

DOMINION • CREEK •



23110 W I-10 | San Antonio, Texas 78257

Multi-Tenant Investment Opportunity

Offering Overview

SRS Capital Markets has been exclusively retained to offer qualified investors the opportunity to acquire **Dominion Creek** (the "Property"), an **18,665 SF retail center along Interstate-10** (118K Vehicles Per Day) at the front door of The Dominion, a gated, affluent community in the San Antonio Hill Country.

Constructed in 2020, the Property is **100% leased** on a long-term basis to tenants on NNN leases that feature consistent annual increases. Dominion Creek offers a committed tenant base with Deka Lash, D'Anthony Salon Spa, and Wingstop recently executing extension options. The rent roll benefits from a **diversified tenant mix** of service-oriented tenants such as City Vet and Beverly Hills Rejuvenation Center, as well as highly sought after national restaurants such as Jersey Mike's and Wingstop.

The Property is located adjacent to The Dominion, a 1,500-acre master-planned community, which features homes ranging from \$855K to \$3M+. The Dominion provides a consistent **affluent consumer base** with an average household income in excess of \$165K within a 3-mile radius. With frontage on I-10, tenants and consumers have direct access into Downtown San Antonio and the surrounding suburbs.

Dominion Creek offers investors an exceptional opportunity to acquire a legacy asset in an area with numerous development restrictions.

SRSRE.COM/DominionCreek



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23110 W I-10 | San Antonio, Texas 78257



18,665± SF
Offering GLA



1.914± AC
Land Area



100%
Occupancy



2020
Year Built



244
Parking Spaces
(13 Per 1,000 SF)



C-2
Zoning



Premier Retail Center with Exceptional Accessibility

- 2020 Construction** WITH MULTI-DIMENSIONAL STOREFRONTS, EXTERIOR TILE & ALUMINUM AWNINGS
- 1.914 Acres with 244 Parking Spaces** (13.0 PER 1,000 SF) OF CROSS-ACCESS PARKING
- High Barriers to Entry** WITH CHALLENGING SURROUNDING TOPOGRAPHY
- I-10 Frontage with Pylon Signage** & ACCESS TO 118K+ VEHICLES PER DAY

100% Leased to a Committed and Diversified Tenant Line-Up

- 100% Leased** to Service and Restaurant Oriented Tenant Line-Up with a Mix of National & Local Favorites
- Committed Tenant Line-Up** with Deka Lash, D'Anthony, and Wing Stop Recently Executing Extension Options
- Tenants are all on **NNN Leases with Consistent Annual Increases** that Drives CAGR
- Latest Lease Executed 22% Above the Previous Rent**

TENANT MIX

Strong Surrounding Demand & Employment Drivers



The Dominion | 3 MIN

- Master-Planned Community
- 1,500-Acres
- Halfway Between North Loop 1604 & Boerne
- Dominion Country Club



The Rim | 7 MIN

- 2M± SF Mixed-Use Development
- 100+ Stores, Restaurants, & Businesses



Shops at La Cantera | 8 MIN

- 1.3M SF Open Air Mall
- 170+ Retailers



La Cantera Resort & Spa | 12 MIN

- 496 Rooms
- #1 Resort in Texas & #1 Resort in Southwest – 2022 Traveler Readers Choice Award
- 18 Holes of Golf, 5 Resort Pools & Numerous Restaurants & Bars



UT San Antonio | 15 MIN

- Carnegie R1 Research School
- 40,000+ Students
- 17,000+ Employees
- Recent Merger with UT Health San Antonio with Estimated \$7B+ Economic Impact



Joint Base Camp Bullis | 20 MIN

- 28K Acres
- Maneuvering Grounds for U.S. Army, Air Force, & Marine Combat Units



Downtown San Antonio | 25 MIN

- Home to San Antonio River Walk (9.3M+ Visitors Annually)
- Future Home of San Antonio Spurs (Voter approved 2025)
- 1.1M SF Under Construction / 2.1M SF Planned or Proposed

0 MINUTES

5 MINUTES

10 MINUTES

15 MINUTES

20 MINUTES

25 MINUTES

Affluent North San Antonio Customer Base Anchored by The Dominion

Northwest San Antonio is home to several upscale neighborhoods including The Dominion, Bentley Manor, and Anaqua Springs Ranch among others. It is one of the most highly sought after regions to live in the City, as it is surrounded by the Texas Hill Country and proximate to some of San Antonio's main attractions.



