

RETAIL FOR LEASE • NORTHEAST SAN ANTONIO

±1,600 - 2,000 SF Inline Retail

1626 PAT BOOKER ROAD
UNIVERSAL CITY, TEXAS 78148

2 SUITES AVAILABLE

SUITE 120 • NOW

SUITE 1630B • OCT. 2026

PYLON SIGNAGE



\$17.00

PSF / YR NNN

±1,600-2,000

SQUARE FEET

±16,800

SF CENTER GLA

2023

RENOVATED

Two inline suites at an established, military-corridor retail center directly on Pat Booker Road — the primary retail artery of Universal City and the front door to Joint Base San Antonio-Randolph. Pylon sign panel available.

Exterior image digitally enhanced; actual conditions may vary.

PROPERTY SUMMARY

1626 PAT BOOKER ROAD | UNIVERSAL CITY, TX 78148



THE OFFERING

Lease Rate (Both)	\$17.00/SF/yr NNN
Est. NNN / Operating	\$5.00/SF/yr
Ste 120 All-In / Mo.	≈ \$2,933
Ste 1630B All-In / Mo.	≈ \$3,667
Available SF	±1,600 & ±2,000
Suite 120	Available Now
Suite 1630B	October 2026
Lease Term	3-Year Minimum
Signage	Pylon Panel Available
Center GLA / Lot	16,800 SF / 0.88 AC
Built / Renovated	1968 / 2023
Parking Ratio	2.5 / 1,000 SF
Zoning	Commercial

PROPERTY OVERVIEW

Multi-tenant storefront retail positioned directly on Pat Booker Road, the primary retail and commercial artery of Universal City and the front door to Joint Base San Antonio-Randolph. The ±16,800 SF center sits on a 0.88-acre lot in San Antonio's established Northeast submarket, surrounded by dense, stable rooftops and the steady daytime population generated by Randolph AFB.

Renovated in 2023, the center's tenant mix spans automotive service, consumer finance, jewelry, tattoo, martial arts and day spa uses. Two inline suites are available: Suite 120 (±1,600 SF), ready now, and Suite 1630B (±2,000 SF), available October 2026.

LOCATION OVERVIEW

Northeast San Antonio submarket — 213,088 residents within five miles, \$87,151 median household income, and the built-in daytime population of Randolph AFB directly adjacent.

02



ANTHONY "BUTCH" LAGRED

Founding Partner | Managing Broker

C: (210) 216-8925
anthony@txtrianglecre.com
TX Lic. 664432-B

OLEKSII "ALEX" KLIUKOVKIN

Founding Partner | Sales Agent

O: 210-777-6762
alex@txtrianglecre.com
TX Lic. 848138-SA

AVAILABLE SPACE

1626 PAT BOOKER ROAD | UNIVERSAL CITY, TX 78148



SUITE	SIZE	RATE	USE	CONDITION	AVAILABLE
120	±1,600 SF	\$17.00 /sf/yr NNN	Retail	Second Generation	Immediate
1630B	±2,000 SF	\$17.00 /sf/yr NNN	Retail	Second Generation	Oct. 2026

3-year minimum term • Pylon sign panel available • Est. NNN \$5.00/SF/yr • Suite 1630B tours by appointment

WHAT THE CENTER NEEDS

We read the co-tenancy before we market. The current mix runs automotive service, consumer finance, jewelry, tattoo, martial arts and a day spa — which leaves these categories open inside the center:

- **Tax Preparation** — open before January season
- **Wireless / Cellular** — no phone tenant here
- **Insurance Agency** — none in center
- **Pet Grooming**
- **Barbershop** — none in center
- **Kids Enrichment / Tutoring**
- **Alterations / Garment Care** — JBSA uniforms

WHY PAT BOOKER ROAD

- Primary retail spine of Universal City — not a side street
- Front door to JBSA-Randolph: built-in daytime population
- Dense rooftops across Universal City, Live Oak, Selma, Schertz
- Established Northeast submarket, proven small-shop performance
- Pylon sign panel available on Pat Booker Rd frontage
- Parking field directly in front of every storefront
- Affordable basis vs. newer Northeast Side product

