

OFFICE/RETAIL SPACE FOR LEASE

7927 CALLE RIALTO

7927 CALLE RIALTO, SAN ANTONIO, TX 78257



FOR LEASE

KW COMMERCIAL CITY VIEW
15510 Vance Jackson Suite 101
San Antonio, TX 78249



Each Office Independently Owned and Operated

PRESENTED BY:

FEDERICO VOLKMER
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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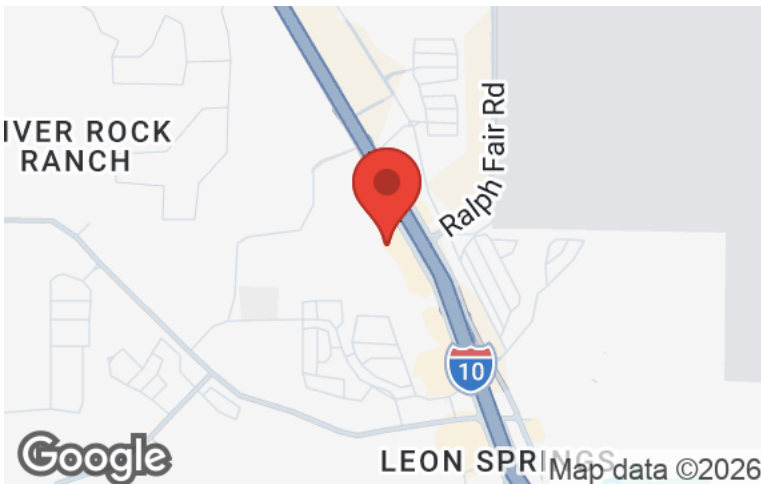
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LOCATION & HIGHLIGHTS

7927 CALLE RIALTO



LOCATION INFORMATION

Street Address:	7927 Calle Rialto
City, State, Zip:	San Antonio, TX 78257
County:	Bexar
Building Size	4,509 Sq. Ft.
Available Space	1,373 Sq. Ft.
Rental Rate	\$25.00 NNN
NNN Estimate:	\$9.00

PROPERTY HIGHLIGHTS

- Lease rate does not include utilities, property expenses or building services
- Open Floor Plan Layout
- Fits 5 - 38 People
- Space is in Excellent Condition
- Right off of Interstate 10
- Part of the Park at Rialto
- Ralph Fair Road: Approx. 15,000 Vehicles Per Day
- I-10 Frontage Rd: Approx. 70,000 Vehicles Per Day

