

# 12,580 SF NEIGHBORHOOD CENTER FOR SALE

## ORCHID PLAZA SHOPPING CENTER





An aerial photograph of the Orchid Plaza Shopping Center. The image shows a large, modern shopping center with a white roof and dark trim. The building is surrounded by a large parking lot filled with cars. In the background, there are other commercial buildings, including a Walmart with its blue logo. The foreground shows a curved road and a small utility building. A red line is drawn on the ground, possibly indicating a boundary or a path.

# ORCHID PLAZA SHOPPING CENTER

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A photograph of the Orchid Plaza Shopping Center. The building is a modern, single-story structure with a combination of dark brown vertical wood siding and white horizontal siding. On the left, a Starbucks is visible with its logo on a dark sign. Next to it is a business named 'CHARM NAILS BAR' with a red and black sign. Large glass windows and doors are visible, some with black awnings. In the foreground, a parking lot contains several vehicles: a silver pickup truck, three white sedans, and a dark blue Hyundai SUV with a Texas license plate 'VGB-5411'. The sky is blue with scattered white clouds. A red rectangular overlay is in the top right corner, and a white rectangular overlay is in the bottom left corner.

# ORCHID PLAZA

## SHOPPING CENTER

# EXECUTIVE SUMMARY

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**CBRE South Texas Retail Investment Properties Team has been exclusively retained to offer for sale Orchid Plaza (the “Property”), a newly developed, Walmart-shadow anchored strip center in San Antonio, Texas**

This new retail center location is positioned on a large 2.05-acre site along interstate IH-35, an area characterized by high traffic counts and robust growth. The Property has long term NNN leases to Starbucks, Action Behavioral Centers, Travel Nails & Spa and is shadow anchored by a top-performing Walmart.

Action Behavior Centers provides personalized therapy for children with Autism and has a dominant regional presence of over 280+ locations across 7 states. Starbucks is a global coffee powerhouse with over 40,000 locations worldwide and over 360,000 employees.

This is a rare opportunity for an investor seeking a newly constructed asset with strong credit and solid underlying real estate fundamentals.





A photograph of the Orchid Plaza Shopping Center. The building is a modern, single-story structure with a combination of dark brown vertical wood siding and light gray horizontal siding. On the left, a Starbucks is visible with its logo on a dark sign. Next to it is a business named 'CHARM NAILS BAR' with a red and black sign. Large glass windows and doors are visible, some with black awnings. In the foreground, a parking lot contains several vehicles: a silver pickup truck, three white sedans, and a dark blue Hyundai SUV with a Texas license plate 'VGB-5411'. The sky is blue with scattered white clouds. A red rectangular overlay is in the top right corner, and a white rectangular overlay is in the bottom left corner.

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## SHOPPING CENTER

# ASSET OVERVIEW

# INVESTMENT HIGHLIGHTS



## SHADOW ANCHORED BY NATIONALLY TOP-RANKING WALMART

Orchid Plaza is shadow anchored by a nationwide top performing Wal-Mart, which ranks in the top 96% percentile nationwide for foot traffic per Placer.ai.



## PRIME LOCATION & VISIBILITY

Orchid Plaza is strategically located on the IH-35 Access Road in San Antonio, an area characterized by high traffic and robust growth. The Property has quick and easy access from North and Southbound traffic along IH-35. A large pylon sign allows for additional visibility to nearly 50,000 VPD on IH-35.



## BRAND NEW CONSTRUCTION WITH LONG TERM NNN LEASES

Orchid Plaza is a newly constructed, 100% leased strip center with long term NNN leases to a mix of high-caliber, service-oriented tenants, including: Travel Nails & Spa, Starbucks, and Action Behavior Centers.



## STRONG TENANT CREDIT & DIVERSE TENANT MIX

84% of the GLA is leased to tenants with national or regional credit. Starbucks boasts over 40,000 locations worldwide and Action Behavior Centers is private equity backed with over 280 across 7 states.