SCHEDULE A TOUR

Anthony “Butch” Lagred • (210) 216-8925
anthony@txtrianglecre.com



ANTHONY “BUTCH” LAGRED

Founding Partner | Managing Broker

C: (210) 216-8925
anthony@txtrianglecre.com
TX Lic. 664432-B

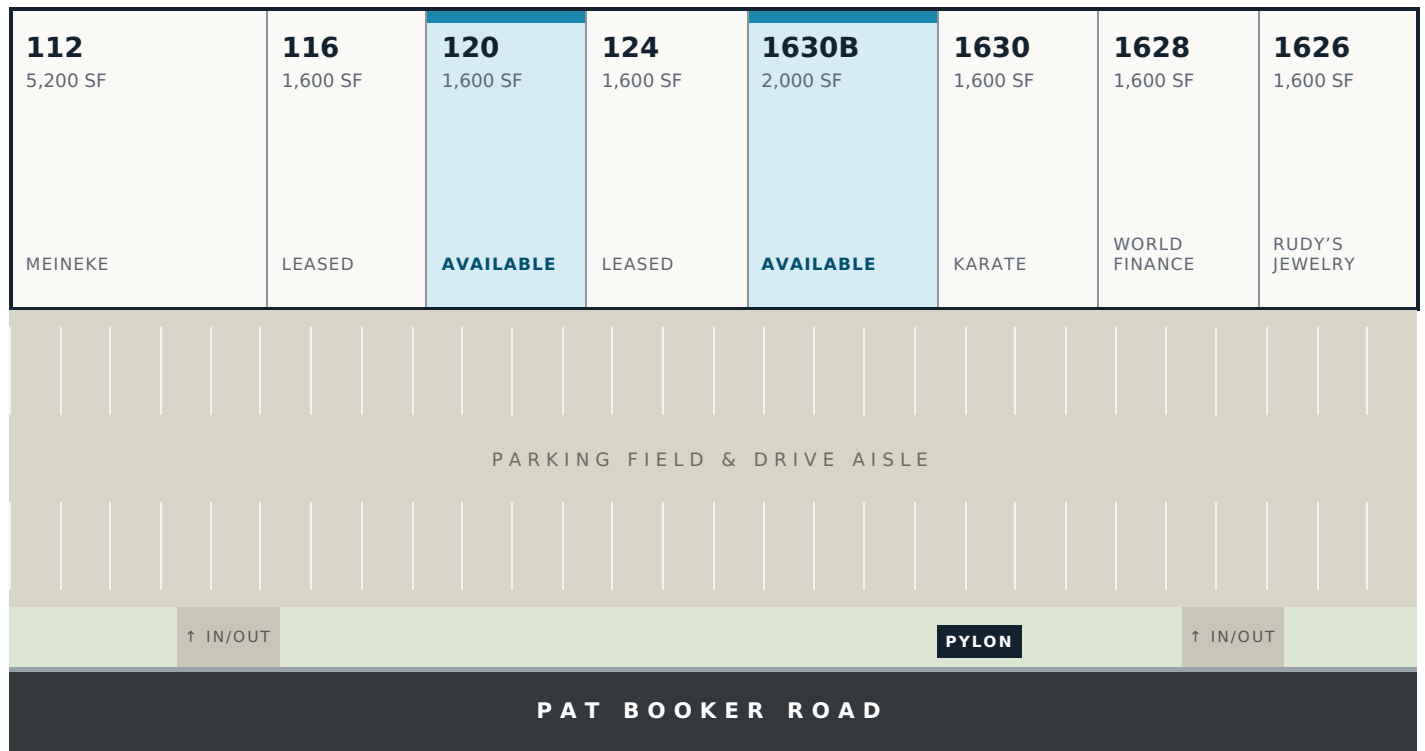
OLEKSII “ALEX” KLIUKOVKIN

Founding Partner | Sales Agent

O: 210-777-6762
alex@txtrianglecre.com
TX Lic. 848138-SA

SITE PLAN

1626 PAT BOOKER ROAD | UNIVERSAL CITY, TX 78148



Schematic for illustration only — not to scale. Suite sizes approximate; verify in field.

AVAILABLE SUITES

Suite 120	±1,600 SF
Rate	\$17.00/SF/yr NNN
Available	Immediate
Suite 1630B	±2,000 SF
Rate	\$17.00/SF/yr NNN
Available	October 2026

SITE HIGHLIGHTS

- Eight-bay inline strip facing Pat Booker Road
- Two curb cuts directly off Pat Booker Rd
- Front-door parking field along the full storefront line
- Pylon sign on Pat Booker frontage — panel available
- Anchored by Meineke Car Care Center (5,200 SF)



ANTHONY “BUTCH” LAGRED

Founding Partner | Managing Broker

C: (210) 216-8925
anthony@txtrianglecre.com
TX Lic. 664432-B

OLEKSII “ALEX” KLIUKOVKIN

Founding Partner | Sales Agent

O: 210-777-6762
alex@txtrianglecre.com
TX Lic. 848138-SA

THE SPACE — SUITE 120

1626 PAT BOOKER ROAD | UNIVERSAL CITY, TX 78148



Suite 120 — open sales floor, looking toward the storefront



Suite 120 — full depth of the bay, looking toward the rear



Suite 120 — back-of-house: restroom, utility sink, rear exit



Storefront line on Pat Booker Rd (image enhanced)

