



TRANSWESTERN

REAL ESTATE
SERVICES



7419 CALLAGHAN RD

INVESTMENT OPPORTUNITY | 4,950 SQUARE FEET | SAN ANTONIO, TEXAS

TABLE OF CONTENTS

EXECUTIVE SUMMARY 3

The Opportunity
Investment Highlights

PROPERTY OVERVIEW 5

Location Map
Overview Map
Site Plan
Tenant Summaries

FINANCIAL INFORMATION 9

Financial Overview
Rent Roll

SAN ANTONIO MARKET 11

Economic Overview
Demographics

DISCLOSURES 13

OFFERING MEMORANDUM

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THE OPPORTUNITY

Transwestern, as the exclusive advisor, proudly presents an exceptional investment opportunity: 7419-7423 Callaghan Road, a fully leased 4,950 SF multi-tenant retail center in San Antonio's thriving Northwest submarket. Strategically positioned adjacent to the bustling medical center near the high-traffic intersection of Fredericksburg and Callaghan Road, this property boasts 100% occupancy with three long-term established tenants, ensuring a stable cash flow. With San Antonio's retail market experiencing record-high occupancy and limited new construction, this asset offers significant value-creation potential. The combination of in-place rental escalations, the ability to capitalize on rising market rents, and the city's robust economic growth presents an attractive opportunity for investors to enhance returns on an already compelling initial yield. As San Antonio continues to rank as the nation's fastest-growing large city, adding 22,000 new residents annually, this property is poised to benefit from sustained demand.



TENANTS

TENANTS	SIZE
Sweet Secrets Cake Shop	1,750 SF
Lady Like Lingerie	2,200 SF
Four Sisters Catering	1,000 SF

PROPERTY INFORMATION

7419-7923 Callaghan Rd,
San Antonio TX 78229:

Total GLA:	±4,950 SF
Current Occupancy:	100%
Land Size:	0.510 acres *per existing survey
Zoning:	C-3
Cap Rate:	7.0%
Listing Price:	\$1,039,642 (\$210.02/sf)

FISCAL YEAR ENDING	EXPIRING SQ. FT.	% OF BUILDING
2026	1,750	35.4%
2028	2,200	44.4%
2030	1,000	20.2%
TOTAL	4,950	100%

INVESTMENT HIGHLIGHTS

100% OCCUPANCY

-Three established tenants provide a secure and stable cash flow.

LONG TERM, STICKY TENANCY

-The existing tenants have been successfully leasing here on an average, for 10+ years.

VALUE CREATION POTENTIAL

-In-place rental escalations and the ability to capitalize on San Antonio's robust retail market offer significant upside.

STRONG MARKET FUNDAMENTALS

-San Antonio's retail sector maintains a remarkably low 4.0% vacancy rate, consistent over nine consecutive quarters.

LIMITED INVENTORY

-The scarcity of available retail space citywide enhances the property's value proposition.

ATTRACTIVE INITIAL YIELD

-The property offers an appealing going-in cap rate with the potential for long-term value appreciation.