**DOMINION
CREEK**

Average Household Income \$165K+
within a 3-Mile Radius

Population within a 3-Mile Radius
Increased 94% from 2010 to 2025

Population is Set to Increase 5.9%
Over the Next 5-Years

THE DOMINION

- \$800K - \$3M+**
- 1,500 Acres, Dominion Country Club



BENTLEY MANOR

- \$1.3M - \$2.5M**
- Average HH Income of \$200K+



ANAQUA SPRINGS RANCH

- \$1.6M - \$2M**
- Avg HH income of \$150K+



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population Summary			
2025 Total Population	5,054	28,063	63,050
2025 Total Daytime Population	6,864	26,335	72,949
Housing Unit Summary			
2025 Average Household Income	\$173,026	\$166,041	\$151,572
2025 Median Home Value	\$560,956	\$512,834	\$489,981

SOURCE esri

Location Overview

NORTH CENTRAL SAN ANTONIO

Known for its affluent neighborhoods and employment hubs, North Central San Antonio continues to be one of the fastest growing submarkets across the city. Dominion Creek offers short drive times to the growing neighborhoods of Boerne, Fair Oaks, Cross Mountain, and Shavano Park among others.

SEAMLESS ACCESSIBILITY TO MAJOR ECONOMIC HUBS

Loop 1604

- 95 Mile "Outer Loop" undergoing a \$1.0BN improvement project

Interstate 10

- Major interstate connecting San Antonio to Houston & El Paso
- Runs directly from downtown San Antonio through North San Antonio

Intersection of Loop 1604 and IH-10

- Less than 8 minutes from the Property
- Location of major San Antonio economic drivers:

RIM

The Rim

- #1 Power Center in Texas
- 16M Visits Annually



Shops at La Cantera

- One of Top Malls in Texas
- 8.5M Visits Annually



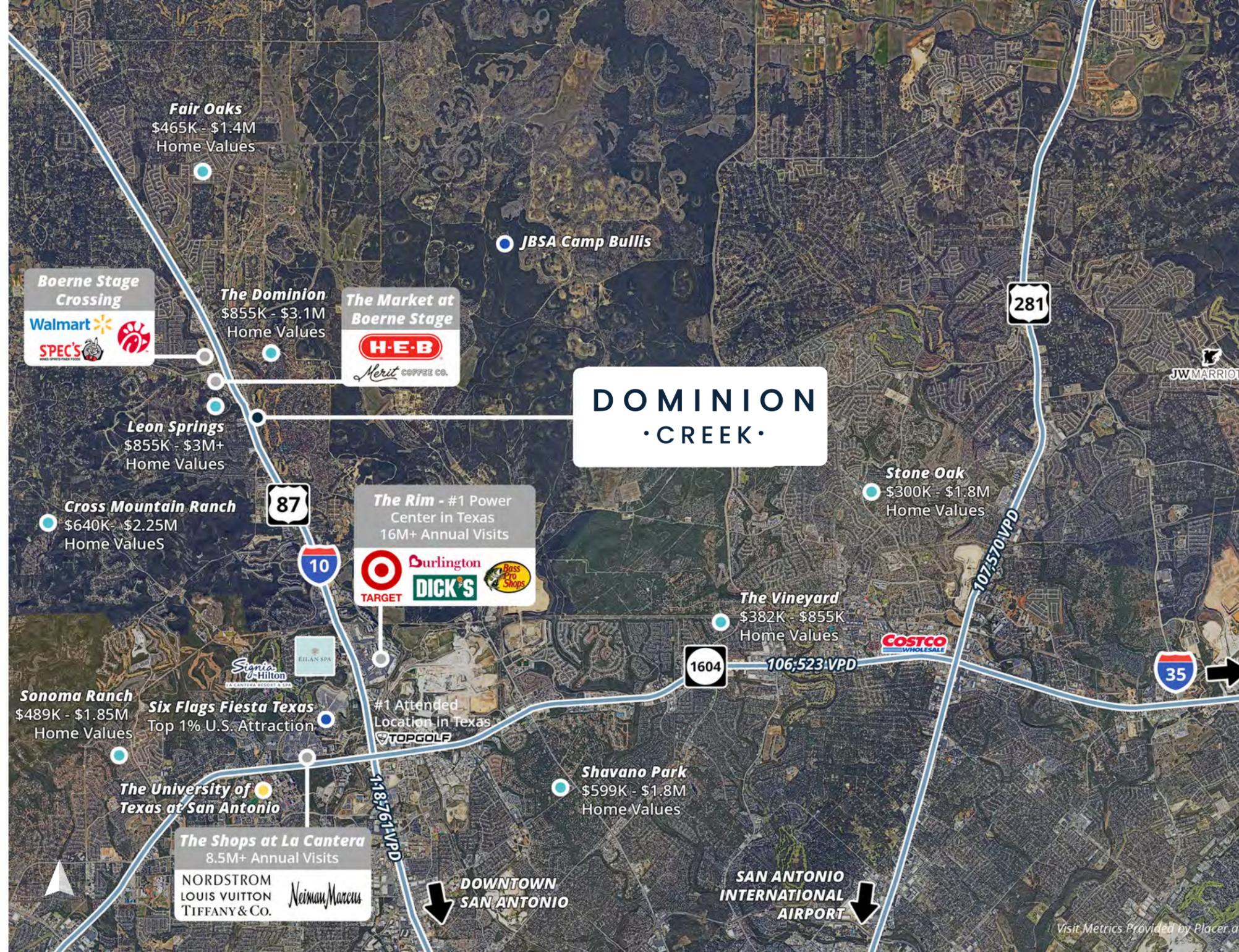
The Rock

- Recently Constructed State of the Art Training Facility for the Spurs



USAA Headquarters

- 17K± Employees
- Recently Invested \$150M in Campus



HILL COUNTRY LOCATION WITH VISIBILITY AND ACCESS



Drive Times:

Dominion Country Club	3 MIN
Six Flags Fiesta Texas	7 MIN
The Rim	7 MIN
La Cantera	8 MIN
UT San Antonio	15 MIN
UT San Antonio (Medical Center)	16 MIN
Downtown San Antonio	25 MIN

LIMITED RETAIL INVENTORY WITH ROBUST FUNDAMENTALS Within 3 Miles



1.5M SF INVENTORY	30K SF UNDER CONSTRUCTION	95.9% OCCUPIED
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GROWING RESIDENTIAL AREA



11,430 HOUSEHOLDS	29,839 POPULATION
10.5% INCREASE SINCE 2020	11.5% INCREASE SINCE 2020

San Antonio Snapshot



Today San Antonio is viewed as a city of steady growth and tremendous investment opportunities, both nationally and globally. A highly qualified, educated workforce, and unmatched cultural mix also position San Antonio as a hot spot for international business.



