

# 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

### CANDACE BARE

Cell 702.250.3392

Office 702.215.7125

[candace.bare@marcusmillichap.com](mailto:candace.bare@marcusmillichap.com)

License NV S.0171556

### TIM SPECK

District Manager

Broker of Record

Texas, License #9002994

Office 972.755.5200

**Marcus & Millichap**  
**BARE RETAIL GROUP**



## NON-ENDORSEMENTS

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

© 2018 Marcus & Millichap. All rights reserved.

## 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.

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

10200 SAN PEDRO AVENUE, SAN ANTONIO, TEXAS 78216

---

## TABLE OF CONTENTS

**5** EXECUTIVE SUMMARY  
Offering Overview · Investment Highlights

**19** FINANCIAL ANALYSIS  
Financial Overview · Rent Roll

**9** PROPERTY ANALYSIS  
Property Details · Demographics · Aerial Maps

**29** MARKET OVERVIEW  
San Antonio Overview



# EXECUTIVE SUMMARY

Marcus & Millichap  
BARE RETAIL GROUP

# 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.





Tuesday Morning

**INTERSTATE LOOP 410 (258,303 VPD)**

**NORTH STAR MALL**

**747 ISOM ROAD**  
 ALSO AVAILABLE

**SAN PEDRO AVENUE (33,846 VPD)**

**10200 SAN PEDRO AVENUE**

**SAN ANTONIO INTERNATIONAL AIRPORT**



# PROPERTY ANALYSIS

Marcus & Millichap  
BARE RETAIL GROUP

# 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.

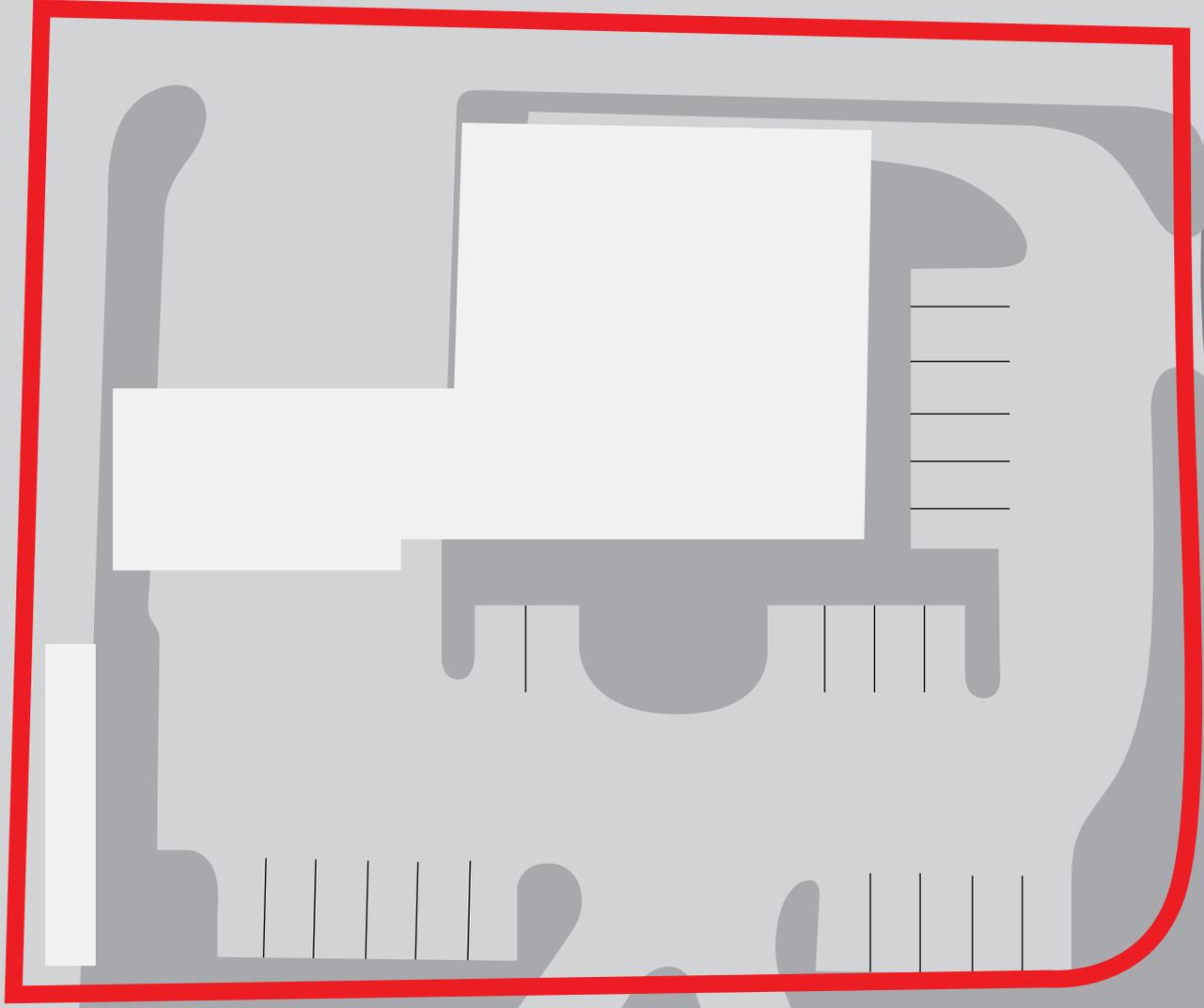
## **COMMERCIAL ZONING (C-3)**

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)



## RECENT CAPITAL UPGRADES

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

SAN PEDRO AVENUE (33,846 VPD)



SAN ANTONIO INTERNATIONAL AIRPORT

10200 SAN PEDRO AVENUE

747 ISOM ROAD ALSO AVAILABLE

SAN PEDRO AVENUE (33,846 VPD)

INTERSTATE FREEWAY 281 (171,153 VPD)

INTERSTATE LOOP 410 (258,303 VPD)



Jason's deli	Chick-fil-A
Target FRIDAYS	JOANN stores inc.
DSW	SAM MOON
BEST BUY	BARNES & NOBLE BOOKSELLERS
M	PETCO Where the pets go.
ROSS DRESS FOR LESS	DAVID'S BRIDAL
	Total Wine & MORE
	MATTRESS FIRM



