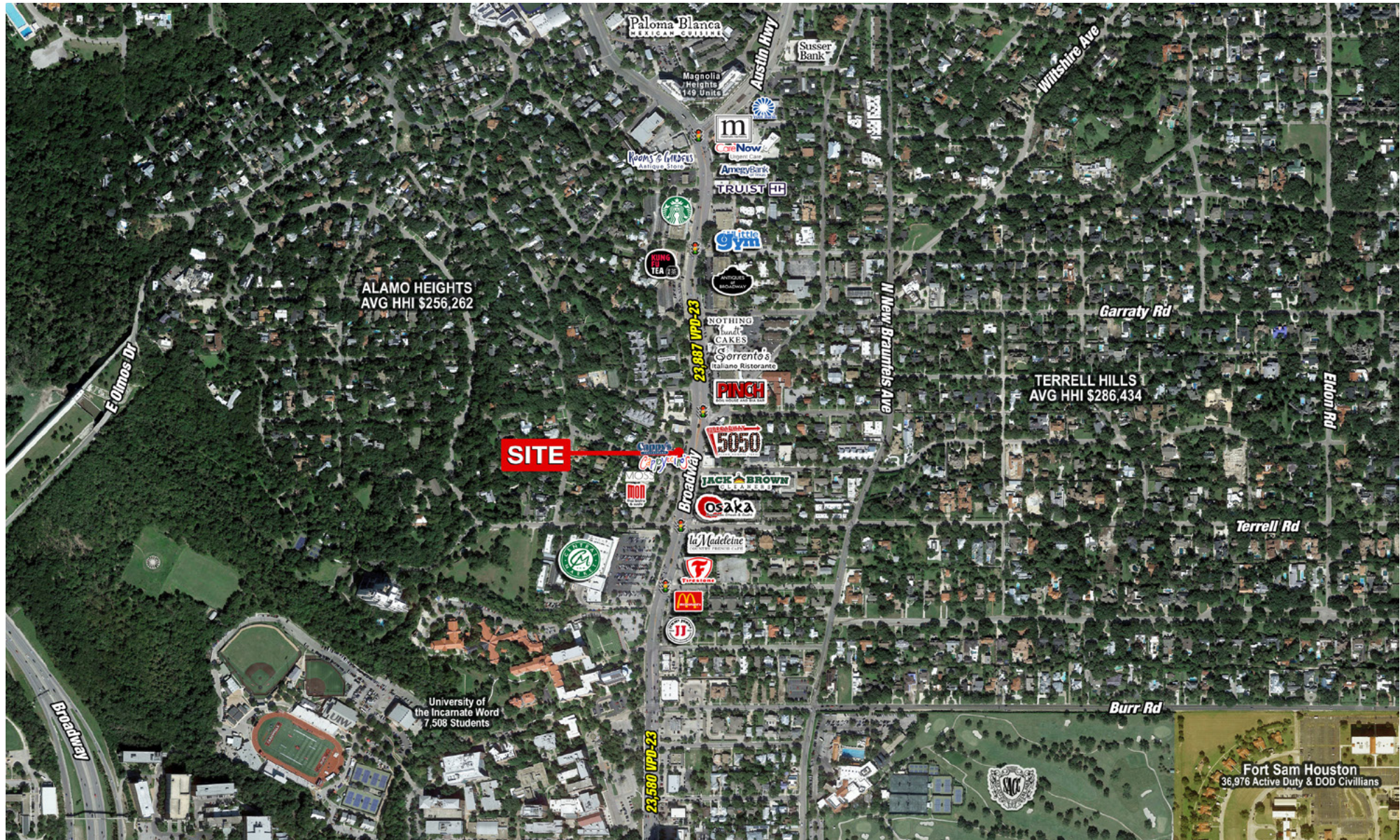


THE EXCHANGE

BROADWAY, SAN ANTONIO, TX 78209

SHOP COS.



John Geibel / JGEIBEL@SHOPCOMPANIES.COM | 210-985-7157

The information contained herein was obtained from sources deemed reliable; however, 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 without notice.

THE EXCHANGE

BROADWAY, SAN ANTONIO, TX 78209

SHOP COS.



PROJECT SCOPE

The Exchange is one of the most well positioned, mixed use projects in San Antonio. The project sits in the center of the most affluent neighborhoods in the market (Terrell Hills & Alamo Heights) & adjacent to the only HEB Central Market in the City. This project has a Local Vibe & is home to some of the most notable Alamo Heights Restaurants, Retailers & Small Businesses.

