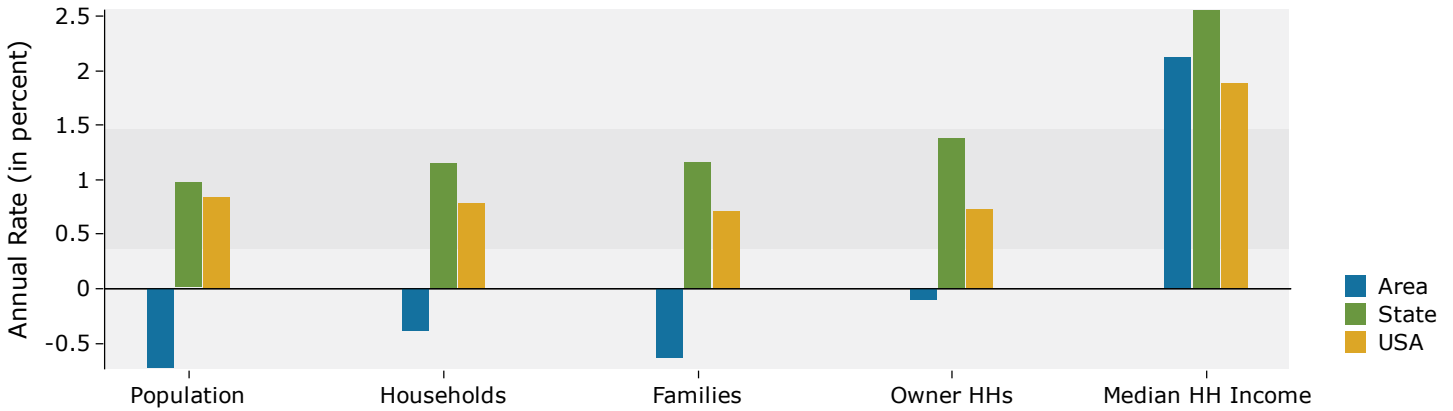
2023 Race and Ethnicity	1 mile		3 mile		5 mile	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,736	44.1%	59,937	42.3%	153,713	42.0%
Black Alone	416	2.7%	4,895	3.5%	16,918	4.6%
American Indian Alone	233	1.5%	2,164	1.5%	5,469	1.5%
Asian Alone	125	0.8%	1,673	1.2%	4,727	1.3%
Pacific Islander Alone	10	0.1%	92	0.1%	298	0.1%
Some Other Race Alone	3,503	22.9%	31,913	22.5%	78,529	21.5%
Two or More Races	4,253	27.8%	40,932	28.9%	106,337	29.1%
Hispanic Origin (Any Race)	11,844	77.5%	109,106	77.0%	279,008	76.2%

2028 Race and Ethnicity	1 mile		3 mile		5 mile	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,108	41.5%	57,046	40.2%	143,833	39.8%
Black Alone	429	2.9%	5,323	3.8%	17,671	4.9%
American Indian Alone	243	1.7%	2,301	1.6%	5,742	1.6%
Asian Alone	133	0.9%	2,037	1.4%	5,389	1.5%
Pacific Islander Alone	10	0.1%	98	0.1%	307	0.1%
Some Other Race Alone	3,593	24.4%	33,413	23.5%	81,472	22.5%
Two or More Races	4,207	28.6%	41,674	29.4%	107,188	29.6%
Hispanic Origin (Any Race)	11,544	78.4%	108,862	76.7%	275,730	76.3%

