



SIENNA APTS

MONTECRISTO APTS

HOTELS

LA ARCATA
BUSINESS CENTER

STONE OAK PLAZA

FOR SALE

Gateway Village Shops at Stone Oak

166 N Loop 1604 E, San Antonio, TX 78232

CIRCLE K

Voigt Dr

Frontage Rd

SUBJECT PROPERTY

ExtraSpace
Storage

eXp Commercial | 9600 Great Hills Trl | Austin, TX 78759 | expcommercial.com

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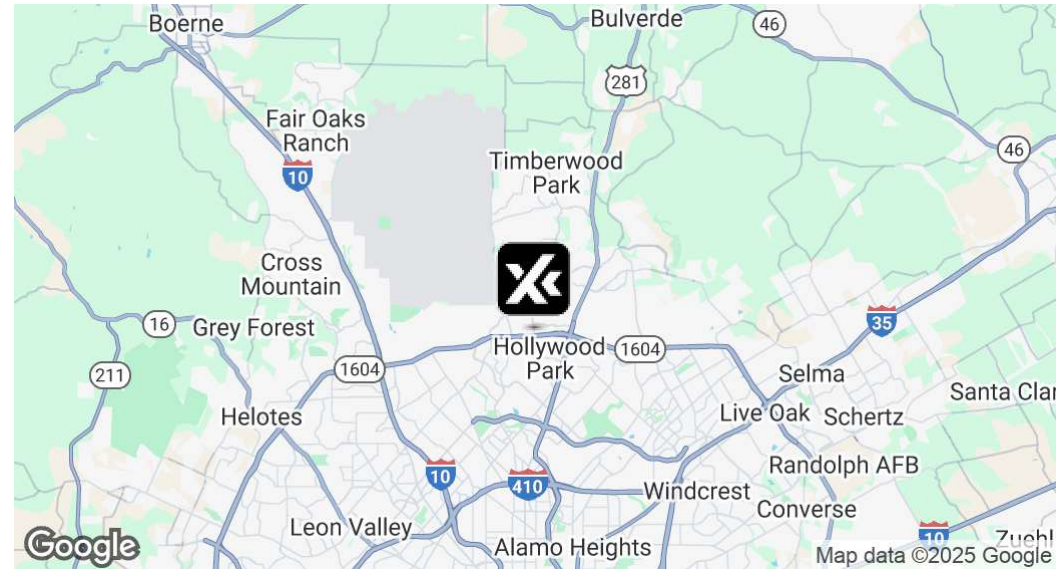
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FOR SALE | Executive Summary

166 N Loop 1604 E, San Antonio, TX 78232



OFFERING SUMMARY

Sale Price:	Call Broker for Pricing information
Building Size:	29,205 SF
Lot Size:	1.722 Acres
Number of Units:	8
Year Built:	2007
Renovated:	2015
Zoning:	C-3
Market:	San Antonio

PROPERTY OVERVIEW

This property offers a prime commercial opportunity in San Antonio adjacent to Hollywood Park, TX, with high visibility and easy access from Loop 1604 and Stone Oak Parkway. It's ideal for businesses seeking to capitalize on the area's growth and the affluent local demographic. The site is zoned C-3 with a tilt wall building to meet specific business needs of many types of businesses. The car wash and building together offer great income potential. The original development costs were over \$3MM in 2006 and would be much more today. The assets currently reside on a long term ground lease that enters the first of 5 - 5 year extensions in November 2025.

PROPERTY HIGHLIGHTS

- Income-producing property with car wash business for sale
- 22,480 SF building with 8 units
- Entire 2nd floor available for owner use or additional income
- Prime location on 1604 and Stone Oak Parkway
- Renovated in 2015, well below replacement cost

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FOR SALE | Property Description

166 N Loop 1604 E, San Antonio, TX 78232



LOCATION DESCRIPTION

The Gateway Village Shops at Stone Oak is nestled in the bustling retail hub of San Antonio, TX, offering an ideal location for retail and specialty center investors and tenants. Surrounded by a vibrant mix of residential neighborhoods, corporate centers, and high-traffic commercial developments, the area presents a prime opportunity for businesses to capture the attention of a diverse and dynamic consumer base. Nearby, the highly sought-after Stone Oak community provides a steady flow of discerning shoppers, while prominent destinations such as The Village at Stone Oak, The Rim, and The Shops at La Cantera ensure a steady stream of foot traffic. With its strategic positioning and proximity to popular attractions, the location offers an unparalleled opportunity for retail success.

SITE DESCRIPTION

Level lot with shared detention.

PARKING DESCRIPTION

Approximately 50 spaces. 1.71 parking ratio.

