

SHERWOOD OAKS SHOPPING CENTER

4509 SHERWOOD WAY
SAN ANGELO, TX 76901



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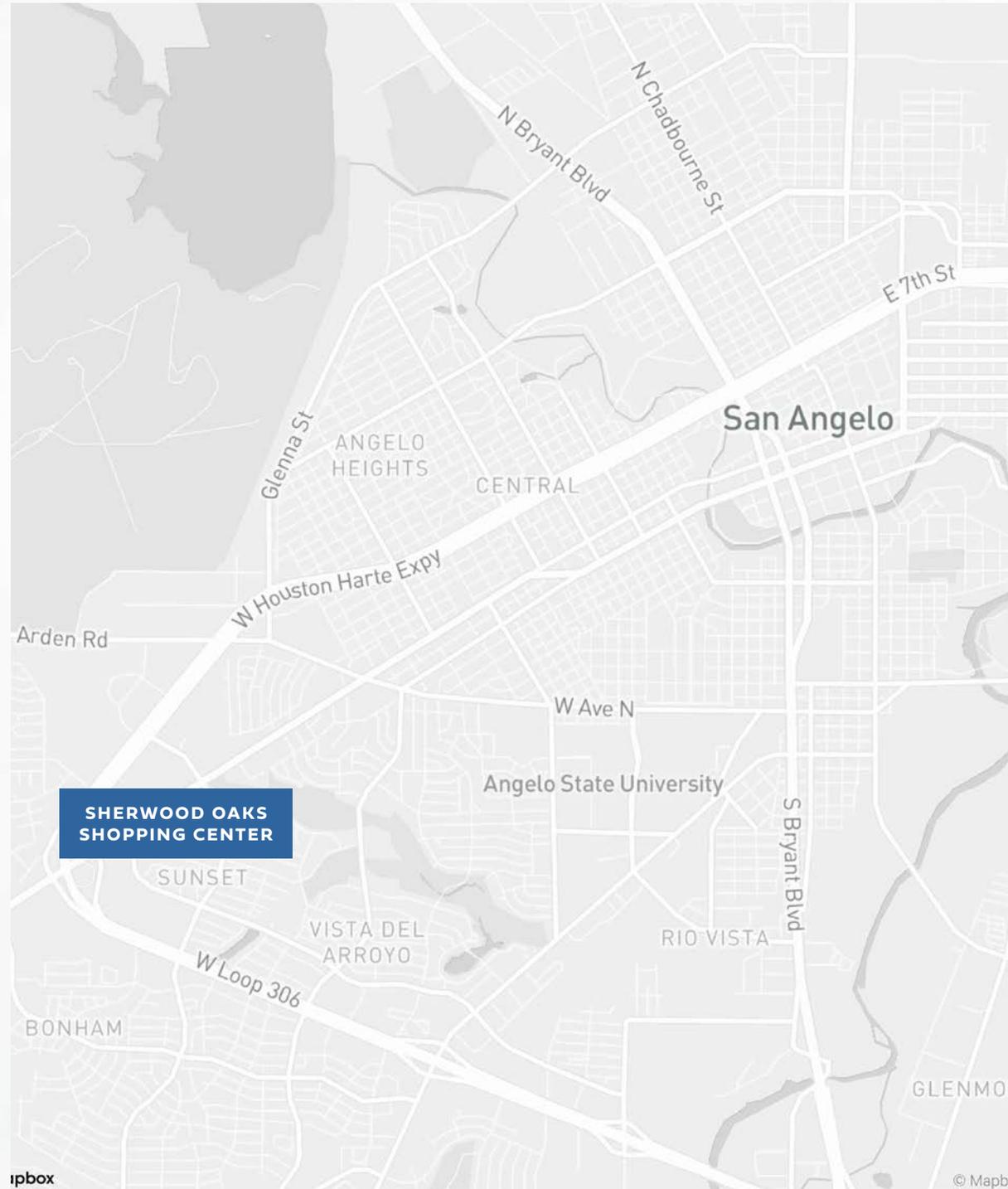
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INVESTMENT SUMMARY



PRICING

\$5,603,000



CAP RATE

7.60%



NOI

\$427,106



SQUARE FEET

23,600 SF



OCCUPANCY

100%

INVESTMENT HIGHLIGHTS

SHERWOOD OAKS SHOPPING CENTER

This offering is for Sherwood Oaks Shopping Center, a 100% occupied, 8-tenant shopping center in San Angelo, TX. The property offers a diverse tenant mix, including anchor tenants such as AT&T, McAlister's Deli, and Mil Amores Mexican restaurant. A full rent roll can be found on page 5.

