SECURE
NET LEASE

Shops at Alamo Ranch

$5,467,000 | 5.75% CAP

11720 Alamo Ranch Pkwy., San Antonio, TX 78253

- **100% Leased 2018** Construction Retail Center
- **Tenants on Long Term Leases with** Increases in Primary and/or Options
- **Affluent San Antonio, TX Location** Experiencing Tremendous Growth
- **Strong Demographics with** Dense Population and High Incomes
- **Adjacent to Multiple Grocery Stores and** Big Box Retailers

TEXAS HOUSE NAIL
LOCKER ROOM
HAIRCUTS
MARTIAL ARTS
KARATE • BRAZILIAN JIU-JITSU
ALAMO BOTANICALS | HEMP + CBD
TEXAS NAIL HOUSE
KARATE INTERNATIONAL
ALAMO BOTANICALS | HEMP + CBD
2

OVERVIEW

INVESTMENT OVERVIEW

SHOPS AT ALAMO RANCH SAN ANTONIO, TX

CONTACT FOR DETAILS

Edward Benton

Executive Vice President
(713) 263-3981

ebenton@securenetlease.com

$5,467,000

5.75% CAP

NOI

$314,339

Building Area

±11,244 SF

Land Area

±1.432 AC

Year Built

2018

Lease Type

Net Lease*

Occupancy

100%

- **100% Leased Retail Center - 2018 Construction:** tenants on long term leases with scheduled rent increases in primary terms and/or option periods
- **Stellar Retail Location:** Located adjacent to multiple grocery anchored and big box anchored retail developments | Area national tenants include: Walmart, HEB Grocery, Lowe's, Home Depot, Chick-fil-A, McDonald's, Raising Cane's, Starbucks, In-N-Out Burger and many others
- **Excellent Access and Visibility:** Strategically placed on the hard corner signalized intersection of Alamo Ranch Parkway and Lone Star Parkway | Excellent visibility and access to both major thoroughfares | Over 95,000 VPD at Loop 1604 and Raymond E. Stozer Jr. Fwy just east of the subject property
- **Strong Demographics:** Average Household Income is over $150,000, $116,000 and $110,000 within a 1, 3 & 5 mile radius respectively | Area population is 9,789, 73,144 and 223,661 within a 1, 3 & 5 mile radius respectively
- **Affluent San Antonio, TX Suburb:** Located in fast growing Alamo Ranch - San Antonio's premier master planned community |Alamo Ranch has historically produced approximately 40% of Bexar county's new housing starts | Only 20 miles from downtown San Antonio
- **San Antonio is the 2nd largest city in Texas (after Houston) and the 7th largest city in the United States:** San Antonio is currently growing at a rate of 1.10% annually and its population has increased by 19.16% since the most recent US Census

*LL responsible for roof, structure & parking lot; tenants reimburse prorata share of taxes, insurance, CAM and mgt. fee.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE NET LEASE

MULTI-RENT ROLL

SHOPS AT ALAMO RANCH SAN ANTONIO, TX

Tenant	SF	GLA	LEASE TERM BEGIN	LEASE TERM END	TERM	BEGIN	RENT / MO	PSF	RENT ANNUALLY	PSF	LEASE TYPE	OPTIONS / NOTES
Alamo Botanicals	1,339	12%	1/1/20	12/31/24	5 Years	Jan-20	$3,571	$2.67	$42,848	$32.00	Net*	One (1) Five (5) Year Option with 10% Increase
Karate Studio	1,912	17%	6/1/19	8/31/26	5 Years	Jun-20 Aug-22	$4,461 $4,780	$2.33 $2.50	$53,536 $57,360	$28.00 $30.00	Net*	Two (2) Five (5) Year Options with 8% Increases
Locker Room Haircuts	1,295	12%	8/20/19	12/31/25	5 Years	Jan-20 Jan-22 Jan-24	$3,022 $3,130 $3,238	$2.33 $2.42 $2.50	$36,260 $37,555 $38,850	$28.00 $29.00 $30.00	Net*	One (1) Five (5) Year Option at Market Rate
Texas Nail House	3,514	31%	8/1/19	7/31/29	10 Years	Aug-21 Aug-23 Aug-25 Aug-27	$8,053 $8,199 $8,346 $8,492	$2.29 $2.33 $2.38 $2.42	$96,636 $98,388 $100,152 $101,904	$27.50 $28.00 $28.50 $29.00	Net*	One (1) Five (5) Year Option with 10% Increase
Cosmic Dental	1,820	16%	7/6/21	7/31/31	10 Years	Mar-21 Mar-26	$4,247 $4,671	$2.33 $2.57	$50,960 $56,056	$28.00 $30.80	Net*	Two (2) Five (5) Year Options with 10% Increases
Sukho Thai Restaurant	1,364	12%	**March 2022		10 Years	**March 2022	$2842	$2.08	$34,100	$25.00	Net*	2% Annual Increases In Primary Term
TOTALS	11,244	100%				Current	$26,195		$314,339			