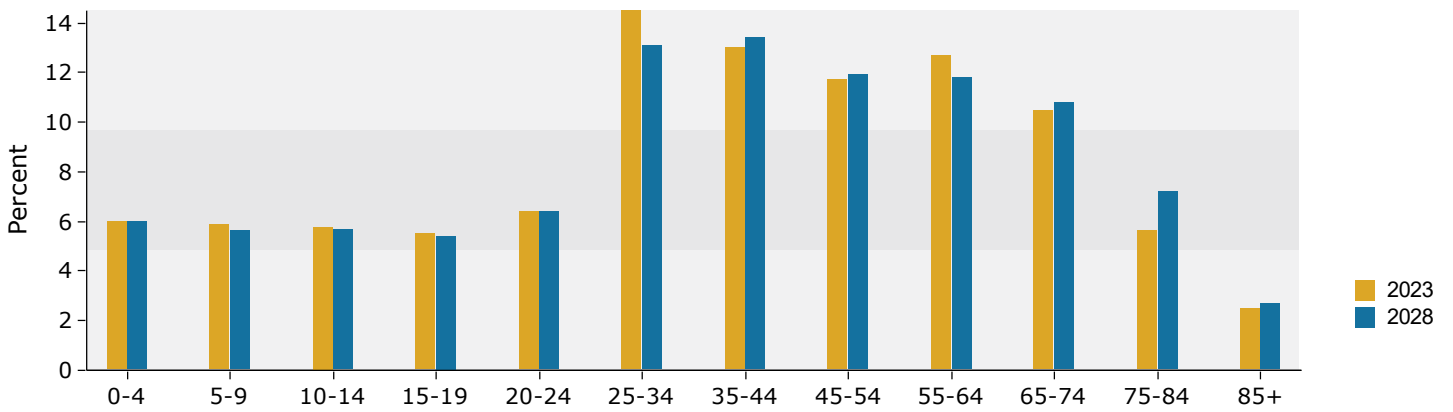
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

