

# VACANT FREESTANDING BUILDING 4,375 SF 10200 SAN PEDRO AVENUE

10200 SAN PEDRO AVENUE, SAN ANTONIO, TEXAS 78216



Marcus & Millichap  
BARE RETAIL GROUP





## VACANT FREESTANDING BUILDING

10200 SAN PEDRO AVENUE, SAN ANTONIO, TEXAS 78216

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BARE RETAIL GROUP



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## PROPERTY TOURS:

Prospective purchasers are encouraged to visit the subject property prior to submitting offers. However, all property tours must be arranged with the Marcus & Millichap listing agent in advance. PLEASE DO NOT CONTACT ONSITE MANAGEMENT, STAFF OR TENANTS WITHOUT PRIOR APPROVAL.

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### MARKET OVERVIEW

San Antonio Overview





# EXECUTIVE SUMMARY

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# OFFERING OVERVIEW

## VACANT FREESTANDING BUILDING 4,375 SF

10200 SAN PEDRO AVENUE, SAN ANTONIO, TEXAS 78216

### OFFERING PRICE

**\$1,200,000**

#### OVERVIEW

Offering Price	\$1,200,000
Total Size (Gross Leasable Area)	4,375 SF
Lot Size (Gross Acres)	0.76 AC
Price Per Square Foot	\$274.29
Occupancy	Vacant







## OWNER/USER OFFICE, RETAIL, RESTAURANT SITE

Well-located freestanding building situated upon .76 acres of land, minutes from San Antonio International Airport. This offering presents an excellent opportunity for multiple retail or office uses featuring a total of 4,375 square feet split between a first floor and a mezzanine level. Concrete slab construction with architecturally appealing pedestal beams and prominent floor-to-ceiling windows. Multiple points of ingress/egress.

Strategically located along San Pedro Avenue (33,846 VPD) directly between the I-410 and US Highway 281 and surrounded by notable retail, office, hospitality, automotive dealerships and government buildings.





Walmart  
Supercenter

McDonalds

SKECHERS

Tuesday Morning

sears

WHATABURGER



INTERSTATE LOOP 410 (258,303 VPD)



INTERSTATE FREEWAY 281 (171,153 VPD)

747 ISOM  
ROAD  
ALSO AVAILABLE

Jason's deli

Chick-fil-A

FRIDAYS

JO-ANN stores inc.

SAM MOON

DSW

BARNES & NOBLE BOOKSELLERS

BEST BUY

PETCO Where the pets go.

DAVID'S BRIDAL

Total Wine & MORE

ROSS DRESS FOR LESS

MATTRESS FIRM

Chevron

O'Reilly AUTO PARTS

ExxonMobil

Wendy's

WHATABURGER

NORTH STAR MALL

★ macy's

Chick-fil-A

VANS

cricket wireless

GameStop

SUBWAY

Dillard's

GUESS

Finish Line

AÉROPOSTALE

Starbucks

H&M

WELLS FARGO

EST 1941

OAKLEY

VICTORIA'S SECRET

jcp

Apple

Old Country Store

K

SAN ANTONIO  
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10200 SAN  
PEDRO AVENUE





# PROPERTY ANALYSIS

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# PROPERTY DETAILS

## VACANT FREESTANDING BUILDING

Property Address	10200 San Pedro Avenue San Antonio, Texas 78216
Parcel Number	13884-001-0170
Square Footage	4,375 SF
Occupancy	Vacant
Number of Stories	One Story + Mezzanine
Elevator	Yes
Drive-Thru Lanes	Five (with Canopy)
Year Built	1971/1988
Lot Size	0.76 AC
Type of Ownership	Fee Simple
Parking	25 Surface Spaces
Zoning	C-3
Billboard	Charitable Donation







# INVESTMENT HIGHLIGHTS

## **MINUTES FROM SAN ANTONIO INT'L AIRPORT**

Just 2.5 miles from San Antonio International Airport which has been servicing record passenger traffic in excess of ten million travelers in 2018.

## **EXCELLENT SAN PEDRO AVENUE LOCATION**

Surrounded by a tremendous variety of retail, office, hospitality, automotive dealerships and government buildings on heavily trafficked San Pedro Avenue.

