



SECOND-GENERATION RESTAURANT | 22211 IH 10 W, SAN ANTONIO, TX 78258

Features

Turnkey second generation restaurant with large patio, in the high income area of The Dominion. Dominion Ridge offers full access at a signalized intersection directly opposite the main entry to The Dominion. Co-tenants include other best-in-class established restaurants including Silo Elevated Oyster Bar, Aldo's, La Fogata, and Kin Thai. Other tenants include proven draws such as OrangeTheory, Chase, and Salons by JC.

FOR LEASE

TOTAL SF: 2,277
AVAILABLE SF: 2,277
MIN CONTIGUOUS SF: 2,277
CONTACT FOR MORE INFORMATION

Traffic Counts

IH-10 at Stonewall Bend 87,507 VPD

Demographics

	YEAR: 2021	1 MILE	3 MILE	5 MILE
Total Population		7,546	29,283	63,784
Total Households		2,538	10,403	23,543
Average HH Income		\$189,146	\$167,003	\$137,869
5 Year Population Growth 2021-2026		19.9%	13.4%	13.0%

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Area Retailers & Businesses



SECOND GENERATION RESTAURANT AT DOMINION RIDGE

22111 IH-10 W, SAN ANTONIO, TX 78257

Available Space

1109	1,204 sf
1110	1,503 sf
1111	2,277 sf

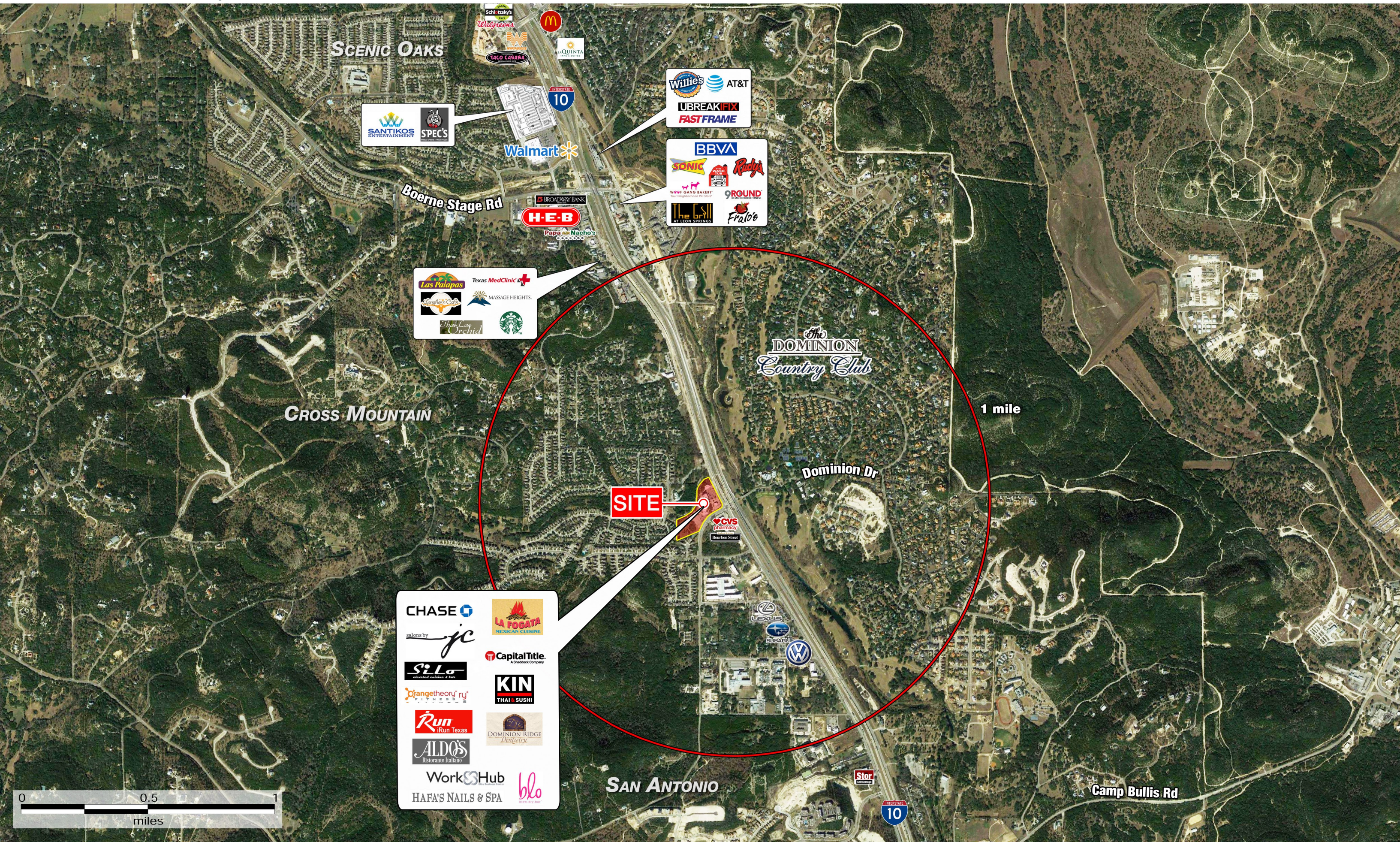


Current Tenants

1101	Aldo's	5,144 sf
1103	Kin Thai and Sushi	2,500 sf
1104	Dominion Ridge Dentistry	3,617 sf
1106	Capital Title of Texas	4,500 sf
1107A	iRun	2,000 sf
1107B	Bio Blow Dry Bar	1,040 sf
1108	Hafa's Nails & Spa	2,200 sf
1113	OrangeTheory Fitness	3,240 sf
1201	Salons by JC	8,000 sf
1206	Werkplaats Office Suites	8,038 sf
1210	Silo Elevated Cuisine	4,015 sf
200	La Fogata Mexican Cuisine	7,535 sf

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes 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. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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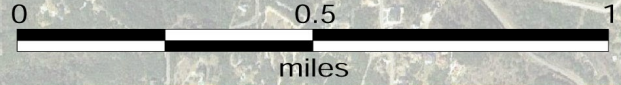
SANTIKOS ENTERTAINMENT
SPEC'S

Willie's AT&T
UBREAKFIX
FASTFRAME

BBVA
SONIC
Rudy's
WISH GANG BAKERY
9ROUND
The Grill AT LEON SPRINGS
Fralo's

Las Palapas Texas MedClinic
MANGO & CO. MASSAGE HEIGHTS
Thai Lay Orchid Starbucks

CHASE
salons by jc
SILK
Orangetheory FITNESS
Run iRun Texas
ALDO'S Ristorante Italiano
WorkHub
HAFA'S NAILS & SPA
LA FOGATA MEXICAN CUISINE
Capital Title A Shaddock Company
KIN THAI SUSHI
DOMINION RIDGE Dentistry
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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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Date

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