

2nd GENERATION SPACE FOR LEASE



Cadillac Plaza – For Lease



Sarah Teel

Broker

c: 210.323.6999

sarah@mslinvestments.com

MSL Investments, LLC

2211 N.W. Military Highway

Suite 220

San Antonio, Texas 78213

The information in this package has been derived from sources believed to be accurate and reliable. MSL Investments makes no guarantees, representations, or warranties as to the accuracy of the information contained herein. Any assumptions, opinions, or projections regarding these properties do not necessarily represent the current or future performance of these properties.

Property Details



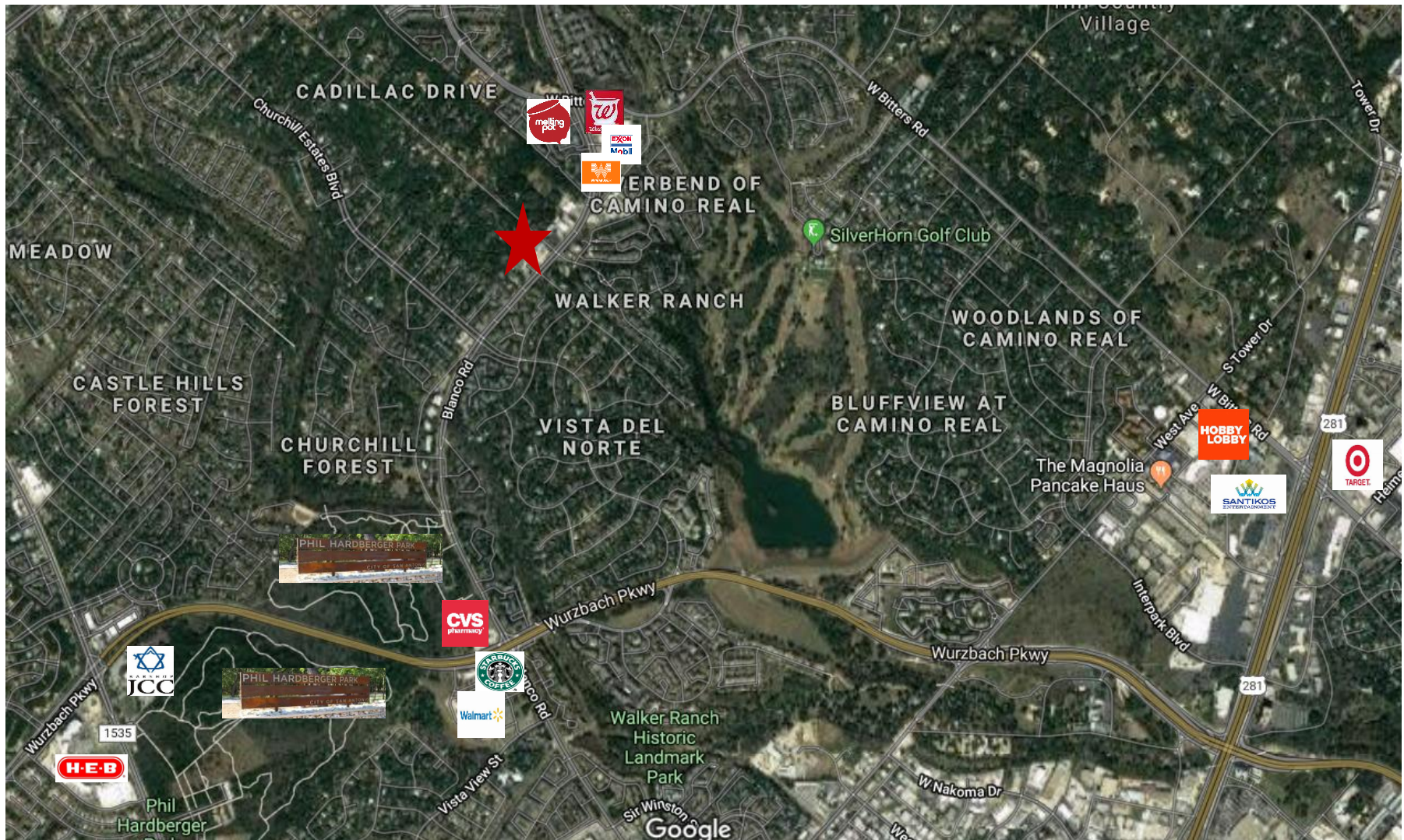
Property:	CADILLAC PLAZA
Address:	14375 Blanco Road San Antonio, Texas 78216
Year Built:	1984
Size (approx.): Zoning:	900 sf C-2 (City of San Antonio)
Base Rent Rate: TI Allowance:	\$24.00 psf TBD
Operating Expenses:	Triple Net Lease 2025 estimated NNN expenses: \$9.50 psf
Parking Ratio: Pylon Position & Building Signage:	6.2/1,000 sf Both available to Tenant

