

UNITEDHEALTH GROUP MEDICAL OFFICE COMPLEX

7355 Barlite Blvd, San Antonio, TX 78224

Medical Office Buildings For Sale



ACTUAL PROPERTY PHOTO TAKEN DECEMBER 2025

Exclusively Listed By:

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UNITEDHEALTH GROUP[®]

SALE PRICE **\$5,600,000**

CAP RATE **8.01%**

INVESTMENT SUMMARY

NOI:	\$448,794
Price / SF:	\$252.59
Rent / SF:	\$20.39
Building Size:	22,170 SF
Land Acreage:	2.55 Acres
Year Built:	1983
Renovated:	2025
Zoning:	C-3

LEASE SUMMARY

Lease Type:	NNN
Tenant Responsibilities:	Taxes/CAM/Insurance
Landlord Responsibilities:	Roof/Structure
Original Lease Term:	8 Years
Term Remaining:	3 Years
Commencement Date:	7/31/2020
Term Expiration:	12/31/2028
Options:	None
Increases:	See Lease Abstracts (Page 5 & 6)
Guarantor:	UnitedHealth Group (S&P A+ Credit Rating)

INVESTMENT HIGHLIGHTS

- 22,170 Square Foot Medical Office Complex
- Five Building, Single-Story Medical Complex With The Following Specialties: Family Medicine, Foot & Ankle Surgery, Internal Medicine, Occupational Therapy, Pain Medicine, Podiatry, and Imaging Center
- Fourteen Individually Metered Office Suites
- Zoned C-3: Permits a Wide Range of Commercial Office Uses
- Directly Across From Methodist Hospital
- Nearly 250,000 Residents Within 5 Miles of Subject Property
- Located In Close Proximity To Major National Retailers Including Home Depot, Lowes, Sam's Club, Target, Burlington, Starbucks, O'Reilly, Dollar General, Advance Auto Parts, and Many More
- Strong Interior Layout Designed For Efficient Office Operations
- Ample On-Site Parking Supporting Tenant and Visitor Demand
- Tenant Recently Deployed \$1M+ Into Building Improvement
- Ingress and Egress From Both Briggs Ave and Barlite Blvd
- Dedicated Monument and Building Signage
- Separate Entrances For Multiple Suites Improve Tenant Privacy and Accessibility

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	11,509	85,952	243,672
Total Households	3,893	27,756	79,404
Average HH Income	\$51,403	\$59,774	\$57,154

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INCOME & EXPENSES

INCOME SUMMARY		PER SF
Base Rent	\$452,119	\$20.39
Tenant Reimbursements - CAM	\$101,082	\$4.56
Tenant Reimbursements - Taxes	\$111,653	\$5.04
Tenant Reimbursements - Insurance	\$18,364	\$0.83
GROSS INCOME	\$683,218	\$30.82
EXPENSES SUMMARY		
CAM	\$101,082	\$4.56
Taxes	\$111,653	\$5.04
Insurance	\$18,364	\$0.83
Replacement Reserves (\$0.15 PSF)	\$3,325	\$0.15
OPERATING EXPENSES	\$234,424	\$10.57
NET OPERATING INCOME	\$448,794	\$20.24

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RENT ROLL

TENANT NAME	UNIT NUMBERS	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	INCREASES	OPTIONS
UnitedHealth Group	201, 203, 205, 301, 303 304, 306, 401, 402, 405, 501*, 501A & 504	17,196	7/31/2020	12/31/2028	\$350,798.40 (\$20.40 PSF)	See Lease Abstract	None
UnitedHealth Group	101	4,974	7/31/2020	12/31/2028	\$101,320.38 (\$20.37 PSF)	See Lease Abstract	None
Totals/Averages		22,170			\$452,118.78		

Occupied Square Footage: 22,170 SF

Available Square Footage: 0 SF

Vacancy Rate: 0.0%

*Suite 501 is 5,000 sq ft and is currently subleased to Sanitas Medical Center for \$\$76,362.50 (\$15.27 PSF). Sanitas Medical Center has over 50 locations in Florida, Texas, Tennessee, New Jersey, and Connecticut.