*Landlord responsibilities include roof, structure, and parking lot

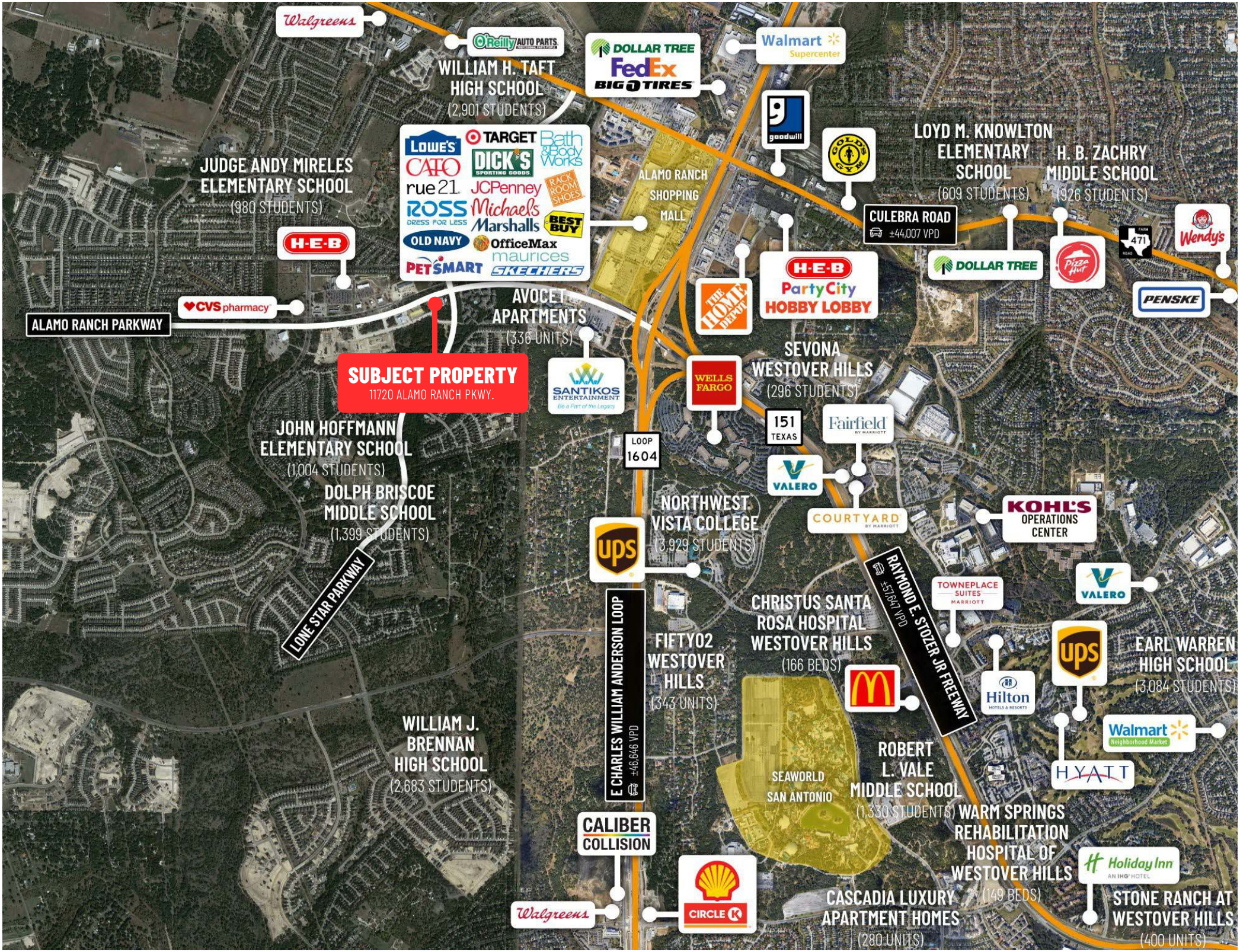
*Tenant reimburses Landlord for taxes, insurance, CAM (based on proportionate share of building)

