



FOR LEASE

Pinebrook Shopping Center

**8045 PINEBROOK DR
SAN ANTONIO, TX 78230**

Located along the established retail corridor on Pinebrook Dr, the Pinebrook in San Antonio, TX, offers move-in ready suites with prominent frontage and signage opportunities and a strong surrounding consumer base. A great neighborhood shopping center that has been serving the San Antonio community for decades. Pinebrook has been well maintained by local owner for years to help lure tenants as well as patrons. The owners have a goal to improve the community by creating a diverse center with universal appeal. Located in prime San Antonio corridor just NW of Interstate 10 and HWY 410 interchange with close proximity to medical center.



Building SqFt	23,985 SqFt
Year Built	1973
Lot Size (acres)	1.72
Parcel ID	13627-023-0080
Zoning Type	Commercial
County	Bexar
Frontage	0.00 Ft
Coordinates	29.510937,-98.549730

- ❖ Lighted parking lot with ample parking
- ❖ Long term tenants such as the Industry (2004) and Security Control (1990)
- ❖ Synergistic co-tenancy
- ❖ Below market rates
- ❖ 3-Mile day population of over 200,000

**SPIGEL
PROPERTIES**

INVESTMENTS • REAL ESTATE

70 N.E. LOOP 410, SUITE 185
SAN ANTONIO, TEXAS 78216



LINDSEY NUSSLE
Asset Manager

Direct: 210-801-8517
lindsey@spigelproperties.com

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
8045	Retail	\$ 12.00 SF/Yr	NNN	2,064	Negotiable

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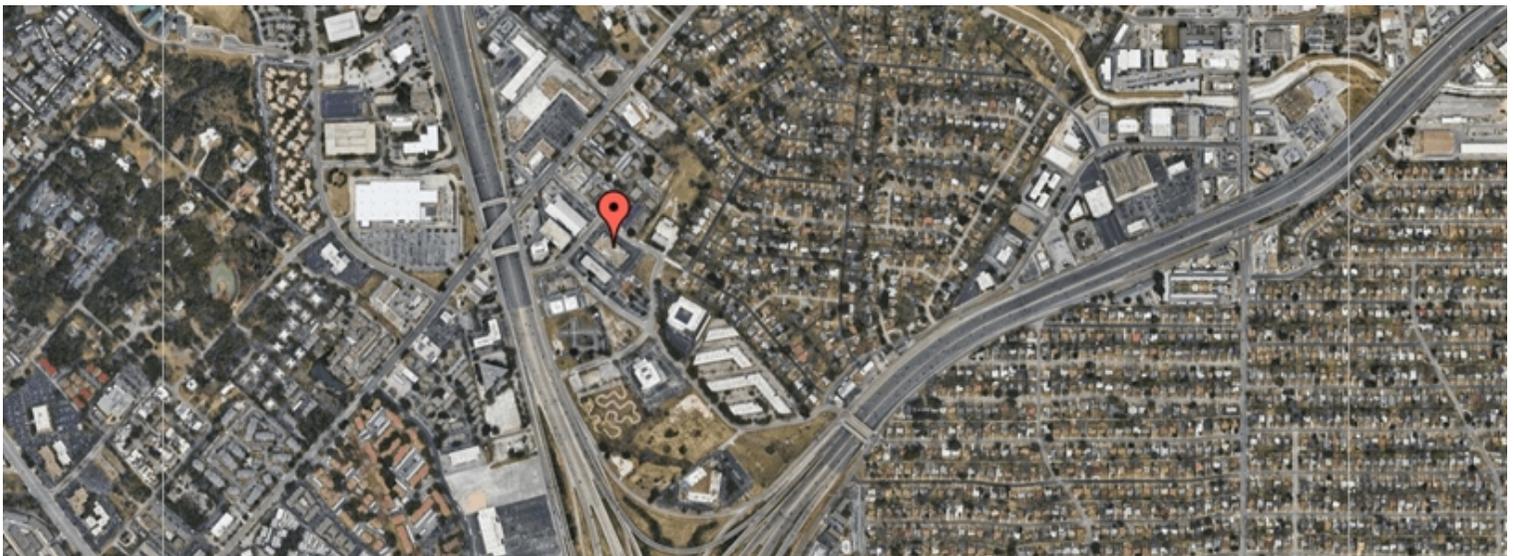
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,999	137,629	337,522
2010 Population	16,609	142,796	353,775
2022 Population	17,654	149,188	363,926
2027 Population	17,407	148,902	362,177
2022-2027 Growth Rate	-0.28 %	-0.04 %	-0.1 %
2022 Daytime Population	21,776	204,781	446,698

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	921	7,970	17,078
\$15000-24999	836	7,050	15,026
\$25000-34999	976	6,900	15,931
\$35000-49999	1,213	9,940	22,056
\$50000-74999	1,851	14,183	31,950
\$75000-99999	1,007	8,131	19,473
\$100000-149999	782	6,652	18,354
\$150000-199999	233	2,673	7,950
\$200000 or greater	119	1,975	6,674
Median HH Income	\$ 50,188	\$ 50,988	\$ 53,921
Average HH Income	\$ 63,335	\$ 69,580	\$ 77,563

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	7,425	59,909	135,823
2010 Total Households	7,615	61,853	145,658
2022 Total Households	7,939	65,476	154,492
2027 Total Households	7,891	65,853	154,908
2022 Average Household Size	2.21	2.26	2.33
2022 Owner Occupied Housing	2,198	23,698	67,388
2027 Owner Occupied Housing	2,218	24,093	68,489
2022 Renter Occupied Housing	5,740	41,778	87,105
2027 Renter Occupied Housing	5,673	41,760	86,419
2022 Vacant Housing	1,005	8,191	17,719
2022 Total Housing	8,944	73,667	172,211



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ABOUT SAN ANTONIO

San Antonio is a city in Bexar County, Texas. The city is the seventh-most populous in the United States, the second-largest in the Southern United States, and the second-most populous in Texas. It is the 12th-most populous city in North America, with 1,434,625 residents as of 2020. Founded as a Spanish mission and colonial outpost in 1718, the city in 1731 became the first chartered civil settlement in what is now present-day Texas.

CITY OF SAN ANTONIO

COUNTY	BEXAR
INCORPORATED	4/30/1718

AREA

CITY	504.6 SQ MI
LAND	498.8 SQ MI
WATER	5.8 SQ MI
ELEVATION	650 FT

POPULATION

POPULATION	1,434,625
RANK	7
DENSITY	2,875.86 SQ MI
URBAN	1,992,689 SQ MI



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