

8746 WURZBACH

8746 WURZBACH RD. SAN ANTONIO, TX 78240



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Foresite Real Estate, Inc. ("Broker") has been retained as the exclusive advisor and broker for the sale of the property located at: 8746 Wurzbach Rd, San Antonio, TX 78240 (the "Property") on behalf of the Seller of the property ("Seller").

An Offering Memorandum is a legal document that states the objectives, risks, and terms of an investment involved in the private placement of commercial real estate. It contains sensitive, confidential, and proprietary information not available to the public, including financial statements, market data, product descriptions, customer lists, and intellectual property. It is fundamentally a document used to advertise a given transaction and cannot be relied upon in lieu of independent due diligence.

Capacity: Any person in possession of the attached Offering Memorandum ("You/Your") has received the same because they have expressed interest in receiving information regarding the above referenced Property. By acceptance of the Offering Memorandum You agree to treat as confidential any information that You or your representatives are furnished in connection with the Property, including, but not limited to the attached Offering Memorandum. You represent and warrant that you are reviewing the confidential material for your own account or in a representative capacity for your employer, investment group, or closely held entity or another broker representing a party who has been previously identified in writing. Any use or possession of this Operating Memorandum by any other party is strictly prohibited.

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Indemnity / Remedies: By accepting the Offering Memorandum, You agree to indemnify, defend, protect and hold Seller and Broker and any, officer, director, employee, agent, or affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney's fees, collectively "Claims") arising out of or in [JB1] any way related to any acts or omissions of any party to this agreement (except for the gross negligence or intentional misconduct of Broker or Seller), the Property, the Offering Memorandum, or any agreement arising therefrom.

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:

