

# 8746 WURZBACH

8746 WURZBACH RD. SAN ANTONIO, TX 78240



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By accepting the Offering Memorandum You agree and that money damages would not be a sufficient remedy for any unlawful dissemination of the Offering Memorandum or any related confidential information provided by Broker or the Seller, and that the Broker or Seller will be entitled to seek specific performance and injunctive relief as remedies for any such breach, including via ex parte action as may be necessary or advisable. Such remedies will not be deemed to be the exclusive remedies but will be in addition to all other remedies available at law or in equity to Seller and Broker. Broker and Seller expressly reserve any and all rights, remedies, claims and actions that they may have now or in the future to protect the Offering Memorandum or confidential information or to seek damages from You, Your agents or representatives for any failure to comply with the requirements herein stated.

## EXCLUSIVELY OFFERED BY:

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**XAVIER ALVARADO**

Investment Sales Associate  
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# INVESTMENT SUMMARY

## OFFERING

PRICING	\$3,758,252
CAP RATE	7.60%
NET OPERATING INCOME	\$285,510
NUMBER OF SPACES	12
OCCUPANCY	91.45%
ZONING	C-3

## PROPERTY STATS

BUILDING SIZE	13,130 SF
LOT SIZE	0.95 ACRES
YEAR BUILT	1972
VEHICLE COUNTS	29,040 CARS PER DAY ON WURZBACH
DAYTIME POPULATION	135,791 PEOPLE WITHIN A 3 MILE RADIUS

The following 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 of any inaccuracies

# INVESTMENT OVERVIEW

8746 Wurzbach Road is a Starbucks-anchored retail and office property strategically located near the San Antonio Medical Center, one of the largest concentrations of healthcare institutions in South Texas. The ground floor features a high-performing Starbucks that draws consistent daily traffic, while the second floor offers income-producing executive suites catering to local professionals and medical service providers. With excellent visibility, strong surrounding demographics, and proximity to major hospitals, clinics, and medical offices, this property combines the stability of a national credit tenant with diversified office income in a prime infill location.



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# INVESTMENT HIGHLIGHTS

## DIVERSE INCOME STREAMS + BUILT-IN UPSIDE

The property features a mix of ground-floor retail and executive suites on the second floor, providing diversified income sources. Several tenants have scheduled rent increases in place, while staggered lease expirations minimize rollover risk and maintain steady cash flow.

## DAYTIME AND RESIDENTIAL DEMAND DRIVERS

Located within a 5-mile radius housing 438,861 people and bolstered by the Medical Center's dense daytime population, the property is ideally situated to capture both professional and residential spending. Starbucks' strong performance underscores the location's strength, while the tenant mix complements the needs of the immediate trade area.

## STARBUCKS-ANCHORED RETAIL IN THE HEART OF THE MEDICAL CENTER

Strategically positioned near the San Antonio Medical Center, one of the largest healthcare hubs in Texas. 8746 Wurzbach Road is anchored by a high-performing Starbucks that drives consistent daily traffic. The center benefits from a prime hard-corner location at a lighted intersection with 29,041 vehicles per day on Wurzbach, ensuring superb visibility and accessibility. With three points of ingress and egress, the property offers exceptional convenience for both retail and office tenants, attracting steady patronage from medical professionals, patients, and nearby residents.