CONSTRUCTION DESCRIPTION

Tilt wall, metal roof

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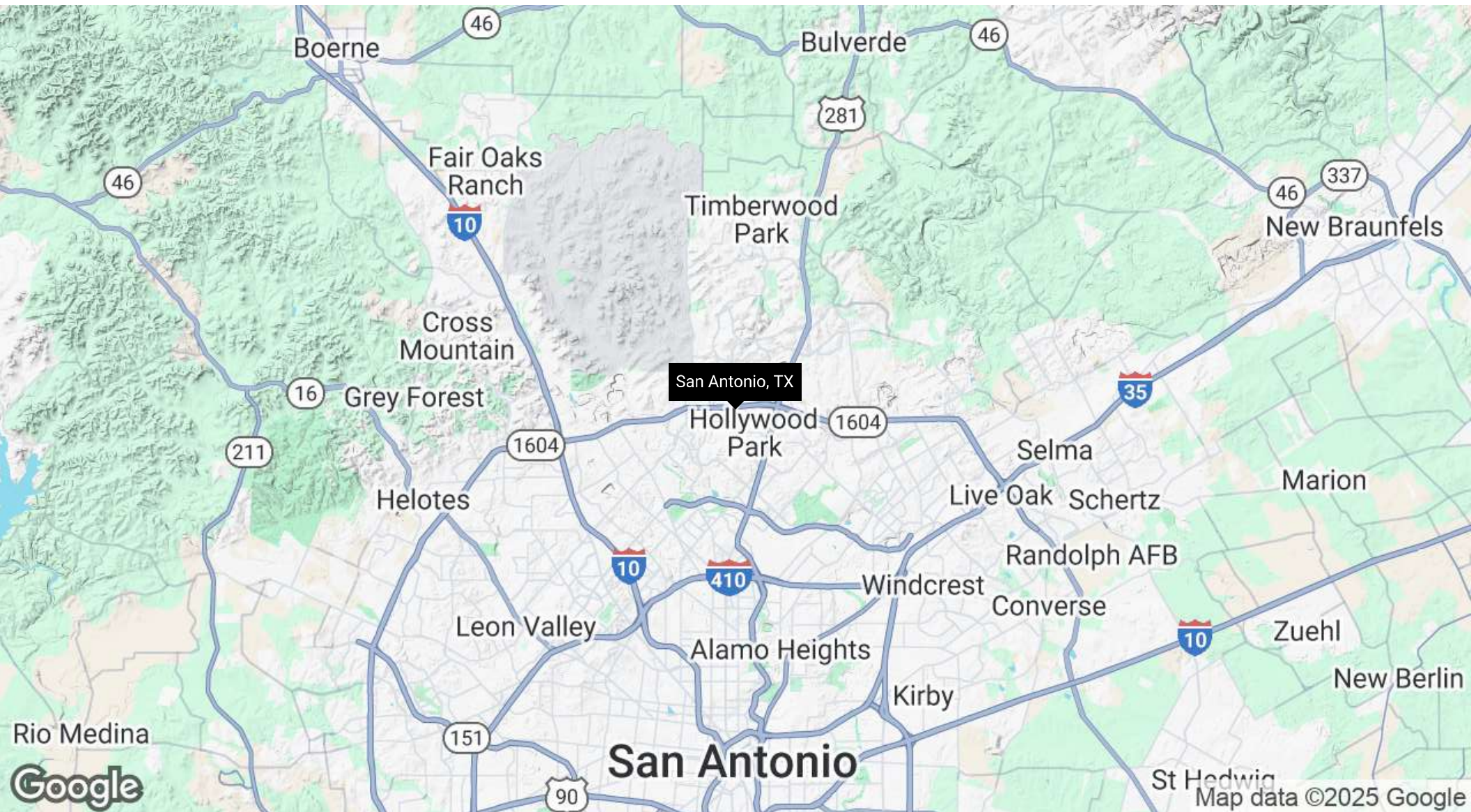
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FOR SALE | Regional Map

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FOR SALE | Retailer Map

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FOR SALE | 1604 Expansion Project

166 N Loop 1604 E, San Antonio, TX 78232



LOOP 1604 NORTH

SAN ANTONIO DISTRICT • TxDOT.gov • Loop1604North.com
Email: Loop1604@txdot.gov • [@TxDOTSanAntonioTX](https://www.facebook.com/TxDOTSanAntonioTX) • [@TxDOTSanAntonio](https://twitter.com/TxDOTSanAntonio)

Loop 1604 North Expansion Project

The Loop 1604 North Expansion project involves several non-toll transportation improvements designed to increase mobility, reduce congestion and enhance safety along 23 miles of one of the most highly traveled corridors in the Greater San Antonio region.

PROJECT LIMITS	PROJECT LENGTH
SH 16 (Bandera Rd.) to I-35	Approximately 23 miles

Segment 1 Loop 1604 from SH 16 (Bandera Rd.) to I-10
Segment 2 Loop 1604 and I-10 Interchange
Segment 3 Loop 1604 from I-10 to US 281
Segment 4 Loop 1604 from US 281 to Redland Rd. (unfunded)
Segment 5 Loop 1604 from Redland Rd. to Judson Rd. (unfunded)
Segment 6 Loop 1604 from Judson Rd. to I-35 (unfunded)





