



7978 Broadway
San Antonio, TX 78209

Offered by:
James T. Foreman
Andrew J. Lyles

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Benefits

Address	7978 Broadway, San Antonio, TX 78209
Location	Broadway and Sunset
Property Details	7,766 SF
Legal Description	NCB 11889 (BCBW HOLDINGS LLC) BLK LOT 101
Bldg. Class	A
Year Built	2020
Floors	2
Zoning	C-2NA

Description

Great Medical Investment opportunity along the Sunset and Broadway Medical Corridor in the affluent Alamo Heights, 78209 Market. Sale lease back with established tenants well known in the community.

Property Highlights

- Excellent visibility
- Corner location offers convenient ingress and egress
- Stable tenant with long term leases
- Great synergy with nearby medical/dental business
- Alamo Heights



[Click Here for 3D Floor Plan & Virtual Walk-Through](#)

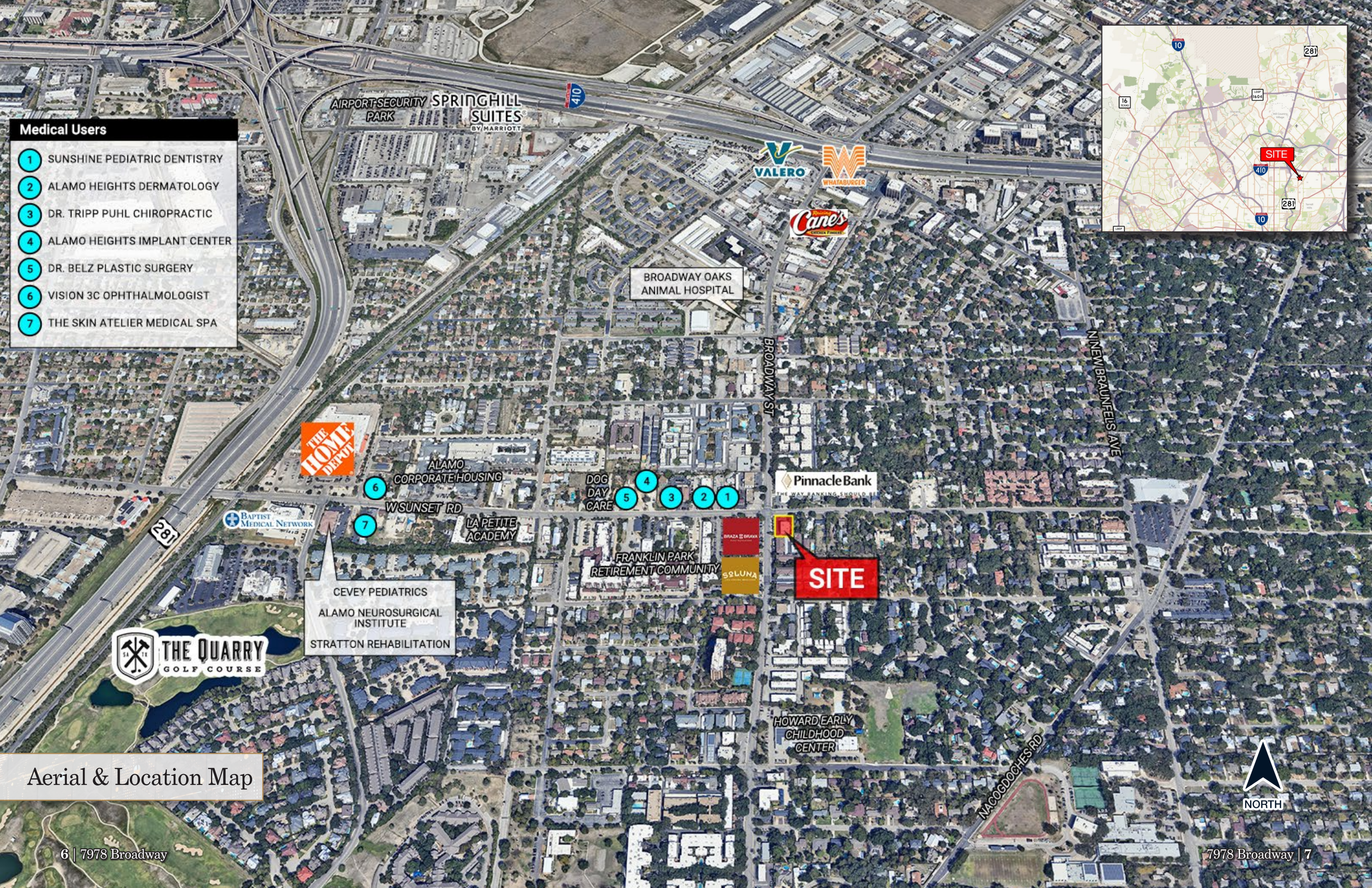
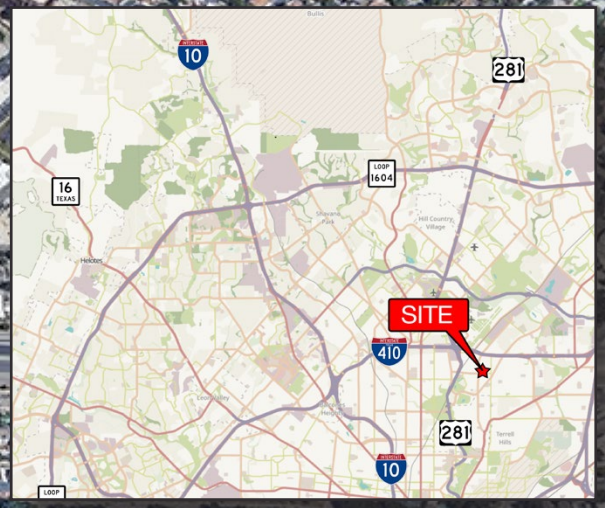