Cadillac Plaza is located in north central San Antonio, at the signaled intersection of Blanco Road and Cadillac Drive, just north of Wurzbach Parkway, and south of Bitters Road. The center has a recently renovated attractive stucco exterior with great curb appeal and offers terrific parking and signage. Cadillac Plaza is located in an affluent trade area with excellent and is surrounded by many well-established subdivisions.

Cadillac Plaza – For Lease

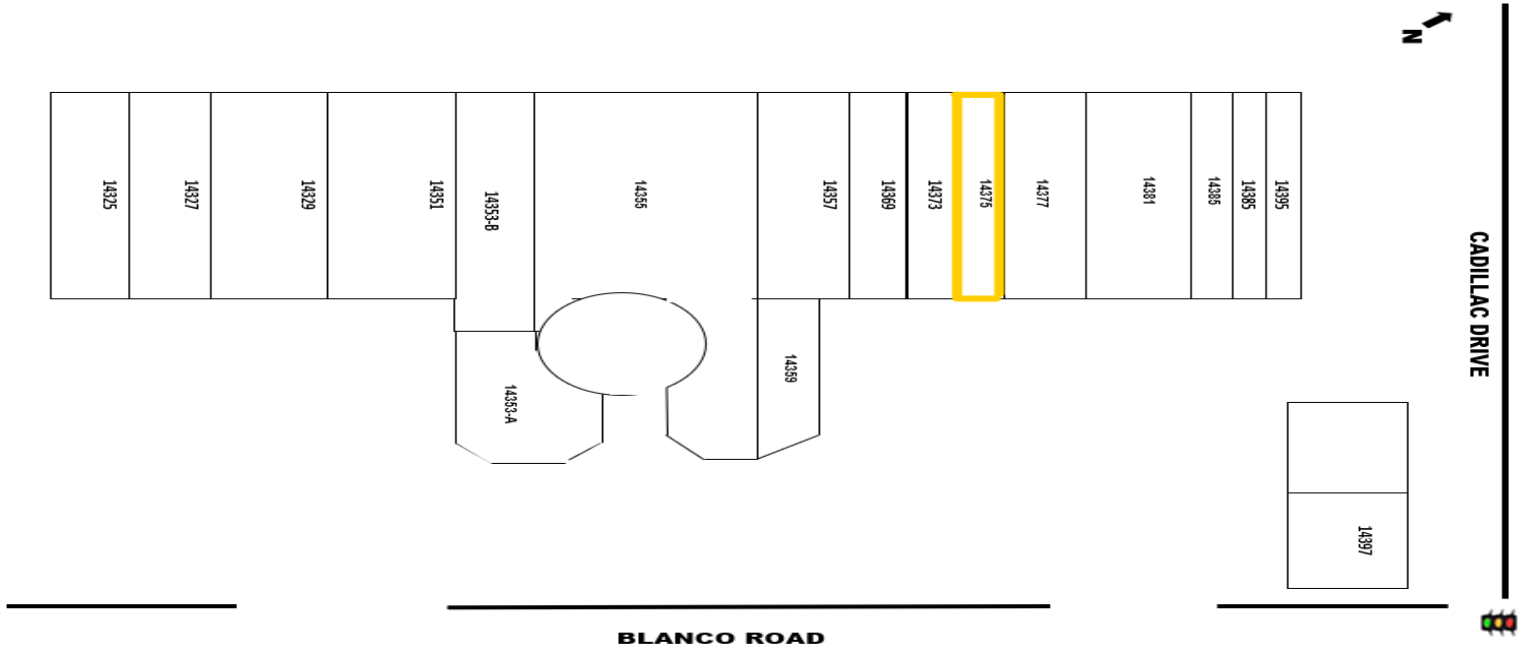


Aerial



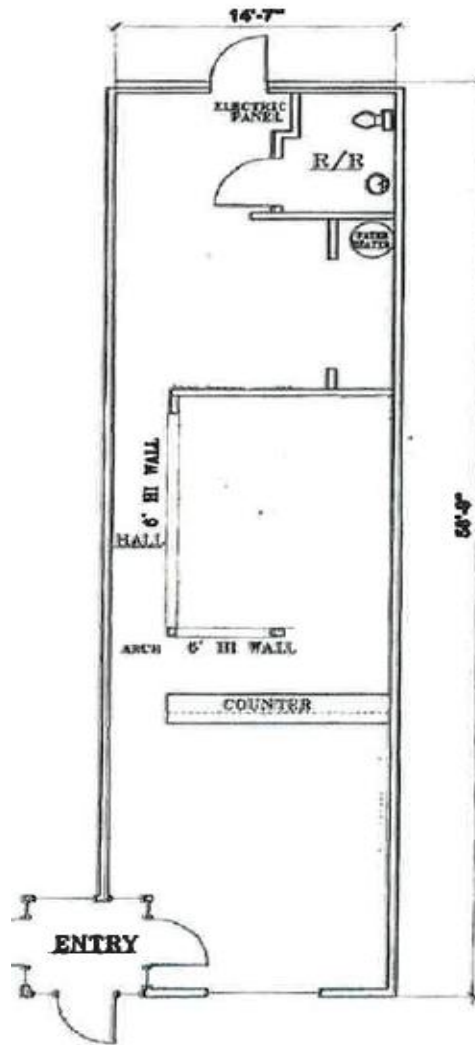
Cadillac Plaza – For Lease

Site Plan



Cadillac Plaza – For Lease

Floor Plan



Suite 14375 B
900 sf

Cadillac Plaza – For Lease

Photos



Cadillac Plaza – For Lease

Demographics

Population				
	2 miles	5 miles	10 miles	
2020 Population	49,217	243,755	936,021	
2024 Population	49,745	248,178	954,266	
2029 Population Projection	52,861	264,060	1,015,488	
Annual Growth 2020-2024	0.3%	0.5%	0.5%	
Annual Growth 2024-2029	1.3%	1.3%	1.3%	
