



OFFERING
MEMORANDUM

8035 Culebra Rd
San Antonio, TX
78251

8035 Culebra Retail

**Available as part of a 3-property Northwest San Antonio portfolio. Ask for full details.*



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Investment Summary

RESOLUT REIS is pleased to present 8035 Culebra Retail, a multi-tenant retail center located in the vibrant northwest corridor of San Antonio, Texas. Built in 1986 and encompassing approximately 13,481 SF, this center is strategically positioned along the high-traffic Culebra Road, offering excellent visibility and accessibility. The property hosts a diverse mix of service-oriented and retail tenants, catering to the surrounding residential community. With a strong tenant base, ample parking, and proximity to major thoroughfares, this asset presents a compelling opportunity for investors seeking stable cash flow and long-term growth potential in a dynamic market.

Key Highlights

- Diverse Tenant Mix - A healthy mix of service & retail tenants catering to the area.
- Strong Area Demographics - Stabilized area with continued population & wage growth.
- Strategic Location - Situated on Culebra Rd, a major thoroughfare with high visibility & traffic (+43,000 vehicles per day).
- Ample Parking - 4.49 spaces per 1,000 SF.
- Value-Add Potential - Lease restructuring opportunities to enhance returns.

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Property Overview

8035 Culebra Retail

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San Antonio, TX 78251



PROPERTY OVERVIEW

Property Type	Multi-Tenant Retail
Property Address	8035 Culebra Rd, San Antonio, TX 78251
Gross Leasable Area (GLA)	13,481 SF
Lot Size	0.89 Acres
Year Built/Renovated	1986/1995
Zoning	C-2
Property ID	688284
Number of Suites	12
Parking Ratio	4.49 : 1,000 SF
Access & Frontage	2 access points on Culebra Rd
Frontage	+/-204' on Culebra Rd
Traffic Counts	+/- 43,296 VPD on Culebra Rd

Pricing Details

PRICING DETAILS	
Offering Price	\$1,950,000
Cap Rate	7.56%
NOI (in-place)	\$147,335
Price Per SqFt	\$144.65
Occupancy	85.20%
Lease Type(s)	Gross

RETURNS	YEAR 1
Cash-on-Cash	5.84%
Debt Coverage Ratio	1.37

FINANCING	1st Loan
Loan Type	Bank
Loan Amount	\$1,267,500
Loan-To-Value	65%
Interest Rate	7.00%
Amortization	25 Years
Term	5 Years

**Loan information is subject to change.*

Quote provided by:

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Operating Statement

Assumptions:

Year 1 beginning 10/1/2025

Year 1 CAM based on 2024 with a 2.7% increase.