CHAD KNIBBE, CCIM

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ALEXANDRIA TATEM

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XAVIER ALVARADO

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INVESTMENT SUMMARY

OFFERING

PRICING	\$3,758,252
CAP RATE	6.75%
NET OPERATING INCOME	\$253,682
NUMBER OF SPACES	12
OCCUPANCY	86.11%
ZONING	C-3

PROPERTY STATS

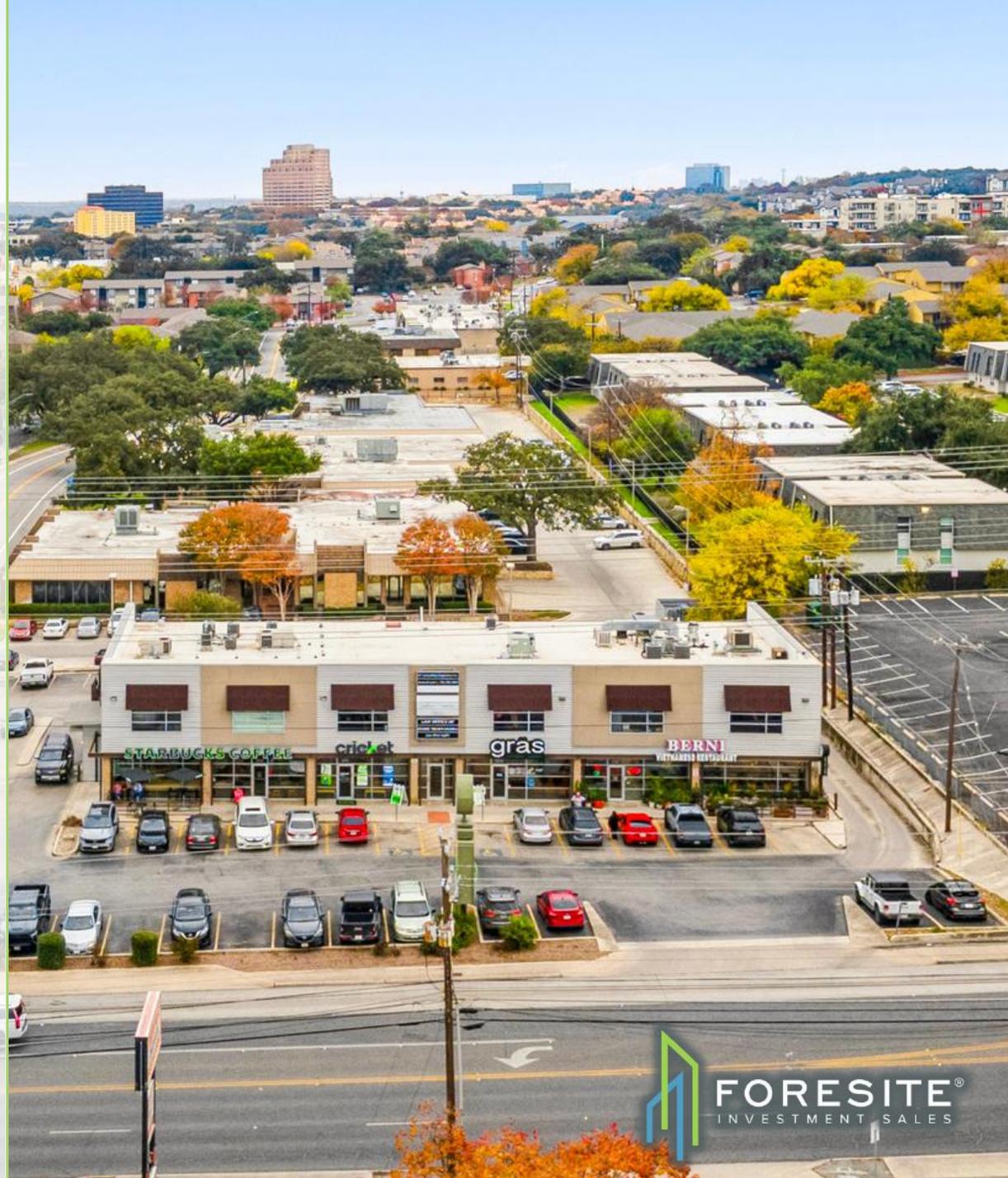
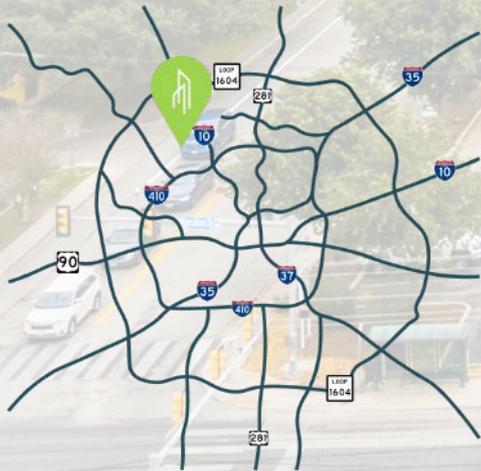
BUILDING SIZE	13,130 SF
LOT SIZE	0.95 ACRES
YEAR BUILT	1972
VEHICLE COUNTS	29,040 CARS PER DAY ON WURZBACH
DAYTIME POPULATION	135,791 PEOPLE WITHIN A 3 MILE RADIUS

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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STARBUCKS COFFEE