PROPERTY PHOTOS

7927 CALLE RIALTO



PROPERTY PHOTOS

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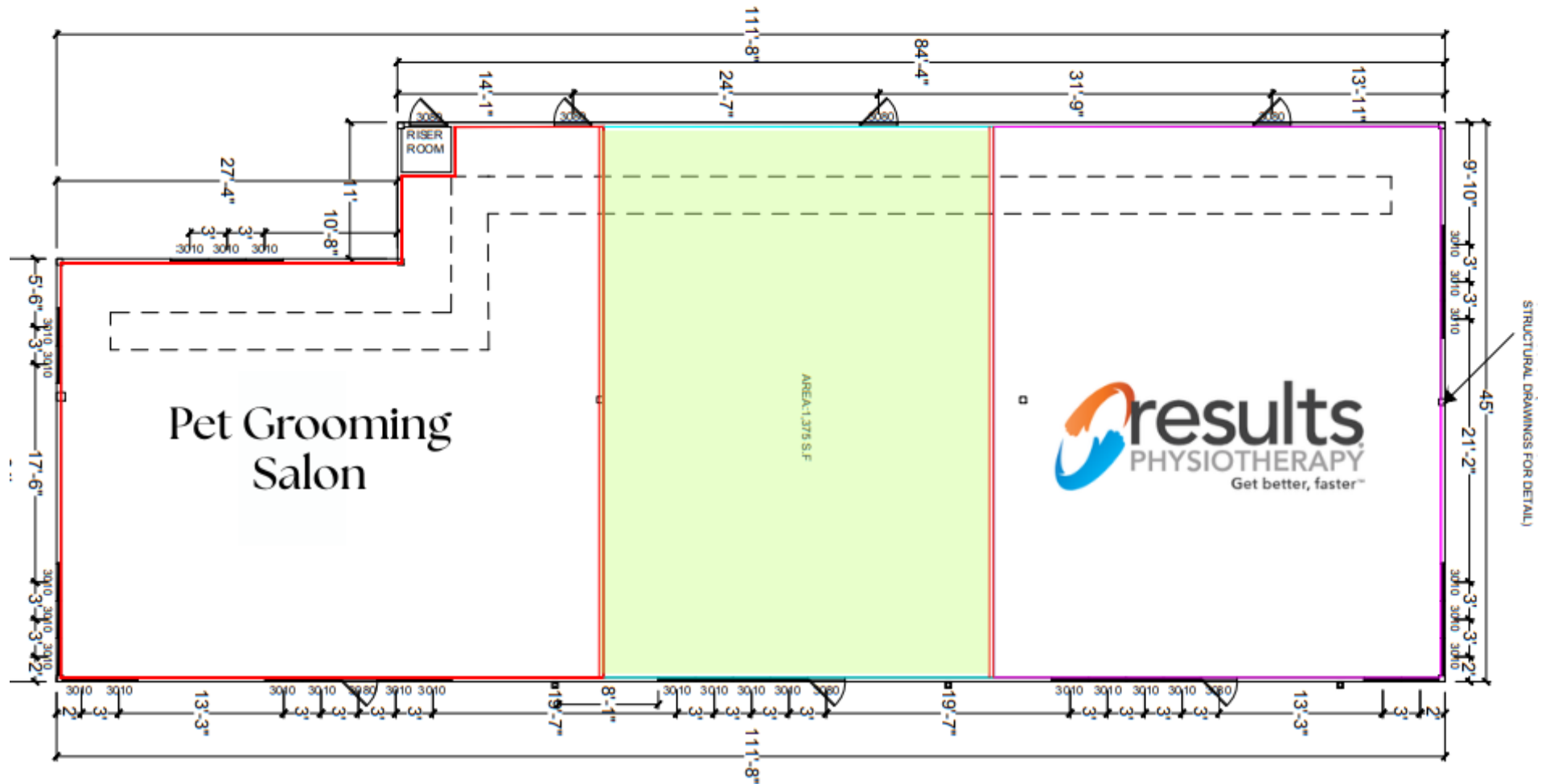