LOOP 1604 NORTH

Segment 3 I-10 to US 281

Loop 1604 North Expansion Project

SAN ANTONIO DISTRICT • TxDOT.gov • Loop1604North.com
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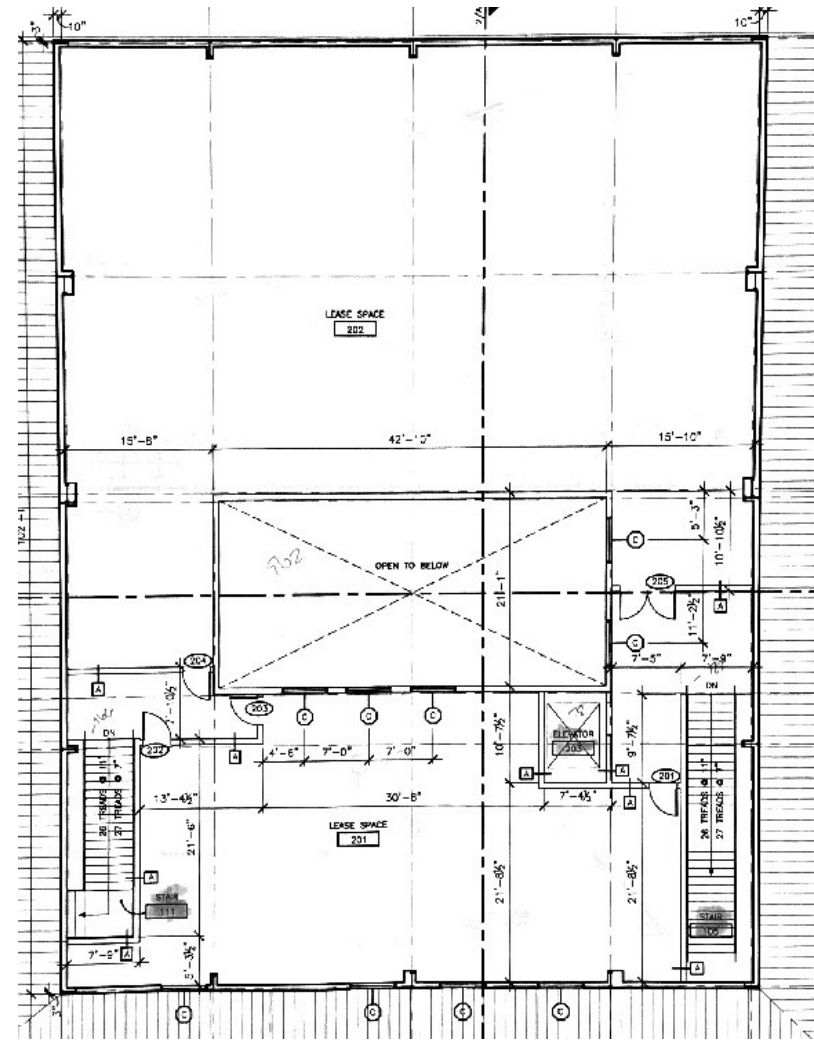
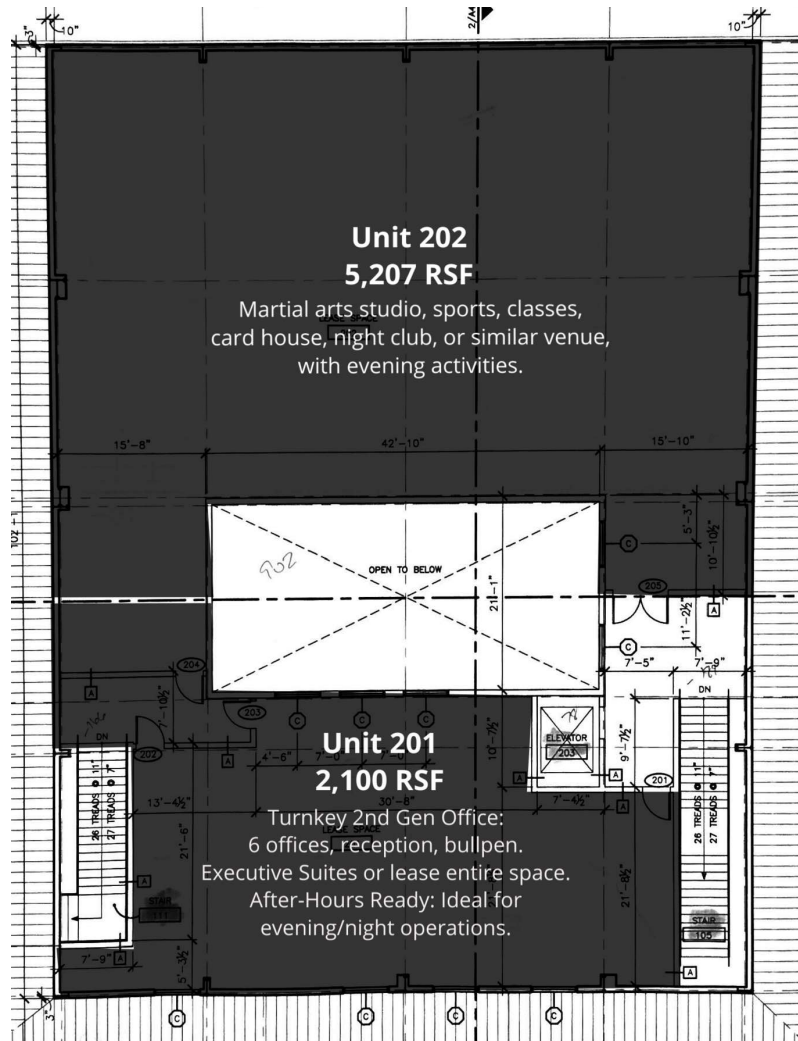
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FOR SALE | Site Plans