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ericket

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# LOCATION MAP

8746 WURZBACH



**\$64,853**

Avg HH income  
1-Mile

**\$81,428**

Avg HH income  
3-Mile

**\$85,618**

Avg HH income  
5-Mile

**24,190**

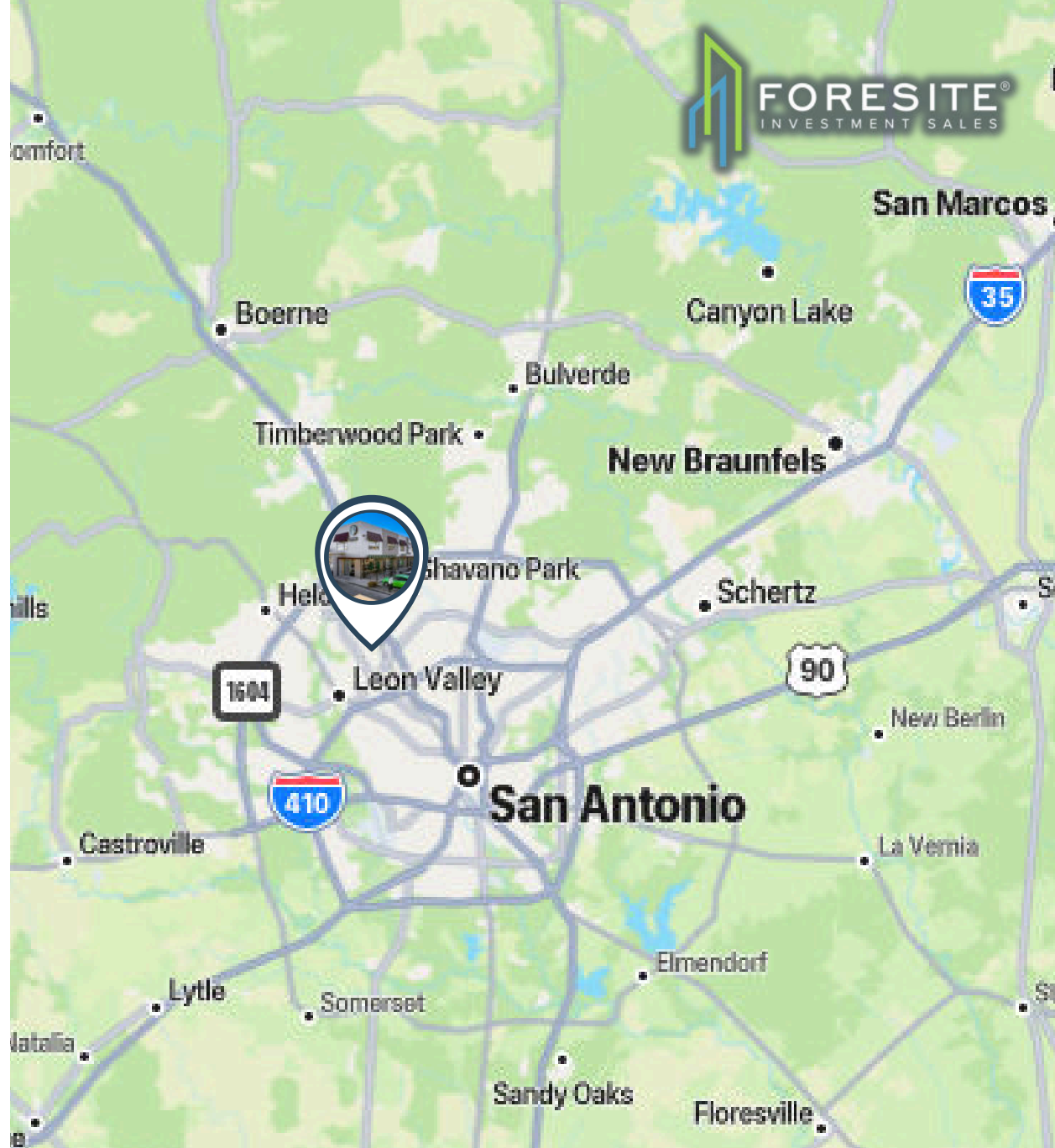
Population  
1-Mile

**135,791**

Population  
3-Mile

**342,604**

Population  
5-Mile



cricket

E2 Consulting Engineers, Inc.  
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**BERNI**  
VIETNAMESE RESTAURANT

DRIVE THRU

# AERIAL

8746 WURZBACH



VANCE JACKSON  
(19,758 HOMES)

CORTLAND AT  
FREDERICKSBURG  
(376 UNITS)

BELCARA  
LUXURY  
TOWNHOMES  
(77 UNITS)

165 ASSOCIATION  
(200 HOMES)

145 ASSOCIATION  
(150 HOMES)

Colonnade III

THE HONEY BAKED Ham<sup>SO</sup>  
FIREHOUSE SUBS  
CYCLE GEAR  
alphaGraphics

The Colonnade Shopping Center

Miracle-Ear  
H&R BLOCK  
Goomba's  
PJs COFFEE  
Great Clips  
IT'S GONNA BE GREAT™

Colonies North Shopping Center

TAKE 5  
Auto Zone  
UPS  
LAUNDRY

UT Health  
VIA313

KFC  
TACO CABANA  
ACE Cash Express  
Huddle

Fredericksburg North Shopping Center

VALERO  
K  
BY design  
HOME STAGING  
FUSION FOOD  
SUBWAY

Oak Hills Center

WINK STOP  
CHASE  
Western Union  
7-ELEVEN  
NUTRITION

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# AERIAL

8746 WURZBACH



**CARmax** | **aci** | **TECHACADEMY**  
LEARNING

GARDENALER RD. (4,701 VPD)