DETAILS

- 1,029 SF Available; photos, floor plan and description page 5 & 6
- 2,200 SF Available; description on page 7
- Please contact Broker for pricing

THE NEIGHBORHOOD

- o Alamo Heights AVG HHI \$256,262
- o Terrell Hills AVG HHI \$286,534

AREA RETAILERS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	9,599	96,039	281,938
Avg. HH Income	\$253,237	\$131,792	\$91,106
Total Housing Units	13,859	41,292	115,652
Daytime Population	13,475	135,596	466,559
Median Home Value	\$773,885	\$434,498	\$278,588

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NEIGHBORHOOD VIBE



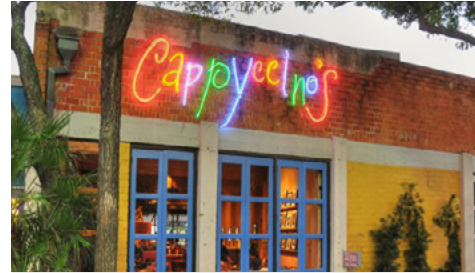
BIRD BAKERY

Petite bakeshop with a country vibe, fixing up decadent desserts & classic sandwiches with a twist.



BROADWAY DAILY BREAD

Home to some of the finest baked goods in San Antonio with a variety of fresh and wholesome breads.



CAPPYCINOS

Neighborhood bar & bistro providing merican bites & top-shelf cocktails in a warm & casual setting.



CAPPYS

Cappy's Restaurant has been the go-to "upscale, yet casual" spot for the best seafood, steaks and innovative American cuisine since 1977.



CENTRAL MARKET

Gourmet veggies, meats & wine, plus an in-house cafe, food events & live music in a vast space.



COMMONWEALTH

Dedicated to serving you the finest cup of coffee, offering authentic French pastries made from scratch everyday.



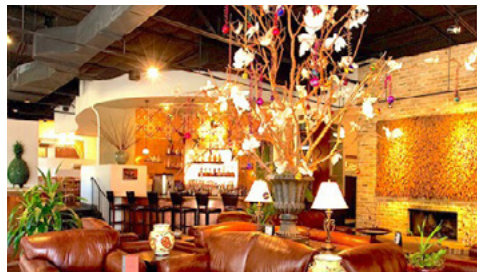
ANN SACKS STUDIO

For over 30 years, Ann Sacks has been a resource of unique stone and tile from around the world.



MOSS DESIGNER CONSIGNMENT

San Antonio's premiere source for contemporary and vintage designer consignment.



PALOMA BLANCA

Upmarket Mexican cuisine with glutenfree & paleo options served in a popular spot with a patio.



SATEL'S

Longtime shop specializing in high-end menswear, from suits to sportswear, plus custom tailoring.



