

FOR SALE

PECAN VALLEY

SHOPPING CENTER

GROCERY + MEDICAL

RESTAURANT + LAND

40,868 SF

TOTAL BUILDING AREA

6103 Pecan Valley Drive

San Antonio, TX 78223



DELTA PROPERTIES

COMMERCIAL REAL ESTATE SERVICES

ENTIRE PROPERTY OFFERING

CONTACT CHAD CLARK FOR PRICING

INVESTMENT OVERVIEW

Executive Summary

GROCERY-ANCHORED INVESTMENT

Pecan Valley Shopping Center combines grocery and medical tenancy with a freestanding building outparcel and additional land. The full offering includes La Fiesta Supermarket, Chen Senior Medical Center, the pad building and the adjacent land.

40,868 SF

TOTAL BUILDING AREA

3 BUILDING AREAS

GROCERY / MEDICAL / PAD

6.122 AC

LAND AREA

PROPERTY SUMMARY

La Fiesta Supermarket	26,928 SF
Chen Senior Medical Center	10,640 SF
Pad building	3,300 SF
Year built / ownership	1970 / Fee simple
Parking (per OM)	225 spaces
Zoning (per OM)	C-2

INVESTMENT HIGHLIGHTS

- **Grocery and medical tenancy**

La Fiesta and ChenMed occupy 37,568 SF.

- **Contractual rent growth**

NNN leases with annual increases.

- **Pad building and land components**

Drive-thru outparcel building

PROPERTY OVERVIEW

Complete Offering / Site Plan



OFFERING

1 LA FIESTA

26,928 SF

2 CHENMED

10,640 SF

3 PAD BUILDING

3,300 SF / Drive-thru

ALL COMPONENTS INCLUDED IN THE OFFERING

The sale offering encompasses the grocery and medical portions of the center, the freestanding pad building and the additional land tract shown above.

Aerial and component locations are illustrative only. Confirm parcel boundaries and acreage by survey.

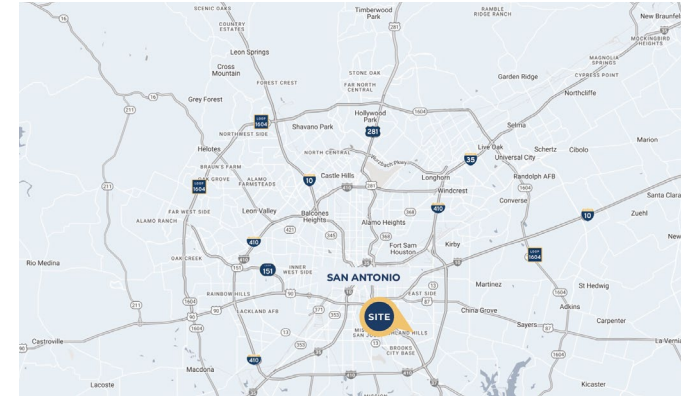
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PECAN VALLEY | SAN ANTONIO, TX

DELTA PROPERTIES

LOCATION OVERVIEW

Pecan Valley Drive / Southeast San Antonio



LOCAL CONNECTIONS

Pecan Valley Drive

Dollarhide Avenue

Goliad Road

IH-37 / Brooks area

TRADE AREA SNAPSHOT

Population reported in supplied marketing materials

20,609

1-MILE RADIUS

97,363

3-MILE RADIUS

408,318

15-MINUTE DRIVE

Demographic figures are historical source data; reference date is not specified. Buyer to verify current conditions.

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DELTA PROPERTIES

PECAN VALLEY | SAN ANTONIO, TX

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PECAN VALLEY SHOPPING CENTER

Entire Property Offered for Sale



GROCERY + MEDICAL + LAND



PAD BUILDING

FOR PRICING & ADDITIONAL INFORMATION

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DELTA PROPERTIES

Information is compiled from supplied property marketing materials and is believed reliable but not guaranteed. Buyers should independently verify current occupancy, leases, financial performance, dimensions, zoning, parcel boundaries and all other property details.