TOWING  
AUSTIN  
PROS

WURZBACH RD. (29,041 VPD)

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# AERIAL

8746 WURZBACH

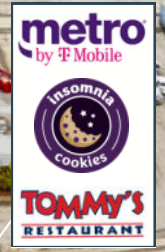


South Texas  
**MEDICAL CENTER**



**TOWING  
AUSTIN  
PROS**

**WURZBACH RD**  
29,041 CARS PER DAY



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# SITE VIEW

8746 WURZBACH



13,130 SF

66  
Total  
Parking  
Spaces

0.95 Acres

WURZBACH RD  
29,041 CARS PER DAY



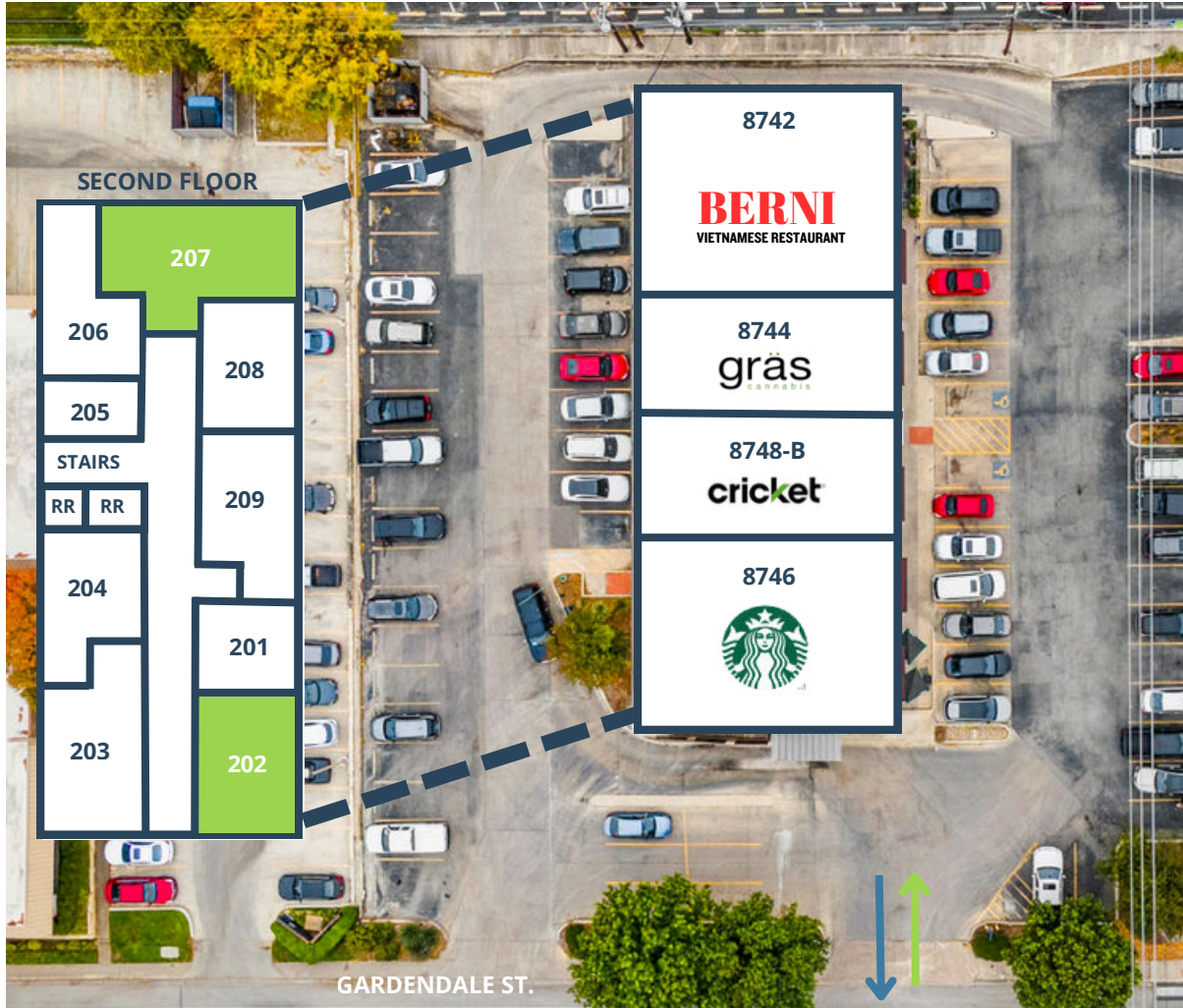
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GARDENDALE ST.