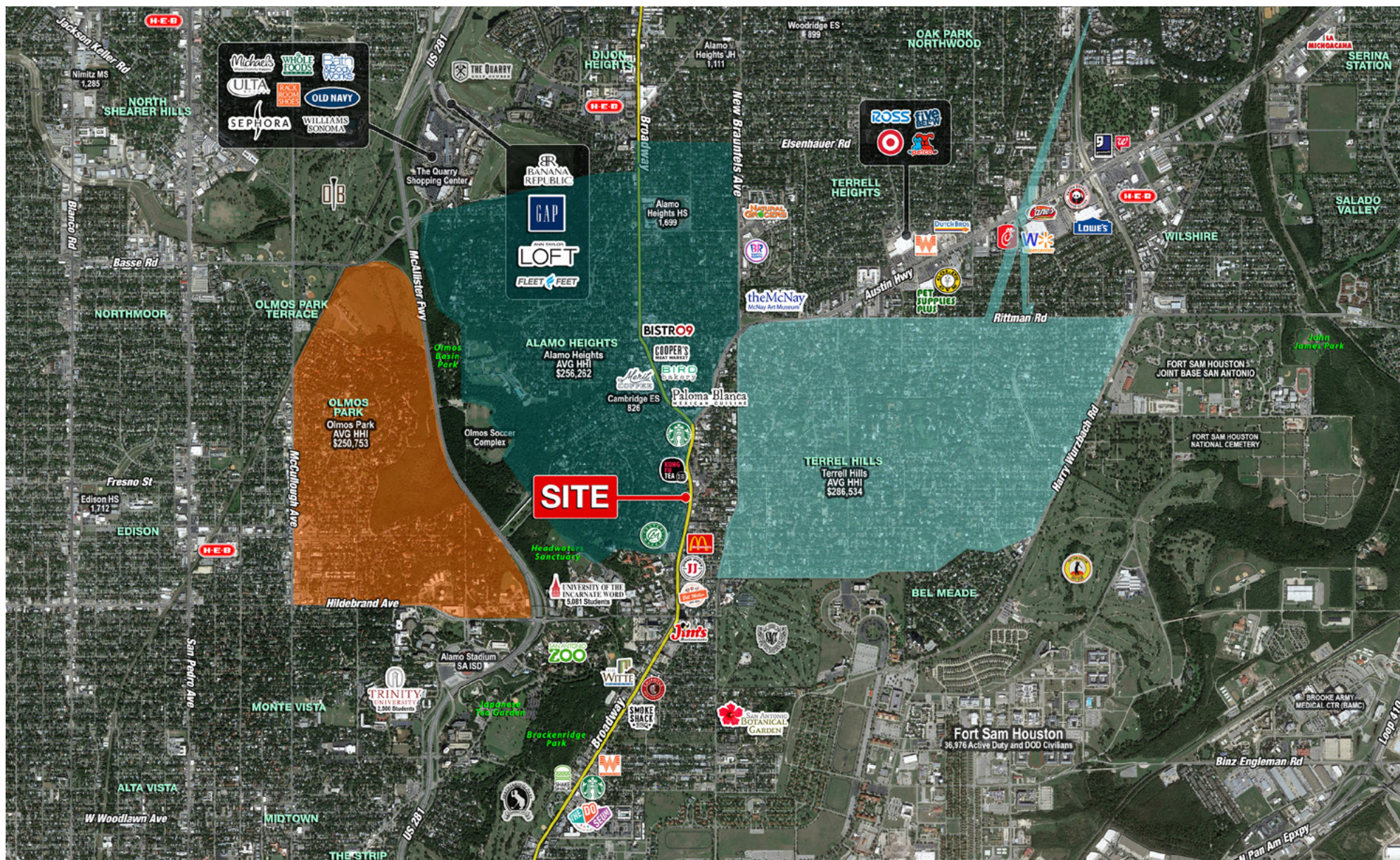
SLOAN HALL

Possibly SA's most curated selection of gifts, housewares, and jewelry, the perfect place to pick up a special gift.



TECOVAS

Offering beautiful western wear, handmade cowboy boots.



