

# Grandview Shopping Center

8005-8135 Callaghan Road, San Antonio, TX 78230

## FOR LEASE



**PRICE:** \$16-21.00 PSF  
**NNN RATE:** \$5.65 PSF  
**BUILDING SIZE:** 103,288 SF  
**AVAIL SPACE:** 8,576 SF  
**SPACES AVAIL:** 5  
**YEAR BUILT:** 1978

- Located on I-10 and Callaghan Rd. With traffic exceeding 500,000 Vehicles per day
- National Tenants like Petco, and Dollar General with a Sprouts Farmers Market as Anchor Tenant
- Easily accessible with 12 points of access
- Densely populated with healthy growth projections for the area.

## CONTACT:

**Isela Truong: 281.858.3482 – Office**  
**[Isela@TerramontRealty.com](mailto:Isela@TerramontRealty.com)**

This property is subject to prior sale or lease, change in price, or removal from the market without prior notice. All information contained herein was supplied from sources deemed reliable, but is not in anyway warranted by the Seller / Owner or Terramont Realty Partners, LLC.



18512 Carrot Street  
Suite 407  
Spring, TX 77379  
T: 281.858.3482  
F: 281.257.2233

# Grandview Shopping Center

8005-8135 Callaghan Road, San Antonio, TX 78230



## CONTACT:

Isela Truong: 281.858.3482 – Office

[Isela@TerramontRealty.com](mailto:Isela@TerramontRealty.com)



18512 Carrot Street  
Suite 407  
Spring, TX 77379  
T: 281.858.3482  
F: 281.257.2233



# Grandview Shopping Center

8005-8135 Callaghan Road, San Antonio, TX 78230



## CONTACT:

Isela Truong: 281.858.3482 – Office  
[Isela@TerramontRealty.com](mailto:Isela@TerramontRealty.com)



