

THE COLLECTION

SAN ANTONIO, TX



SHOP ^{COS.}



ABOUT

PROJECT SCOPE

The Collection is a premier retail and lifestyle destination servicing the affluent Alamo Heights trade area and surrounding neighborhoods. Acquiring the center at the end of 2024, new ownership has ambitious plans to further elevate the unique architecture and shopping experience within the project through thoughtful investment & place-making that will maximize consumer experience and community impact.

Strategically located, it attracts both local shoppers and regional visitors seeking a unique upscale environment and some of the best Mexican food San Antonio has to offer.

2025 DEMOS

	1 mile	3 mile	5 mile
Est. Population	13,027	88,550	263,185
Avg. HH Income	\$137,049	\$129,003	\$98,887
Total Housing Units	6,164	38,802	115,919
Daytime Population	24,968	152,970	393,473
Median Home Value	\$500,158	\$393,162	316,874

DETAILS

- Availability: 1,251 – 9,000 SF
- 2nd Gen opportunities
- New Architecture & Storefront updates
- Rates: Call for information
- NNNs: \$11.50

TRAFFIC COUNTS

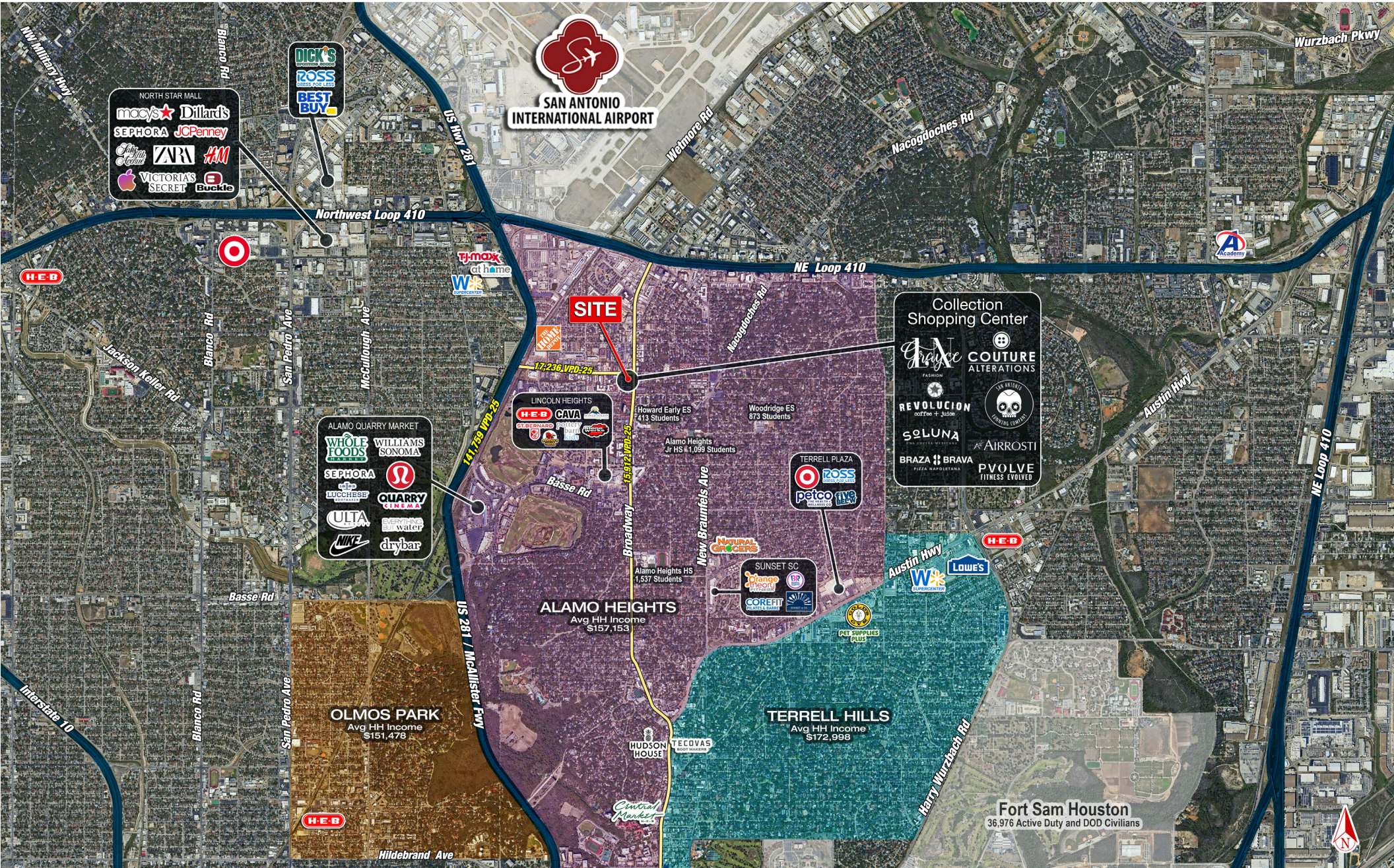
- Broadway Street: 15,705 VPD 23'
- Sunset Road: 5,112 VPD 23'

AREA RETAILERS





MARKET AERIAL





SITE PLAN



→ AREA VIBE



SOLUNA
Relaxed & colorful Mexican spot with patio seating serving innovative bites, beer & margaritas.



UNION YOGA
Yoga studio in the Collection Shopping Center offering classes with a sense of community.



REVOLUCION
Trendy coffeehouse serving organic beverages and health-conscious fare such as cold-pressed juices and acai bowls.



ANARTE GALLERY
A full-service gallery and art consultation located in the heart of San Antonio. Specializing in contemporary art, with a strong emphasis on our local Texas.



CAVA
Mediterranean restaurant for thoughtful food with customizable greens & grains bowls, pitas & salad.



ST. BERNARD'S
Modern sporting goods outlet with upmarket clothing & equipment, including skis.



ORDER UP
Easygoing, counter-serve stop offering American fare such as burgers & other street-inspired food.



SHELTER FINE JEWELERS
Full-service jewelry store offering men's & women's pieces, custom designs & repairs.



THE HEIGHTS PLASTIC SURGERY
Non-surgical treatments redefine perfection and grace.



THE SKIN ATELIER
An aesthetic boutique specializing in natural, refreshed and rested results.



LA PANADERIA BAKERY
A unique approach to breadmaking includes a process that results in artisan baked goods unlike any other.



THE BARN DOOR STEAKHOUSE
Established family-owned steakhouse with Western-style decor, hearty dishes & a full bar.



RENDERINGS

Michael Hsu
Office Of Architecture





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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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

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