

RETAIL  
PROPERTY  
FOR SALE

# CALLAGHAN ROAD SHOPPING CENTER

6007 CALLAGHAN RD, SAN ANTONIO, TX 78228



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**REGIONAL**  
PROPERTIES



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## OFFERING SUMMARY

Sale Price:	\$2,400,000
Building Size:	11,900 SF
Number of Units:	10
Price / SF:	\$201.68
Cap Rate:	7.17%
NOI:	\$172,070
Year Built:	1960
Renovated:	2023
Zoning:	C-2
Market:	San Antonio
Submarket:	Northwest

## PROPERTY OVERVIEW

Introducing an exceptional investment opportunity! This remarkable property, strategically located in the vibrant San Antonio area, features a well-maintained 11,369 SF building with 10 occupied units. Zoned C-2, this fully occupied property presents a strong foundation for steady income and growth. With a prime location and 100% occupancy, this property is primed for a savvy retail/strip center investor seeking a solid addition to their portfolio.

## PROPERTY HIGHLIGHTS

- 100% Occupied | Stable Tenants
- NNN Leases | Staggered Lease Expirations
- 5.91% Population Growth ('24-'29)
- Under Market In-Place Base Rents
- Renovated 2023 (New Tenant Awnings coming November 2024)

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## TENANT SUMMARY

As of October, 2024

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year
				Comm.	Exp.			
Esh Group LLC	6,007	2,500	22.0%	6/1/24	10/31/29	\$12.00	\$2,500	\$30,000
Stephanie Nichole	6,011	825	7.3%	7/1/24	7/31/29	\$15.27	\$1,050	\$12,600
Mystica Rosa Botanica	6,013	1,000	8.8%	11/1/24	10/31/27	\$15.00	\$1,250	\$15,000
MT African Hair Braiding	6,015	1,000	8.8%	9/16/24	11/30/29	\$11.26	\$938	\$11,256
Lux Nails	6,017	1,000	8.8%	7/11/07	10/31/27	\$15.00	\$1,250	\$15,000
Sweet Cheeks Bakery	6,019	1,000	8.8%	9/1/23	8/31/28	\$17.51	\$1,459	\$17,508
Kulture Kafe	6,021	1,000	8.8%	9/1/23	8/31/25	\$11.04	\$920	\$11,040
Canniversal LLC	6,023	700	6.2%	8/1/23	7/31/26	\$19.77	\$1,153	\$13,836
Jesus Luna Mundo	6,025	1,000	8.8%	3/1/21	31/08/2026	\$15.00	\$1,250	\$15,000
Vicente A Nunez	6,031	1,344	11.8%	2/19/20	8/31/27	\$25.79	\$2,889	\$34,668
<b>Total</b>		<b>11,369</b>				<b>\$15.47</b>	<b>\$14,659</b>	<b>\$175,908</b>

Summary		
Price	\$2,400,000	
Down Payment	\$600,000	25%
Number of Suites	10	
Price Per SqFt	\$211.10	
Gross Leasable Area (GLA)	11,369 SF	
Lot Size (SqFt)	1 SF	
Year Built/Renovated	2008	

Returns	Year 1	Year 2
CAP Rate	7.17%	7.21%
Cash-on-Cash	5.92%	6.10%
Debt Coverage Ratio	1.26	1.27

Financing	1st Loan
Loan Amount	\$1,800,000
Loan Type	New
Interest Rate	6.50%
Amortization	30 Years
Year Due	2029

Loan information is subject to change.

Operating Data				
Income		Year 1		Year 2
Scheduled Base Rental Income		\$175,908		\$175,908
Total Reimbursement Income	45.3%	\$79,731	46.2%	\$81,351
Other Income		\$0		\$0
Potential Gross Revenue		\$255,639		\$257,259
Effective Gross Revenue		\$255,639		\$257,259
Less: Operating Expenses	32.7%	(\$83,569)	32.7%	(\$84,134)
<b>Net Operating Income</b>		<b>\$172,070</b>		<b>\$173,125</b>
Tenant Improvements		\$0		\$0
Leasing Commissions		\$0		\$0
Capital Expenditures		\$0		\$0
Cash Flow		\$172,070		\$173,125
Debt Service		(\$136,527)		(\$136,527)
Net Cash Flow After Debt Service	5.92%	\$35,543	6.10%	\$36,598
Principal Reduction		\$20,119		\$21,466
<b>Total Return</b>	<b>9.28%</b>	<b>\$55,662</b>	<b>9.68%</b>	<b>\$58,065</b>