## **IDEAL FOR OFFICE, RETAIL, RESTAURANT USERS**

Excellent visibility and frontage along San Pedro Avenue, surrounded by recent and upcoming new retail developments. Multiple points of ingress/egress

## **ARCHITECTURALLY APPEALING STRUCTURE**

Cement slab construction with pedestal beams, floor-to-ceiling windows, one story main floor with approximate 1,250 square foot mezzanine, and five outdoor drive-thru lanes are highlights of this former bank building. Existing marquee signage is prominently visible to passers-by.

## **COMMERCIAL ZONING (C-3)**

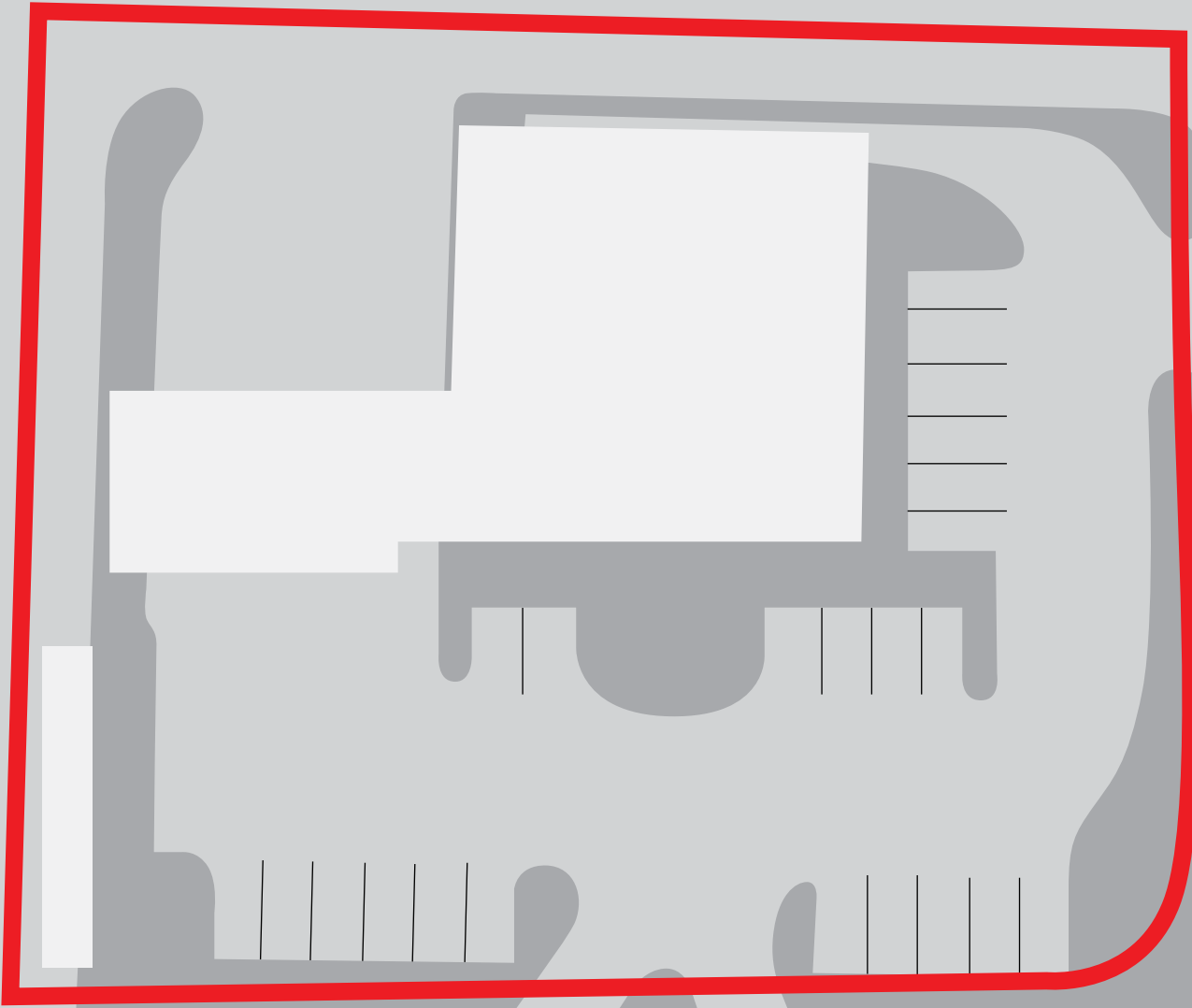
Endless opportunities for commercial uses with multiple points of ingress/egress. Daytime population exceeding 163,000 employees in the 3-mile radius.