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FOR SALE | The Asset

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PROPERTY SUMMARY		Tenant Rollover Schedule								
Address	166 N Loop 1604	TENANT	SQUARE FEET (RSF)	% OF BUILDING	IN-PLACE RENT (PSF)	MARKET RENT (PSF)	MARKET RENT UPSIDE	CURRENT TERM		
Location	San Antonio, TX 78232							START DATE	EXPIRATION DATE	OPTIONS REMAINING
Year Built	2006	1st Floor								
Building Size	19,530 SF	Above The Clouds	2,165	11.1%	\$15.52	\$25.00	\$9.48	8/1/24	10/31/29	2-3 yr options**
Carwash Canopy & Tunnel	9,675 SF	Barbershop	1,427	7.3%	\$24.96	\$25.00	\$0.04		M2M	None
Site Size	1.722 AC	AVIS	1,141	5.8%	\$31.56	\$31.56	\$0.00	3/1/2024	2/28/2027	None
Occupancy	54%	Sun Masters	1,953	10.0%	\$13.68	\$20.00	\$6.32		M2M	None
Parking Spaces	51	Team Lock	1,100	5.6%	\$10.91	\$22.00	\$11.09		M2M	None
Traffic Counts	N Loop 1604: 123,212 VPD	Car Wash	2,588	13.3%	\$0.00	\$14.00	\$14.00			
	Stone Oak Pkwy / Voight Dr: 33,420 VPD	Canopy	2,950	*	\$0.00	\$2.00	\$2.00	*	*	*
		Tunnel	6,725	*	\$0.00	\$4.00	\$4.00	*	*	*
FINANCIAL SUMMARY		2nd Floor								
NOI 2024	\$9,318	Gym / Studio	5,207	26.7%		\$14.00	\$14.00			
Average In Place Wt. Rent	\$16.59	Office	2,100	10.8%		\$16.00	\$16.00			
Market Rent	\$14-32 psf	Kagen Water	180		\$16.67	\$17.00	\$0.33	9/1/24	8/31/25	2-3 yr options**
% of Tenants without Options	86%	Flyzone Hookah	280		\$10.71	\$19.00	\$8.29	10/1/24	3/31/25	
Current Vacancy	24%	2nd Floor Exec Office	300			\$19.00	\$19.00			
% of Rollover in Year 1	71%	2nd Floor Exec Office	440			\$18.00	\$18.00			
Average Tenure	13.25 Yrs	2nd Floor Exec Office	600			\$18.00	\$18.00			
		2nd Floor Exec Office	300			\$19.00	\$19.00			
		Additional Storage	1,850							
		GLA Totals	29,205	100%	\$16.36	\$19.83	\$68.27			
					Avg	Avg	Total			

* Car wash owner occupied, canopy & tunnel SF not included in building total **Landlord termination option

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FOR SALE | Business + Income Property Combined

166 N Loop 1604 E, San Antonio, TX 78232

EXPENSES

CURRENT	ADJUSTED
Property Taxes	\$74,063
Property and Liability Insurance	20,771.37
Rent Expense (Ground Lease)	84,590.00
<u>Repairs and Maintenance</u>	<u>10,687.97</u>
Total Common Area Maintenance	116,049.34

CARWASH BUSINESS

Add Backs

Advertising and Promotion		\$5,414
Automobile Expense	\$2,569	\$0
Bank Service Charges	\$808	\$0
Business Licenses and Permits		\$220
Contract Labor		\$22,039
Computer and Internet Expenses		\$8,077
Dues and Subscriptions		\$4,712
Equipment Rental		\$455
Janitorial Expense		\$2,949
Meals and Entertainment	\$43	\$0
Miscellaneous Expense		(234.40)
Office Supplies		\$7,846
Payroll Expenses		\$402,887
Postage and Delivery		\$255
Professional Fees		\$13,211
Small Tools and Equipment		\$568
Taxes - Property		\$3,190
Taxes - Payroll		\$33,530
Telephone Expense		\$2,500
Uniforms		\$0
Utilities	-	\$36,587
Total Carwash Business		\$544,206
TOTAL EXPENSES		\$734,319

Ownership combines carwash business and income property in financials

INCOME

CAR WASH AS TENANT

	ADJUSTED	PROFORMA
Base Rent	\$194,700	\$322,165
ATM Income (Adjusted)	\$161,180	\$161,180
Carwash Service & Sales	\$638,824	\$638,824
Total Income	\$994,704	\$1,122,169
Cost of Goods Sold		
ATM COGS	\$156,449	\$156,449
Merchant Account Fees	\$15,842	\$15,842
Purchases - Resale Items	\$17,198	\$17,198
<u>Soap & Supplies</u>	<u>\$39,863</u>	<u>\$39,863</u>
<u>Total COGS</u>	<u>\$229,352</u>	<u>\$229,352</u>
Gross Profit	\$765,351	\$892,816