## ASSET OVERVIEW

ADDRESS	8530 IH-35 Access Rd San Antonio, TX 78211
YEAR BUILT	2023
BUILDING SIZE	12,580 SF
OCCUPANCY	100%
LAND SIZE	2.05 AC



# FINANCIAL OVERVIEW

## FINANCIAL OVERVIEW

<b>GLA</b> 12,580 SF	<b>OCCUPANCY</b> 100%	<b>YEAR-1 CAP RATE</b> 6.40%	<b>YEAR-1 NOI</b> \$497,437
<b>OFFERING PRICE</b> \$7,772,000	<b>EXISTING WALT</b> 7.37 Years	<b>YEAR-5 CAP RATE</b> 6.70%	<b>YEAR-5 NOI</b> \$550,041

A photograph of the Orchid Plaza Shopping Center. The building is a modern, single-story structure with a combination of dark brown vertical wood siding and white horizontal siding. On the left, a Starbucks is visible with its logo on the dark siding. Next to it is a business named 'CHARM NAILS BAR' with a red and black sign. Large glass windows with black frames are prominent on the right side of the building. In the foreground, a parking lot contains several vehicles: a silver pickup truck, three white sedans, and a dark blue Hyundai SUV with a Texas license plate 'VGB-5411'. The sky is bright blue with scattered white clouds. A semi-transparent red rectangle is in the top right corner, and a semi-transparent white rectangle is in the bottom left corner, both containing text.