## **ADDITIONAL CHARITABLE BENEFIT**

Onsite billboard currently donated to Friendship Church attributing to a tax deduction in an approximate value of \$800 per month.



COACHLIGHT STREET



SAN PEDRO AVENUE (49,387 VPD)

An aerial photograph of a commercial district. A red outline highlights a building with solar panels on its roof. The building is situated between a large parking lot to the north and a multi-lane road to the south. Other commercial buildings and parking areas are visible in the surrounding area.

## RECENT CAPITAL UPGRADES

Recently installed new TPO roof and energy-efficient solar panels.

SAN PEDRO AVENUE (33,846 VPD)





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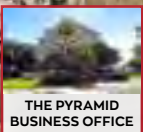
BEST BUY

FRIDAYS

DSW

DAVID'S BRIDAL

ROSS DRESS FOR LESS



THE PYRAMID  
BUSINESS OFFICE



INTERSTATE LOOP 410 (258,303 VPD)





NORTHPOINT ATRIUM  
PROFESSIONAL PLAZA



10200 SAN  
PEDRO AVENUE



281  
INTERSTATE FREEWAY 281 (171,153 VPD)

SAN PEDRO AVENUE (33,846 VPD)







# FINANCIAL ANALYSIS

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7 minutes from the  
San Antonio International Airport

# DEMOGRAPHICS

2018 ESTIMATE	1 MILE	3 MILES	5 MILES
Population	10,653	96,487	313,104
Households	4,285	42,929	135,093
Average HH Income	\$62,056	\$74,470	\$83,349