**Lease begin and end dates are approximate

MULTI-INCOME EXPENSE

SHOPS AT ALAMO RANCH SAN ANTONIO, TX

Sale Price	**$5,467,000**
Capitalization Rate	**5.75%**
Total Rentable (Square Feet)	± 11,244
Scheduled Base Rental Revenue	$314,339
CAM Reimbursement Revenue	$20,351.64
Real Estate Tax Reimbursement Revenue	$57,794.16
Insurance Reimbursement Revenue	$8,095.68
Management Reimbursement Revenue	$5,959.32
Effective Gross Revenue	$406,539.80
OPERATING EXPENSES	
CAM Expenses	$20,351.64
Real Estate Taxes	$57,794.16
Insurance	$8,095.68
Management Fee	$5,959.32
Equals: Net Operating Income	**$314,339**


Walgreens
O'Reilly Auto Parts
WILLIAM H. TAFT HIGH SCHOOL
(2,901 STUDENTS)
DOLLAR TREE
FedEx
BIG O TIRES
Walmart Supercenter
goodwill
GOLD'S GYM
LOYD M. KNOWLTON ELEMENTARY SCHOOL
(609 STUDENTS)
H. B. ZACHRY MIDDLE SCHOOL
(926 STUDENTS)
JUDGE ANDY MIRELES ELEMENTARY SCHOOL
(980 STUDENTS)
Lowe's
TARGET
Bath & Body Works
CATO
DICK'S SPORTING GOODS
rue21
JCPenney
RACK ROOM SHOES
ROSS DRESS FOR LESS
Michaels
Marshalls
BEST BUY
OLD NAVY
OfficeMax
maurices
PETSMART
SKECHERS
ALAMO RANCH SHOPPING MALL
CULEBRA ROAD
±44,007 VPD
H-E-B
DOLLAR TREE
Pizza Hut
FARM 471
Wendy's
PENSKE
CVS pharmacy
ALAMO RANCH PARKWAY
THE HOME DEPOT
H-E-B
Party City
HOBBY LOBBY
AVOCET APARTMENTS
(336 UNITS)
SUBJECT PROPERTY
11720 ALAMO RANCH PKWY.
SANTIKOS ENTERTAINMENT
Be a Part of the Legacy
WELLS FARGO
SEVONA WESTOVER HILLS
(296 STUDENTS)
151 TEXAS
Fairfield BY MARRIOTT
LOOP 1604
VALERO
JOHN HOFFMANN ELEMENTARY SCHOOL
(1,004 STUDENTS)
DOLPH BRISCOE MIDDLE SCHOOL
(1,399 STUDENTS)
COURTYARD BY MARRIOTT
KOHL'S OPERATIONS CENTER
NORTHWEST VISTA COLLEGE
(3,929 STUDENTS)
ups
RAYMOND E. STOZER JR FREEWAY
±57,647 VPD
TOWNEPLACE SUITES MARRIOTT
VALERO
LONE STAR PARKWAY
E CHARLES WILLIAM ANDERSON LOOP
±46,646 VPD
FIFTY02 WESTOVER HILLS
(343 UNITS)
CHRISTUS SANTA ROSA HOSPITAL WESTOVER HILLS
(166 BEDS)
Hilton HOTELS & RESORTS
ups
EARL WARREN HIGH SCHOOL
(3,084 STUDENTS)
Walmart Neighborhood Market
HYATT
WILLIAM J. BRENNAN HIGH SCHOOL
(2,683 STUDENTS)
SEAWORLD SAN ANTONIO
ROBERT L. VALE MIDDLE SCHOOL
(1,330 STUDENTS)
WARM SPRINGS REHABILITATION HOSPITAL OF WESTOVER HILLS
(149 BEDS)
CALIBER COLLISION
Holiday Inn AN IHG HOTEL
STONE RANCH AT WESTOVER HILLS
(400 UNITS)
Walgreens
CIRCLE K
CASCADIA LUXURY APARTMENT HOMES
(280 UNITS)