Operating Expenses	Year 1	Year 2
CAM (Utilities & Op Exp - Combined)	\$24,166	\$24,408
Insurance	\$15,441	\$15,595
Real Estate Taxes	\$27,095	\$27,095
Management Fee	\$16,867	\$17,036
<b>Total Expenses</b>	<b>\$83,569</b>	<b>\$84,134</b>
Expenses/Suite	\$8,357	\$8,413
Expenses/SF	\$7.35	\$7.40

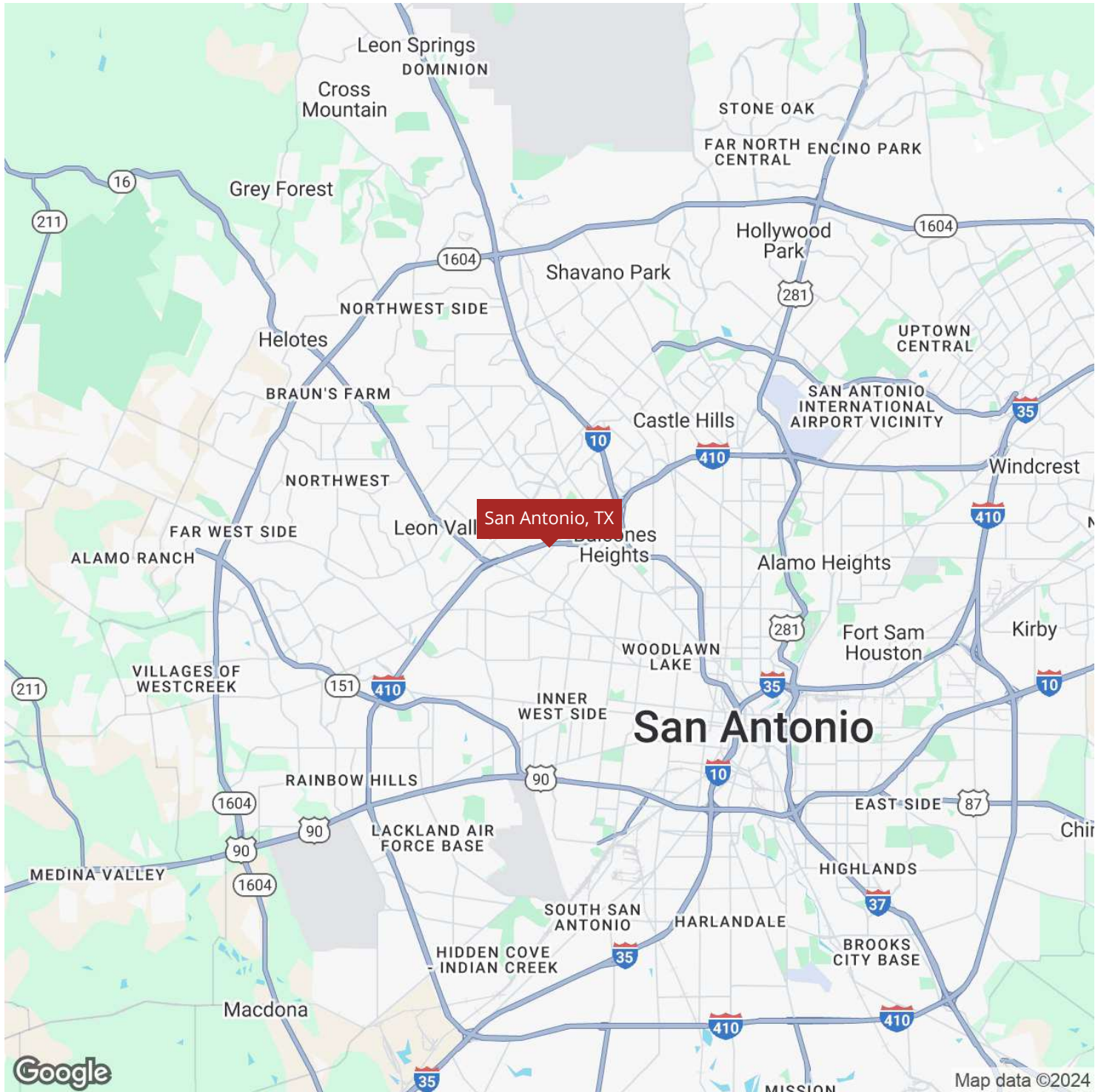
ADDITIONAL PHOTOS 3



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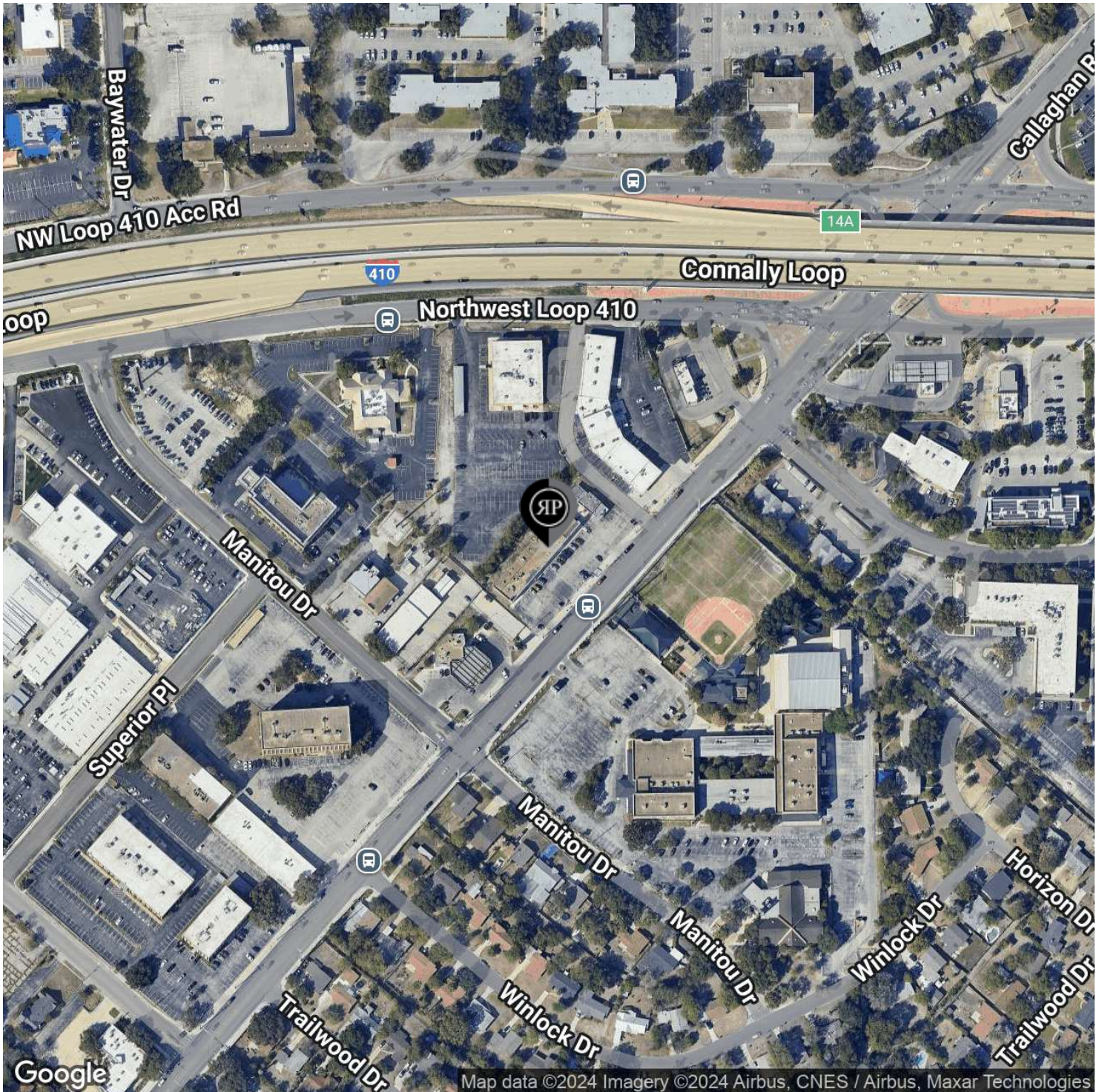