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ABSTRACT: SUITES 201, 203, 205, 301, 303
304, 306, 401, 402, 405, 501, 501A & 504

ANNUALIZED OPERATING DATA

TENANT	SQ FT	COMMENCEMENT DATE	EXPIRATION DATE	INCREASES	OPTIONS
UnitedHealth Group	17,196	7/31/2020	12/31/2028	Yes	None

RENTAL RATES

DATES	RENT PSF	ANNUAL RENT
1/1/2026 - 12/31/2026	\$20.40	\$350,798.40
1/1/2027 - 12/31/2027	\$20.40	\$350,798.40
1/1/2028 - 12/31/2028	\$21.00	\$361,116.00

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ABSTRACT: SUITE 101

ANNUALIZED OPERATING DATA

TENANT	SQ FT	COMMENCEMENT DATE	EXPIRATION DATE	INCREASES	OPTIONS
UnitedHealth Group	4,974	7/31/2020	12/31/2028	See Rental Rates	None

RENTAL RATES

DATES	RENT PSF	ANNUAL RENT
Jan 2026 - Dec 2026	\$20.37	\$8,443.37
Jan 2027 - Dec 2027	\$20.87	\$8,650.62
Jan 2028 - Dec 2028	\$21.40	\$8,870.30

UNITEDHEALTH GROUP®



Burlington

Subject Property

Barlite Blvd 13,523+ VPD

Briggs Ave 3,540+ VPD

Advance Auto Parts

DOLLAR GENERAL

O'Reilly AUTO PARTS

DQ

Sam's CLUB

FARMERS INSURANCE

UNITED STATES POSTAL SERVICE

Subject Property

**Briggs Ave
3,540+ VPD**

Barlite Blvd 13,523+ VPD



enterprise Bank of America
 7-Eleven
 SUBWAY
 cricket
 Davita
 ExtraSpace Storage
 Auto Zone

DUTCH BROS COFFEE State Farm metro PCS Great Clips
 AT&T
 cricket wireless
 SALLY BEAUTY Ashley HOMESTORE
 DOLLAR TREE H&R BLOCK Edible ARRANGEMENTS
 Office DEPOT H-E-B Cane's WING-STOP POPEYES
 Wendy's McDonald's planet fitness

SW Military Dr 42,597+ VPD

Subject Property

Advance Auto Parts DQ
 Sam's Club O'Reilly AUTO PARTS
 DOLLAR GENERAL TACO BELL
 FARMERS INSURANCE

CIRCLE K Burlington Lowe's
 FIREHOUSE SUBS Aspen Dental
 GameStop
 VALERO target AT&T BURGER KING
 Starbucks Academy Burger King supercuts.
 CVS pharmacy Chick-fil& five BELOW
 IHOP THE HOME DEPOT SHOE CARNIVAL
 HealthMart ROSS
 Olive Garden BUFFALO WILD WINGS

CHASE Starbucks KFC DICK'S SPORTING GOODS TACO BELL
 FLOOR DECOR verizon ULTA BEAUTY
 Freddy's STEAKBURGERS JCPenney Lids
 THE VITAMIN SHOPPE macy's
 goodwill chili's zumiez foot Locker AMERICAN EAGLE OUTFITTERS
 Firestone Chick-fil& AEROPOSTALE
 OLD NAVY AT&T LENS CRAFTERS
 GNC PNC VICTORIA'S SECRET THE CHILDREN'S PLACE