Operating Expenses	\$734,319	\$734,319
NET OPERATING INCOME	\$31,033	\$158,498

INCOME

CAR WASH OWNER OCCUPIED

	ADJUSTED	PROFORMA
Base Rent (Adjusted)	\$194,700	\$253,133
ATM Income (Adjusted)	\$161,180	\$161,180
Carwash Service & Sales	\$638,824	\$647,112
Total Income	\$994,704	\$1,053,137
Cost of Goods Sold		
ATM COGS	\$156,449	
Merchant Account Fees	\$15,842	\$15,597
Purchases - Resale Items	17198.47	\$21,376
<u>Soap & Supplies</u>	<u>\$39,863</u>	<u>\$41,329</u>
<u>Total COGS</u>	<u>\$229,352</u>	<u>\$78,301</u>
Gross Profit	\$765,351	\$823,784

Operating Expenses	\$734,319	\$734,319
NET OPERATING INCOME	\$31,033	\$89,466

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FOR SALE | Income Property-Segmented Financials

166 N Loop 1604 E, San Antonio, TX 78232

YEAR ENDING DECEMBER 31, 2024

INCOME	P&L	ADD BACKS	Adjusted
Base Rent	194,700.00		194,700.00 <i>a</i>
ATM Income	161,180.00		161,180.00
ATM Income Additional	0.00	0.00	0.00 <i>b</i>
COGS - ATM	(156,449.00)		(156,449.00)
TOTAL INCOME	199,431.00		199,431.00
EXPENSES			
Property Taxes	0.00	74,063.28	74,063.28 <i>c</i>
Property and Liability Insurance	20,771.37		20,771.37
Rent Expense (Ground Lease)	84,590.00		84,590.00
Repairs and Maintenance	10,687.97		10,687.97
TOTAL EXPENSES	116,049.34		190,112.62
Income	199,431.00		199,431.00
Operating Expenses	116,049.34		190,112.62
NET OPERATING INCOME	83,381.66		9,318.38

Notes

a- Owner's rent to self included

b- ATM income shown on rent roll but missing on P&L

c- RE property taxes not reflected on the P&L added back

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FOR SALE | Car Wash Business-Segmented Financials

166 N Loop 1604 E, San Antonio, TX 78232

YEAR ENDING DECEMBER 31, 2024

INCOME	P&L	ADD BACKS	ADJUSTED
Carwash Service & Sales	\$638,824		\$638,824
Total Income	\$638,824		\$638,824
Cost of Goods Sold			
Merchant Account Fees	\$15,842		\$15,842
Purchases - Resale Items	\$17,198		\$17,198
Soap & Supplies	<u>\$39,863</u>		\$39,863
Total COGS	\$72,903		\$72,903
Gross Profit	\$565,920		\$565,920
Gross Profit	\$565,920		\$565,920
Operating Expenses	\$(547,625)		\$(544,206)
NET OPERATING INCOME	\$18,295		\$21,714

a Owner personal expenses

b Carwash business paid no rent

EXPENSES	P&L	ADD BACKS	NOTES	ADJUSTED
Advertising and Promotion	\$5,414			\$5,414
Automobile Expense	\$2,569	(2,569.47)	a	\$0
Bank Service Charges	\$808	(807.54)		\$808
Business Licenses and Permits	\$220			\$220
Contract Labor	\$22,039			\$22,039
Computer and Internet Expenses	\$8,077			\$8,077
Dues and Subscriptions	\$4,712			\$4,712
Equipment Rental	\$455			\$455
Janitorial Expense	\$2,949			\$2,949
Meals and Entertainment	\$43	(42.53)	a	\$0
Miscellaneous Expense	(234.40)			(234.40)
Office Supplies	\$7,846			\$7,846
Payroll Expenses	\$402,887			\$402,887
Postage and Delivery	\$255			\$255
Professional Fees	\$13,211			\$13,211
Rent	\$0	\$0	b	\$0
Small Tools and Equipment	\$568			\$568
Taxes - Property	\$3,190			\$3,190
Taxes - Payroll	\$33,530			\$33,530
Telephone Expense	\$2,500			\$2,500
Uniforms	\$0			\$0
Utilities	\$36,587			\$36,587
TOTAL EXPENSES	\$547,625	(2,612.00)		\$544,206

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FOR SALE | In-Place Rent Roll