PROPERTY PHOTOS

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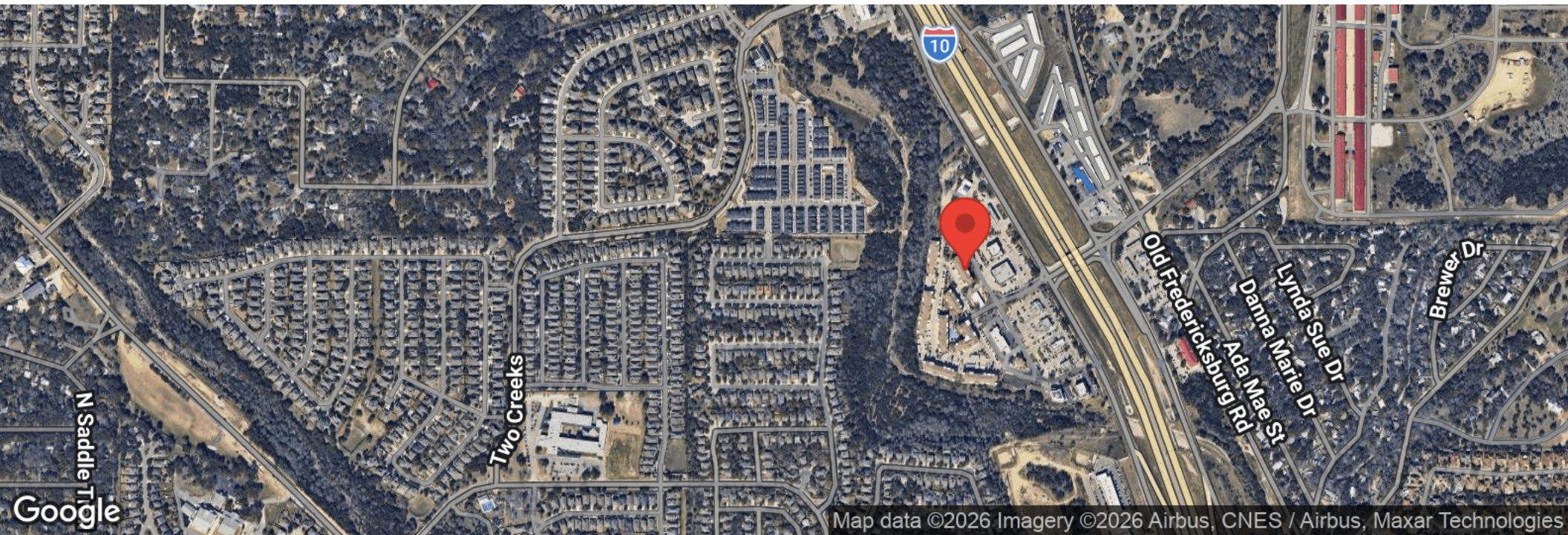
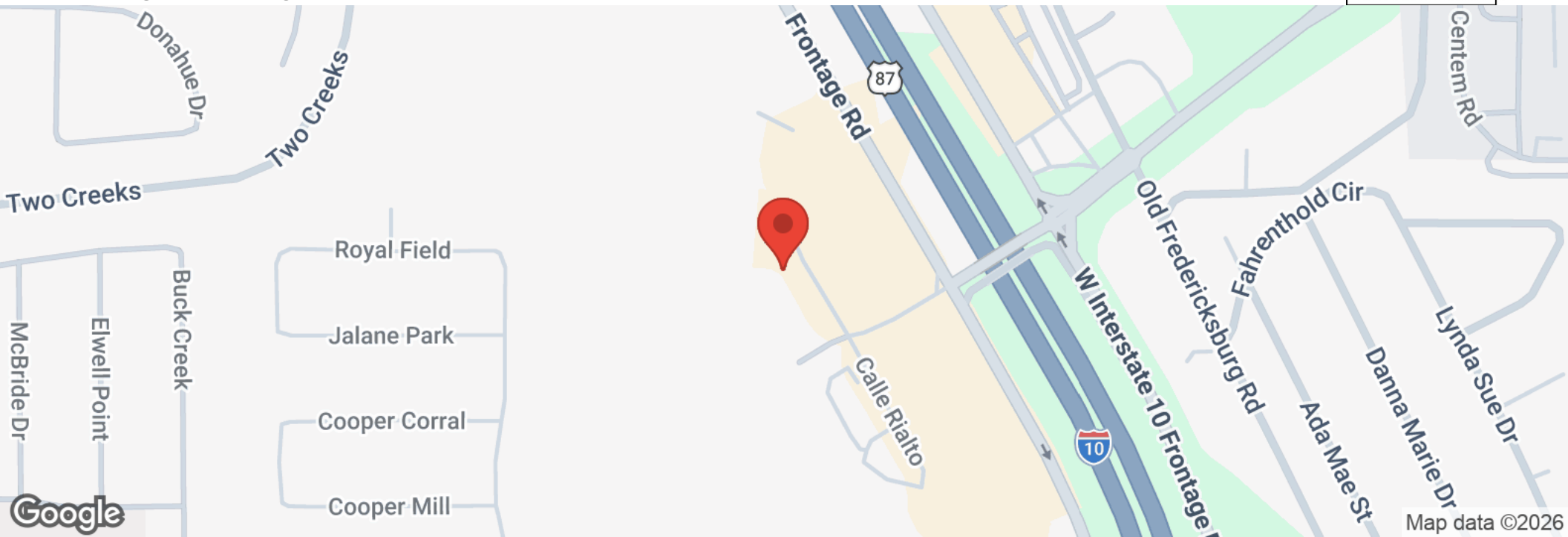