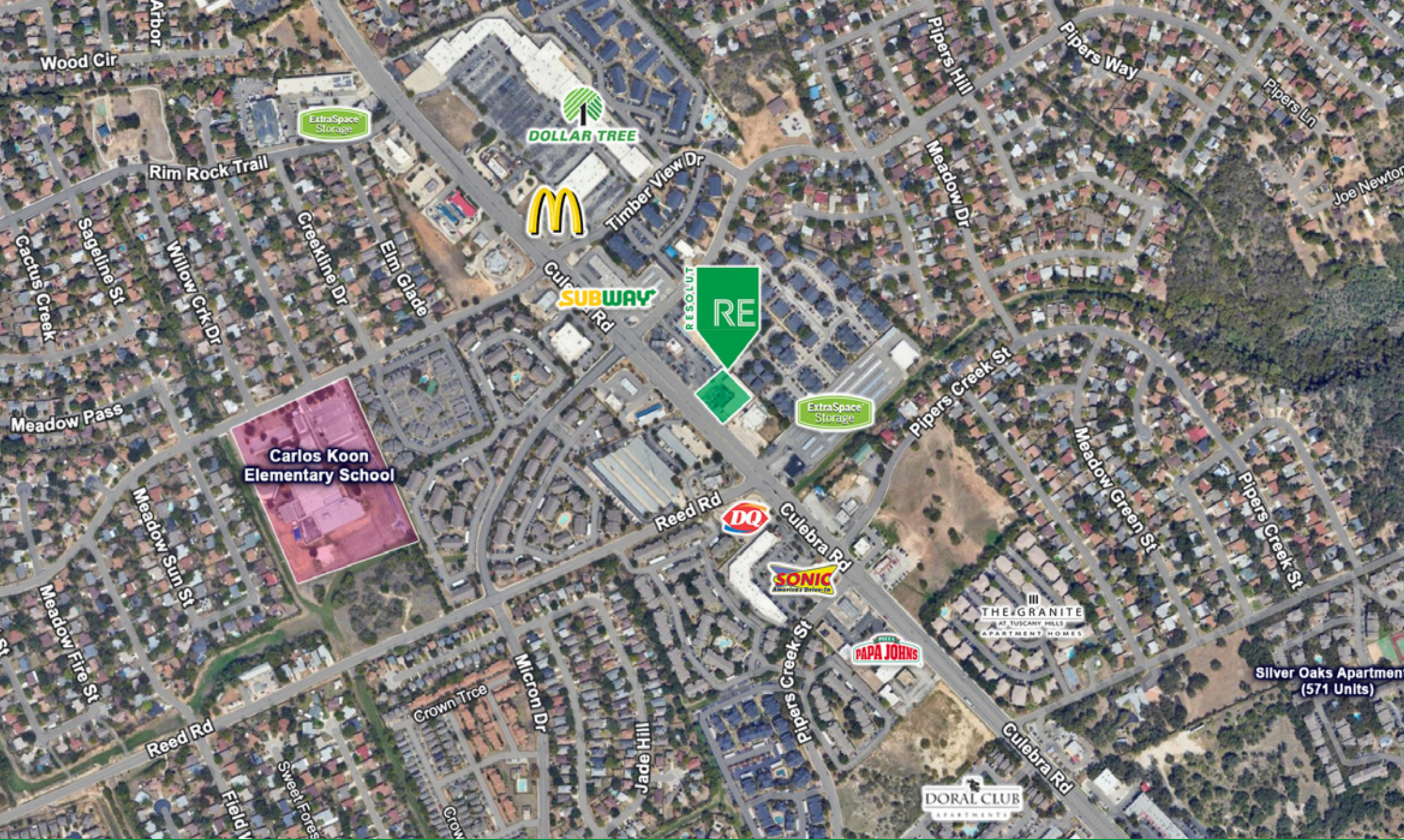
[1] - Management is assumed at a flat fee of \$1,000 per month, applied in cases where the typical percentage-based fee on gross rents would result in a lesser amount.

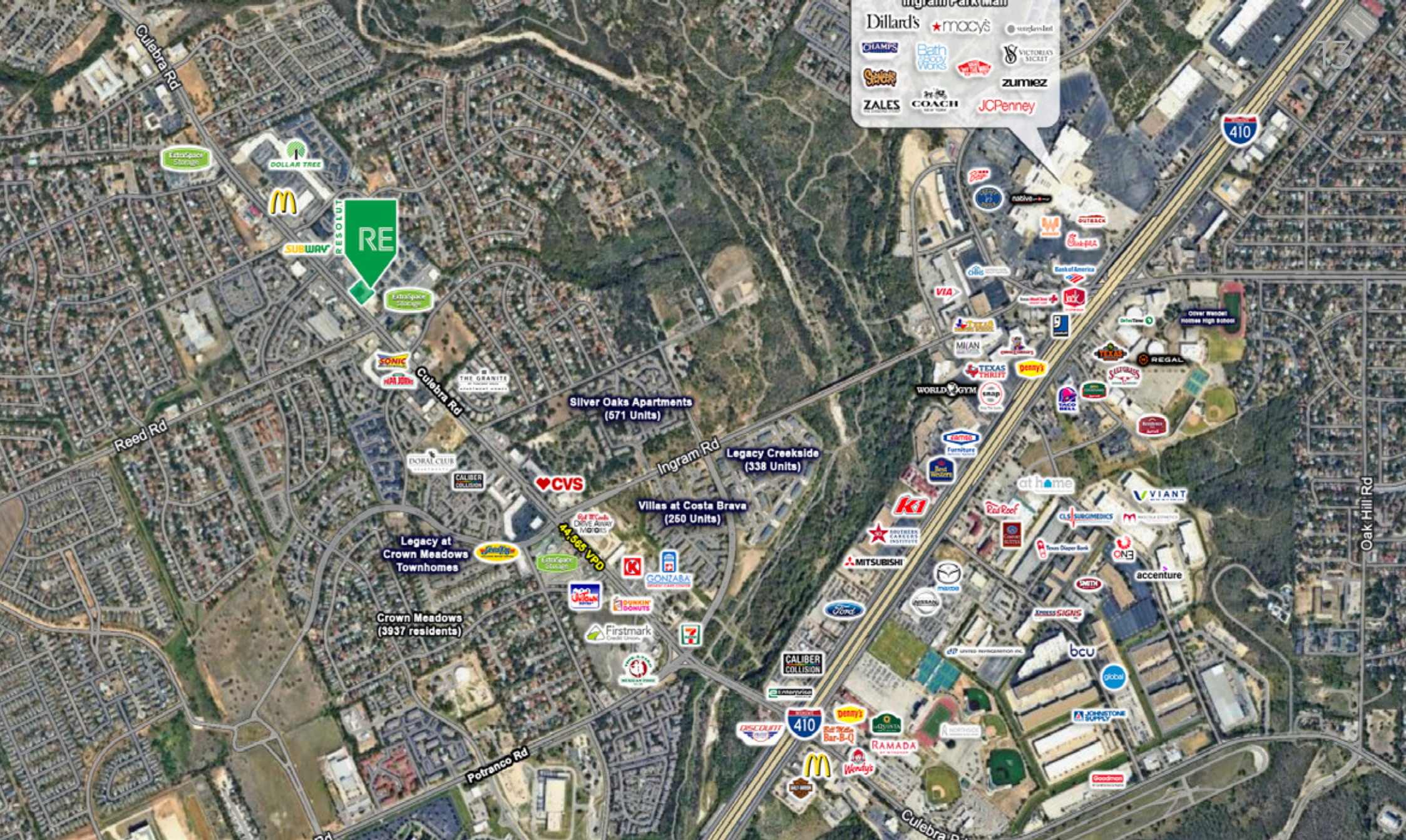
[2] - Capital reserves are underwritten at \$0.50 PSF to account for future improvements and maintenance consistent with properties of similar age and condition.