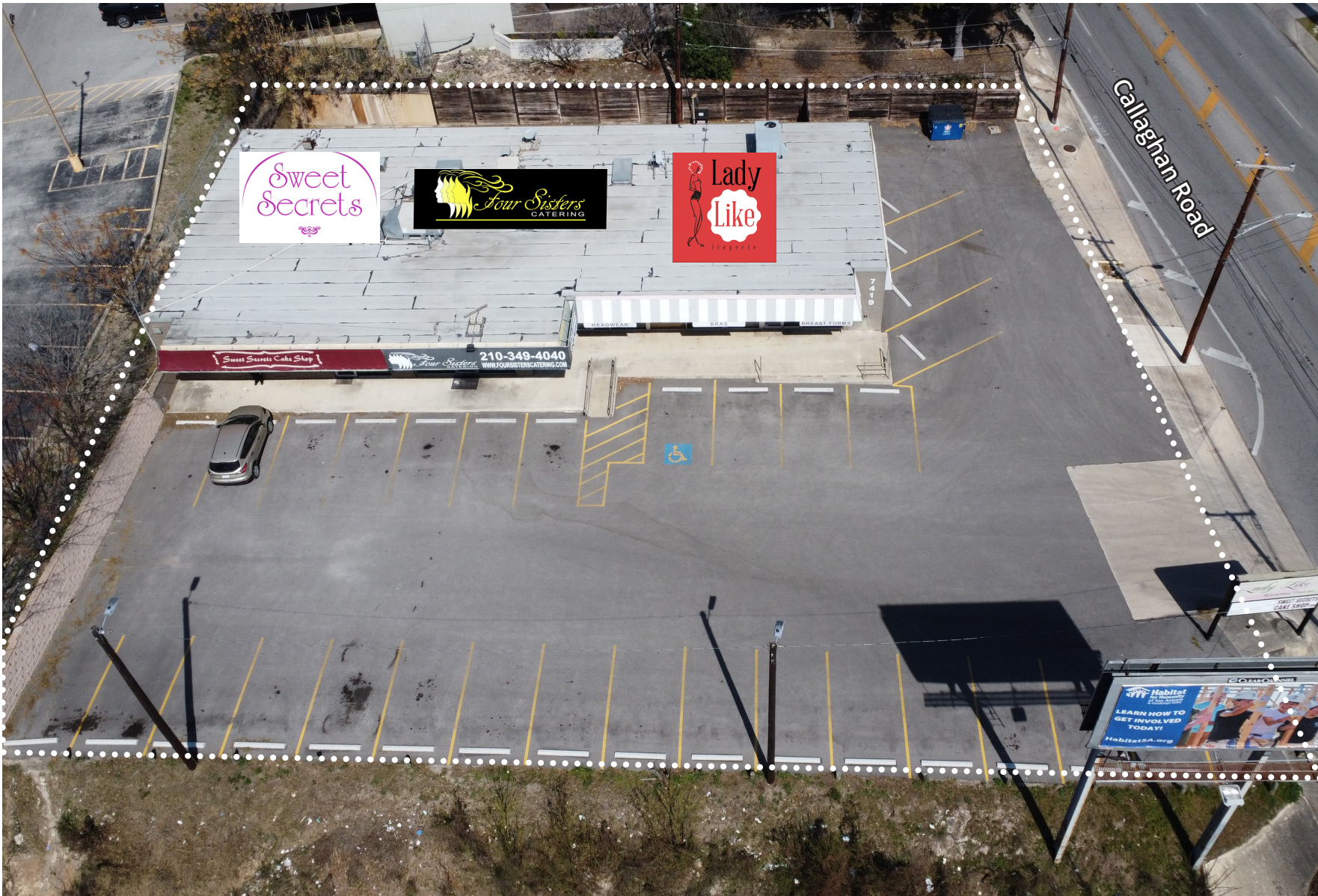
LOCATION MAP



OVERVIEW MAP



SITE PLAN



TENANT SUMMARIES



SWEET SECRETS CAKE SHOP

1,750 SF | December 2026 expiration

Specializing in flower-lined cakes, this custom bakery offers jumbo cupcakes & bags of icing to-go.



LADY LIKE LINGERIE

2,200 SF | February 2028 expiration

A San Antonio boutique that specializes in offering a wide selection of intimate apparel for women.



FOUR SISTERS CATERING

1,000 SF | January 2030 expiration

A family owned business with a commercial catering kitchen. Serving all kinds of wonderful food to delight your taste buds.

FINANCIAL OVERVIEW

FINANCIAL SUMMARY

GLA	PERCENT LEASED	IN-PLACE NOI
4,950	100%	\$72,774.96

PRICING

ASKING PRICE	ASKING PRICE/SF	IN-PLACE CAP RATE
\$1,039,642	\$210.02	7.0%



All assumptions and projections have been developed by Transwestern and are based upon assumptions related to the general economy, competition and other factors beyond the control of the Seller and therefore are subject to variation. No representation is as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied upon as, a promise or representation as to the future performance of the Property.

RENT ROLL

ADDRESS	TENANT	SF	LEASE TYPE	START	END	MONTHLY BASE RENT	ANNUAL INCREASES	MONTHLY NNN	RENEWAL OPTIONS
7423 Callaghan	Sweet Secrets	1,750	NNN	1/1/08	12/31/26	\$2,114.58	0.50/PSF	\$551.25	N/A
7419 Callaghan	Lady Like Lingerie	2,200	NNN	3/1/15	2/29/28	\$2,750.00	0.50/PSF	\$693.00	One (1) Three(3) Year option at market
7421 Callaghan	Four Sisters Catering	1,000	NNN	2/1/22	1/31/30	\$1,200.00	Escalates to \$14.83/PSF on 2/1/2027	\$315.00	One (1) Three (3) Year option at market rate
TOTAL		4,950				\$6,064.58		\$1,559.25	