166 N Loop 1604 E, San Antonio, TX 78232

YTD 2025

SUITE	TENANT	RSF	USF	CURRENT LEASE (SF)	% OF TOTAL (RSF)	CURRENT TERM		CURRENT BASE RENT			RENTAL INCREASES			ADJUSTMENTS	CAM RECOV.	RENEWAL OPTIONS
						START	EXPIRE	PSF	ANNUAL	MONTHLY	DATE	PSF	ANNUAL			
101	Above the Clouds	2,165	1,800	2,165	11.1%	8/1/2024	10/31/2029	\$15.52	\$33,600	\$2,800	8/1/2025	\$16.08	\$34,800	3-6% annual bumps	NNN	2-3 Yr Opt**
102	Barbershop	1,427	1,220	1,220	7.3%		M2M	\$23.13	\$33,000	\$2,750					GL	None
105	AVIS	1,141	975	975	5.8%	3/1/2024	2/28/2027	\$31.56	\$36,000	\$3,000					GL	None
109	Sun Masters	1,953	1,669	1,404	10.0%		M2M	\$9.83	\$19,200	\$1,600					GL	None
110	Team Lock	1,100	940	940	5.6%	2/1/2023	1/31/2025	\$10.91	\$12,000	\$1,000					GL	None
111	Car Wash Office/Wait	2,588	2,212		13.3%	^	^									
111	Car Wash Tunnel	2950	*			^	^									
111	Car Wash Canopy	6725	*			^	^									
202	Gym / Studio	5,207	4,538		26.7%			\$14.00							NNN	
201	<u>2nd Floor Office Total</u>	<u>2,100</u>	<u>1,050</u>		10.8%			\$16.00							NNN	
201 - A	Kagen Water	180	90		0.9%	9/1/2024	8/31/2025	\$16.67	\$3,000	\$250					GL	2-3 Yr Opt**
201 - B	Flyzone Hookah	280	140		1.4%	10/1/2024	3/31/2025	\$10.71	\$3,000	\$250					GL	**
201 - C	2nd Floor Exec Office	300	150		1.5%			\$16.00							GL	
201 - D	2nd Floor Exec Office	440	220		2.3%			\$16.00							GL	
201 - E	2nd Floor Exec Office	600	300		3.1%			\$16.00							GL	
201 - F	2nd Floor Exec Office	300	150		1.5%			\$16.00							GL	
	Additional Storage	1,850			9.5%											
Total Occupied		10,553			54.0%			\$16.36	\$139,800	\$11,650						
Total Vacant		7127			24.4%			Avg	Total	Total						
Total Building RSF		19,530			100.0%											
Total GLA		29,205														

*Carwash Canopy & Tunnel not included in building total RSF. **Landlord termination option. ^Owner Occupied

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FOR SALE | Proforma Rent Roll

166 N Loop 1604 E, San Antonio, TX 78232

SUITE	TENANT	RSF	USF	LEASE (SF)	% OF TOTAL (RSF)	CURRENT TERM		MARKET RENT			RENTAL INCREASES			ADJUSTMENTS	CAM RECOV.	RENEWAL OPTIONS
						START	EXPIRE	PSF	ANNUAL	MONTHLY	DATE	PSF	ANNUAL			
101	Above the Clouds	2,165	1,800	2,165	11.1%	8/1/2024	10/31/2029	\$15.52	\$33,600	\$2,800	8/1/2025	\$16.08	\$34,800	3%-6% annual bumps	NNN	2-3 Yr Options**
102	Barbershop	1,427	1,220	1,427	7.3%		M2M	\$23.00	\$32,821	\$2,735					GL	None
105	AVIS	1,141	975	975	5.8%	3/1/2024	2/28/2027	\$31.56	\$36,000	\$3,000					GL	None
109	Sun Masters	1,953	1,669	1,404	10.0%		M2M	\$20.00	\$39,060	\$3,255					GL	None
110	Team Lock	1,100	940	940	5.6%	2/1/2023	1/31/2025	\$10.91	\$12,000	\$1,000					GL	None
111	Car Wash Office/Wait	2,588	2,212		13.3%	TBD	TBD	\$14.00	\$36,232	\$3,019					NNN	2 - 3 yr options
111	Car Wash Tunnel	2,950	*			TBD	TBD	\$4.00	\$26,900	\$2,242					NNN	
111	Car Wash Canopy	6,725	*			TBD	TBD	\$2.00	\$5,900	\$492					NNN	
202	Gym / Studio	5,207	4,538		26.7%	TBD	TBD	\$14.00	\$63,532	\$5,294					NNN	
201	<u>2nd Floor Office Total</u>	<u>2,100</u>	<u>1,050</u>		<u>10.8%</u>			<u>\$16.00</u>							<u>NNN</u>	
201 - A	Kangen Water	180	90		0.9%	9/1/2024	8/31/2025	\$16.67	\$3,000	\$250					GL	2 - 3 yr options**
201 - B	Flyzone Hookah	280	140		1.4%	10/1/2024	3/31/2025	\$10.71	\$3,000	\$250					GL	2 - 3 yr options
201 - C	2nd Floor Exec Office	300	150		1.5%	TBD	TBD	\$19.00	\$5,400	\$475					GL	2 - 3 yr options
201 - D	2nd Floor Exec Office	440	220		2.3%	TBD	TBD	\$18.00	\$7,480	\$660					GL	2 - 3 yr options
201 - E	2nd Floor Exec Office	600	300		3.1%	TBD	TBD	\$18.00	\$10,200	\$900					GL	2 - 3 yr options
201 - F	2nd Floor Exec Office	300	150		1.5%	TBD	TBD	\$19.00	\$5,400	\$475					GL	2 - 3 yr options
	Additional Storage	1,850			9.5%											
Total Occupied		10,553			54.0%			\$17.72	\$322,165	\$26,847						
Total Vacant		7127			24.4%			Avg	Total	Total						
Total Building RSF		19,530			100.0%			<i>Tunnel & canopy not included</i>								
Total GLA		29,205														

*Carwash Canopy & Tunnel not included in building total RSF ** Landlord termination option

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FOR SALE | Demographics Map & Report