SITE OVERVIEW

SHOPS AT ALAMO RANCH SAN ANTONIO, TX

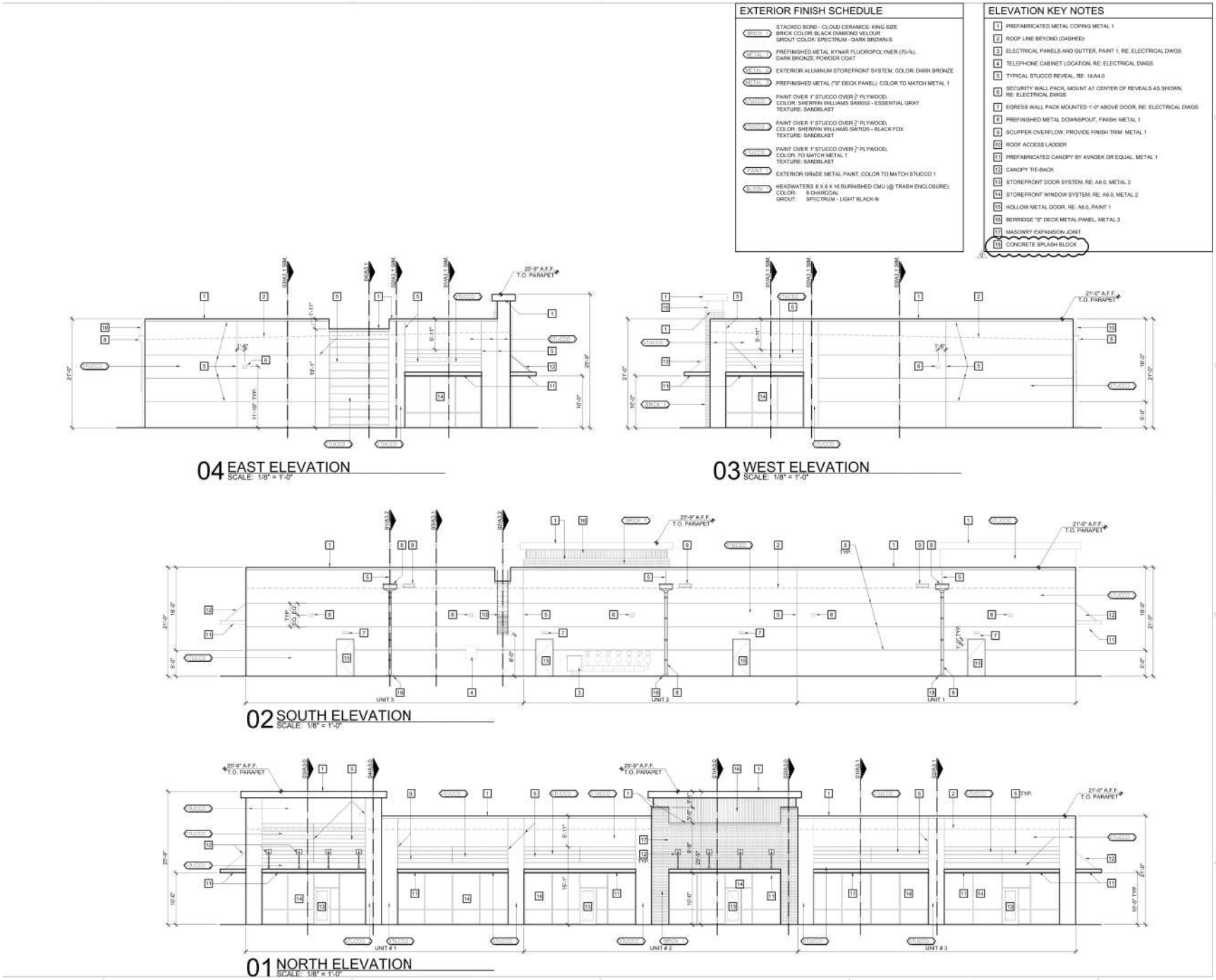
Year Built	2018
Building Area	±11,244 SF
Land Area	±1.432 AC

NEIGHBORING RETAILERS

- Target
- Lowe's
- Marshalls
- Michaels
- Walgreens
- PetSmart
- ROSS Dress For Less
- PartyCity
- H-E-B
- Hobby Lobby