ericket

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TRAVELERS
210-802-7100

LAW OFFICE OF
JESSE HERNANDEZ
210-802-2987

gras
cannabis • kratom

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

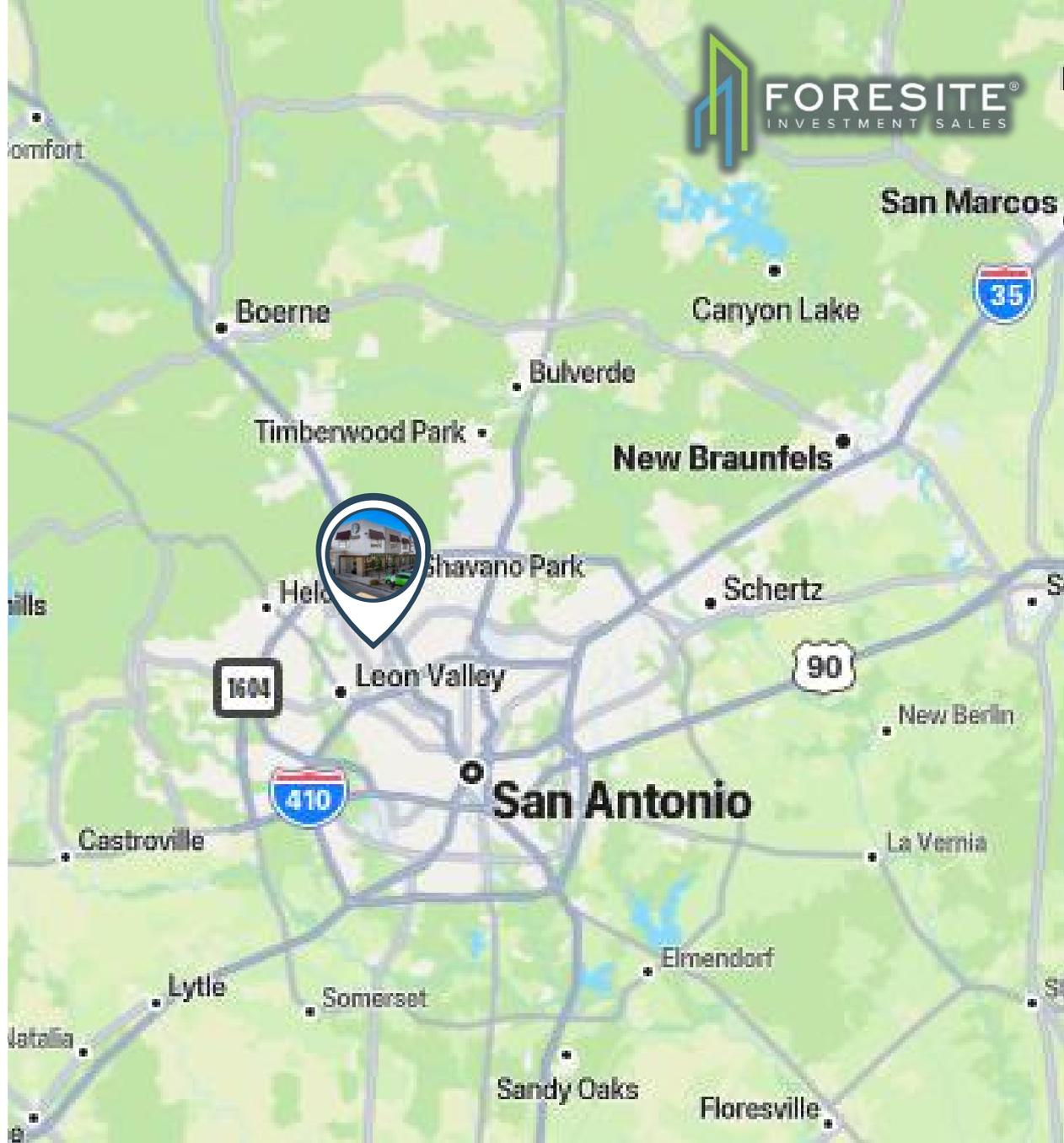
Population
1-Mile

135,791

Population
3-Mile

342,604

Population
5-Mile



cricket

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gras
cannabis + kratom

BERNI
VIETNAMESE RESTAURANT

DRIVE THRU

AERIAL

8746 WURZBACH



VANCE JACKSON
(19,758 HOMES)

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AERIAL

8746 WURZBACH



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

GARDENDALE RD. (4,701 VPD)

TOWING
AUSTIN
PROS

WURZBACH RD. (29,041 VPD)