Median Age	38.4	37.4	36.6	
Bachelor's Degree or Higher	47%	42%	36%	
Households				
	2 miles	5 miles	10 miles	
2020 Households	22,186	105,812	370,382	
2024 Households	22,508	108,262	379,603	
2029 Household Projection	23,968	115,460	404,984	
Annual Growth 2020-2024	0.3%	0.3%	0.5%	
Annual Growth 2024-2029	1.3%	1.3%	1.3%	
Owner Occupied Households	10,661	52,516	207,542	
Renter Occupied Households	13,307	62,945	197,442	
Avg Household Size	2.2	2.3	2.4	
Avg Household Vehicles	2	2	2	
Total Specified Consumer Spending (\$)	\$675.9M	\$3.2B	\$11.1B	

Cadillac Plaza – For Lease



Demographics

Income	2 miles	5 miles	10 miles
Avg Household Income	\$99,779	\$93,708	\$89,376
Median Household Income	\$69,127	\$66,787	\$64,401
< \$25,000	2,892	16,704	67,633
\$25,000 - 50,000	5,261	24,064	81,011
\$50,000 - 75,000	3,807	19,167	68,865
\$75,000 - 100,000	2,324	12,425	44,137
\$100,000 - 125,000	2,340	10,727	36,641
\$125,000 - 150,000	1,383	6,486	22,189
\$150,000 - 200,000	2,073	8,615	27,167
\$200,000+	2,429	10,073	31,960