UNITED STATES POSTAL SERVICE
 Davita

Barlite Blvd 13,523+ VPD

Ford HYUNDAI
 CHEVROLET
 HONDA
 BUICK

VALERO
 CIRCLE K

U-HAUL Denny's
 SHERWIN-WILLIAMS
 DISCOUNT TIRE
 Visionworks

metro by T-Mobile
 DOLLAR GENERAL

I-35 101,228+ VPD

MURPHY Great Clips
 USA Walmart
 State Farm supercuts.
 Budget SUBWAY

DOLLAR TREE

DOLLAR GENERAL

CVS pharmacy

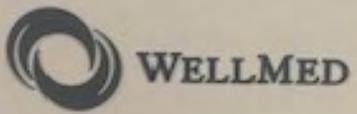




ADDITIONAL PHOTO



NEGATIVE
PRESSURE ROOM



EXAM
ROOM 11

Sanitized Room
Status

ADDITIONAL PHOTOS

NEGATIVE
PRESSURE
ROOM

FOR DIRECTION INTO ROOM
PLEASE ON THE OUTSIDE OF
S AND MAGNETIC CLIP
APPROX OUTSIDE OF ROOM FOR
CHECK

IF GRANTY SHOULD HOLD
IF NEGATIVE ROOM - CLOSE
IF BE DRINK UP AND RINSE
& A MAINTENANCE IF CHECK

IN THE WALL®
80 114-450
DISINFECTION.COM
MFG IN USA



NEGATIVE
PRESSURE ROOM

ADDITIONAL PHOTO



ADDITIONAL PHOTO



ADDITIONAL PHOTO



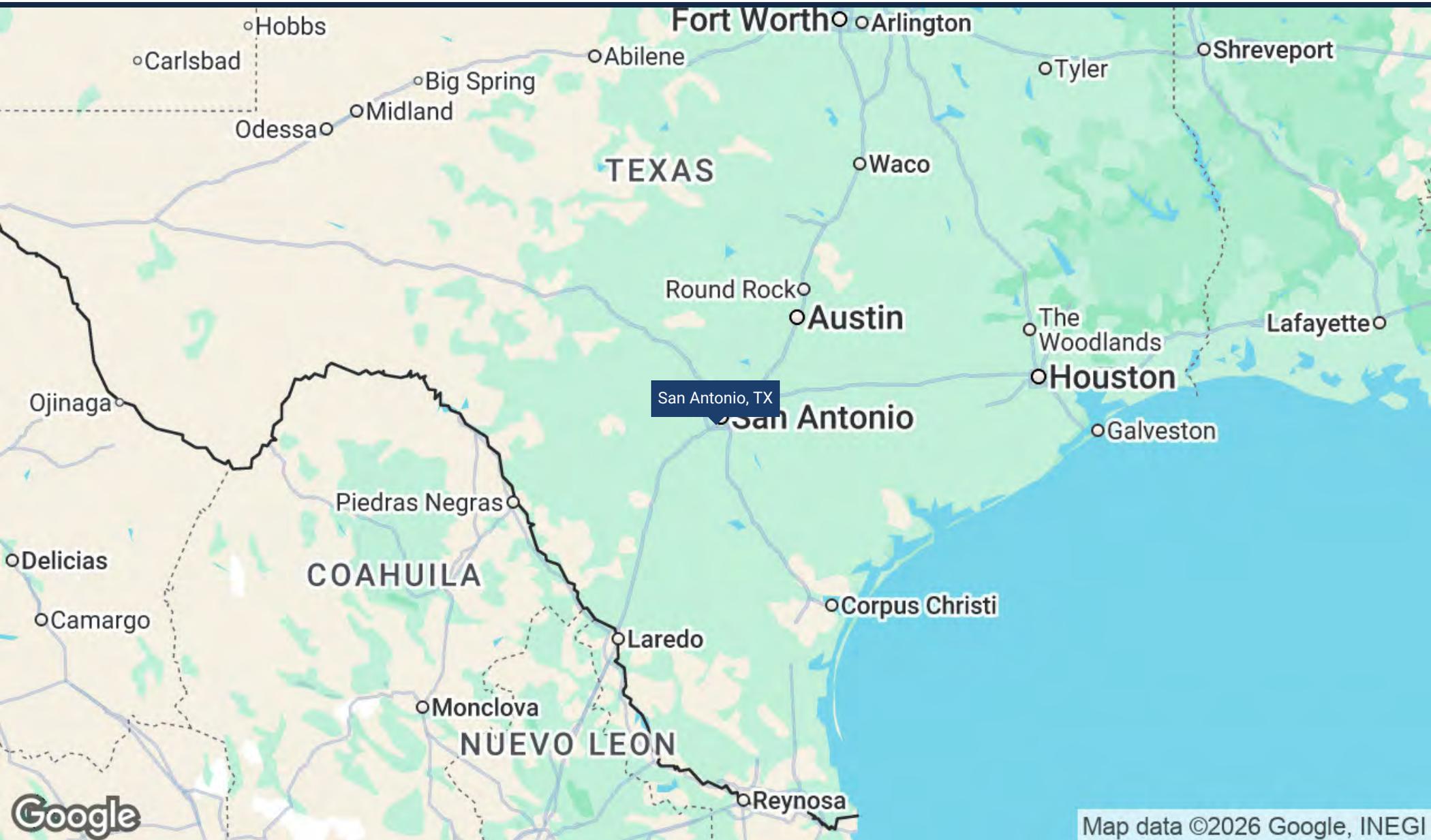
ADDITIONAL PHOTO



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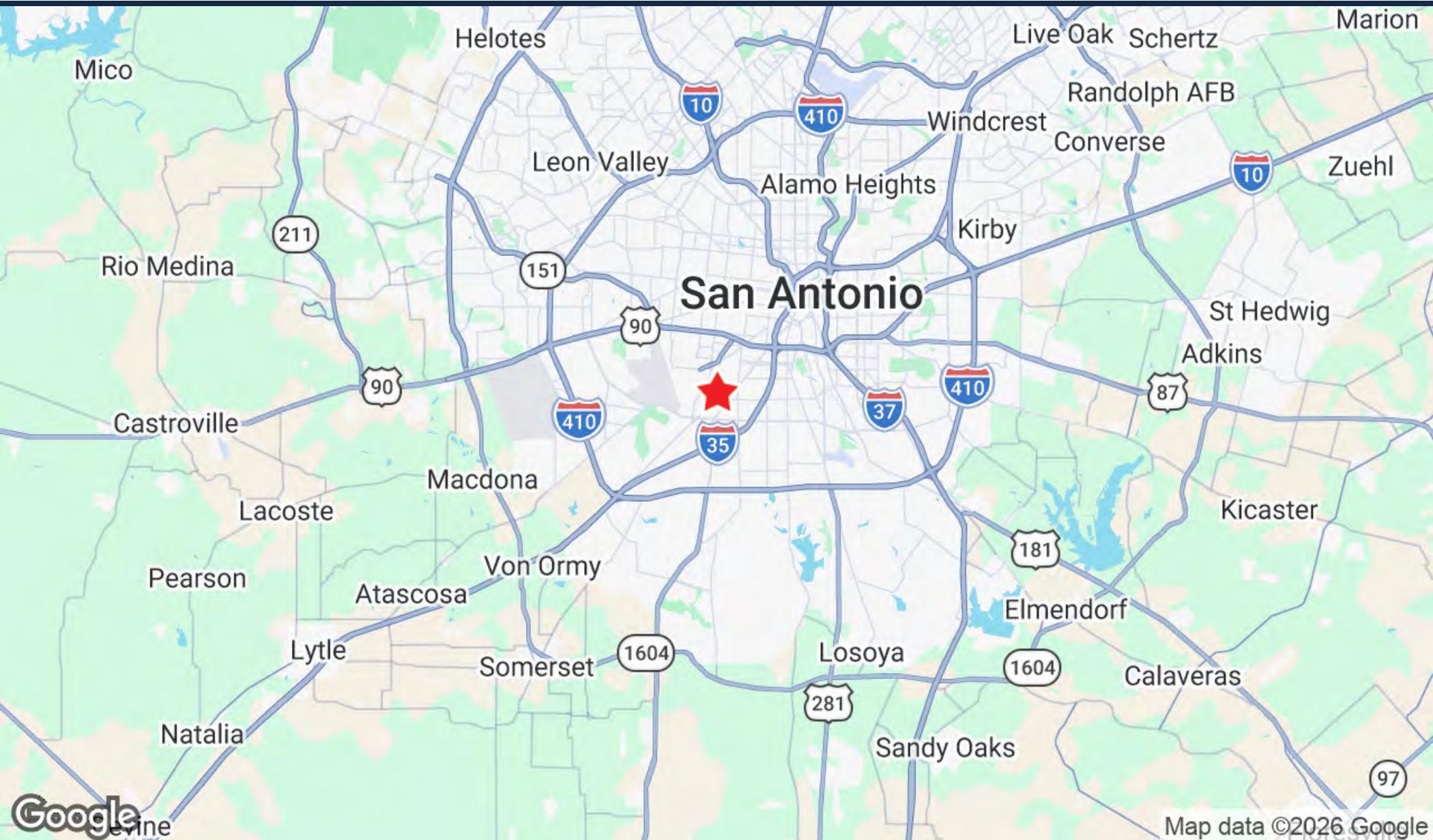
REGIONAL MAP