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AERIAL

8746 WURZBACH

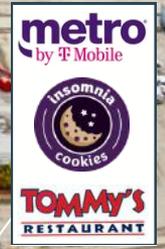


South Texas
MEDICAL CENTER



**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

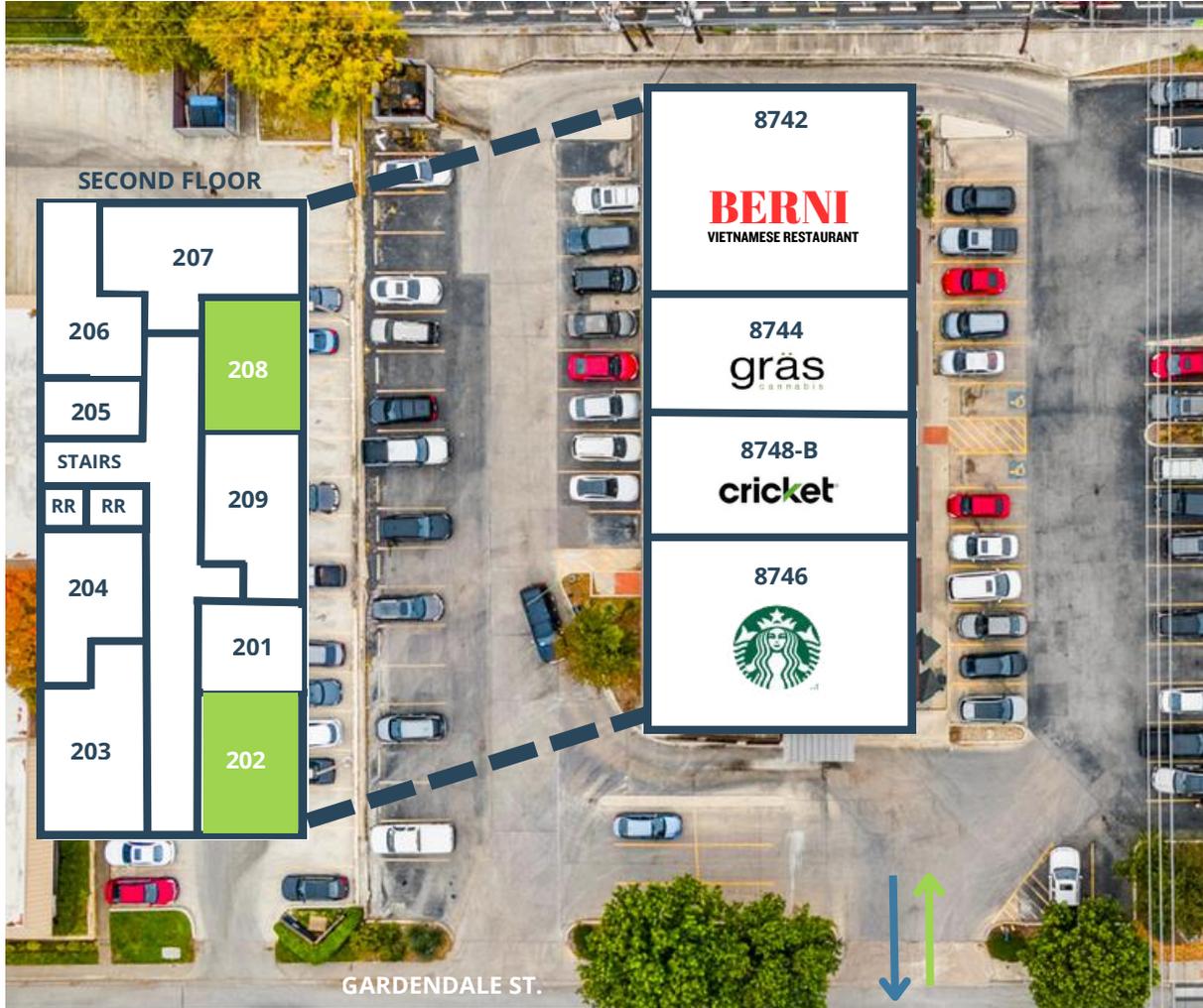
WURZBACH RD
29,041 CARS PER DAY

GARDENDALE ST.

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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%
E2 Consulting Engineers, Inc.	207	783	5.96%
Vacant	208	701	5.34%
Ucellibuyback, LLC	209	489	3.72%
BERNI VIETNAMESE RESTAURANT	8742	2,250	17.14%
grás	8744	1,136	8.65%
cricket	8746	1,750	13.33%
	8748-B	1,264	9.63%