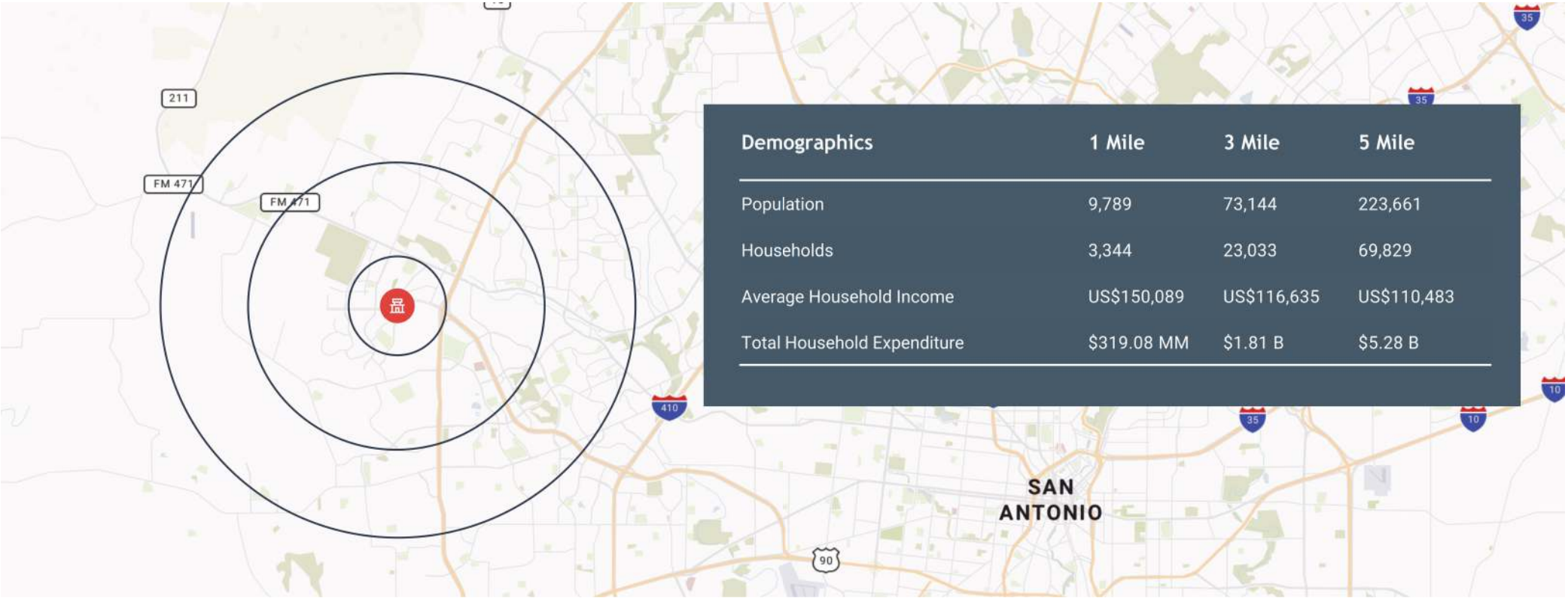
ELEVATIONS

SHOPS AT ALAMO RANCH SAN ANTONIO, TX



LOCATION OVERVIEW

SHOPS AT ALAMO RANCH SAN ANTONIO, TX



Demographics	1 Mile	3 Mile	5 Mile
Population	9,789	73,144	223,661
Households	3,344	23,033	69,829
Average Household Income	US$150,089	US$116,635	US$110,483
Total Household Expenditure	$319.08 MM	$1.81 B	$5.28 B

ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Joint Base San Antonio *(73,707)*
2. UT San Antonio *(28,275)*
3. HEB Food Stores *(22,000)*
4. United Services Automobile Association *(19,400)*
5. Northside Independent School District *(13,498)*
6. City of San Antonio *(11,183)*
7. Randolph Air Force Base *(11,000)*
8. Valero Energy *(9,996)*
9. Methodist Healthcare System *(9,620)*
10. North East Independent School District *(8,386)*
11. San Antonio Independent School District *(7,338)*
12. Rush Enterprises *(7,000)*
13. Baptist Health Systems *(6,383)*
14. University of Texas Health Science *(5,900)*
15. Wells Fargo *(5,152)*

LOCATION OVERVIEW

SHOPS AT ALAMO RANCH SAN ANTONIO, TX

San Antonio is the most visited city in Texas & the 17th most visited city in the nation.

17TH

A ranking released January 9 by real estate website Zillow puts Alamo City at No. 6 among the top 10 up-and-coming tech markets in the country. On this list, eighth-place Austin trails San Antonio.

