



RETAIL SPACE NOW AVAILABLE

Andrew Polunsky

Senior Associate

+1 210 841 3236

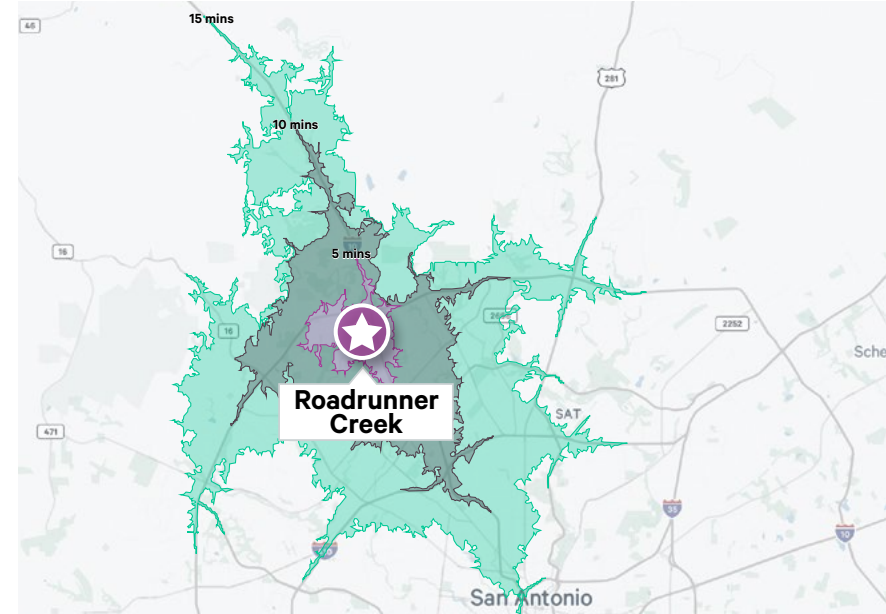
andrew.polunsky@cbre.com

Joe Cukjati

Senior Associate

+1 210 841 3227

joe.cukjati@cbre.com



Roadrunner Creek

Situated in the immediate vicinity of UTSA Campus

Located in northwest San Antonio, Roadrunner Creek is situated in the immediate vicinity of UTSA Campus and major employment centers including Valero Energy Headquarters, FBI San Antonio Headquarters, the Security Service Federal Credit Union Headquarters and Acclity.

- Available Space
 - 1,400 SF – 7,411 SF
 - Shared parking with shopping center
- Available Pad Site
 - Pad A ±1,500 SF Building Size
 - Pad C 4,000 SF Building Size
- Rate | NNN's
 - Please contact broker.
 - Est. \$10.00 PSF NNN's

Drive Time Demographics	5 Minutes	10 Minutes	15 Minutes
2023 Employees	32,872	148,268	321,228
2023 Population - Current Year Estimate	34,875	197,318	537,329
2023 Daytime Population	54,031	260,066	661,193
2023 Average Household Income	\$82,240	\$96,251	\$98,132
2023 Average Value of Owner Occ. Housing Units	\$291,966	\$321,816	\$319,904
2023 Median Age	27.3	33.5	35.7