Scan for 3D Floor Plan & Virtual Walk-Through

REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.



- Medical Users**
- 1 SUNSHINE PEDIATRIC DENTISTRY
 - 2 ALAMO HEIGHTS DERMATOLOGY
 - 3 DR. TRIPP PUHL CHIROPRACTIC
 - 4 ALAMO HEIGHTS IMPLANT CENTER
 - 5 DR. BELZ PLASTIC SURGERY
 - 6 VISION 3C OPHTHALMOLOGIST
 - 7 THE SKIN ATELIER MEDICAL SPA



AIRPORT-SECURITY PARK
 SPRINGHILL SUITES BY MARRIOTT

VALERO
 WHATABURGER

Cane's

BROADWAY OAKS ANIMAL HOSPITAL

THE HOME DEPOT

ALAMO CORPORATE HOUSING

DOG DAY CARE

Pinnacle Bank

BAPTIST MEDICAL NETWORK

WSUNSET RD

LA PETITE ACADEMY

FRANKLIN PARK RETIREMENT COMMUNITY

BRAZA II BRVA
 SOLUNA

SITE

CEVEY PEDIATRICS
 ALAMO NEUROSURGICAL INSTITUTE
 STRATTON REHABILITATION

THE QUARRY GOLF COURSE

HOWARD EARLY CHILDHOOD CENTER

NACOGDOCHES RD

NEW BRAUNFELS AVE

BROADWAY ST

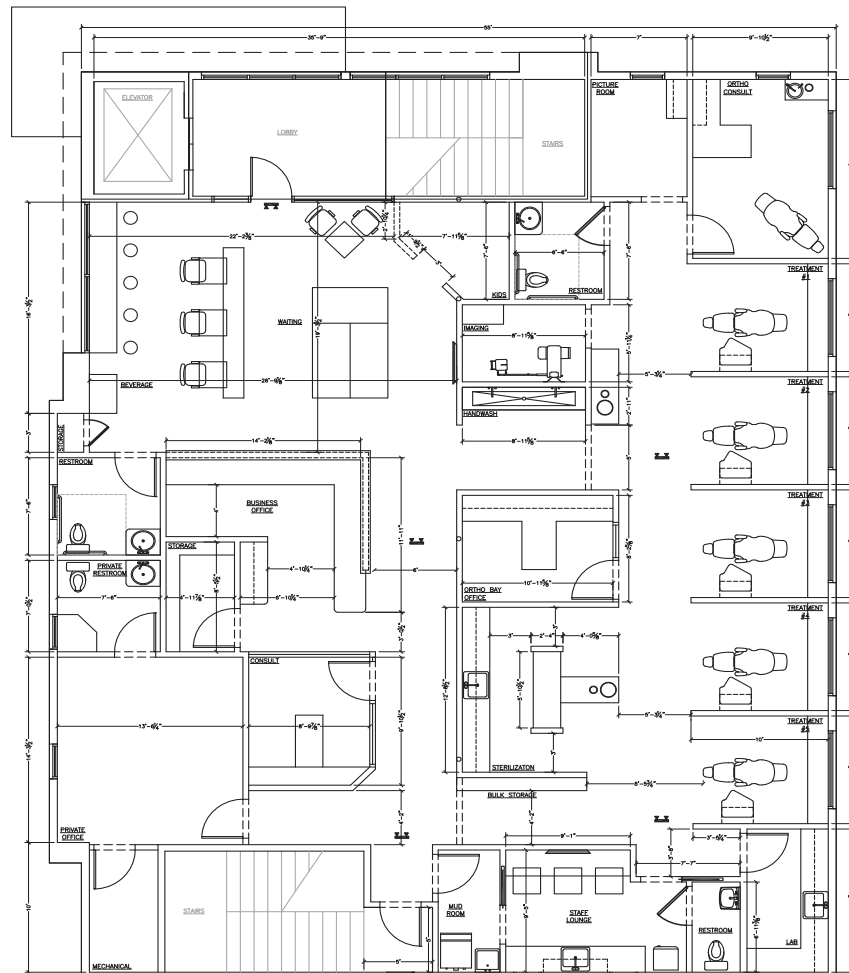
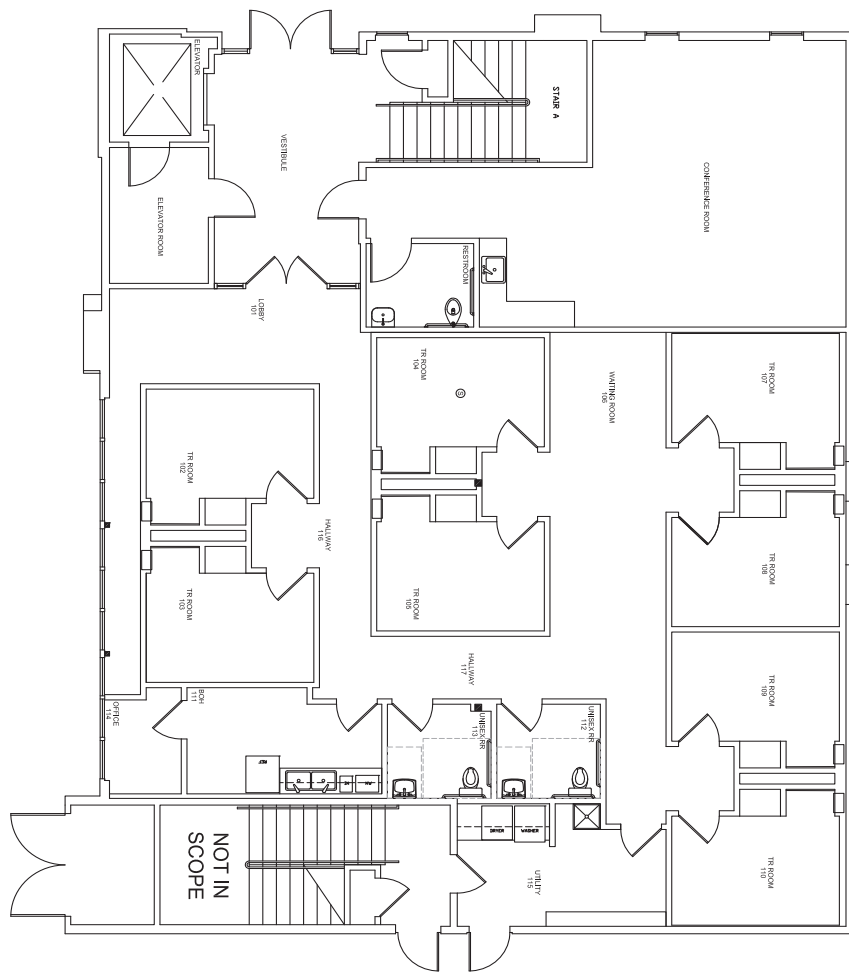
Aerial & Location Map