**25,249**

Daytime Population

**35.31**

Median Age

**82.87%**

High School or Higher



**28.45%**

Bachelor's Degree or Higher

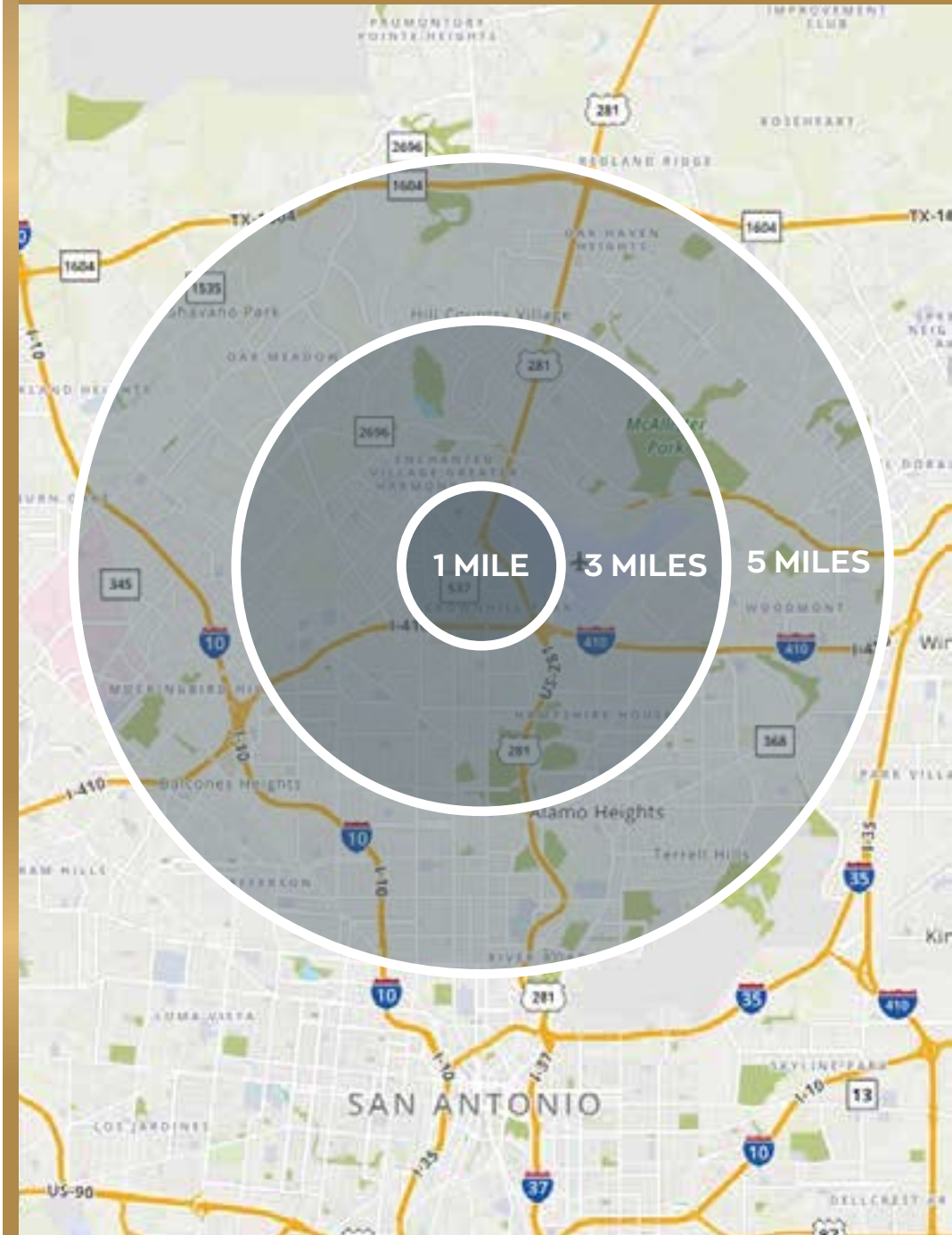
**11.54%**

Graduate or Professional Degree



**2.43**

Average Household Size





# DEMOGRAPHICS SUMMARY

In 2018, there are 25,249 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 64.06% of employees are employed in white-collar occupations in this geography, and 35.85% are employed in blue-collar occupations. In 2018, unemployment in this area is 3.95%.



The median housing value in your area was \$179,974 in 2018, compare this to the US average of \$201,842. In 2000, there were 1,953 owner occupied housing units in your area and there were 2,184 renter occupied housing units in your area. The median rent at the time was \$473.



The current year racial makeup of your selected area is as follows: 70.73% White, 4.82% Black, 0.04% Native American and 2.57% Asian/Pacific Islander. Compare these to US averages which are: 70.20% White, 12.89% Black, 0.19% Native American and 5.59% Asian/Pacific Islander. People of Hispanic origin are counted independently of race. People of Hispanic origin make up 59.21% of the current year population in your selected area. Compare this to the US average of 18.01%.



In 2018, the median household income for your selected geography is \$45,641, compare this to the US average which is currently \$58,754. The median household income for your area has changed by 28.97% since 2000. It is estimated that the median household income in your area will be \$52,792 five years from now, which represents a change of 15.67% from the current year.





POPULATION	1 MILE	3 MILES	5 MILES
2023 Projection	10,535	97,670	318,697
2018 Estimate	10,653	96,487	313,104
2010 Census	9,980	89,996	293,002
2000 Census	9,934	84,549	284,351
Current Daytime Population	25,249	163,155	440,181

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
Under 20	25.51%	22.78%	23.33%
20 to 34 Years	24.04%	25.25%	24.42%
35 to 39 Years	6.65%	6.84%	6.63%
40 to 49 Years	12.20%	11.74%	11.93%
50 to 64 Years	17.21%	17.83%	18.66%
Age 65+	14.38%	15.56%	15.03%
Median Age	35.31	36.34	36.60