1 mile

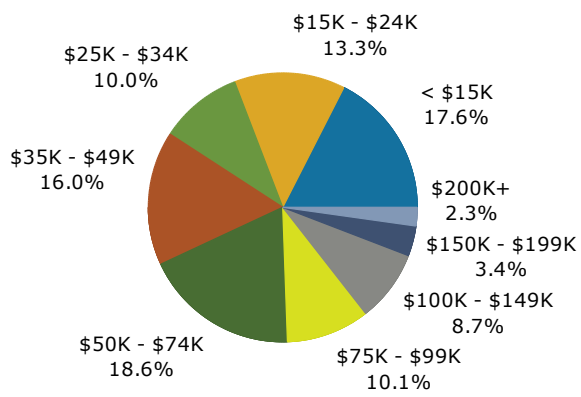
Trends 2023-2028



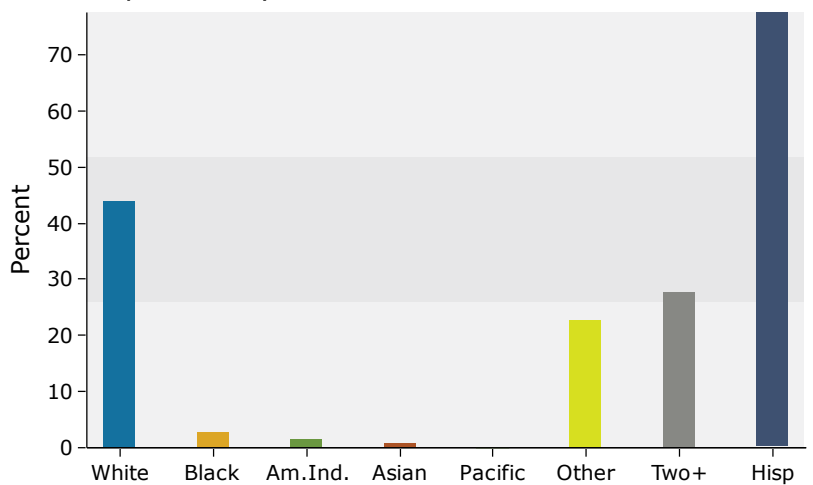
Population by Age



2023 Household Income



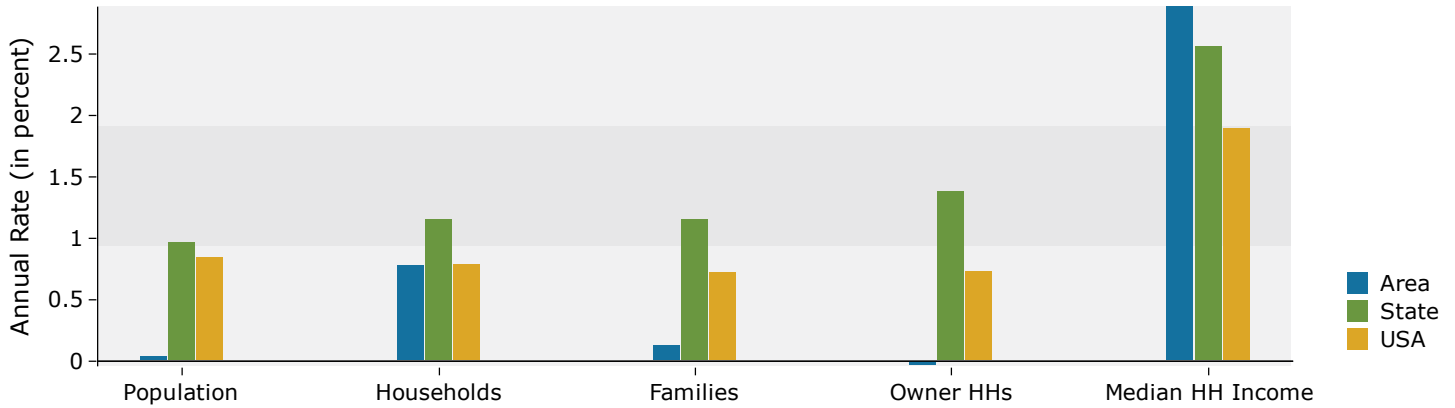
2023 Population by Race



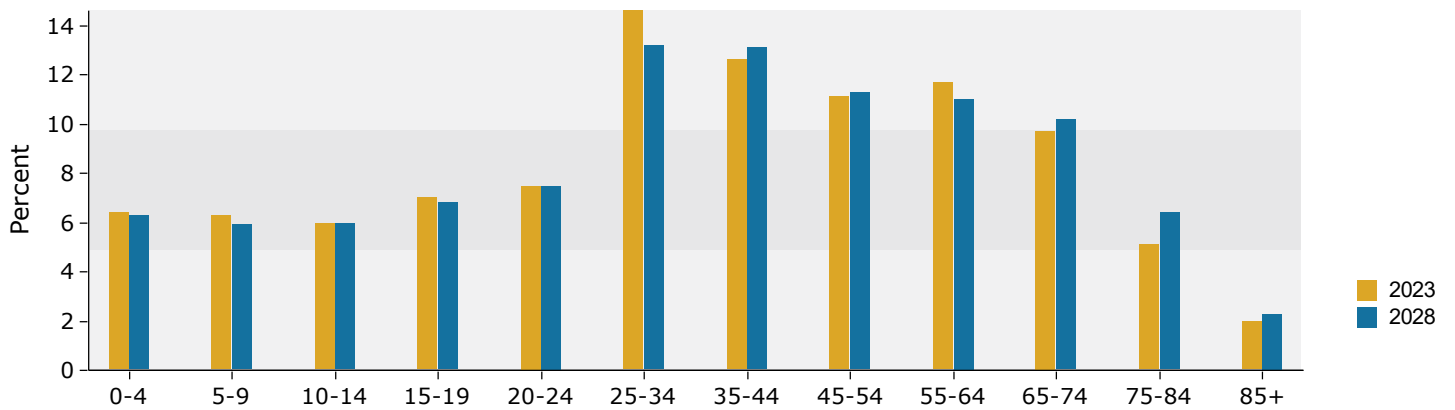
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