ECONOMIC OVERVIEW

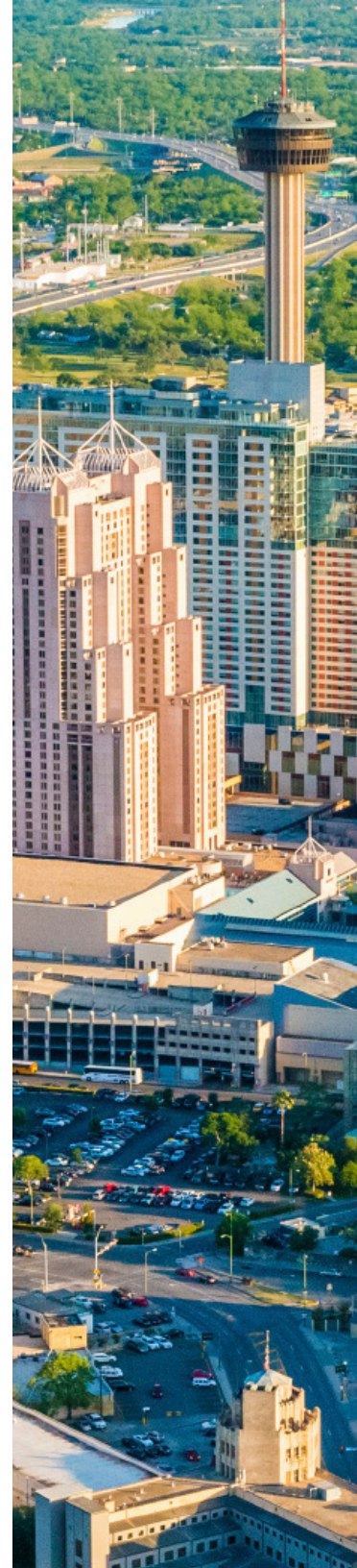
SAN ANTONIO ECONOMIC OVERVIEW

San Antonio is the nation's seventh largest city in terms of population and the second largest city in the state of Texas. The city of San Antonio serves as the seat of Bexar County. In the heart of Southern Texas, the city is home to noted national landmarks and celebrated public spaces like the Riverwalk and The Alamo and welcomes more than 20 million visitors per year. Interstate highways connect San Antonio to the major Texas population centers and to primary border crossing points into Mexico. Because of this combination of ideal location and quality infrastructure, more than 50 percent of the total goods flowing between the U.S. and Mexico travel through San Antonio before reaching their final destination.

San Antonio is home to several Fortune 500 companies including Valero Energy, USAA, Marathon Petroleum, iHeart Media and NuStar. Other major companies in the metro area include Whataburger's Corporate Headquarters, H-E-B, Medtronic, Caterpillar, Rackspace and Eye Care Centers of America.

San Antonio is also home to the 2nd largest data center concentration in the United States and has more science and technology "security cleared" workers than any city in the US outside of the Washington, DC area. San Antonio has a strong military presence and is home to four major military bases comprising Joint Base San Antonio (JBSA): Randolph Air Force Base, Fort Sam Houston, Lackland Air Force Base and Camp Bullis.

San Antonio is also home to the South Texas Medical Center which consists of over 900 acres of medical-related facilities and directly serves 38 counties. The healthcare industry is one of the city's top employers, bringing close to \$3.4 billion into the region every year. In addition to serving as a regional hub for medical care, San Antonio is also home to a growing bioscience research industry. The combined economic impact of the health care and the bioscience research is almost \$11.5 billion.



LARGEST PERCENTAGE OF EMPLOYMENT

- TRADE, TRANSPORTATION & UTILITIES 17%
- GOVERNMENT 16%
- EDUCATION & HEALTH SERVICES 15%
- PROFESSIONAL & BUSINESS SERVICES 15%
- LEISURE & HOSPITALITY 12%

2013
2023

SAN ANTONIO

18%

Population Growth
Fastest Growing City In The US

3.2%

UNEMPLOYMENT RATE

DEMOGRAPHICS

DESCRIPTION	2 MILE	5 MILE	10 MILE
POPULATION			
2029 Projection	74,492	398,343	1,225,427
2024	69,996	375,010	1,152,709
Growth 2024 - 2029 Projection	1.30%	1.20%	1.30%
Growth 2020 - 2024	0.50%	0.20%	0.40%
Daytime Employment	87,304	232,310	630,968
HOUSEHOLDS			
2029 Projection	33,756	165,085	474,104
2024	31,633	155,002	444,654
Growth 2024 - 2029 Projection	1.30%	1.30%	1.30%
Growth 2020 - 2024	0.20%	0.10%	0.40%
Owner Occupied	9,593	70,511	234,763
INCOME			
2024 Avg Household Income	\$56,781	\$68,447	\$79,530
2024 Med Houeshold Income	\$43,997	\$49,841	\$57,528
HOUSING VALUE			
2024 Median Home Value	\$182,286	\$196,465	\$215,223



398,343
Population in 5-mile radius



0.20%
Population growth 2020-2024



\$68,447
Average Household Income



34,473
cars per day on Fredericksburg Rd

TRAFFIC COUNTS

Callaghan Rd	19,478 cars per day
Fredericksburg Rd	34,473 cars per day

DISCLOSURES

INFORMATION ON BROKERAGE SERVICES

Approved by the Texas Real Estate Commission for Voluntary Use

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

Date

Texas Real Estate Brokers and Salesman are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or call 512-465-3960.

HAZARDOUS MATERIALS AND ADA DISCLOSURES

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. 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 of such materials. It is the responsibility of the buyer to retain qualified experts to detect and correct such matters and to consult with legal counsel of their choice to determine if such materials are present and if so, to determine what, if anything, the buyer needs to do because of the presence of such materials.

AMERICANS WITH DISABILITIES ACT AND TEXAS ARCHITECTURAL BARRIERS ACT DISCLOSURE

The United States Congress has enacted the Americans with Disabilities Act and Texas has enacted the Texas Architectural Barriers Act. Among other things, these acts are intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. Other 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. Bidders should consult attorneys and qualified design professionals 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.



FOR
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