INCOME	YEAR 1		PER SF	NOTES
Scheduled Base Rental Income	242,000		17.95	
Expense Reimbursement Income				
CAM	0		0.00	
Insurance	0		0.00	
Real Estate Taxes	0		0.00	
Management Fees	0		0.00	
Total Reimbursement Income	\$0	0.0%	\$0.00	
Potential Gross Revenue	242,000		17.95	
General Vacancy	0		0.00	
Effective Gross Revenue	\$242,000		\$17.95	

OPERATING EXPENSES	YEAR 1		PER SF	NOTES
CAM				
Waste	5,203		0.39	
Electricity	2,687		0.20	
Water	11,127		0.83	
Landscaping	709		0.05	
Insurance	9,531		0.71	
Real Estate Taxes	46,669		3.46	
Management Fee	12,000	5.0%	0.89	[1]
Capital Reserves (\$0.50 SF)	6,741		0.50	[2]
Total Expenses	\$94,665		\$7.02	
Expenses as % of EGR	39.1%			
Net Operating Income	\$147,335		\$10.93	







Logos for retail and service businesses including:

- Dillard's
- macys
- CHAMPS
- Bath Works
- SALES
- ZALES
- COACH
- single's bar
- VICTORIA'S SECRET
- zumiez
- JCPenney

RE

Silver Oaks Apartments
(571 Units)

Legacy Creekside
(338 Units)

Villas at Costa Brava
(250 Units)

Legacy at
Crown Meadows
Townhomes

Crown Meadows
(3937 residents)

44,968 VPD

Potranco Rd

Oak Hill Rd



Market Overview: San Antonio-New Braunfels Metropolitan Statistical Area

The San Antonio–New Braunfels Metropolitan Statistical Area (MSA) is one of the fastest-growing and most economically resilient regions in the United States. Encompassing eight counties and anchored by San Antonio—Texas’ second-largest city—the MSA serves as a dynamic hub for business, military, tourism, education, and innovation.

Population Growth & Demographics

The San Antonio–New Braunfels MSA boasts a population of over 2.6 million residents, with projections estimating continued annual growth exceeding 2% through the end of the decade. This sustained population increase is driven by both a strong in-migration of new residents and a high birth rate, contributing to a younger median age compared to national averages. The expanding population base underpins retail demand and supports a deep labor pool.