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LOCATION MAP



UNITEDHEALTH GROUP®

OVERVIEW

Company:	UnitedHealth Group
Founded:	1974
Headquarters:	Minnesota, USA
Website:	https://www.unitedhealthgroup.com/

TENANT HIGHLIGHTS

- Investment-Grade Public Company (NYSE: UNH) – Strong financial profile supported by diversified revenue streams and recurring demand for health services.
- Large National & Global Footprint – Extensive network of offices, care facilities, service centers, and technology hubs supporting millions of customers.
- Essential Service Provider – Health care coverage and services are considered critical infrastructure, reinforcing tenant stability.

TENANT OVERVIEW

UnitedHealth Group Incorporated is one of the largest diversified health care companies in the world, providing health care coverage, benefits services, and technology-enabled health solutions to individuals, employers, governments, and health care providers. Founded in 1974, the company has grown into a global health services leader committed to improving access to care, lowering costs, and enhancing health outcomes through innovation, data analytics, and integrated care delivery.

The company operates through two primary business platforms – UnitedHealthcare and Optum – which together create a comprehensive health services ecosystem spanning insurance, pharmacy care services, care delivery, health technology, and consulting.

UnitedHealth Group is publicly traded on the New York Stock Exchange (NYSE: UNH) and consistently ranks among the largest companies globally by revenue, reflecting its scale, stability, and leadership in the health care sector.

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MARKET OVERVIEW



LOCATION DESCRIPTION

San Antonio, officially the City of San Antonio, is the seventh-most populous city in the United States, and the second-most populous city in both Texas and the Southern United States, with more than 1.5 million residents. Founded as a Spanish mission and colonial outpost in 1718, the city became the first chartered civil settlement in present-day Texas in 1731. The area was still part of the Spanish Empire, and later of the Mexican Republic. Today it is the state's oldest municipality.

San Antonio serves as the seat of Bexar County; recent annexations have extended the city's boundaries into Medina County and, for a tiny area near the city of Garden Ridge, into Comal County. Since San Antonio was founded during the Spanish Colonial Era, it has a church (San Fernando Cathedral) in its center, on the main civic plaza in front, a characteristic of many Spanish-founded cities, towns, and villages in Spain and Latin America. As with many other urban centers in the Southwestern United States, areas outside the city limits are sparsely populated.

San Antonio is the center of the San Antonio–New Braunfels metropolitan statistical area. Commonly called Greater San Antonio, the metro area has a population of 2,473,974 based on the 2017 U.S. census estimate, making it the 24th-largest metropolitan area in the United States and third-largest in Texas. Growth along the Interstate 35 and Interstate 10 corridors to the north, west and east make it likely that the metropolitan area will continue to expand.

The U.S. Armed Forces have numerous facilities in and around San Antonio; Fort Sam Houston is the only one within the city limits. Lackland Air Force Base, Randolph Air Force Base, Lackland AFB/Kelly Field Annex, Camp Bullis, and Camp Stanley are outside the city limits. Kelly Air Force Base operated out of San Antonio until 2001, when the airfield was transferred to Lackland AFB. The remaining parts of the base were developed as Port San Antonio, an industrial/business park and aerospace complex. San Antonio is home to six Fortune 500 companies and the South Texas Medical Center, the only medical research and care provider in the South Texas region.