THE PYRAMID BUSINESS OFFICE



**NORTHPOINT ATRIUM  
PROFESSIONAL PLAZA**

  
**NORTH CHASE  
PROFESSIONAL PLAZA**



**10200 SAN  
PEDRO AVENUE**

**O'Reilly AUTO PARTS**  
**ExxonMobil**



 **INTERSTATE FREEWAY 281 (171,153 VPD)**

**SAN PEDRO AVENUE (33,846 VPD)**



# FINANCIAL ANALYSIS

Marcus & Millichap  
BARE RETAIL GROUP





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

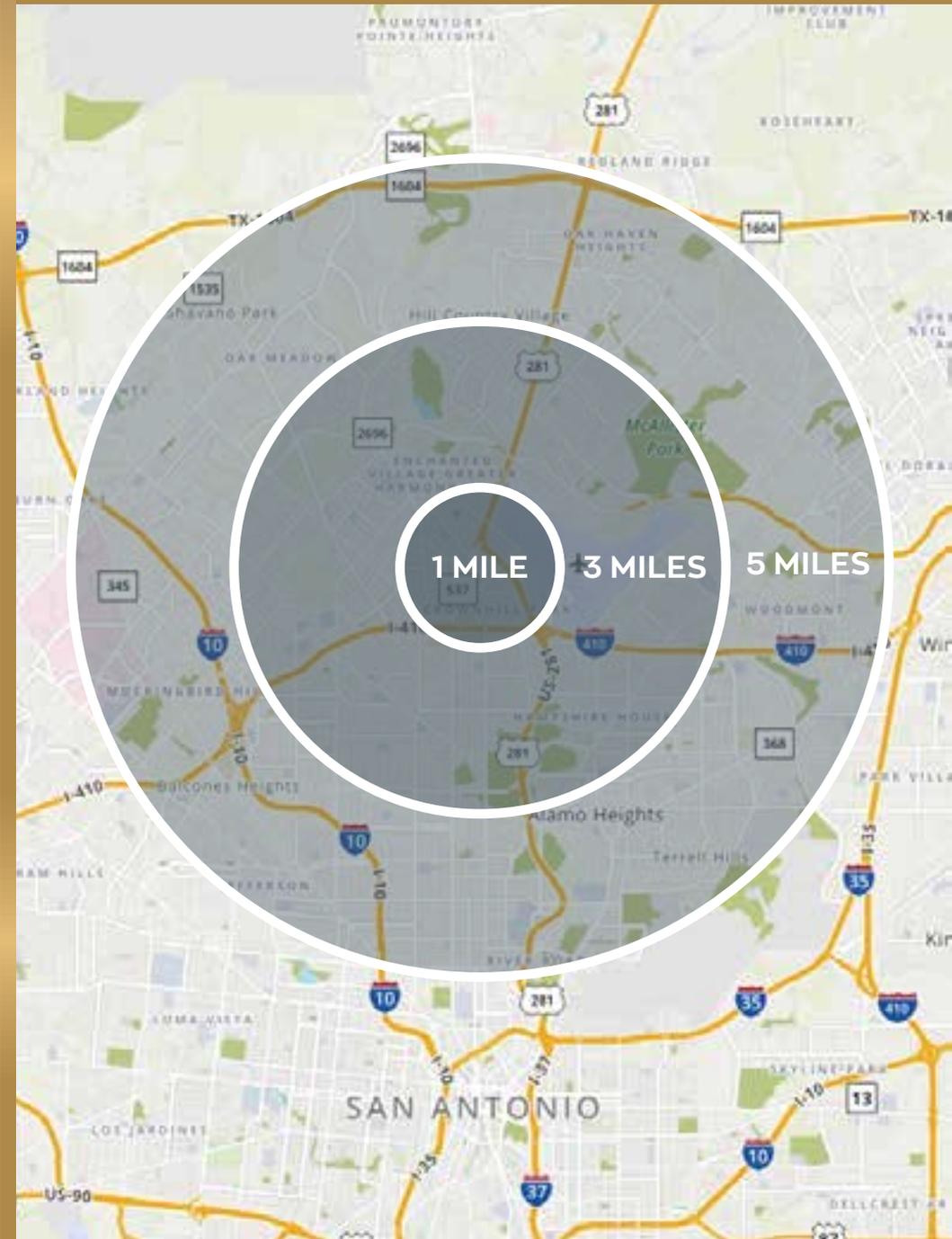
**82.87%**  
High School or Higher

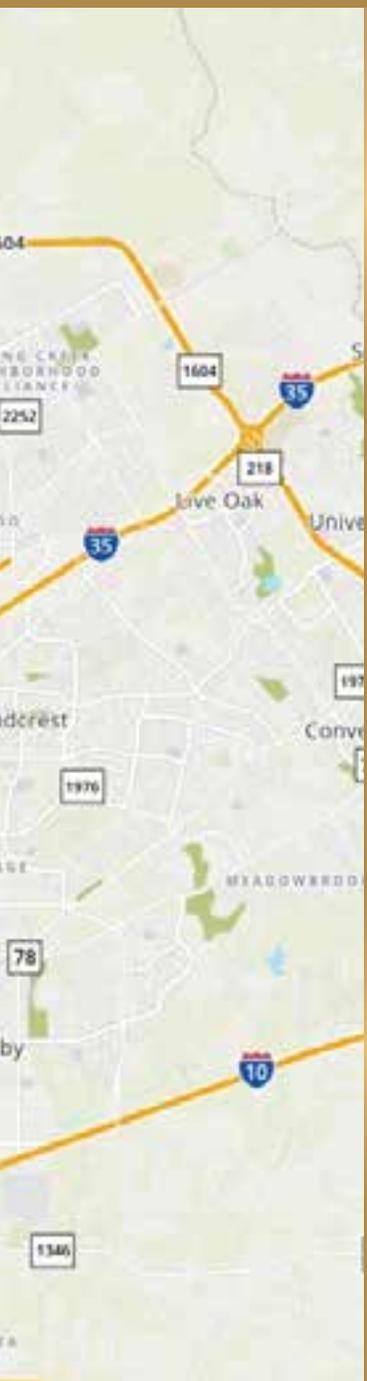
**28.45%**  
Bachelor's Degree or Higher

**11.54%**  
Graduate or Professional Degree



**2.43**  
Average Household Size





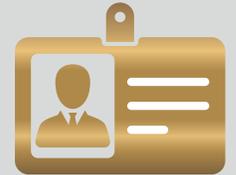
## DEMOGRAPHICS SUMMARY

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.