Site Aerial

8 | 7978 Broadway



SQUEEZE
MASSAGE


Mission
ORTHODONTICS

7978 Broadway | 9



Squeeze Massage

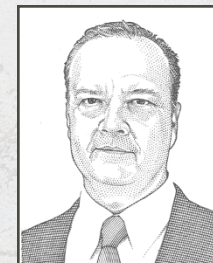


Details

Building Size	7,766
Sale Price	Contact Broker
Note	6.5 Cap Rate with Sale Leaseback on new 10-year term with Mission Orthodontics and 9-Year lease in place with Squeeze Massage.
Add-On Factor	13%
Financial Information	Required prior to submission of sale document by Seller
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Seller's representative.

Actual Sale Price under any proposed purchase contract is a function of the relationship of numerous characteristics including credit worthiness of buyer and other factors deemed important by the Seller. This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior sale or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

Contacts



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Demographics: 1-mile

Summary	Census 2010	Census 2020	2024	2029				
Population	11,618	12,339	12,030	12,116				
Households	5,095	5,472	5,441	5,534				
Families	2,614	2,958	2,785	2,775				
Average Household Size	2.16	2.21	2.16	2.14				
Owner Occupied Housing Units	2,526	2,513	2,543	2,598				
Renter Occupied Housing Units	2,570	2,959	2,898	2,936				
Median Age	42.2	41.1	41.3	42.2				
Trends: 2024-2029 Annual Rate	Area	State	National					
Population	0.14%	1.09%	0.38%					
Households	0.34%	1.36%	0.64%					
Families	-0.07%	1.26%	0.56%					
Owner HHS	0.43%	1.82%	0.97%					
Median Household Income	1.75%	2.65%	2.95%					
Households by Income	2024		2029					
	Number	Percent	Number	Percent				
<\$15,000	301	5.5%	257	4.6%				
\$15,000 - \$24,999	275	5.1%	207	3.7%				
\$25,000 - \$34,999	345	6.3%	293	5.3%				
\$35,000 - \$49,999	578	10.6%	505	9.1%				
\$50,000 - \$74,999	1,200	22.1%	1,195	21.6%				
\$75,000 - \$99,999	823	15.1%	858	15.5%				
\$100,000 - \$149,999	519	9.5%	522	9.4%				
\$150,000 - \$199,999	652	12.0%	822	14.9%				
\$200,000+	749	13.8%	875	15.8%				
Median Household Income	\$75,489		\$82,347					
Average Household Income	\$117,943		\$133,568					
Per Capita Income	\$55,274		\$63,046					
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	531	4.6%	558	4.5%	538	4.5%	530	4.4%
5 - 9	724	6.2%	745	6.0%	612	5.1%	562	4.6%
10 - 14	749	6.4%	821	6.7%	678	5.6%	607	5.0%
15 - 19	707	6.1%	796	6.5%	729	6.1%	672	5.5%
20 - 24	657	5.7%	698	5.7%	905	7.5%	845	7.0%
25 - 34	1,400	12.1%	1,555	12.6%	1,606	13.3%	1,764	14.6%
35 - 44	1,413	12.2%	1,606	13.0%	1,524	12.7%	1,476	12.2%
45 - 54	1,603	13.8%	1,521	12.3%	1,506	12.5%	1,497	12.4%
55 - 64	1,397	12.0%	1,383	11.2%	1,270	10.6%	1,293	10.7%
65 - 74	860	7.4%	1,258	10.2%	1,206	10.0%	1,219	10.1%
75 - 84	824	7.1%	792	6.4%	861	7.2%	993	8.2%
85+	752	6.5%	605	4.9%	595	4.9%	659	5.4%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	9,996	86.0%	7,799	63.2%	7,346	61.1%	7,147	59.0%
Black Alone	278	2.4%	389	3.2%	387	3.2%	377	3.1%
American Indian Alone	70	0.6%	102	0.8%	108	0.9%	110	0.9%
Asian Alone	220	1.9%	375	3.0%	385	3.2%	402	3.3%
Pacific Islander Alone	8	0.1%	8	0.1%	9	0.1%	9	0.1%
Some Other Race Alone	789	6.8%	1,099	8.9%	1,138	9.5%	1,212	10.0%
Two or More Races	257	2.2%	2,567	20.8%	2,657	22.1%	2,859	23.6%
Hispanic Origin (Any Race)	4,347	37.4%	4,739	38.4%	4,903	40.8%	5,260	43.4%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographics: 3-mile