SUITE 120 FEATURES

- Open, column-free sales floor — fully flexible layout
- Glass storefront with double-door customer entry
- Suspended acoustic ceiling, recessed 2x4 lighting
- Ducted HVAC supply across the full bay
- Restroom in place
- Utility / mop sink
- Rear service exit with panic hardware
- Finished back-of-house for office or stock

05



ANTHONY “BUTCH” LAGRED

Founding Partner | Managing Broker

C: (210) 216-8925

anthony@txtrianglecre.com

TX Lic. 664432-B

OLEKSII “ALEX” KLIUKOVKIN

Founding Partner | Sales Agent

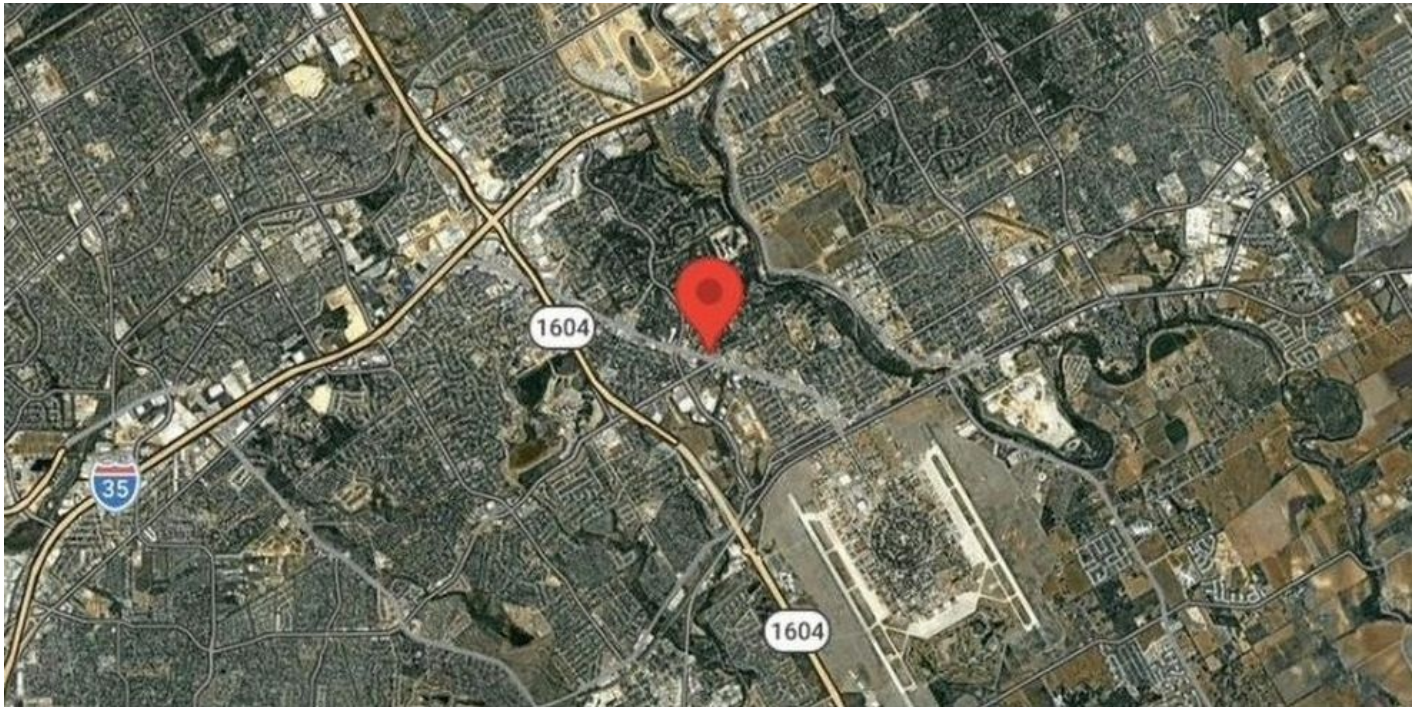
O: 210-777-6762

alex@txtrianglecre.com

TX Lic. 848138-SA

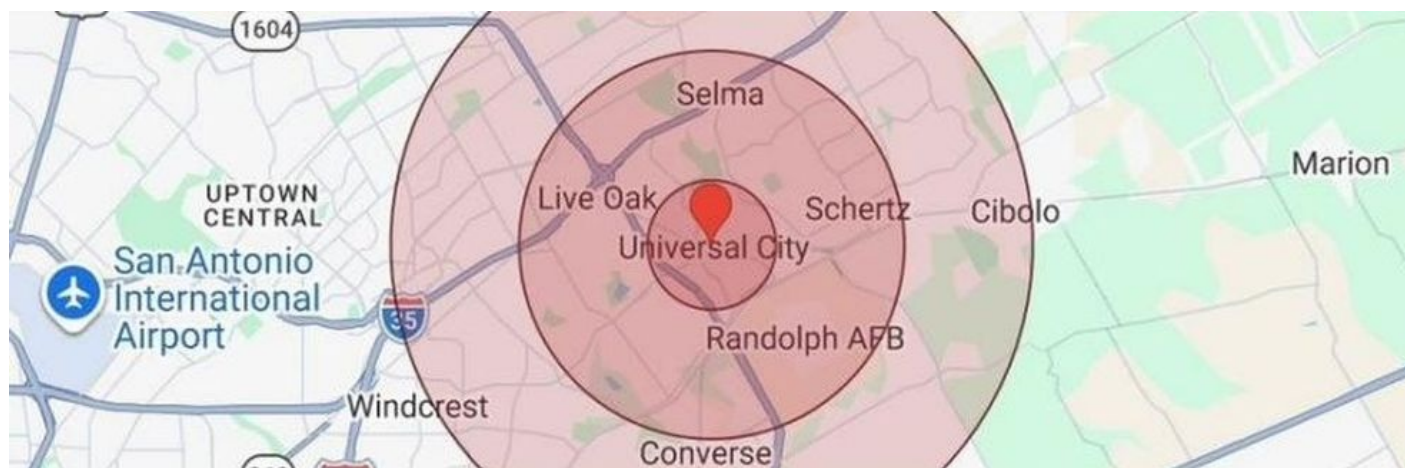
LOCATION

1626 PAT BOOKER ROAD | UNIVERSAL CITY, TX 78148



DEMOGRAPHICS

1626 PAT BOOKER ROAD | UNIVERSAL CITY, TX 78148



POPULATION & HOUSING

	1 MILE	3 MILES	5 MILES
Total Population	11,439	82,833	213,088
Occupied Households	4,881	32,521	78,935
Owner Occupied	2,559	19,169	51,136
Renter Occupied	2,322	13,352	27,799
Total Housing Units	5,259	35,105	85,041

AGE DISTRIBUTION

	1 MILE	3 MILES	5 MILES
Ages 0 - 14	2,135	16,077	42,526
Ages 25 - 54	4,416	34,588	88,633
Ages 55 - 64	1,351	9,359	24,073
Ages 65+	2,072	12,322	30,468

HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median HHI	\$72,687	\$85,371	\$87,151
\$50k - \$75k	1,063	5,956	13,855
\$75k - \$100k	720	5,195	11,601
\$100k - \$150k	740	6,886	17,043
\$150k - \$200k	293	3,029	8,235
Over \$200k	575	3,306	8,227

THE TAKEAWAY

More than 213,000 residents within five miles at an \$87,151 median household income, with 88,633 of them in the prime 25-54 spending cohort — before counting the Randolph AFB daytime population that moves down Pat Booker Road every day.