# SITE PLAN

8746 WURZBACH



TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	% OF GLA
Hawthorne and Oak LLC	201	683	5.20%
Vacant	202	1,122	8.55%
Zhin Beauty	203-204	1,494	11.38%
Uyen Nguyen	205	438	3.34%
SATX Bars, LLC	206	1,020	7.77%
Vacant	207	783	5.96%
Happy Soul Consulting	208	701	5.34%
Ucellibuyback, LLC	209	489	3.72%
<b>BERNI</b> VIETNAMESE RESTAURANT	8742	2,250	17.14%
<b>gras</b> cannabis	8744	1,136	8.65%
<b>cricket</b>	8746	1,750	13.33%
	8748-B	1,264	9.63%

## AVAILABLE SPACE

Suite Number	SF	Condition
202	1,122	Office - 2nd floor
207	783	Office - 2nd floor

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STARBUCKS COFFEE

cricket



# RENT ROLL

8746 WURZBACH



TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	% OF GLA	LEASE START	LEASE END	BASE ANNUAL RENT	BASE RENT PSF	LEASE TYPE
Hawthorne and Oak LLC	201	683	5.20%	03/01/2021	06/30/26	\$14,425	\$21.12	Gross
Vacant	202	1,122	8.55%					
Zhin Beauty	203-204	1,494	11.38%	01/14/2020	09/30/2027	\$29,202	\$19.54	Gross
		Scheduled Rent Step		10/1/2026	9/30/2027	\$30,078	\$20.13	
Uyen Nguyen	205	438	3.34%	04/01/2021	03/31/2026	\$8,427	\$19.24	Gross
SATX Bars, LLC	206	1,020	7.77%	04/01/2025	09/30/2026	\$20,400	\$20.00	Gross
Vacant	207	783	5.96%					
Happy Soul Consulting	208	701	5.34%	12/1/2025	11/30/2028	\$14,721	\$21.00	Gross
Ucellibuyback, LLC	209	489	3.72%	01/01/2024	12/31/2026	\$9,291	\$19.00	Gross
Berni Vietnamese Buffet	8742	2,250	17.14%	05/01/2015	07/31/2030	\$ 60,840	\$27.04	
		Scheduled Rent Step		08/01/2026	07/31/2027	\$63,270	\$28.12	NNN + MGMT
				08/01/2027	07/31/2028	\$65,813	\$29.25	
				08/01/2028	07/31/2029	\$68,445	\$30.42	
				08/01/2029	07/31/2030	\$71,168	\$31.63	
GRAS CBD Collective	8744	1,136	8.65%	10/01/2021	01/31/2030	\$35,195	\$30.98	NNN + MGMT
		Scheduled Rent Step		02/01/2027	01/31/2028	\$36,603	\$32.22	
				02/01/2028	01/31/2029	\$38,067	\$33.51	
				02/01/2029	01/31/2030	\$39,590	\$34.85	
Starbucks	8746	1,750	13.33%	10/06/2008	02/28/2029	\$106,480	\$60.85	
		Options		03/01/2029	02/28/2034	\$117,128	\$66.93	NNN + MGMT
				03/01/2034	02/28/2039	\$128,841	\$73.62	
Cricket Wireless	8748-B	1,264	9.63%	12/09/2008	12/31/2030	\$39,816	\$31.50	
		Scheduled Rent Step		01/01/2027	12/31/2027	\$40,448	\$32.00	
				01/01/2028	12/31/2028	\$41,080	\$32.50	NNN + MGMT
				01/01/2029	12/31/2029	\$41,712	\$33.00	
				01/01/2030	12/31/2030	\$42,344	\$33.50	
<b>Total/ Average</b>		<b>13,130</b>						

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cricket

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gras

BEHN



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TicketCity

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gras

BERNI  
VIETNAMESE RESTAURANT

# CASHFLOW PROJECTIONS

WURZBACH



## Annualized February 2026

### Income

**Base Rental Income** **\$355,000**

Total Recovery Income \$66,101

**Effective Gross Income** **\$421,101**

### Expenses

Management Fee \$16,844

Property Tax \$61,000

Insurance \$12,055

CAM \$45,692

**Total Expenses** **\$135,591**

**Net Operating Income** **\$285,510**

### GENERAL ASSUMPTIONS

- The analysis was based on February 1<sup>st</sup>, 2026 income annualized.
- Inflation was assumed to be 3% annually on a calendar year basis.
- Expiring leases are expected to renew at the same rent.