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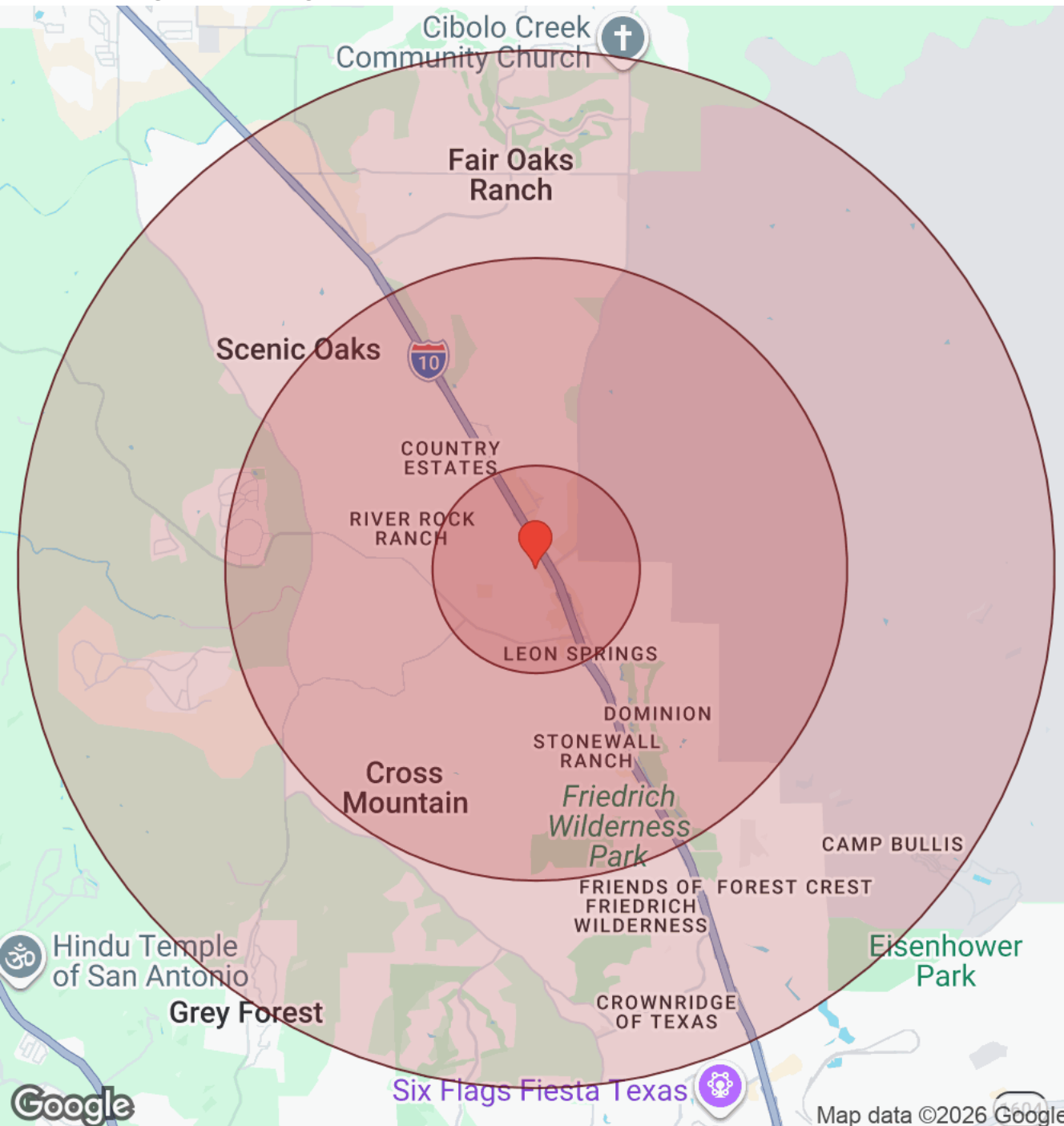
LOCATION MAPS

7927 CALLE RIALTO



DEMOGRAPHICS

7927 CALLE RIALTO



Population	1 Mile	3 Miles	5 Miles
Male	4,349	17,433	30,657
Female	4,510	17,797	31,219
Total Population	8,859	35,230	61,877

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,782	15,117	26,935
Black	426	1,723	3,162
Am In/AK Nat	17	60	87
Hawaiian	9	35	50
Hispanic	3,851	15,054	26,205
Asian	573	2,325	3,898
Multiracial	190	846	1,417
Other	10	70	130