166 N Loop 1604 E, San Antonio, TX 78232

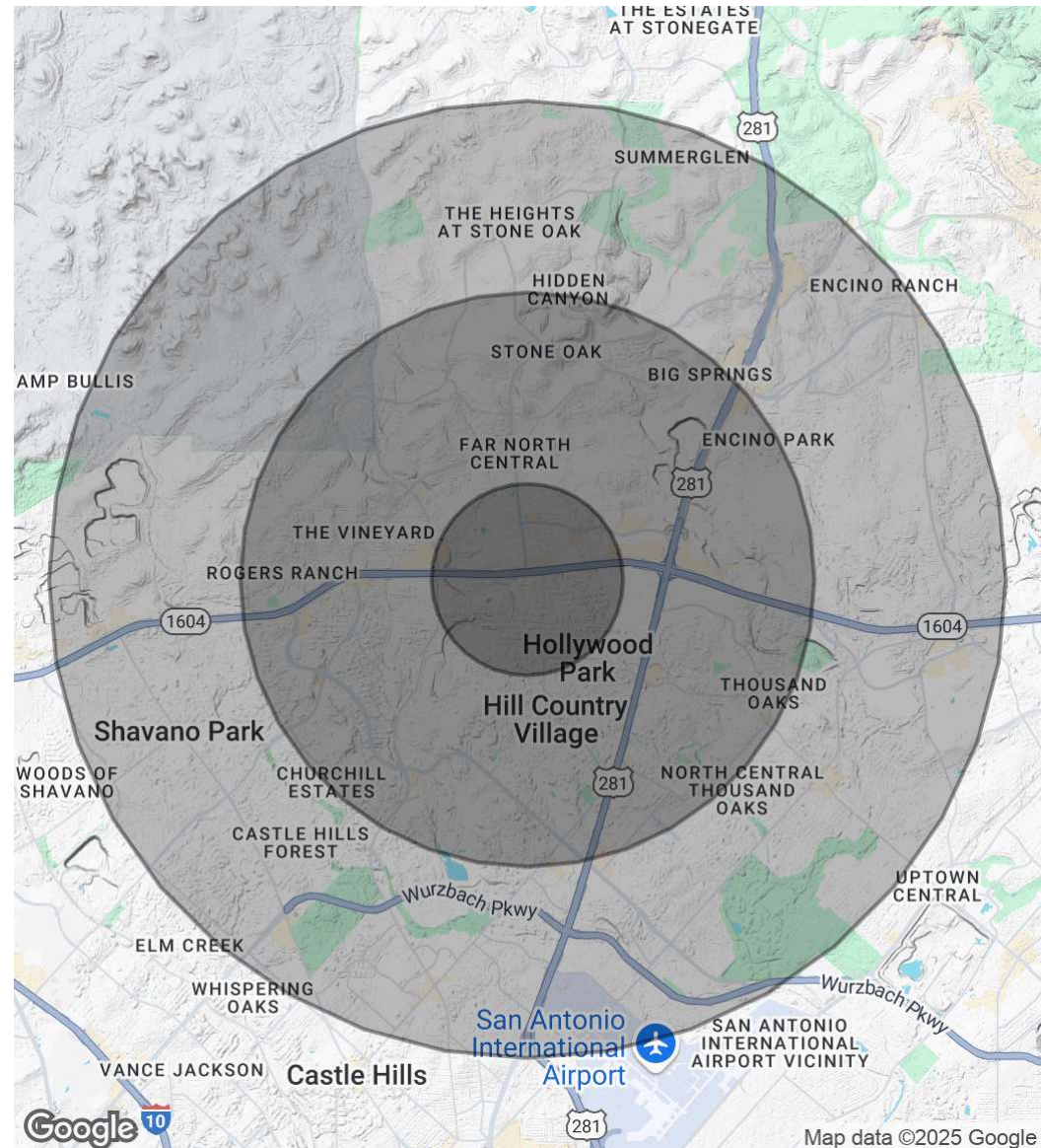
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,986	86,834	214,909
Average Age	45	41	41
Average Age (Male)	43	40	40
Average Age (Female)	46	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,089	35,463	87,250
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$131,452	\$134,600	\$131,854
Average House Value	\$582,766	\$481,613	\$466,825

TRAFFIC COUNTS

Stone Oak Parkway	123,212/day
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Demographics data derived from AlphaMap