AVAILABLE SPACE

Suite Number	SF	Condition
202	1,122	Office - 2nd floor
208	701	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	MTM	\$13,318.56	\$19.50	Gross
Vacant	202	1,122	8.55%					
Zhin Beauty	203-204	1,494	11.38%	01/14/2020	09/30/2027	\$29,201.64	\$19.54	Gross
		Scheduled Rent Step		10/1/2026	9/30/2027	\$30,077.64	\$20.13	
Uyen Nguyen	205	438	3.34%	04/01/2021	03/31/2026	\$8,427.12	\$19.24	Gross
SATX Bars, LLC	206	1,020	7.77%	04/01/2025	09/30/2026	\$20,400.00	\$20.00	Gross
E2 Consulting Engineers, Inc.	207	783	5.96%	03/15/2023	03/14/2026	\$14,880.00	\$19.00	Gross
Vacant	208	701	5.34%					
Ucellibuyback, LLC	209	489	3.72%	01/01/2024	12/31/2026	\$9,290.88	\$19.00	Gross
Berni Vietnamese Buffet	8742	2,250	17.14%	05/01/2015	07/31/2030	\$60,840.00	\$27.04	NNN + MGMT
		Scheduled Rent Step		08/01/2026	07/31/2027	\$63,270.00	\$28.12	
				08/01/2027	07/31/2028	\$65,812.56	\$29.25	
				08/01/2028	07/31/2029	\$68,445.00	\$30.42	
				08/01/2029	07/31/2030	\$71,167.56	\$31.63	
GRAS CBD Collective	8744	1,136	8.65%	10/01/2021	01/31/2030	\$33,841.56	\$29.79	NNN + MGMT
		Scheduled Rent Step		02/01/2026	01/31/2027	\$35,195.16	\$30.98	
				02/01/2027	01/31/2028	\$36,603.12	\$32.22	
				02/01/2028	01/31/2029	\$38,067.12	\$33.51	
				02/01/2029	01/31/2030	\$39,589.80	\$34.85	
Starbucks	8746	1,750	13.33%	10/06/2008	02/28/2029	\$106,479.96	\$60.85	
		Options		03/01/2029	02/28/2034	\$117,127.92	\$66.93	NNN + MGMT
				03/01/2034	02/28/2039	\$128,840.76	\$73.62	
Cricket Wireless	8748-B	1,264	9.63%	12/09/2008	12/31/2025	\$37,920.00	\$30.00	NNN + MGMT
Total/ Average		13,130	86.11%			\$334,600	\$24.50	



DRIVE THRU

STARBUCKS COFFEE

cricket

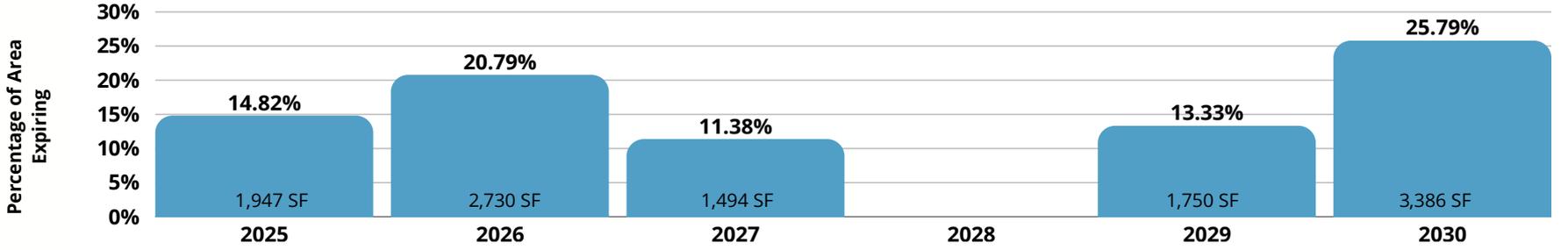
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gras

BERN

LEASE EXPIRATIONS

8746 WURZBACH



Hawthorne and Oak LLC
683 SF
Cricket Wireless
1,264 SF

Uyen Nguyen
438 SF
SATX Bars, LLC
1,020 SF
E2 Consulting Engineers, Inc.
783 SF
Ucellibuyback, LLC
489 SF

