

MIXED RETAIL AT CAROLINE AT BROOKS FOR LEASE

Bitterblue Commercial Portfolio

7910 S New Braunfels Ave
San Antonio, TX 78235

SUBJECT SITE
CAROLINE AT BROOKS



Property Overview

HIGH-IMPACT RETAIL *in* SAN ANTONIO'S GROWTH CORRIDOR



STRATEGIC LOCATION

Positioned in a rapidly growing area of Brooks City Base, a 1,308 acre mixed-use community, surrounded by numerous multifamily developments, retail centers, and convenient freeway access

Close proximity to Mission Trail Baptist Hospital, UIW School of Osteopathic Medicine and Amazon Fulfillment Center



STRONG DEMOGRAPHICS

Surrounded by established and growing residential communities with high household incomes and strong consumer demand



Brooks Overview

A VISION as BIG as TEXAS



RESIDENTIAL COMMUNITIES

6 Residential Communities (4 multi-family & 2 single family)

1,400+ Residents and 4 additional communities in various stages of development and planning



EDUCATION

Brooks is also home to The University of the Incarnate Word School of Osteopathic Medicine



BUSINESS

150+ Businesses in Brooks with more than 3,000 employees

Major Employers include:



Number 1 region for numerical population growth from 2020-2021



Nearly 500,000 Residents added to the region between 2010-2020



Projected regional population of almost 4 million by 2040



RETAIL OVERVIEW

Address	7910 S New Braunfels Ave San Antonio, TX 78235
Rate	Please contact Brokers.
Signage	Building signage facing S New Braunfels Ave
Location	Ground level, street visibility
Parking	Ample surface parking available