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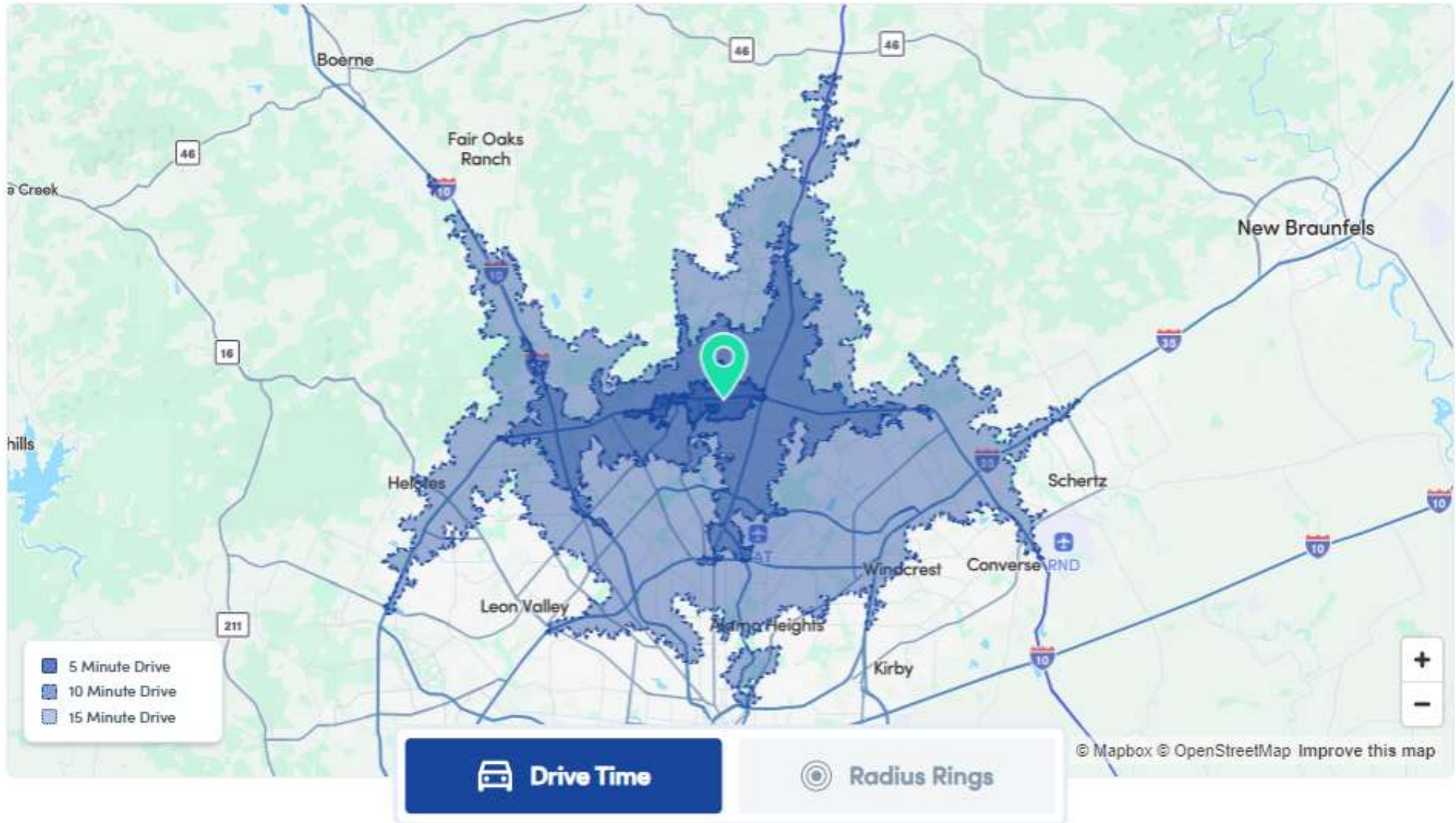
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FOR SALE | Drive Times

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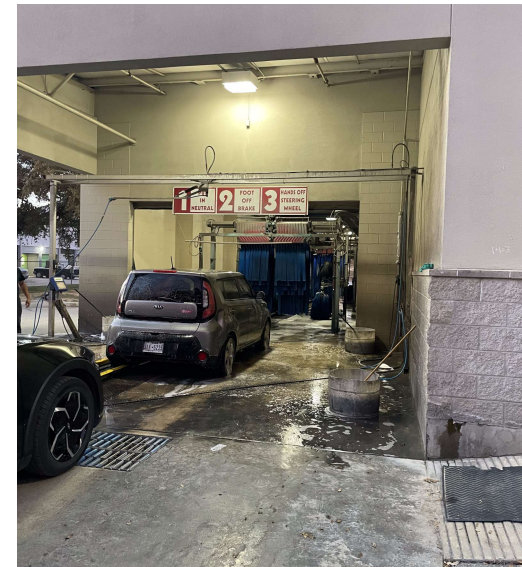
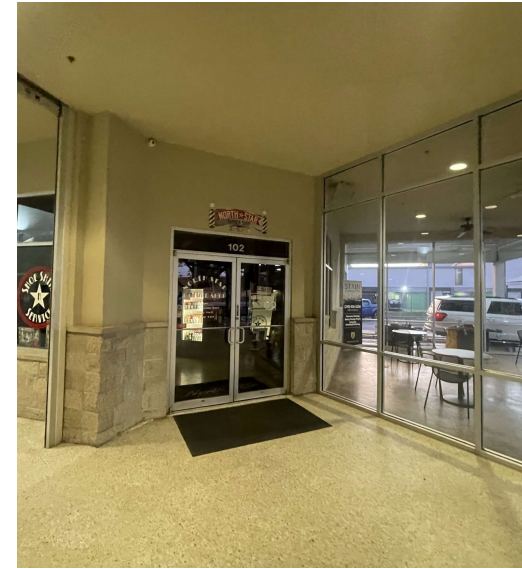
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FOR SALE | Property Photos

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