Cadillac Plaza – For Lease

Demographics

Daytime Employment

Radius	2 miles			5 miles			10 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	14,123	2,305	6	158,655	19,039	8	468,880	57,063	8
Trade Transportation & Utilit...	1,991	244	8	26,219	2,168	12	71,948	6,309	11
Information	426	43	10	5,562	307	18	12,518	849	15
Financial Activities	1,874	391	5	22,326	3,243	7	46,635	7,452	6
Professional & Business Se...	2,983	404	7	33,857	3,418	10	78,625	8,067	10
Education & Health Services	3,228	811	4	35,576	6,735	5	149,086	24,287	6
Leisure & Hospitality	2,133	174	12	23,689	1,455	16	66,644	4,340	15
Other Services	1,412	230	6	10,137	1,628	6	31,281	5,441	6
Public Administration	76	8	10	1,289	85	15	12,143	318	38
Goods-Producing Industries	1,817	221	8	19,648	1,663	12	43,684	4,231	10
Natural Resources & Mining	25	7	4	264	43	6	456	107	4
Construction	1,189	154	8	11,646	1,172	10	25,044	2,963	8
Manufacturing	603	60	10	7,738	448	17	18,184	1,161	16
Total	15,940	2,526	6	178,303	20,702	9	512,564	61,294	8

Cadillac Plaza – For Lease



Demographics

Consumer Spending Details

2024 2029

Radius	2 miles			5 miles			10 miles		
	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Expand All	\$35,227,927	\$1,565	\$708	\$168,234,696	\$1,554	\$678	\$605,950,471	\$1,596	\$635
Apparel	\$96,860,076	\$4,303	\$1,947	\$447,997,406	\$4,138	\$1,805	\$1,550,872,681	\$4,086	\$1,625
Entertainment, Hobbies & P...	\$187,383,401	\$8,325	\$3,767	\$883,973,340	\$8,165	\$3,562	\$3,099,756,309	\$8,166	\$3,248
Food & Alcohol	\$110,690,441	\$4,918	\$2,225	\$514,028,760	\$4,748	\$2,071	\$1,802,184,091	\$4,748	\$1,889
Household	\$168,531,832	\$7,488	\$3,388	\$808,890,597	\$7,472	\$3,259	\$2,859,314,364	\$7,532	\$2,996
Transportation & Maintenance	\$31,990,704	\$1,421	\$643	\$147,818,165	\$1,365	\$596	\$517,169,847	\$1,362	\$542
Health Care	\$45,197,516	\$2,008	\$909	\$202,900,153	\$1,874	\$818	\$682,944,316	\$1,799	\$716
Education & Daycare	\$675,881,897	\$30,029	\$13,587	\$3,173,843,117	\$29,316	\$12,789	\$11,118,192,079	\$29,289	\$11,651
Total Specified Consumer S...									

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Blanco Road	Vis del Monte SW	25,025	2022	0.05 mi
Blanco Rd	Cadillac Dr NE	24,402	2022	0.06 mi
Cadillac Dr	Blanco Rd SE	1,512	2022	0.08 mi
Vis del Monte	Vis Bonita SE	1,136	2022	0.11 mi
Vis Real	Blanco Rd NW	4,535	2022	0.25 mi
Churchill Estates Blvd	Donerail St SE	5,426	2022	0.26 mi
W Bitters Rd	Blanco Rd E	18,480	2022	0.43 mi
Vis Real	Vis del Norte S	323	2022	0.47 mi
W Bitters Rd	Blanco Rd W	25,955	2022	0.47 mi
Blanco Road	W Bitters Rd S	20,242	2022	0.47 mi

Cadillac Plaza – For Lease



OFFERING DISCLAIMER

HAZARDOUS MATERIALS DISCLOSURE

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals, minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and if any, they may wish to include in transaction documents regarding the Property.

AMERICANS WITH DISABILITIES ACT DISCLOSURE

The United States Congress has enacted the Americans With Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professional of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

PROPERTY _____

I Certify that I have provided _____ the Prospective Buyer or Tenant, with a copy of this information.

BROKER or AGENT: _____ DATE: _____

I have received, read and understand this information.

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: _____

DATE: _____

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: _____

DATE: _____

Texas law requires all real estate licenses to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The

broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date