#6

San Antonio, officially the City of San Antonio, is the seventh-most populous city in the United States, and the second-most populous city in both Texas and the Southern United States, with 1,547,253 residents in 2019.

It is the state's oldest municipality, having celebrated its 300th anniversary on May 1, 2018.

Tourism contributes substantially to the city's economy, with over 32 million tourists visiting every year. Tourism also employs 122,500 people and has an annual economic impact of over $13.4 billion on the local economy.

The Greater San Antonio and Greater Austin areas are separated from each other by 80 miles along Interstate 35.

Founded as a Spanish mission and colonial outpost in 1718, the city became the first chartered civil settlement in present-day Texas in 1731. The area was still part of the Spanish Empire, and later of the Mexican Republic. The city also has one of the largest concentrations of military bases in the U.S. The defense industry in San Antonio employs over 190,000 and provides a $27.7 billion regional economic impact. San Antonio is home to Fort Sam Houston, Lackland Air Force Base, Randolph Air Force Base, and Brooks City-Base, with Camp Bullis and Camp Stanley outside the city. These bases make up what is known as Joint Base San Antonio (JBSA). JBSA services more Department of Defense students than any other installation, houses the DoD's largest hospital, and supports more than 250,000 personnel. The city's deep history is contrasted with its rapid growth over the past few decades. It was the fastest-growing of the top ten largest cities in the United States from 2000 to 2010, and the second from 1990 to 2000. Straddling the regional divide between South and Central Texas, San Antonio anchors the southwestern corner of an urban megaregion colloquially known as the "Texas Triangle".

IN THE NEWS

SHOPS AT ALAMO RANCH SAN ANTONIO, TX

UT Health San Antonio breaks ground on new $430 million hospital

MARCH 29, 2021 (KSAT.COM)

According to UT Health officials, the hospital will be used for "research and treatment of cancer and other complex diseases that disproportionately impact the people of South Texas.

A ceremony for the groundbreaking was held virtually due to the COVID-19 pandemic.

Dr. William L. Henrich, **president** of UT Health San Antonio, welcomed academic, **civic and community leaders** from The University of Texas System, the city of San Antonio and Bexar County.

> **The University of Texas Health Science Center at San Antonio broke ground Monday on a new $430 million multi-speciality and research hospital.**

"This hospital represents an exciting day for health care in our region and carries our aspirations for UT Health San Antonio to lead a **bright future** propelled by science, education and clinical excellence," Henrich said.

Henrich said the patient-centered hospital is being **built with both state and private** investments. UT Health officials said once completed, the center will deliver the most advanced precision-based care and the latest targeted therapies possible.

"We are forging a future in which no patient will ever have to leave San Antonio to receive **world-innovative treatments**," Henrich said. "This project will significantly and forever change how we serve the sickest and most vulnerable populations in our area." UT Health officials said the center will be a "**major site** for early phase clinical trials, including novel immunologic and stem cell therapies for cancer."

EXPLORE ARTICLE

Alamo City goes 'boom' | The people behind the population explosion in San Antonio

JEREMY BAKER, FEBRUARY 7, 2020 (KENS5)

New York City, Los Angeles, Chicago, Houston, Phoenix and Philadelphia—those are the only six cities with a population larger than San Antonio, which ranks at No. 7 with just over 1.5 million people. But if approximately 66 people continue to move into San Antonio every single day for the next year or two, the city will likely pass Philadelphia and ascend on the list, taking over the No. 6. spot.

"(It's folks from all over the country by the way," said Richard Perez, **president and CEO** of the San Antonio Chamber of Commerce. "Not just from California, although we do get a **healthy dose** of people coming from California. But we've actually had people coming from the East Coast, too."

> **San Antonio is one of the fastest-growing U.S. cities, with an average of 66 people moving here every day.**

"You see a lot of people from California that are trying to get into a place that's got a **lower cost of living**," said Brian Barron of Lennar San Antonio, a home-building company. "Which we've clearly got here in San Antonio, as a competitive edge."

It's such an **advantage** that Lennar has dozens of new home communities across the city, including Elm Valley on the west side just inside loop 410.