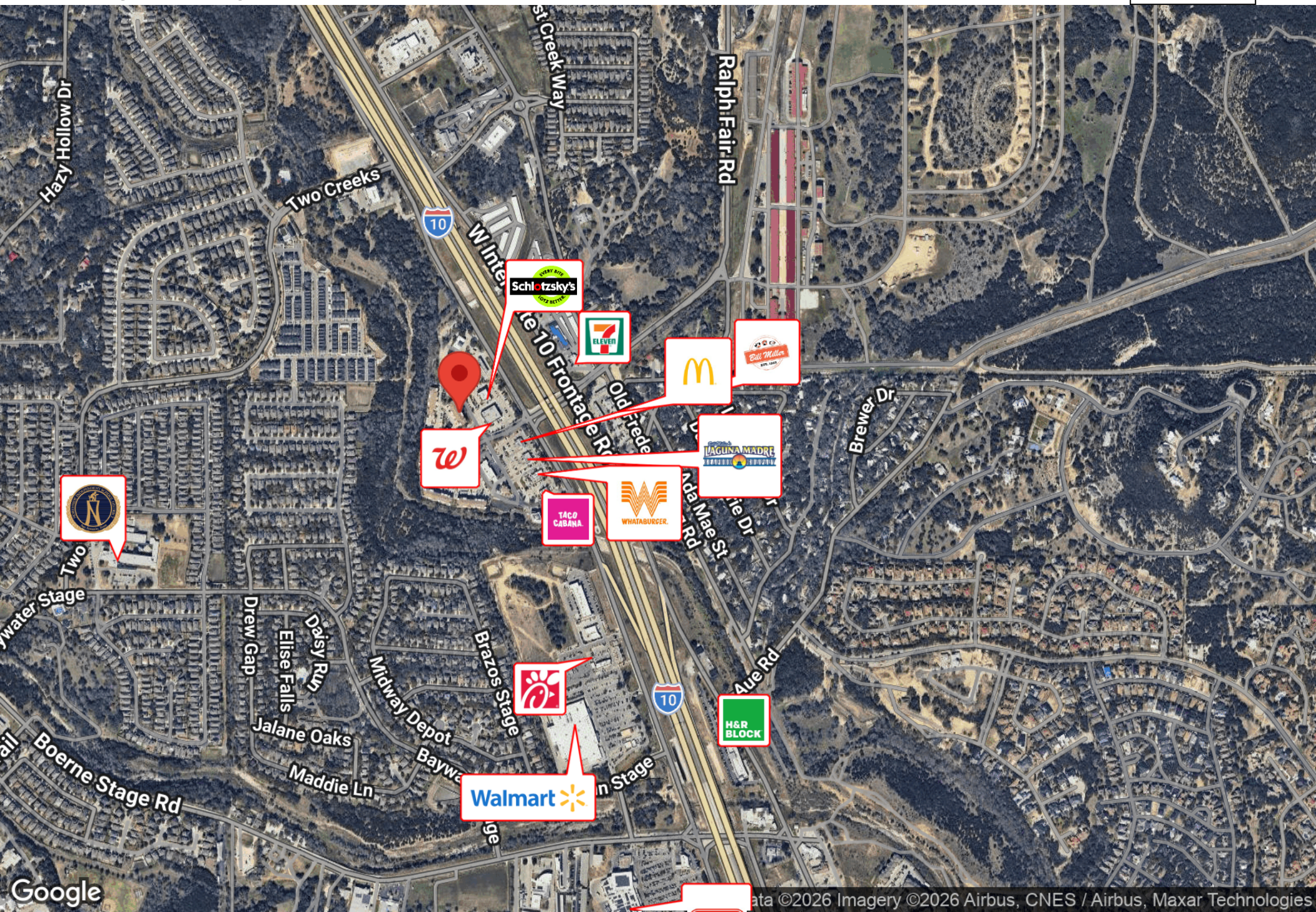
Housing	1 Mile	3 Miles	5 Miles
Total Units	3,383	13,569	25,695
Occupied	3,150	12,601	23,721
Owner Occupied	2,427	9,607	16,237
Renter Occupied	723	2,994	7,484
Vacant	233	968	1,975

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,058	7,879	12,786
Ages 15 - 24	922	3,987	7,229
Ages 25 - 54	3,564	14,095	24,932
Ages 55 - 64	973	3,874	6,951
Ages 65+	1,343	5,395	9,978

Income	1 Mile	3 Miles	5 Miles
Median	\$157,564	\$161,346	\$148,380
Under \$15k	59	285	666
\$15k - \$25k	100	236	401
\$25k - \$35k	216	634	1,014
\$35k - \$50k	88	473	1,352
\$50k - \$75k	248	979	2,517
\$75k - \$100k	295	1,215	2,466
\$100k - \$150k	507	1,997	3,580
\$150k - \$200k	417	2,116	3,467
Over \$200k	1,221	4,664	8,257

BUSINESS MAP

7927 CALLE RIALTO



INFORMATION ABOUT BROKERAGE SE

7927 CALLE RIALTO



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Keller Williams City View	547594	Legal@kwcityview.com	(210)696-9996
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Federico Volkmer	670481	fvolkmer@kw.com	210.880.7360
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

Keller Williams City View

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KWCY Office-