Economic Drivers & Employment

The region benefits from a diverse and well-balanced economy, with key industries including:

- Military & Defense: Home to Joint Base San Antonio, one of the largest military installations in the U.S., contributing significantly to regional employment and stability.
- Healthcare & Bioscience: Anchored by the South Texas Medical Center and major employers like Methodist Healthcare and University Health.
- Tourism & Hospitality: San Antonio attracts over 34 million visitors annually, fueling hotel, restaurant, and retail activity.
- Finance, Education & Technology: The area is a growing hub for cybersecurity, data centers, and fintech operations, supported by institutions such as UTSA and Texas A&M–San Antonio.

The unemployment rate consistently trends below national averages, with job growth recovering swiftly post-pandemic and remaining strong in sectors like professional services, construction, and leisure/hospitality.

Retail Market Fundamentals

Retail real estate in the San Antonio–New Braunfels MSA remains highly competitive and active, bolstered by steady consumer demand, strong household growth, and a resilient small business ecosystem. According to recent market data:

- Retail vacancy rates in core submarkets remain below 5%, with rising rental rates due to limited new construction.
- Multi-tenant strip centers and neighborhood retail centers are in high demand among local and regional tenants seeking to capitalize on growing rooftops and daytime populations.
- Investor interest remains strong, with cap rates remaining attractive relative to other major Texas metros, driven by a favorable cost of living and business climate.

Strategic Location & Infrastructure

Situated at the crossroads of Interstates 10, 35, and 37, the San Antonio MSA offers seamless connectivity throughout Texas and into Mexico. The region also benefits from proximity to the Port of San Antonio, a 1,900-acre logistics and innovation hub, and the San Antonio International Airport, which serves over 10 million passengers annually.

Conclusion

With strong economic fundamentals, explosive population growth, and favorable real estate dynamics, the San Antonio–New Braunfels MSA represents a compelling environment for retail investment. This market's stability, diversity, and strategic location continue to drive both tenant demand and investor confidence, positioning this multi-tenant retail property as an attractive opportunity in one of Texas' most promising metros.

	1 MILE	3 MILES	5 MILES
POPULATION			
2010 Population	15,731	100,124	311,805
2020 Population	18,715	114,687	346,723
2024 Population	18,150	113,628	342,592
2029 Population	18,030	114,684	342,844
2010-2020 Annual Rate	1.75%	1.37%	1.07%
2020-2024 Annual Rate	-0.72%	-0.22%	-0.28%
2024-2029 Annual Rate	-0.13%	0.19%	0.01%
2020 Male Population	48.2%	48.4%	48.3%
2020 Female Population	51.8%	51.6%	51.7%
2020 Median Age	33.1	34.0	34.1
2024 Male Population	48.8%	49.2%	49.1%
2024 Female Population	51.2%	50.8%	50.9%
2024 Median Age	34.0	34.6	34.7
HOUSEHOLDS			
2024 Wealth Index	61	60	61
2010 Households	6,105	36,159	109,806
2020 Households	7,450	43,138	126,829
2024 Households	7,271	43,326	127,246
2029 Households	7,328	44,544	129,525
2010-2020 Annual Rate	2.01%	1.78%	1.45%
2020-2024 Annual Rate	-0.57%	0.10%	0.08%
2024-2029 Annual Rate	0.16%	0.56%	0.36%
2024 Average Household Size	2.50	2.61	2.67

	1 MILE	3 MILES	5 MILES
RACE & ETHNICITY			
2024 White Alone	33.9%	42.1%	43.0%
2024 Black Alone	12.5%	8.0%	6.3%
2024 American Indian/Alaska Native Alone	1.0%	1.1%	1.2%
2024 Asian Alone	19.6%	8.7%	5.6%
2024 Pacific Islander Alone	0.1%	0.2%	0.1%
2024 Other Race	10.7%	12.4%	15.0%
2024 Two or More Races	22.2%	27.5%	28.8%
2024 Hispanic Origin (Any Race)	43.0%	54.2%	61.1%
MEDIAN HOUSEHOLD INCOME			
2024 Median Household Income	\$63,743	\$66,743	\$65,338
2029 Median Household Income	\$71,300	\$75,169	\$74,490
2024-2029 Annual Rate	2.27%	2.41%	2.66%
AVG. HOUSEHOLD INCOME			
2024 Average Household Income	\$85,692	\$86,099	\$85,801
2029 Average Household Income	\$97,336	\$97,377	\$97,813
2024-2029 Annual Rate	2.58%	2.49%	2.66%

Demographics



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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Buyer/Tenant/Seller/Landlord Initials

Date



8035 Culebra Retail



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