ANTHONY "BUTCH" LAGRED

Founding Partner | Managing Broker

C: (210) 216-8925
anthony@txtrianglecre.com
TX Lic. 664432-B

OLEKSII "ALEX" KLIUKOVKIN

Founding Partner | Sales Agent

O: 210-777-6762
alex@txtrianglecre.com
TX Lic. 848138-SA

DISCLAIMER

1626 PAT BOOKER ROAD | UNIVERSAL CITY, TX 78148



All materials and information received or derived from Texas Triangle CRE, LLC, its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use, or any and all other matters.

Neither Texas Triangle CRE, LLC, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Texas Triangle CRE, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations, including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party, including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Texas Triangle CRE, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Texas Triangle CRE, LLC does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Texas Triangle CRE, LLC in compliance with all applicable fair housing and equal opportunity laws.

Rentable area, operating expense estimates, and availability are subject to verification, change, prior lease, or withdrawal without notice. Exterior images may be digitally enhanced and signage shown may not reflect current tenancy; parties should inspect the property.

PRESENTED BY



ANTHONY "BUTCH" LAGRED
Founding Partner | Managing Broker

C: (210) 216-8925
anthony@txtrianglecre.com
TX Lic. 664432-B

OLEKSII "ALEX" KLIUKOVKIN
Founding Partner | Sales Agent

O: 210-777-6762
alex@txtrianglecre.com
TX Lic. 848138-SA

TEXAS TRIANGLE COMMERCIAL REAL ESTATE, LLC • 111 Heartleaf Rd, San Marcos, TX 78666 •
www.txtrianglecre.com