MINIMAL LANDLORD RESPONSIBILITIES

Tenants at the property are subject to Double Net (NN) Leases, resulting in minimal landlord responsibilities. Tenants reimburse for taxes, insurance, and common area maintenance. Landlord is responsible for the roof & structure.

STRATEGIC RETAIL LOCATION

The subject property is located in a dominant retail stretch along Sherwood Way, near several prominent national retailers, including Walmart Supercenter, Sam's Club, Target, Ross, Academy Sports, Lowe's, Best Buy, Hobby Lobby, Tractor Supply, HEB, and many more.

EXCELLENT SITE-LEVEL VISIBILITY

The property benefits from having frontage on Sherwood Way, a major retail thoroughfare in San Angelo with traffic counts of 19,807 vehicles per day by the site. It's also close to a point of entry to TX-306 Loop, which has traffic counts of 39,435 vehicles per day in this area.

SUNSET MALL

Less than a mile from the property is Sunset Mall, a 559,000+ square feet indoor shopping mall that features retailers such as Marshalls, JCPenney, Fitness 1440, two Dillard's, and more.

PROPERTY OVERVIEW

Property	Sherwood Oaks Shopping Center
Address	4509 Sherwood Way, San Angelo, TX 76901
Price	\$5,603,000
Cap Rate	7.60%
NOI	\$427,106*

Gross Leasable Area	23,600 SF
Lot Size	4.0 Acres
Year Built	2007
Number of Tenants	8
Occupancy	100%

*Pricing based on rental increases scheduled for May, July, & August 2026 - Seller to credit Buyer at COE

RENT ROLL

Tenant	Square Feet	% of GLA	Annual Rent	Rent/SF	Lease Commence	Lease Expiration	Lease Options
Mil Amores	8,000	33.9%	\$116,521*	\$14.57	5/1/2024	4/30/2029	1, 5-Year
Total Massage	1,500	6.4%	\$34,650	\$23.10	2/1/2020	9/30/2030	1, 5-Year
McAlister's Deli	4,500	19.1%	\$81,000	\$18.00	8/1/2012	7/31/2027	3, 5-Year
Create A Cig	1,500	6.4%	\$30,000	\$20.00	12/20/2012	12/31/2028	-
AT&T	3,000	12.7%	\$63,985	\$21.33	11/2/2008	11/30/2028	1, 5-Year
Qute Nail	1,500	6.4%	\$25,740*	\$17.16	3/1/2010	6/30/2031	-
Masa Sushi	2,400	10.2%	\$47,880*	\$19.95	12/15/2018	7/31/2028	-
Marble Slab Creamery	1,200	5.1%	\$22,651	\$18.88	7/14/2007	7/31/2027	-
Icehouse	0	0.0%	\$4,680	-	8/1/2013	MTM	-
Total	23,600 SF	100%	\$427,106	\$18.10			