3 mile

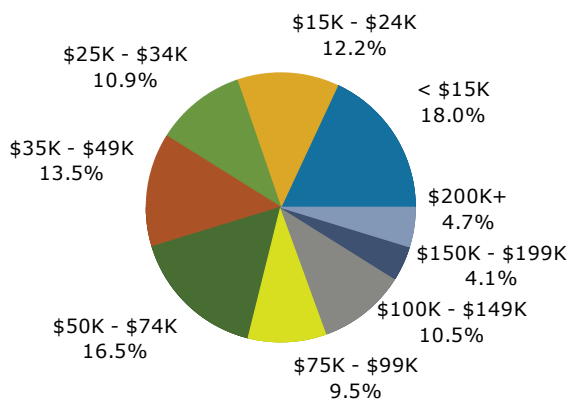
Trends 2023-2028



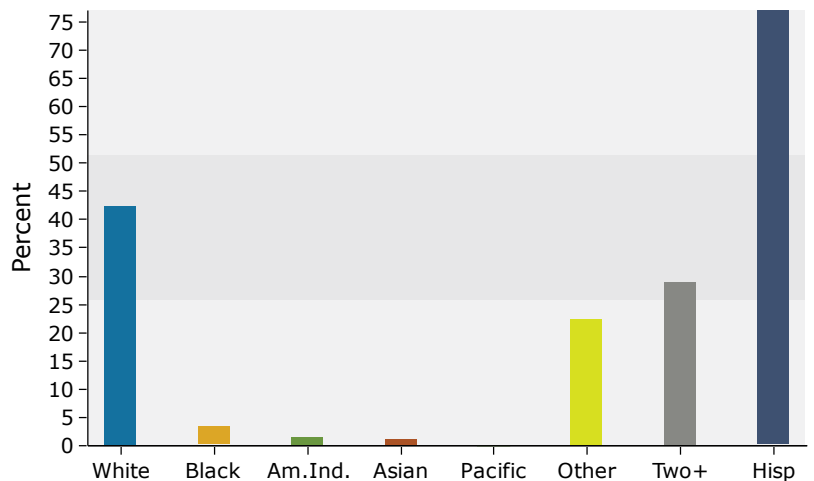
Population by Age



2023 Household Income



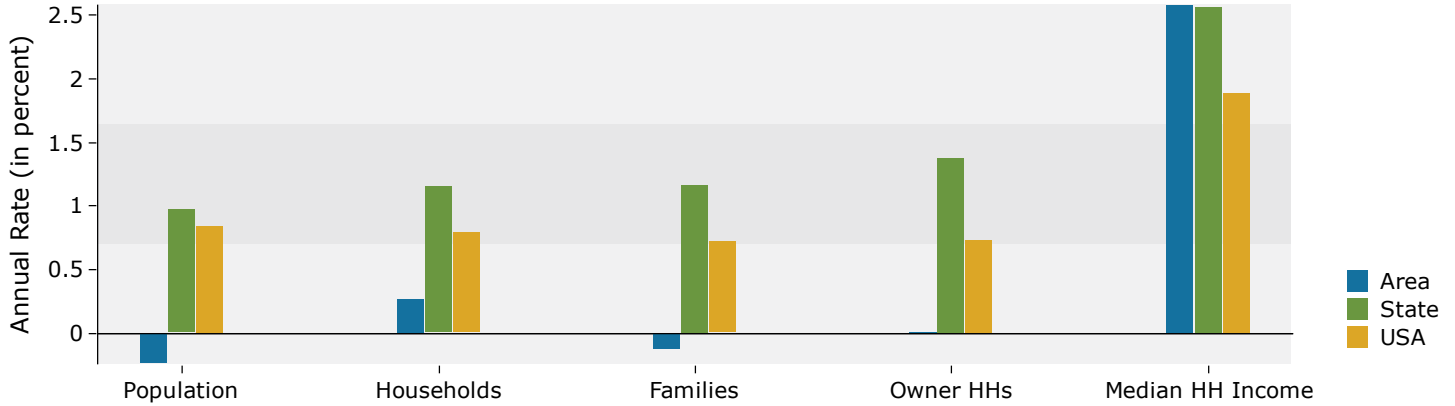
2023 Population by Race



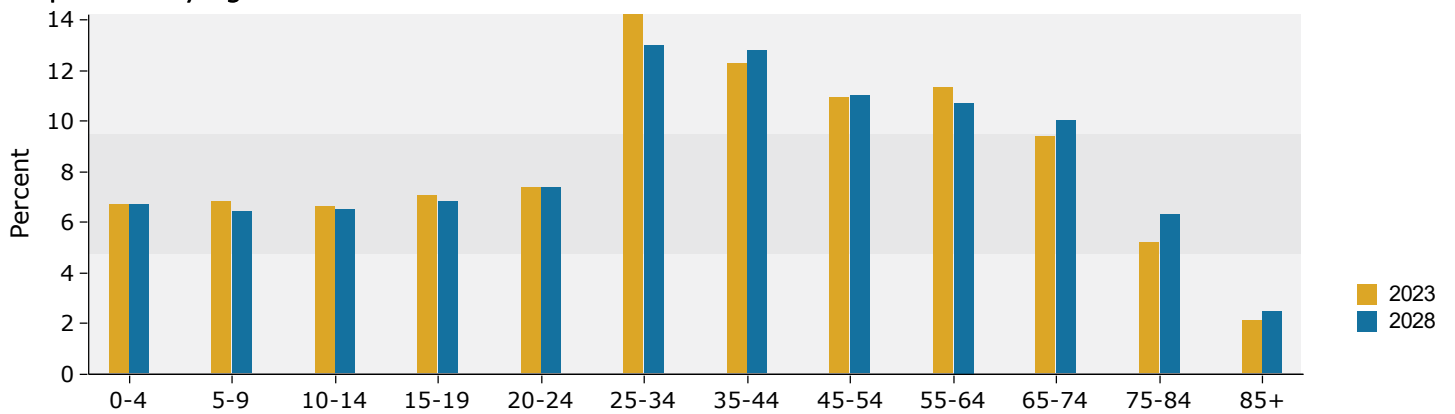
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

5 mile

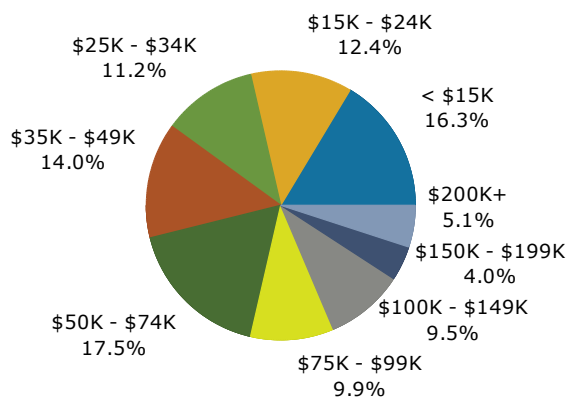
Trends 2023-2028



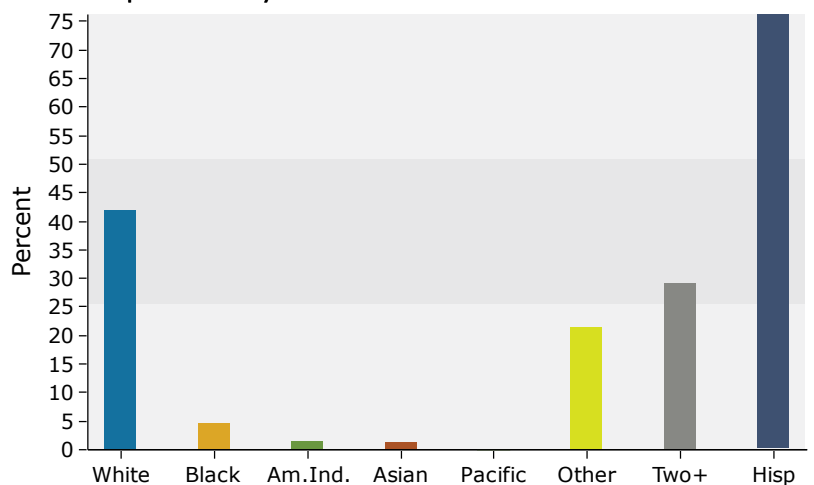
Population by Age



2023 Household Income



2023 Population by Race



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



CENTRO
PROPERTIES

Collin Newton | 210-268-9880 | Collin@centroproperties.net

The information contained herein was obtained from the Landlord and other sources deemed reliable; however, there are no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal. information should be verified prior to purchase or lease



Information About Brokerage Services

Texas law requires all real estate licensees 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.

Centro Properties Inc

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

5111148

License No.

Email

Phone

Designated Broker of Firm

Debra Maltz

Licensed Supervisor of Sales Agent/
Associate

License No.

259825

License No.

Email

debra@centroproperties.net

Email

Phone

(210)639-3272

Phone

Collin Newton

Sales Agent/Associate's Name

763425

License No.

collin@centroproperties.net

Email

(210)268-9880

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Centro Properties, 111 Cedar St San Antonio, TX 78210
Collin Newton

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: (210)268-9880

Fax:

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Untitled