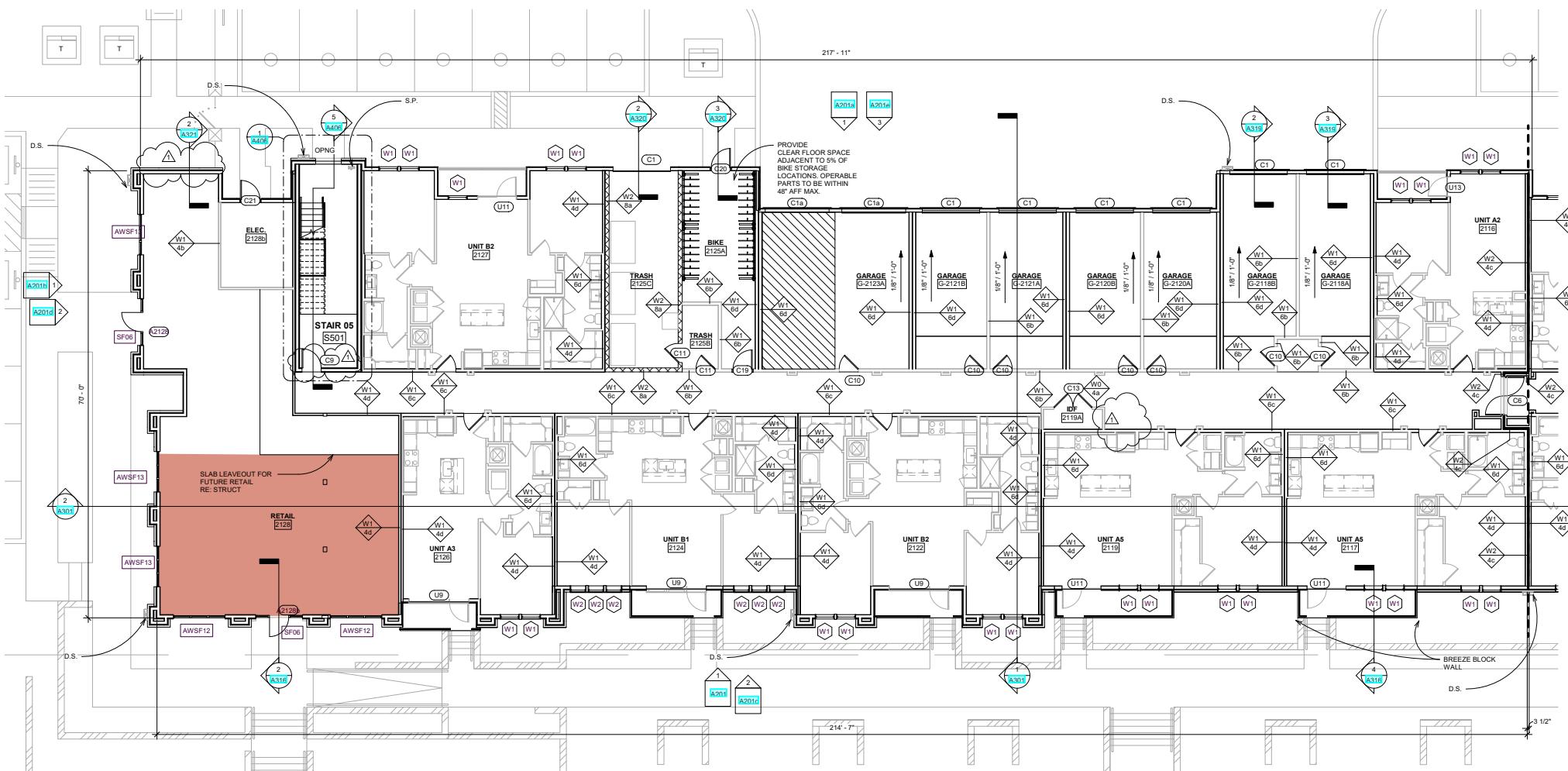
AVAILABILITIES

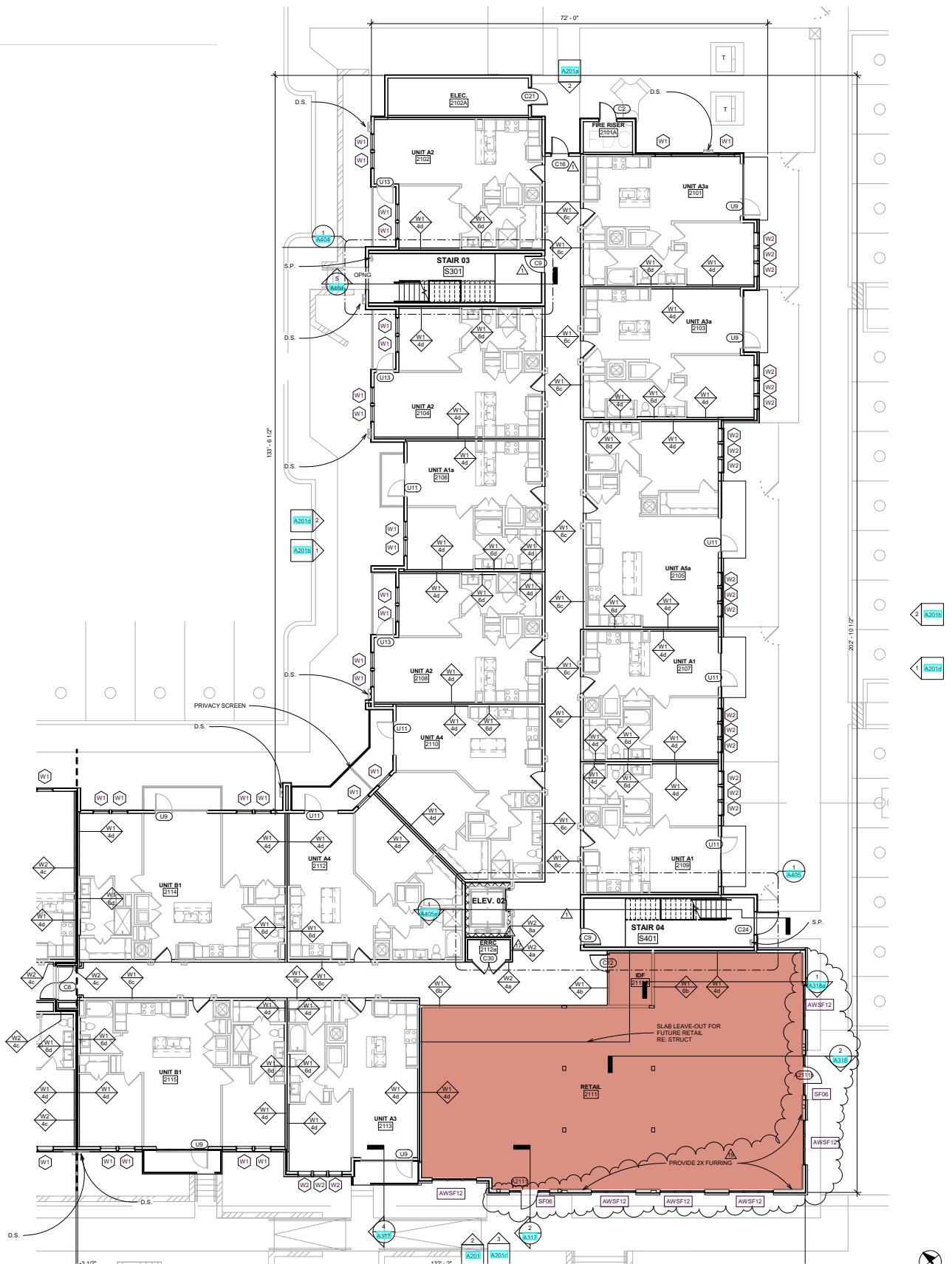
SUITE 2128 1,783 SF

SUITE 2111 2,521 SF

AVAILABILITY

SUITE 2128 1,783 SF

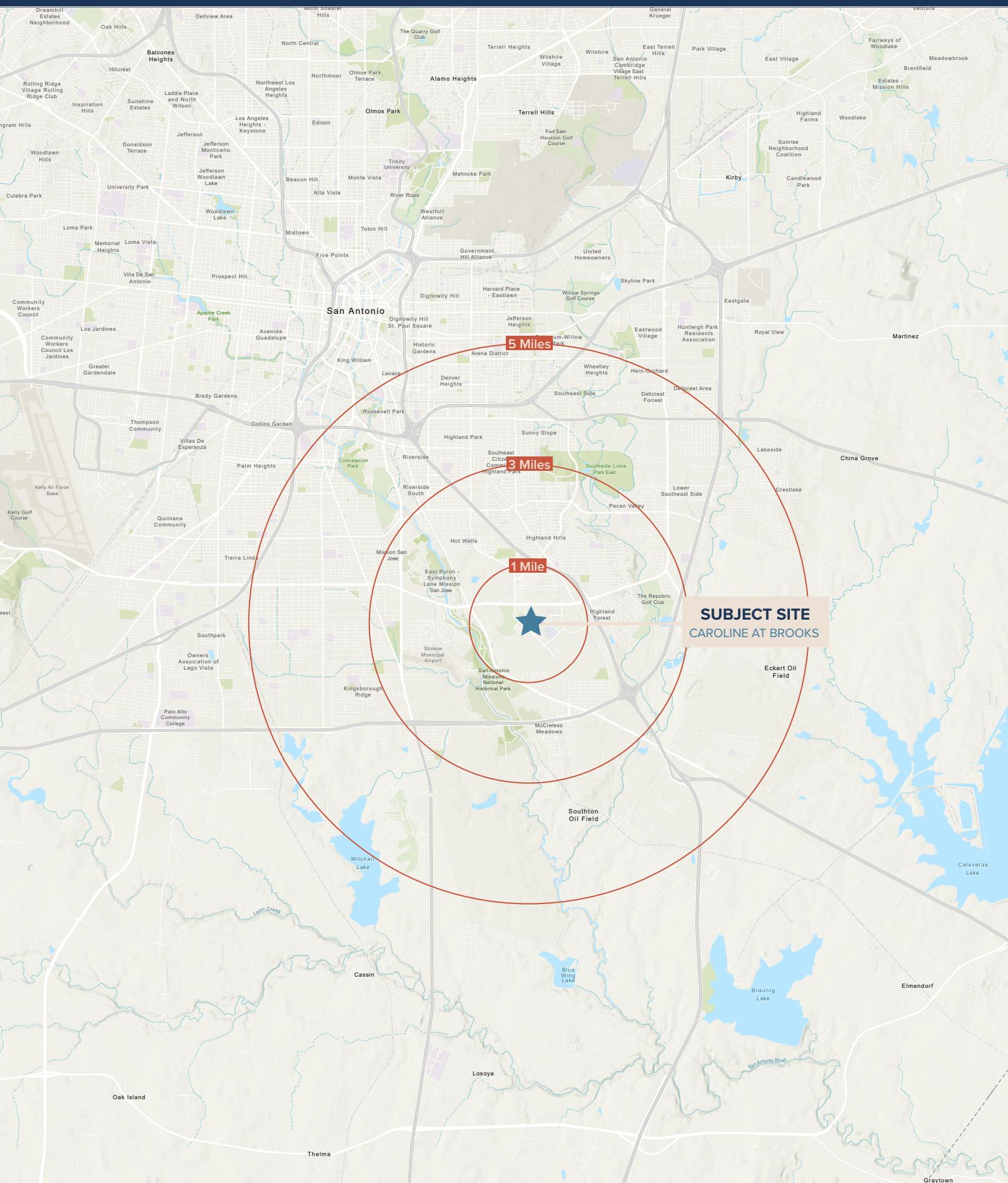




AVAILABILITY

SUITE 2111 2,521 SF





Demographic Insights

	1 Mile	3 Miles	5 Miles
Population			
2024 Population	7,273	72,865	185,500
2029 Population	9,514	77,364	194,404
2024-2029 Annual Population Growth Rate	5.52%	1.21%	0.94%
Generations			
Generation Alpha	12.8%	12.1%	11.8%
Generation Z	30.4%	25.9%	25.5%
Millennials	27.9%	24.4%	24.3%
Generation X	15.4%	18.3%	18.3%
Baby Boomers	12.0%	16.5%	16.9%
Greatest Generations	1.6%	3.0%	3.2%
Household Income			
Average Household Income	\$62,168	\$68,417	\$69,788
Median Household Income	\$53,411	\$53,725	\$55,742
Housing Value			
2024 Median Home Value	\$155,303	\$195,915	\$193,050
2024 Average Home Value	\$195,240	\$245,978	\$240,694
Housing Units			
2024 Owner Occupied Housing Units	679	15,024	40,612
2024 Renter Occupied Housing Units	2,291	11,892	26,066

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CONTACTS

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CBRE



Information About Brokerage Services

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

CBRE, Inc.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

Jeremy McGown

Designated Broker of Firm

John Moake

Licensed Supervisor of Sales Agent/Associate

Land Folkes

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Buyer/Tenant/Seller/Landlord Initials

Date

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