Traffic Counts	Vehicles per day
I-10	160,992 vpd
UTSA Boulevard	26,828 vpd

Source: CoStar, 2021; TxDot, 2021

Andrew Polunsky

Senior Associate
+1 210 841 3236
andrew.polunsky@cbre.com

Joe Cukjati

Senior Associate
+1 210 841 3227
joe.cukjati@cbre.com



LOCATION AERIAL



Andrew Polunsky
 Senior Associate
 +1 210 841 3236
 andrew.polunsky@cbre.com

Joe Cukjati
 Senior Associate
 +1 210 841 3227
 joe.cukjati@cbre.com



SITE PLAN



Andrew Polunsky
Senior Associate
+1 210 841 3236
andrew.polunsky@cbre.com

Joe Cukjati
Senior Associate
+1 210 841 3227
joe.cukjati@cbre.com



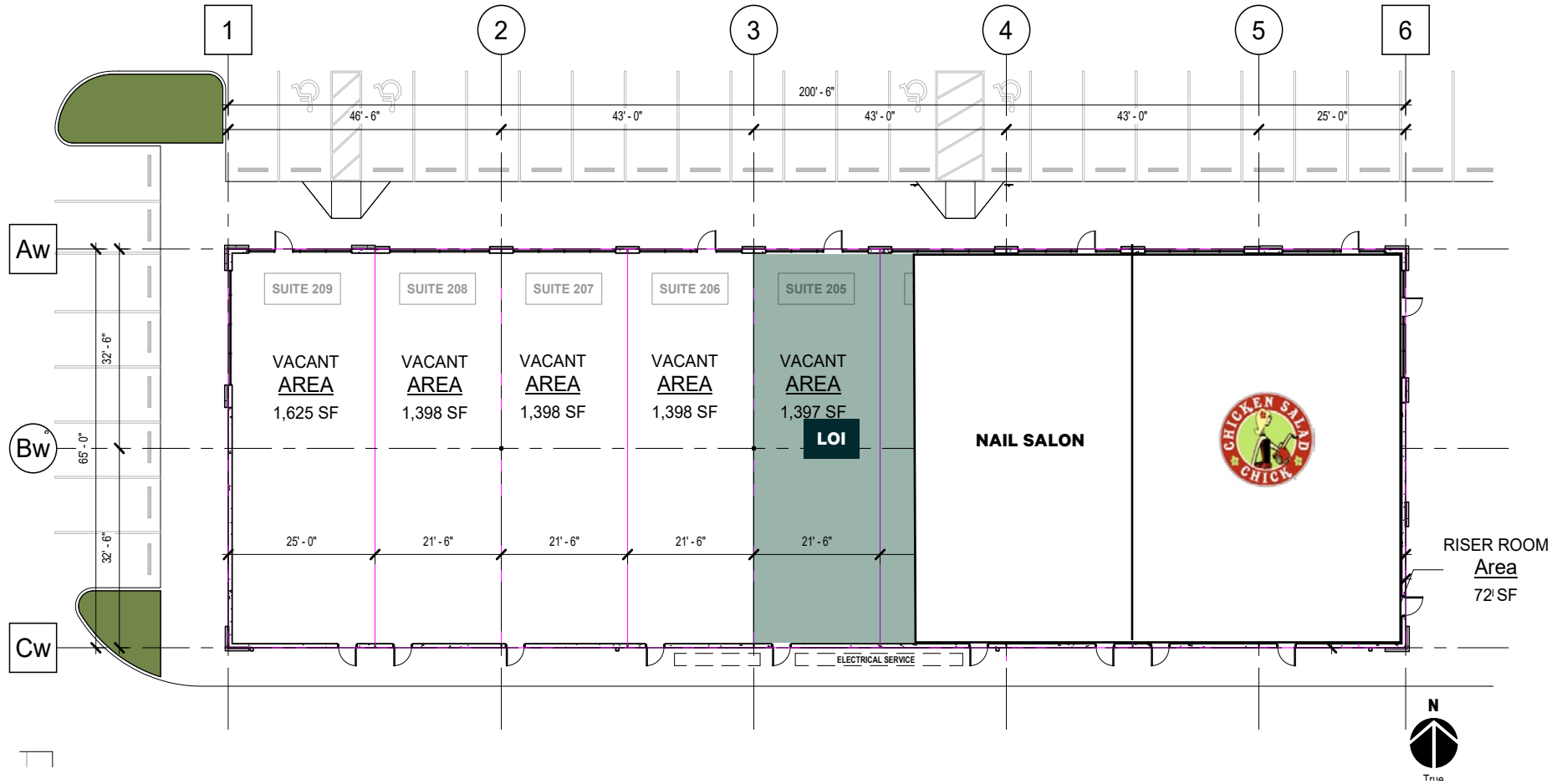
LEASE OUTLINE BUILDING # 1



Andrew Polunsky
Senior Associate
+1 210 841 3236
andrew.polunsky@cbre.com

Joe Cukjati
Senior Associate
+1 210 841 3227
joe.cukjati@cbre.com

LEASE OUTLINE BUILDING # 2



Andrew Polunsky
 Senior Associate
 +1 210 841 3236
 andrew.polunsky@cbre.com

Joe Cukjati
 Senior Associate
 +1 210 841 3227
 joe.cukjati@cbre.com





Andrew Polunsky
 Senior Associate
 +1 210 841 3236
 andrew.polunsky@cbre.com

Joe Cukjati
 Senior Associate
 +1 210 841 3227
 joe.cukjati@cbre.com



PAD C - RENDERINGS



© 2024 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.

Andrew Polunsky

Senior Associate

+1 210 841 3236

andrew.polunsky@cbre.com

Joe Cukjati

Senior Associate

+1 210 841 3227

joe.cukjati@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

Jeremy McGown

Designated Broker of Firm

620535

License No.

jeremy.mcgown@cbre.com

Email

+1 214 979 6100

Phone

John Moake

Licensed Supervisor of Sales Agent/Associate

540146

License No.

john.moake@cbre.com

Email

+1 210 841 3217

Phone

Andrew Polunsky

Sales Agent/Associate's Name

591623

License No.

andrew.polunsky@cbre.com

Email

+1 210 841 3236

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