Zhin Beauty
1,494 SF

Starbucks
1,750 SF

Berni Vietnamese Buffet
2,250 SF
GRAS CBD Collective
1,136 SF



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STARBUCKS COFFEE

Planet Fitness

LAW OFFICE OF
JENNIE HERNANDEZ
301-461-6877

gras

BERNI
VIETNAMESE RESTAURANT

UNDERWRITING ASSUMPTIONS

8746 WURZBACH



TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	% OF GLA	RENEWAL ASSUMPTION	UPON EXPIRATION
Hawthorne and Oak LLC	201	683	5.20%	Upstairs	Market
Vacant	202	1,122	8.55%	Upstairs	Market
ZHIN BEAUTY	203-204	1,494	11.38%	Upstairs	Market
Uyen Nguyen	205	438	3.34%	Upstairs	Market
SATX Bars, LLC	206	1,020	7.77%	Upstairs	Market
E2 Consulting Engineers, Inc.	207	783	5.96%	Upstairs	Market
Vacant	208	701	5.34%	Upstairs	Market
Ucellibuyback, LLC	209	489	3.72%	Upstairs	Market
BERNI VIETNAMESE RESTAURANT	8742	2,250	17.14%	Downstairs	Market
grás	8744	1,136	8.65%	Downstairs	Market
cricket	8746	1,750	13.33%	Downstairs	Renew at Same Rate
	8748-B	1,264	9.63%	Starbucks	Option

Renewal Assumptions	Upstairs	Downstairs	Starbucks
Renewal Probability	75.00%	75.00%	85.00%
Term	36 Mos.	36 Mos.	48 Mos.
Downtime			
New	4 Mos.	3 Mos.	3 Mos.
Renewal	0 Months	0 Months	0 Months
Market Rent			
New (SF/Yr)	\$20.00	\$30.00	\$50.00
Renewal (SF/Yr)	3% Inc.	3% Inc.	3% Inc.
Rent Increase			
Amount	3.00%	3.00%	10.00%
Frequency	Annually	Annually	Every 60 Mos.
Free Rent			
New	0 Mos.	2 Mos.	2 Mos.
Renewal	0 Months	0 Months	0 Months
Tenant Improvements			
New (\$/SF)	\$0.00	\$10.00	\$10.00
Renewal (\$/SF)	\$0.00	\$0.00	\$0.00
Leasing Commissions			
New	6.00%	6.00%	6.00%
Renewal	2.00%	2.00%	2.00%
Recovery Method	GROSS	NNN + MGMT	NNN + MGMT

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CASHFLOW PROJECTIONS

WURZBACH



	Year 1	Year 2	Year 3	Year 4	Year 5
<i>Ending Occupancy</i>	92.81%	97.23%	100.00%	98.58%	94.20%
Income	Nov-2026	Nov-2027	Nov-2028	Nov-2029	Nov-2030
Potential Rental Income	\$373,600	\$382,242	\$388,813	\$398,897	\$410,957
Downtime Vacancy	(51,129)	(43,386)	-	(4,091)	(17,972)
Total Free Rent	-	(1,627)	-	(2,689)	(6,534)
Base Rental Income	\$322,470	\$337,229	\$388,813	\$392,116	\$386,451
Total Recovery Income	\$65,476	\$66,423	\$70,296	\$72,283	\$69,559
Effective Gross Income	\$387,947	\$403,653	\$459,109	\$464,399	\$456,010
Expenses					
Management Fee	\$15,518	\$16,146	\$18,364	\$18,576	\$18,240
Property Tax	\$61,000	\$62,830	\$64,715	\$66,656	\$68,656
Insurance	\$12,055	\$12,417	\$12,789	\$13,173	\$13,568
CAM	\$45,692	\$47,063	\$48,475	\$49,929	\$51,427
Total Expenses	\$134,265	\$138,456	\$144,343	\$148,334	\$151,891
Net Operating Income	\$253,682	\$265,197	\$314,766	\$316,065	\$304,119
Tenant Improvements	-	\$3,255	-	\$2,868	\$13,084
Leasing Commissions	\$4,170	\$7,721	-	\$14,082	\$18,789
Total Leasing & Capital Costs	\$4,170	\$10,976	-	\$16,950	\$31,873
Net Cash Flow Before Debt	\$249,512	\$254,221	\$314,766	\$299,114	\$272,245

GENERAL ASSUMPTIONS

- The analysis was assumed to begin on December 1st, 2025
- Inflation was assumed to be 3% annually on a calendar year basis.
- Cricket Wireless is assumed to renew a 1 year lease at the same rate.
- Expiring leases are expected to renew at Market Renewal Assumptions.

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.

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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



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



Stephen Berchelmann

Vice President

Urban Developments / Special Projects

Stephen Berchelmann 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.

SBERCHELMANN@FORESITECRE.COM



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.

ATATEM@FORESITECRE.COM



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.

XALVARADO@FORESITECRE.COM



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.

KGUMPRECHT@FORESITECRE.COM



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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