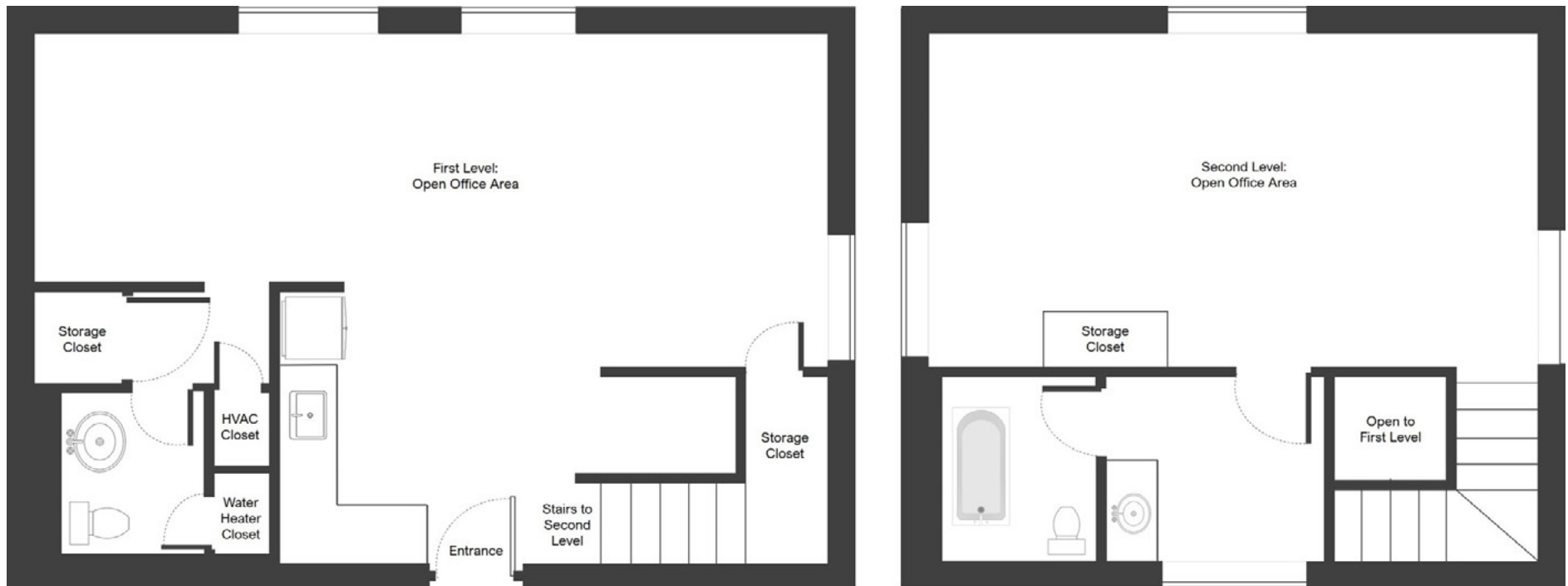
SUITE 235



SUITE 235 DESCRIPTION

DETAILS

- 1,029 SF Available
- Two story unit
- Kitchenette with dishwasher and refrigerator
- Two (2) tenant-controlled HVAC systems
- Two (2) private restrooms, one half-bath on the first level and one full bath on the second level