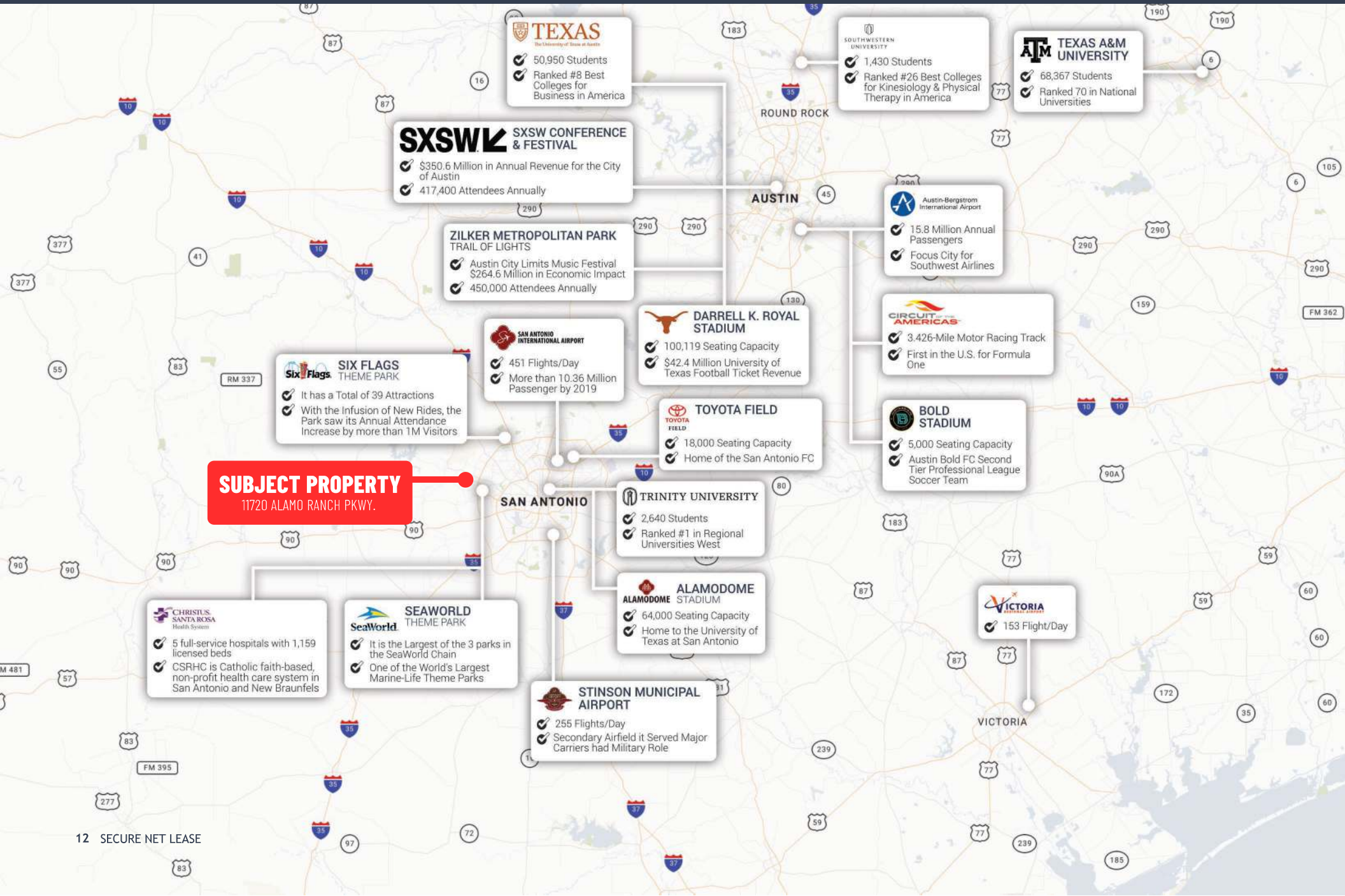
"When you come to San Antonio, we've got a low tax rate, a **low-cost of living**," he said. "So it's been **highly desirable** for them to come and relocate their families here."

"The cost of living has something to do with it, but you have to couple that with the opportunities for jobs," Perez added.

EXPLORE ARTICLE

SAN ANTONIO - NEW BRAUNFELS METRO AREA

SHOPS AT ALAMO RANCH SAN ANTONIO, TX



SECURE
NET LEASE

CALL FOR ADDITIONAL INFORMATION

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10000 N Central Expressway

Suite 200
Dallas, TX 75231

(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245

(424) 224-6430

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TEXAS DISCLAIMER

SHOPS AT ALAMO RANCH SAN ANTONIO, TX

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.