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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

<b>POPULATION PROFILE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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

<b>POPULATION EDUCATION LEVEL</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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%



<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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

<b>HOUSEHOLDS BY INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
\$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

<b>HOUSEHOLDS BY EXPENDITURE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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



SAN PEDRO AVENUE (33,846 VPD)

**10200 SAN PEDRO AVENUE**



INTERSTATE FREEWAY 281 (171,153 VPD)

**747 ISOM ROAD  
ALSO AVAILABLE**

**SAN ANTONIO  
INTERNATIONAL AIRPORT**



# MARKET OVERVIEW

Marcus & Millichap  
BARE RETAIL GROUP

# 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

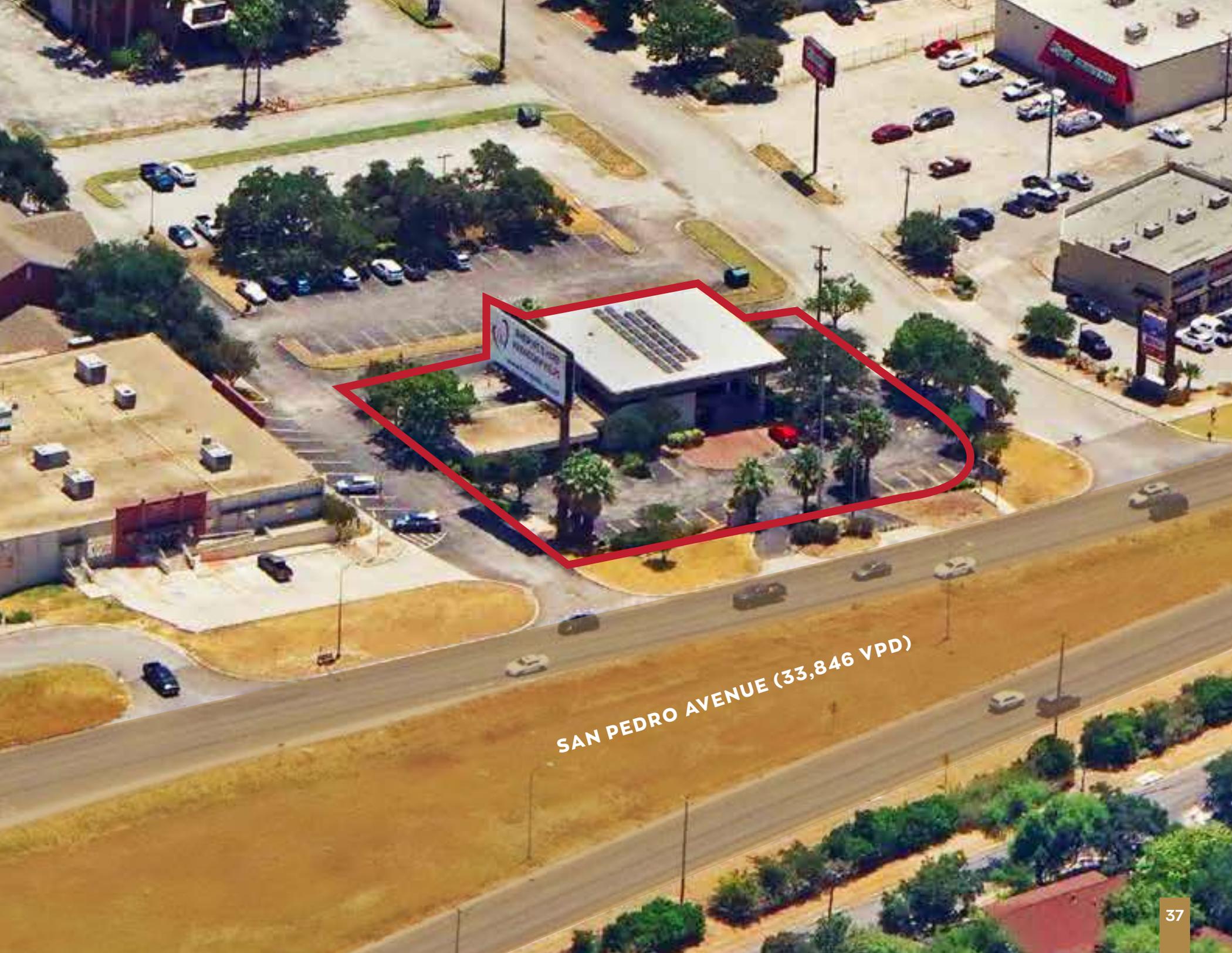
**Retailers concentrate on existing space as demand outweighs limited supply this year.**

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.





SAN PEDRO AVENUE (33,846 VPD)



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

---

### **CANDACE BARE**

Senior Associate  
Las Vegas, NV

Cell 702.250.3392  
Office 702.215.7125

[candace.bare@marcusmillichap.com](mailto:candace.bare@marcusmillichap.com)  
License NV S.0171556

### **TIM SPECK**

District Manager  
Broker of Record

Texas, License #9002994  
Office 972.755.5200

**Marcus & Millichap**  
**BARE RETAIL GROUP**