AERIAL



Subject Property
SHERWOOD OAKS

39,435 VPD

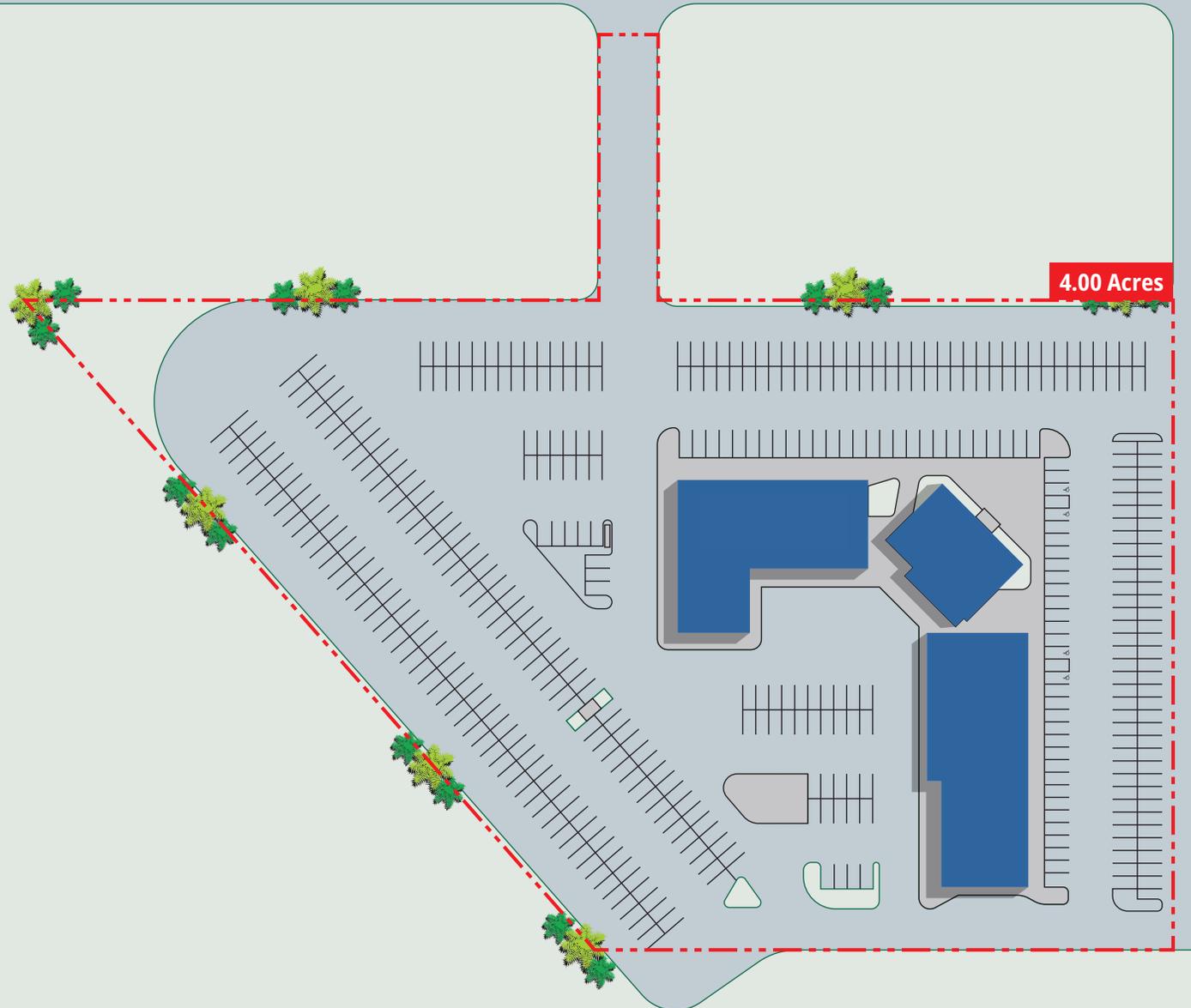
19,807 VPD

Sherwood Way

SITE PLAN



SHERWOOD WAY



TENANT OVERVIEW



MIL AMORES

Mil Amores is a locally owned Mexican restaurant serving traditional dishes made from scratch, including tacos, enchiladas, fajitas, and homemade salsas. They are famous for their “Tacos Locos”, a unique seasoned beef and delicious experience.



MCALISTER'S DELI

McAlister's Deli is a national fast casual restaurant chain offering handcrafted sandwiches, fresh salads, giant spuds, and their famous sweet tea, as well as catering items such as sandwich trays and boxed lunches.



AT&T

AT&T is the world's third-largest telecommunications company with over 240 million subscribers, offering wireless services and infrastructure, broadband & internet, as well as business & public sector solutions.



MASA SUSHI

Masa Sushi Bar & Japanese Grill is a restaurant offering authentic and delicious Japanese cuisine, including a full menu of sushi, sashimi, specialty rolls, and traditional entrees.



TOTAL MASSAGE

Total Massage 6 provides professional massage therapy services, offering a range of treatments including Swedish, deep tissue, hot stone, and reflexology.



QUTE NAIL

Qute Nails is a professional nail salon offering manicures, pedicures, acrylics, gel polish, and other nail care services.



CREATE A CIG

Qute Nails is a professional nail salon offering manicures, pedicures, acrylics, gel polish, and other nail care services.



MARBLE SLAB CREAMERY

Marble Slab Creamery is a national chain of ice cream shops with over 390 stores, all independently owned and franchised. Marble Slab is known for its handcrafted, small-batch ice cream made in-store with fresh ingredients.

LOCATION OVERVIEW



SAN ANGELO, TX

San Angelo, Texas, located in the Concho Valley, a region of West Texas, is a city in and the county seat of Tom Green County. Its strategically located along the Ports-to-Plains corridor, a significant economic and transportation initiative, connecting agricultural and energy strongholds within the US. It is also the principal city of the San Angelo Metropolitan Statistical Area, which has a population exceeding 110,000 people.