San Antonio 2025 Estimated Population

2.76M



San Antonio 2025 Median Household Income

\$78,047



San Antonio 2025 Median Age

37

SAN ANTONIO TEXAS

#1 
Best-Performing City
 - Milken Institute

 **#1**
Top U.S. Cyber City - Business Facilities 2022

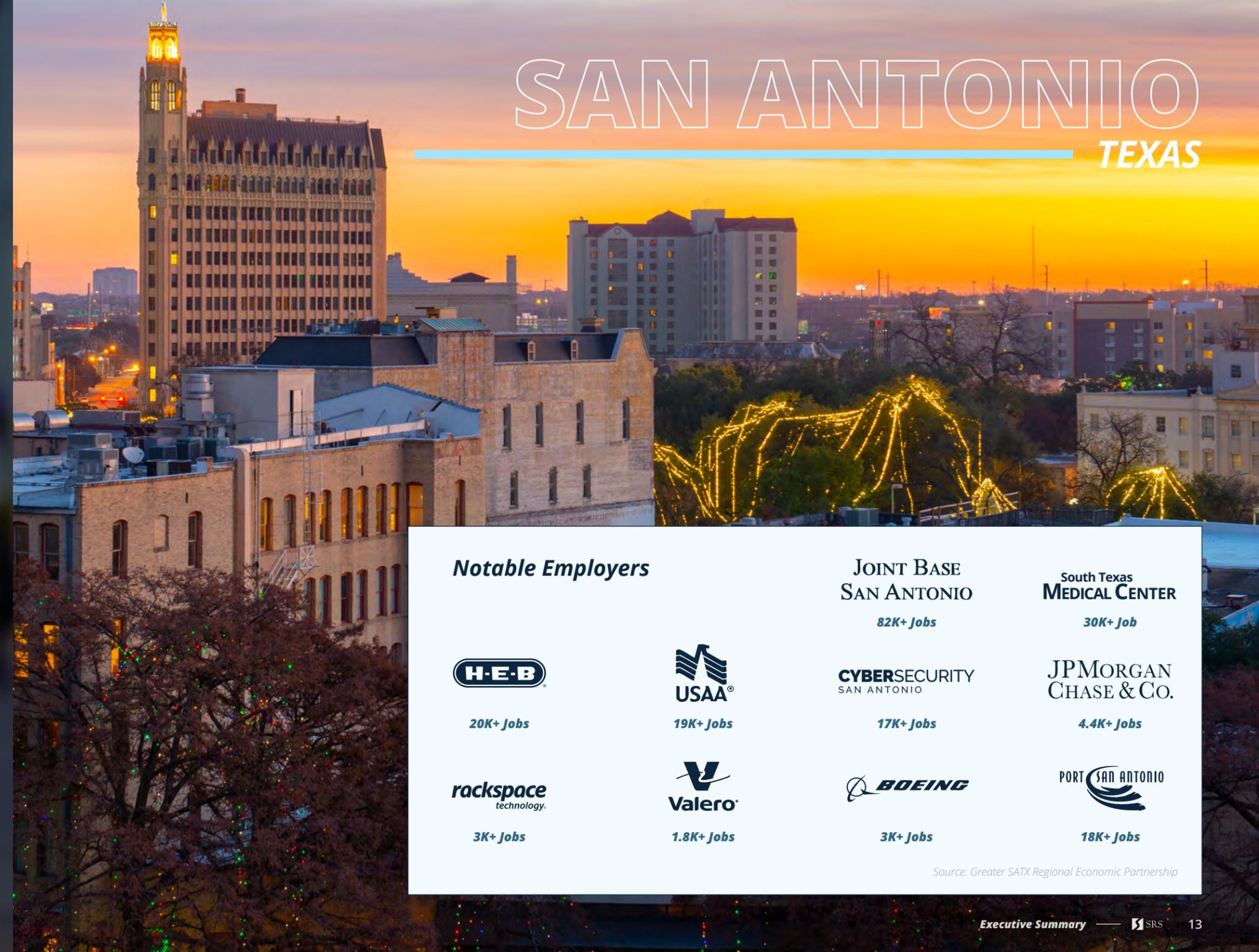
#2 
Fastest Growing City in the U.S.
 - Consumer Affairs 2023

 **#4**
Top Housing Market for Millennials
 - Knock 2022

#5 
Most Affordable Large City in the U.S.
 - Business Facilities 2022

 **#6**
Fastest Growing U.S. City for IT Talent
 - CIO 2022

Sources: U.S. Census Bureau, Greater SATX Regional Economic Partnership



Notable Employers



20K+ Jobs



19K+ Jobs

JOINT BASE
SAN ANTONIO

82K+ Jobs

CYBERSECURITY
SAN ANTONIO

17K+ Jobs

South Texas
MEDICAL CENTER

30K+ Job

JPMORGAN
CHASE & CO.

4.4K+ Jobs



3K+ Jobs



1.8K+ Jobs



3K+ Jobs



18K+ Jobs

Source: Greater SATX Regional Economic Partnership

DOMINION CREEK

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