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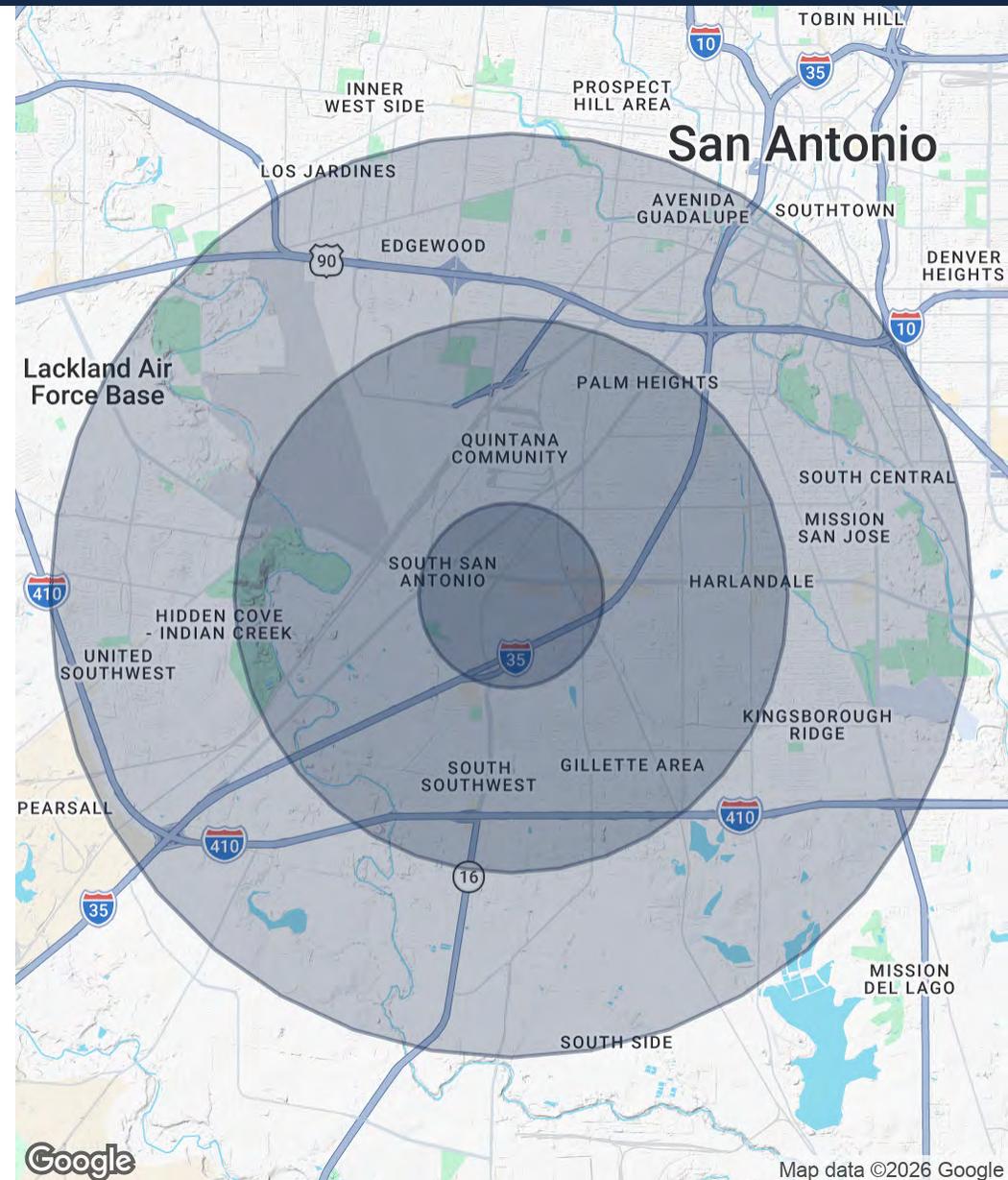
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,509	85,952	243,672
Average Age	37	38	37
Average Age (Male)	36	37	36
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,893	27,756	79,404
# of Persons per HH	3	3.1	3.1
Average HH Income	\$51,403	\$59,774	\$57,154
Average House Value	\$126,858	\$152,054	\$173,860

Demographics data derived from AlphaMap



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