Summary	Census 2010	Census 2020	2024	2029				
Population	85,504	87,407	85,618	85,353				
Households	36,135	36,845	36,717	37,015				
Families	20,287	21,306	20,153	19,962				
Average Household Size	2.29	2.31	2.26	2.24				
Owner Occupied Housing Units	18,783	18,652	18,791	19,192				
Renter Occupied Housing Units	17,352	18,193	17,926	17,823				
Median Age	38.6	39.4	39.9	41.0				
Trends: 2024-2029 Annual Rate	Area	State	National					
Population	-0.06%	1.09%	0.38%					
Households	0.16%	1.36%	0.64%					
Families	-0.19%	1.26%	0.56%					
Owner HHS	0.42%	1.82%	0.97%					
Median Household Income	2.16%	2.65%	2.95%					
Households by Income	2024		2029					
	Number	Percent	Number	Percent				
<\$15,000	3,176	8.7%	2,842	7.7%				
\$15,000 - \$24,999	2,542	6.9%	1,942	5.2%				
\$25,000 - \$34,999	2,853	7.8%	2,561	6.9%				
\$35,000 - \$49,999	3,988	10.9%	3,626	9.8%				
\$50,000 - \$74,999	6,764	18.4%	6,780	18.3%				
\$75,000 - \$99,999	4,545	12.4%	4,792	12.9%				
\$100,000 - \$149,999	4,071	11.1%	4,318	11.7%				
\$150,000 - \$199,999	3,092	8.4%	3,830	10.3%				
\$200,000+	5,685	15.5%	6,322	17.1%				
Median Household Income	\$70,164		\$78,080					
Average Household Income	\$119,494		\$133,580					
Per Capita Income	\$51,806		\$58,524					
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,367	6.3%	4,559	5.2%	4,368	5.1%	4,217	4.9%
5 - 9	5,248	6.1%	5,056	5.8%	4,706	5.5%	4,331	5.1%
10 - 14	5,184	6.1%	5,098	5.8%	4,647	5.4%	4,592	5.4%
15 - 19	5,656	6.6%	5,842	6.7%	5,258	6.1%	5,171	6.1%
20 - 24	6,043	7.1%	6,050	6.9%	6,301	7.4%	5,783	6.8%
25 - 34	11,380	13.3%	12,065	13.8%	12,043	14.1%	11,548	13.5%
35 - 44	10,680	12.5%	11,113	12.7%	11,295	13.2%	11,415	13.4%
45 - 54	12,241	14.3%	10,554	12.1%	10,312	12.0%	10,439	12.2%
55 - 64	10,026	11.7%	10,964	12.5%	10,057	11.7%	9,406	11.0%
65 - 74	5,938	6.9%	8,832	10.1%	8,846	10.3%	9,253	10.8%
75 - 84	4,769	5.6%	4,721	5.4%	5,206	6.1%	6,322	7.4%
85+	2,971	3.5%	2,554	2.9%	2,578	3.0%	2,874	3.4%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	67,702	79.2%	49,536	56.7%	47,083	55.0%	45,277	53.0%
Black Alone	4,020	4.7%	5,131	5.9%	5,084	5.9%	4,958	5.8%
American Indian Alone	636	0.7%	864	1.0%	892	1.0%	904	1.1%
Asian Alone	1,509	1.8%	2,129	2.4%	2,198	2.6%	2,308	2.7%
Pacific Islander Alone	86	0.1%	98	0.1%	100	0.1%	105	0.1%
Some Other Race Alone	8,922	10.4%	10,510	12.0%	10,708	12.5%	11,181	13.1%
Two or More Races	2,630	3.1%	19,139	21.9%	19,553	22.8%	20,619	24.2%
Hispanic Origin (Any Race)	37,161	43.5%	39,254	44.9%	40,023	46.7%	42,139	49.4%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

