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A CUSHMAN & WAKEFIELD **PRIVATE CAPITAL GROUP** INVESTMENT OPPORTUNITY

GRANDVIEW SHOPPING CENTER

8005-8135 CALLAGHAN ROAD | SAN ANTONIO, TX 78230

103,476 SF GROCERY ANCHORED RETAIL CENTER AT IH-10 W AND CALLAGHAN ROAD

CUSHMAN & WAKEFIELD
Private Capital Group

INVESTMENT SUMMARY

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GRANDVIEW SHOPPING CENTER

Executive Summary

Cushman & Wakefield's Central Texas Private Capital Group is pleased to present an exceptional opportunity to acquire Grandview Shopping Center, a 103,476 square foot grocery anchored value-add retail center in Northwest San Antonio located at IH-10 W and Callaghan Road. The 86.5% leased property is anchored by a recently renovated Sprouts Farmers Market and features Petco and Dollar General as complementary junior anchors. The center features a diversified tenant mix, 4 year WALT and built-in rent increases delivering predictable income with the ability to mark-to-market as tenants roll. Sprouts recently executed a new five year renewal and ownership has recently completed cap ex projects to enhance the desirability of the center.

Property at a Glance

ADDRESS:
8005-8135 Callaghan Road

LAND AREA:
8.699 Acres

NRA
103,476 SF

PARKING RATIO:
4.95:1,000

OCCUPANCY
86.5%

ANCHORS:
Sprouts, Petco and Dollar General

Investment Highlights

Strong Cash Flow with Limited Risk

- Anchored by a recently renovated **Sprouts Farmers Market**, one of the nation's leading specialty grocers, and complemented by nationally recognized junior anchors **Petco** and **Dollar General**, creating a strong daily-needs retail destination with **consistent consumer traffic**
- The property delivers **reliable cash flow** with minimal risk driven by the **high occupancy**, built in rent increases, **4 year WALT** and NNN lease structure
- With existing rents **below market**, the property offers a compelling opportunity to **capture upside** as tenants roll and the local market continues its rapid growth
- **Diversified mix** of grocery, pet, discount, service and convenience-oriented tenants generates **significant cross-shopping** activity and enhances the center's long-term **stability**

Exceptional Location

- Located at the **heavily trafficked intersection** of IH-10 W and Callaghan Road where daily traffic surpasses **245,000** vehicles
- **Infill** location in a densely populated neighborhood with **exceptional ingress/egress, prominent frontage**, and convenient access to major transportation corridors
- Positioned in the **Northwest submarket**, a top choice for **national corporate headquarters** including USAA, Security Service Federal Credit Union and Valero's headquarters all within 5 miles of the property
- The **acclaimed South Texas Medical Center** is located within seven minutes of the development and **spans 900 acres** with 12 major hospitals, 4 clinics, 75 medically related institutions and one higher education institution (UT Health San Antonio)

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AERIAL MAP


N
1604
TEXAS
LA CANTERA
UTSA
Six Flags Fiesta Texas
RIM
USAA
South Texas Medical Center
900-ACRE MEDICAL DISTRICT WITH 12 HOSPITALS AND 75+ MEDICAL INSTITUTIONS, CLINICS, AND RESEARCH FACILITIES.
Fredericksburg Rd
VILLAS DEL CABO APARTMENTS
272 UNITS
H-E-B
FOUNTAINHEAD APARTMENTS
688 UNITS
CARMAX
4000 HORIZON HILL APARTMENTS
273 UNITS
15,373 VPD
INTERSTATE 10
Red McCombs Ford
LOWE'S
HIGHPOINT SHOPPING CENTER
231,891 VPD
Callaghan Rd 15,373 VPD
FRONTRAGE RD
INTERSTATE 10
INTERSTATE 410
INTERCHANGE
SANTIKOS ENTERTAINMENT
GRANDVIEW SHOPPING CENTER
SPROUTS FARMERS MARKET
petco where the pets go
Las Palapas Celebrating 45 years
DOLLAR GENERAL
EUROPEAN DUMPLINGS CAFE

OFFERING OVERVIEW

YEAR BUILT:
1978 / Renovated multiple times

PROPERTY SIZE:
103,476

LAND AREA:
8.699 Acres

PARKING:
4.95:1,000 Parking Ratio

OCCUPANCY:
86.5%

TENANT COUNT
27

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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.

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.

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