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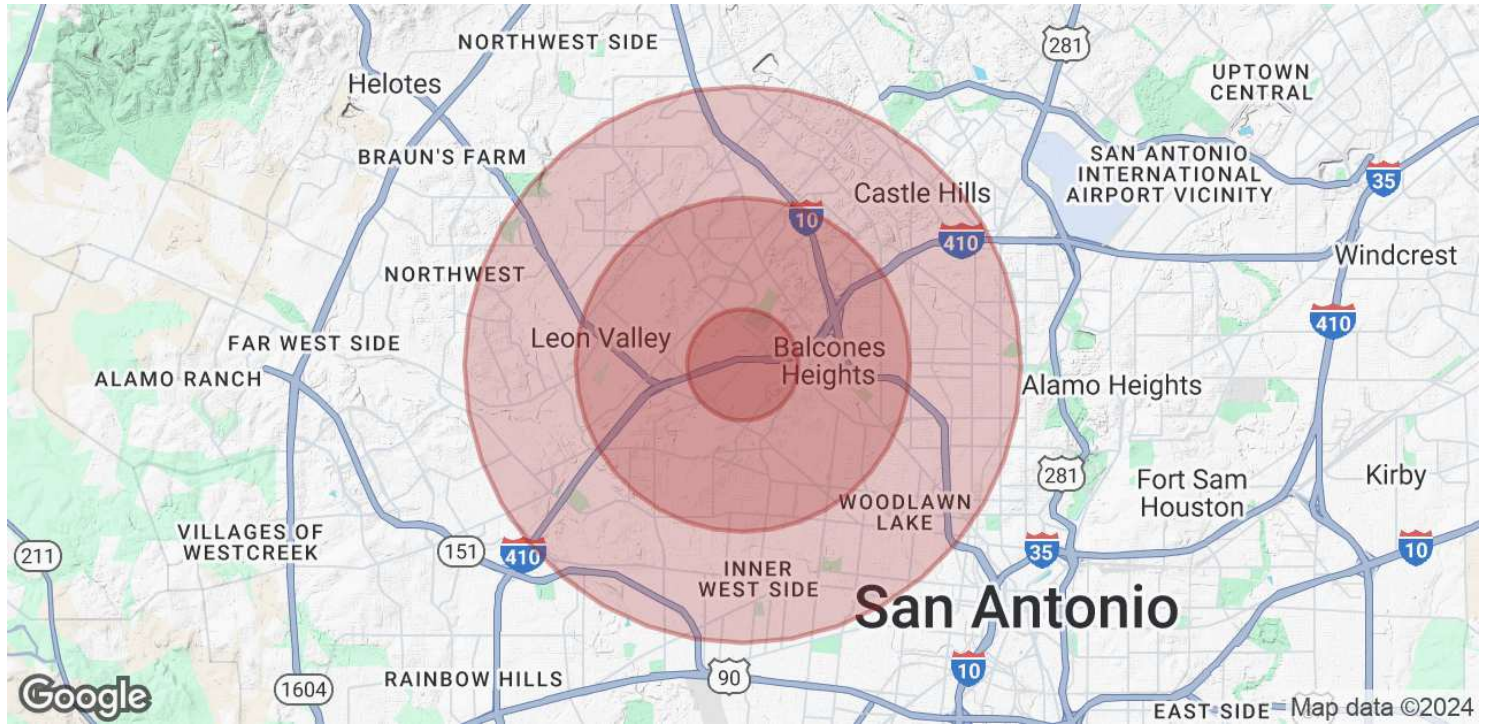




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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	13,064	152,641	374,422
Average Age	39	38	39
Average Age (Male)	38	37	38
Average Age (Female)	41	40	40

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	5,453	64,295	150,611
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$63,511	\$62,573	\$69,765
Average House Value	\$262,970	\$245,922	\$263,414

Demographics data derived from AlphaMap

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**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Commercial Regional Properties of Texas LLC - Regional Properties Texas	<b>9001528</b>		<b>713-228-1913</b>
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

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