### EXPENSES

- Property Taxes are based on Bexar County Appraisal District's appraisal notice for 2025.
- Management is 4% of EGR
- All other expenses were modeled as per 2025 budgeted expenses, growing 3% annually by inflation.

# FORESITE'S INVESTMENT SALES SPECIALISTS

**Experience, focus and creativity** is what makes Foresite Investment Sales so unique. Coming together from large firms to form our team, we offer decades of experience and a national reach.

TEXAS BASED. NATIONAL REACH.  
TRANSACTIONS IN 15 STATES



## Chad Knibbe, CCIM

President / Co - Owner

Chad was a key player in the launching of Foresite in 2014 and later founded the investment sales division of Foresite Commercial Real Estate in 2018. Prior to Foresite, Chad was a Senior Vice President at Marcus & Millichap where he ranked as the #1 retail agent for the central Texas region. He is a graduate of Baylor University and lives in Spring Branch with his wife, three daughters and son.

[CKNIBBE@FORESITECRE.COM](mailto:CKNIBBE@FORESITECRE.COM)



## Louis "Lex" Lutto

Senior Vice President

Lex Lutto brings more than 29 years of professional real estate experience to the Foresite team. He specializes in land, landlord representation and tenant representation in San Antonio, and the surrounding trade areas. He has leveraged his experience in the local retail sector to bring in a new book of business including a wide range of anchored and unanchored projects, multi-use projects, and land tracts, as well as pad sites opportunities.

[LLUTTO@FORESITECRE.COM](mailto:LLUTTO@FORESITECRE.COM)



## Stephen Berchermann

Vice President

Urban Developments / Special Projects

Stephen Berchermann has worked in real estate for more than a decade. Prior to joining Foresite, Stephen worked at Marcus & Millichap as a senior agent and was a member of the #1 retail team in the central Texas Region. He is a member of ICSC and a graduate of St. Mary's University. Stephen lives in San Antonio with his wife and son and daughter.

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## Alexandria Tatem

Investment Sales Assoc. Vice President & Head of Research

Alexandria Tatem joined Foresite as an Investment Sales Associate and was quickly promoted to Head of Research. She has a talent for sourcing data and compiling information in challenging markets. Alex is a graduate of the University of Central Arkansas, where she double-majored in Finance and Spanish. Her research has been used in testimonies to the state legislature, year-long studies, and published reports.

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## Xavier Alvarado

Investment Sales Associate

Xavier Alvarado started his real estate career working with Marcus and Millichap, following his graduation from the University of Texas at San Antonio. After assisting his team in becoming the top team in the Central-South Texas market, he was granted the opportunity to join the Foresite Investment sales team. As a San Antonio Native, he loves watching the San Antonio Spurs. He currently resides in San Antonio with his wife and son.

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## Kevin Gumprecht

Investment Sales Associate

Kevin Gumprecht's career took him from financial evaluations and due diligence for MCI/Verizon Business in Atlanta to the management of multimillion-dollar construction projects with WKM. As an Operations Manager at Supa Doors/VT Industries, Kevin championed initiatives geared towards efficiency and quality, such as value stream mapping, workflow analysis, and lean manufacturing. These experiences have equipped him with a remarkable ability to identify and capitalize on investment opportunities.

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## Daryl Lange

Senior Vice President of Land Services

Daryl Lange is an experienced and detailed transaction broker / development project manager specializing in raw land in San Antonio and surrounding markets. He has completed sales to the following: Wal-Mart / Living Spaces / Frost Bank / Walgreens / Academy Sporting Goods / Lowes / Bill Miller BBQ / Lynd Corporation / Embrey Partners / Longhorn Steakhouse / Olive Garden and many more.

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# OFFERING MEMORANDUM

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# 8746 WURZBACH

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