POPULATION EDUCATION LEVEL	1 MILE	3 MILES	5 MILES
2018 Estimate Population Age 25+	7,195	67,712	217,944
Elementary (0-8)	6.63%	4.04%	4.30%
Some High School (9-11)	8.99%	5.61%	5.46%
High School Graduate (12)	27.41%	21.76%	21.24%
Some College (13-15)	21.03%	24.25%	22.44%
Associate Degree Only	5.98%	7.14%	7.10%
Bachelors Degree Only	16.91%	21.47%	23.06%
Graduate Degree	11.54%	14.35%	15.09%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Projection	4,267	44,013	139,694
2018 Estimate	4,285	42,929	135,093
2010 Census	3,988	39,923	126,011
2000 Census	4,137	37,612	120,783

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$150,000 or More	4.99%	9.23%	11.46%
\$100,000 - \$149,000	8.65%	10.82%	11.87%
\$75,000 - \$99,999	10.08%	10.21%	10.67%
\$50,000 - \$74,999	23.30%	19.28%	18.85%
\$35,000 - \$49,999	13.89%	14.56%	14.32%
Under \$35,000	39.08%	35.89%	32.84%
Average Household Income	\$62,056	\$74,470	\$83,349
Median Household Income	\$45,641	\$49,486	\$53,212
Per Capita Income	\$25,064	\$33,267	\$36,101

HOUSEHOLDS BY EXPENDITURE	1 MILE	3 MILES	5 MILES
Total Average Household Retail Expenditure	\$58,534	\$62,401	\$66,202
Average Household Housing Expenditure	\$15,475	\$16,470	\$17,385
Average Household Transportation Expenditure	\$11,749	\$12,617	\$13,457
Average Household Food Expenditure	\$6,077	\$6,448	\$6,783
Average Household Health Care Expenditure	\$3,661	\$3,870	\$4,102
Average Household Entertainment Expenditure	\$2,394	\$2,565	\$2,770





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SAN PEDRO AVENUE (33,846 VPD)

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747 ISOM  
ROAD  
ALSO AVAILABLE





# MARKET OVERVIEW

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# MARKET OVERVIEW

## SAN ANTONIO

The San Antonio metro is located in the southern portion of central Texas, covering 412 square miles and straddling the Interstate 35 Corridor, one of the fastest-growing areas in the lone star state.

The area is further enhanced by an extensive transportation network that provides shipping options to domestic and international markets as well as the Eagle Ford Shale formation that runs through Atascosa and Wilson counties. San Antonio is the most populous city in the metro area, housing more than 1.4 million residents.



The metro is maintaining population growth and household formation well above the national level and generating the need for housing options.



More than 47,000 jobs are expected to be created through 2022. Many positions will be related to Eagle Ford, one of the largest oil and gas developments in the world.







## SAN ANTONIO METRO AREA

**Retailers concentrate on existing space as demand outweighs limited supply this year.**

Steady employment growth has resulted in a healthy stream of new residents to San Antonio over the past several years, encouraging retailers to expand. Developers have struggled to keep pace with robust tenant demand, and vacancy has tightened 100 basis points below the national average. Completions dip for a second consecutive year in 2018, as deliveries remain less than half of the 10-year average, and expanding retailers will be forced to compete for limited space in existing centers. As a result, the vacancy rate remains on a downward spiral this year.

**Vacancy tightest in submarkets with minimal new supply.**

Developers have completed nearly 4.6 million square feet of retail space in northern submarkets since 2012, compared with approximately 2.4 million square feet throughout the rest of the metro during the span. Scant completions elsewhere in the market have resulted in vacancy retreating well below the overall average for eight out of 12 submarkets. While completions remain heavy in the north, vacancy stays above the metrowide average through the rest of the year.



## INFORMATION ABOUT BROKERAGE SERVICES

11-2-2015

*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.

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<u> </u>	<u> </u>	<u> </u>	<u> </u>
Sales Agent/Associate's Name	License No.	Email	Phone
<u> </u>	<u> </u>	<u> </u>	<u> </u>





SAN PEDRO AVENUE (33,846 VPD)





## **FREESTANDING BUILDING 10200 SAN PEDRO AVENUE**

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