# ORCHID PLAZA

## SHOPPING CENTER

LOCATION  
DETAILS



# REGIONAL MAP





# AERIAL VIEW | FACING NORTH





# AERIAL VIEW | FACING SOUTH





# AERIAL VIEW | FACING WEST



\*ALL THE LOGOS/MARKS ARE THE PROPERTY OF THE RESPECTIVE OWNERS



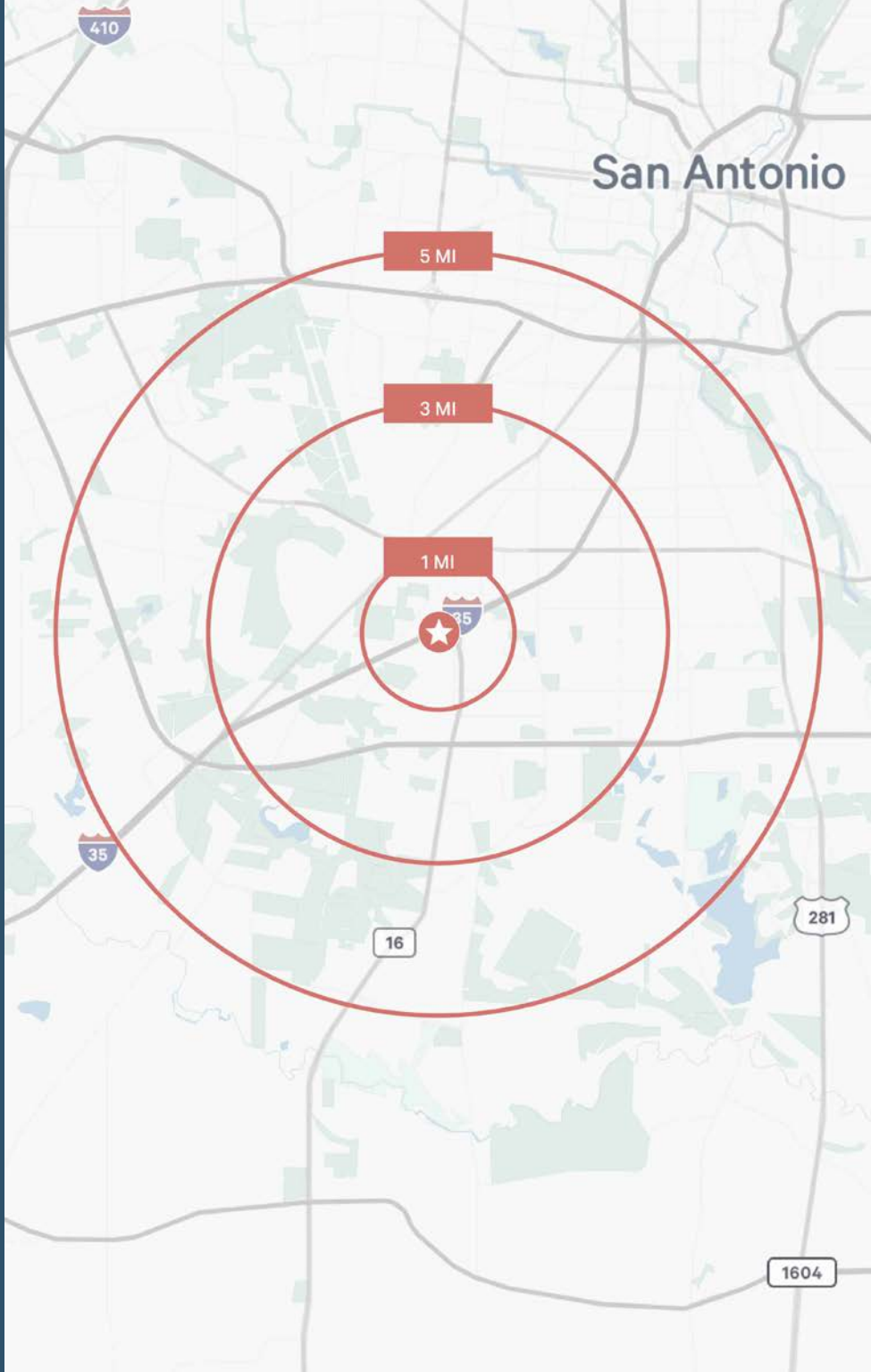
# AERIAL VIEW | FACING EAST





# AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population	11,851	66,609	188,694
2029 Population - Projection	11,994	70,444	197,208
2024-2029 Annual Population Growth Rate	0.24%	1.13%	0.89%
HOUSEHOLD INCOME			
2024 Average HH Income	\$62,739	\$62,363	\$61,340
2029 Average HH Income	\$73,270	\$74,049	\$72,906
HOUSEHOLDS			
2024-2029 Annual HH Growth Rate	0.49%	1.29%	1.13%
PLACE OF WORK			
2024 Businesses	193	1,592	3,824
2024 Employees	2,689	19,922	50,673





# SAN ANTONIO MSA



San Antonio, Texas is conveniently located in South Central Texas along I-35 and I-10, is one of the fastest growing regions in the United States. The San Antonio Metropolitan Statistical Area (MSA) occupies approximately 7,387 square miles and spans eight counties including Atascosa, Bandera, Bexar, Comal, Guadalupe, Kendall, Medina and Wilson County. This area is home to nearly 2.6 million residents which ranks the MSA as the 25th largest metropolitan area in the United States, and third in the state of Texas.

From a thriving economy and a culturally diverse workforce, the Alamo City is the perfect place for growth and opportunity. San Antonio's cost of living continuously ranks amongst the lowest of U.S. cities which makes not only for an affordable lifestyle, but an attractive place to conduct business. Keeping the cost of living low and quality of life high is a unique balance offered in San Antonio, and the reason why the Alamo City continues to grow and thrive.

The strength of the city's economic structure is its diverse business culture, making San Antonio's economic performance in recent years among the strongest of the large cities in Texas. The San Antonio-New Braunfels metro registered a job growth rate of 4.0% in June 2023, according to the Bureau of Labor Statistics. This is on par with the state's rate and is projected to grow an additional 0.14% by the end of 2023. Moreover, San Antonio is expected to outperform most major metros in the nation in regards to its GDP and employment growth over the next 5 years, according to Oxford Economics. For decades, San Antonio was primarily driven by the military and hospitality industries. With growth in energy, healthcare, education, manufacturing, logistics, business and tech-related services, San Antonio has a more diverse industry base, which was key to its recovery from the Great Recession and continued expansion.

San Antonio's robust economy coupled with its historic and diverse culture, strong military ties, and festive spirit are just part of what attracts more than 41 million visitors and 16,330 net migrating residents per year. From the modern Henry B. Gonzales Convention Center, to the historic Alamo and recently expanded Riverwalk, it is of little surprise that San Antonio is a top destination for new residents, tourists, and business travelers alike.



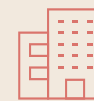
**fastest-growing city  
in the nation**

*U.S. Census Bureau*



**best financially managed big city  
in the U.S.**

*Milken Institute*



**Number 1 in post-pandemic  
downtown recovery**

*CityLab/Bloomberg 2023*

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## **CONFIDENTIALITY AGREEMENT**

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

## **DISCLAIMER**

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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