San Antonio Market Overview



11-2-2015

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.

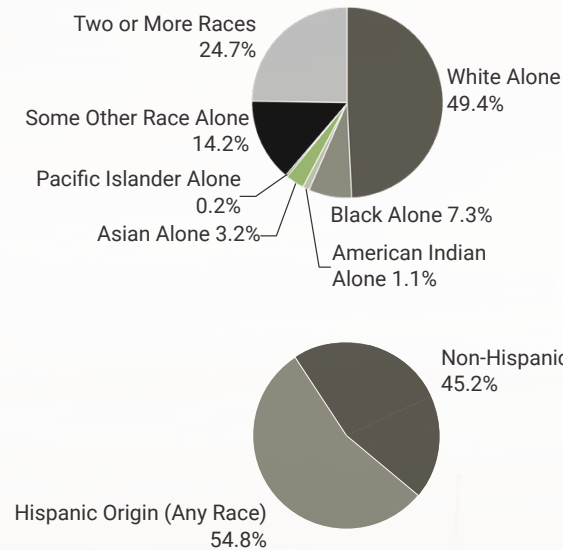
Largest U.S. Cities

- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 **San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

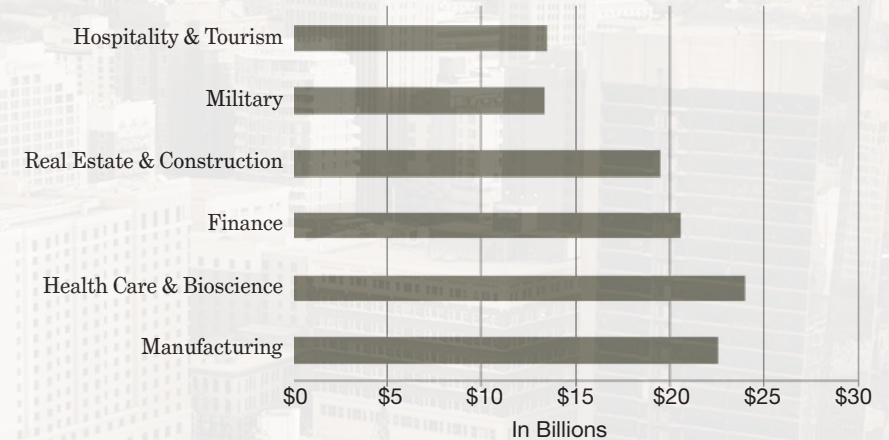


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Ethnicity 2023 Forecast



Major Industries



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households	Avg. Household Income	Median Household Income	Per Capita Income
2010 Census	2,142,508	34.1	763,022	--	--	--
2020 Census	2,558,143	36.0	925,609	--	--	--
2023 Estimate	2,698,487	36.5	984,040	\$98,647	\$68,549	\$36,100
2028 Projection	2,872,957	37.3	1,059,737	\$111,302	\$77,763	\$41,175

Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2023 & 2028; Fortune

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.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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 Primary Assumed Business Name

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 Sales Agent/Associate's Name License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR 2501
 REOC San Antonio 8023 Vantage Dr, Suite 100, San Antonio, TX 78230

Information available at www.trec.texas.gov

IABS 1-0
 Phone 210 524 4000 Fax 210 5244029



11-2-2015

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- 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;
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR 2501

REOC San Antonio 8023 Vantage Dr, Suite 100, San Antonio, TX 78230

Information available at www.trec.texas.gov

IABS 1-0

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