4901 Broadway Suite 235 Floorplan
1,029 SF

*Not to scale

SUITE 100 DESCRIPTION

DETAILS

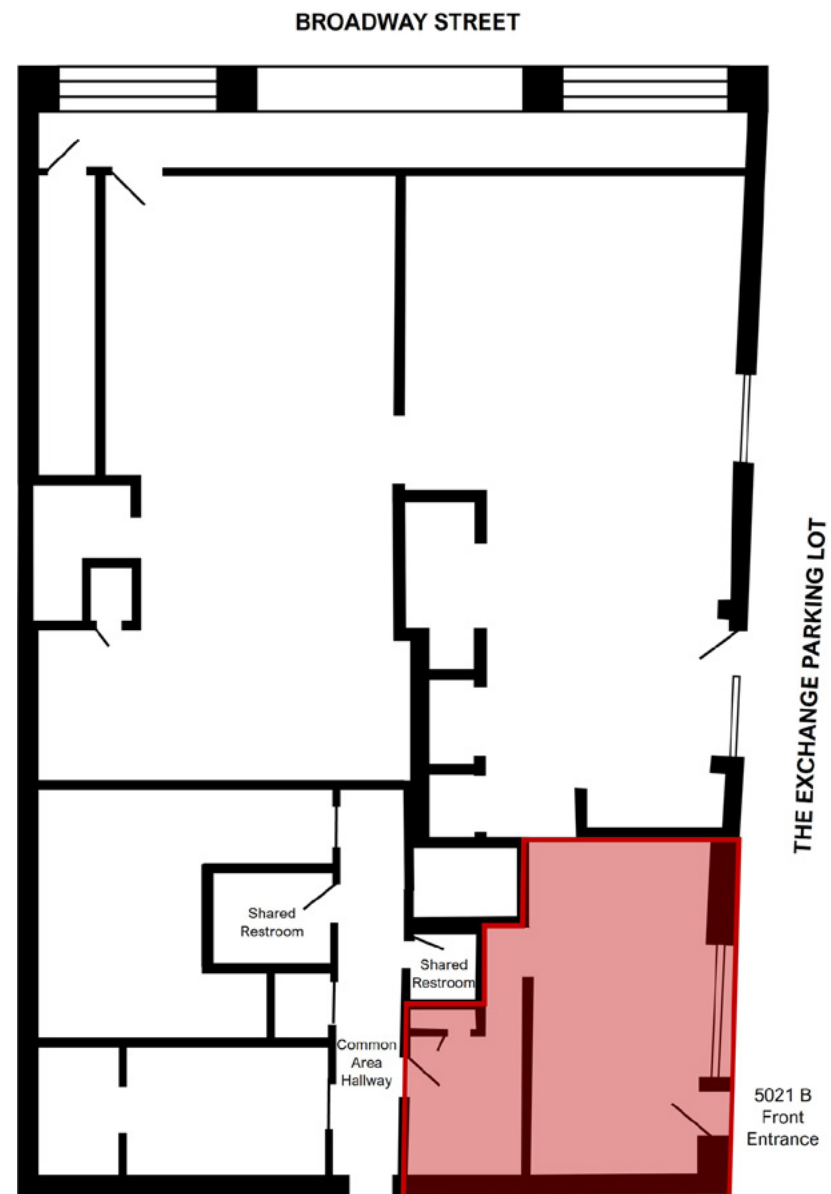
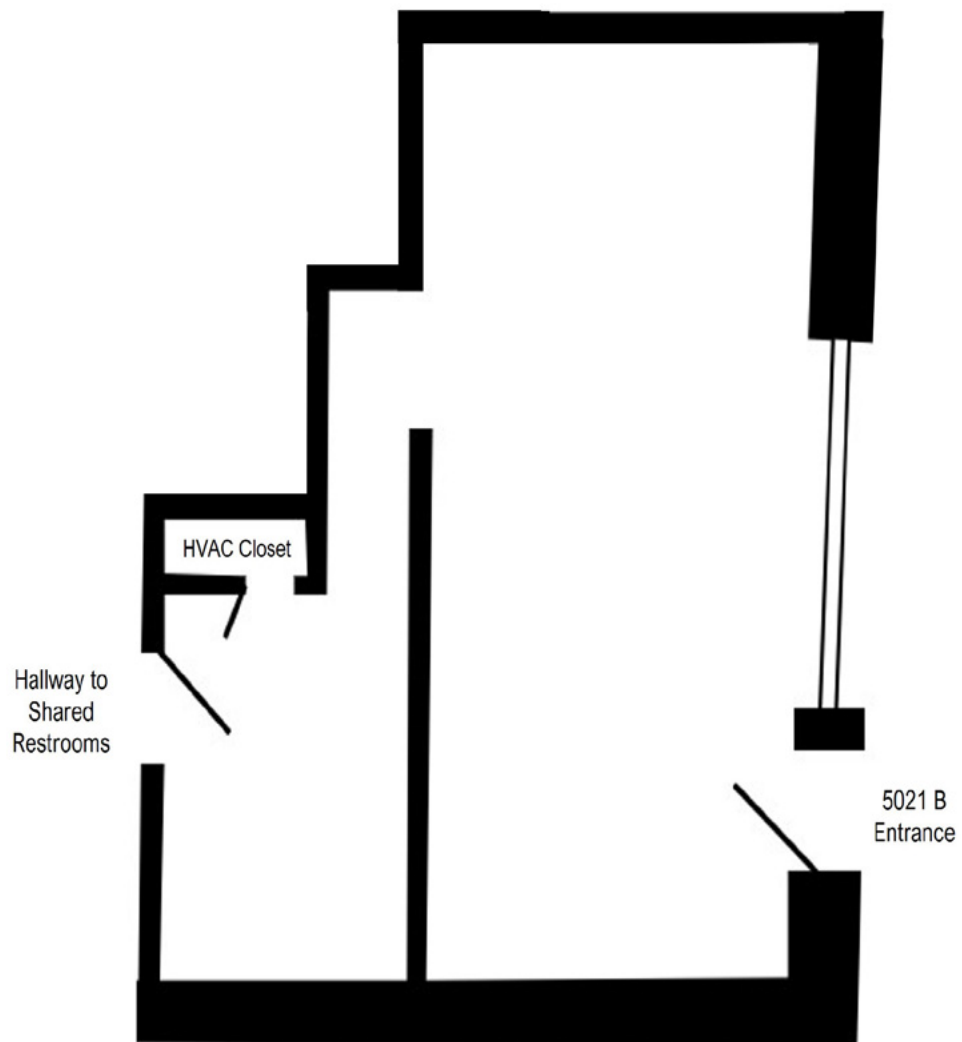
- 2,200 SF Available
- Suite 100 is currently set up for 5 private offices, a reception area, kitchen and several storage rooms.
- This space includes one private restroom
- Not currently ADA Compliant; there is a small step at the existing front door. Owner is confident a ramp could be installed if ADA is a requirement.
- Current base rent \$3,000 / month
- Estimated monthly tax and insurance assessments for 2025 are \$733.67/month (~\$4/SF/year)

5021B BROADWAY DESCRIPTION

DETAILS

- 422 SF Ground-level office space w/Private entrance
- Unit features one-tenant controlled HVAC system.
- Ground-level common area includes 2 shared restrooms.
- Not currently ADA Compliant; there is a small step at the existing front door. Owner is confident a ramp could be installed if ADA is a requirement.
- Current base rent \$1,000 / month
- Estimated monthly tax and insurance assessments for 2026 are \$163.37/month

* Site Plan on page 8





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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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

SHOP COMPANIES

Licensed Broker/Broker Firm Name

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