18512 Carrot Street  
Suite 407  
Spring, TX 77379  
T: 281.858.3482  
F: 281.257.2233



# Grandview Shopping Center

8005-8135 Callaghan Road, San Antonio, TX 78230



## CONTACT:

**Isela Truong: 281.858.3482 – Office**  
**[Isela@TerramontRealty.com](mailto:Isela@TerramontRealty.com)**

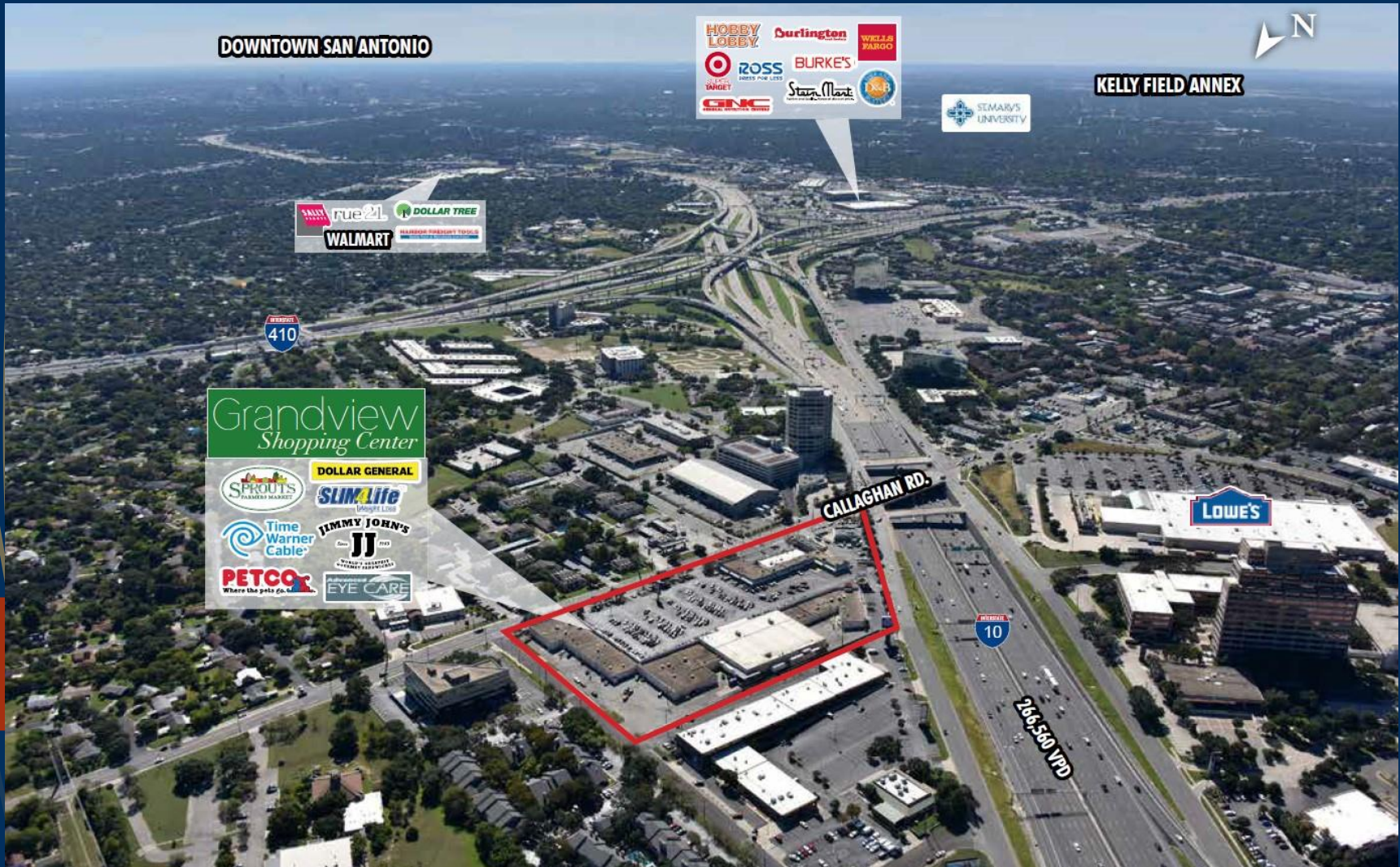


18512 Carrot Street  
Suite 407  
Spring, TX 77379  
T: 281.858.3482  
F: 281.257.2233



# Grandview Shopping Center

8005-8135 Callaghan Road, San Antonio, TX 78230



## CONTACT:

Isela Truong: 281.858.3482 – Office  
[Isela@TerramontRealty.com](mailto:Isela@TerramontRealty.com)



18512 Carrot Street  
Suite 407  
Spring, TX 77379  
T: 281.858.3482  
F: 281.257.2233

# Grandview Shopping Center

8005-8135 Callaghan Road, San Antonio, TX 78230

## Demographics

Demographic Comprehensive	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2016 Population	19,923	147,237	<b>370,218</b>
2021 Population	20,710	156,254	392,488
2000 Population	18,025	132,685	331,620
Percent Pop Change: 2000 to 2016	10.53%	<b>10.97%</b>	10.43%
Percent Pop Change: 2016 to 2021	3.95%	<b>6.12%</b>	6.02%
<b>Age</b>			
2016 Median Age	32.00	33.60	34.70
<b>Households</b>			
2016 Households	9,270	64,106	152,588
2021 Households	9,598	67,935	161,460
2010 Households	9,094	60,738	145,102
2000 Households	8,530	58,299	133,997
Percent HH Change:2010-2016	1.94%	5.55%	5.16%
Percent HH Change:2016-2021	3.54%	5.97%	5.81%
2016 Average Household Size	2.12	2.27	2.40
<b>Household Income</b>			
2016 Average Household Income	\$53,057	\$56,684	<b>\$63,247</b>
2016 Median Household Income	\$37,886	\$40,328	\$43,768
<b>Housing Units</b>			
2016 Housing Units	10,579	70,559	166,545
<b>Housing Value</b>			
2016 Median Home Value	\$145,588	\$137,050	\$144,658
2016 Average Home Value	\$172,791	\$178,752	\$190,841
<b>Place of Work</b>			
Total Businesses	1,127	7,385	17,523
Daytime Employment (Total Employees)	21,090	126,452	241,871

## CONTACT:

Isela Truong: 281.858.3482 – Office  
[Isela@TerramontRealty.com](mailto:Isela@TerramontRealty.com)

## Superior Demographics

With access to an unprecedented population of over **370,000** within 5 miles of its location, Grandview is positioned to see continued successful retail performance.

- Property is located seven miles northwest of Downtown San Antonio in an extremely dense and major growth area of the city
- Location sees over **500,000** cars daily due to proximity to the San Antonio Inner Loop interchange
- Population within five miles of the Property has experienced over 11% growth since 2000 and is estimated to grow an additional 6% by 2021.

## Ingress/Egress

The Property is accessible via twelve (12) access points. Three (3) primary and three (3) secondary access points are along Callaghan Road to the south of the Property. There are two (2) primary and two (2) secondary access points along the I-10 access road to the west of the Property. The east side of the Property along Greatview Drive has two (2) secondary access points.



18512 Carrot Street  
 Suite 407  
 Spring, TX 77379  
 T: 281.858.3482  
 F: 281.257.2233





## 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.

_____ 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