The city's top industries include healthcare, military, and agriculture, with key employers such as Goodfellow Air Force Base and Shannon Medical Center. Goodfellow AFB's primary mission is training personnel in intelligence, surveillance, and reconnaissance fields, and is a joint training facility, meaning it trains personnel from all branches of the US military. In total, Goodfellow AFB hosts over 21,000 personnel and family members. San Angelo is also home to Angelo State University, the second largest campus in the Texas Tech University System, which offers over 100 majors to a student body of 12,000+.

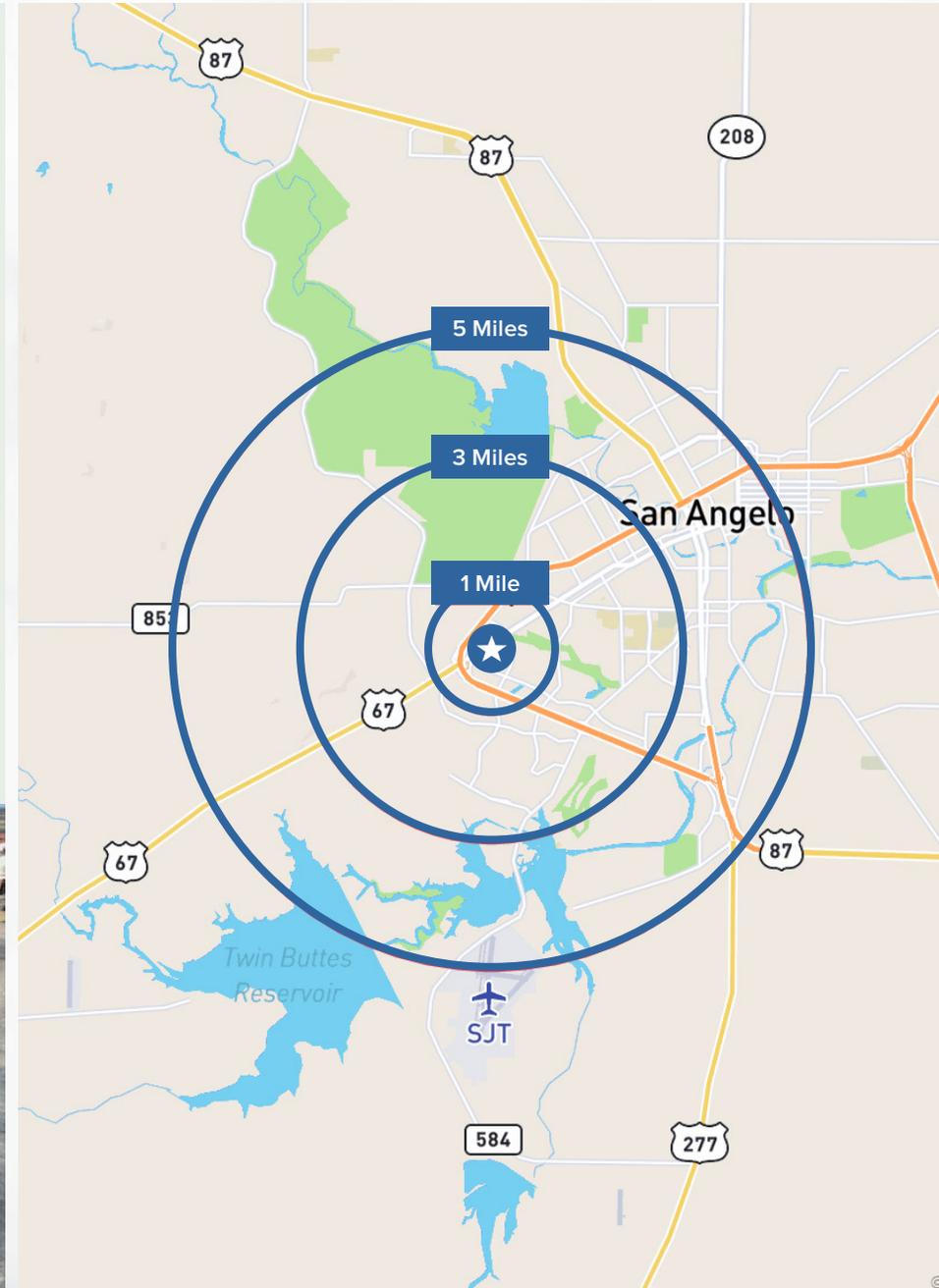
The city boasts a rich history and culture, with attractions like Fort Concho National Historic Landmark and the San Angelo Museum of Fine Arts. The stable market and growing population, bolstered by the presence of ASU, make San Angelo a promising place to invest.



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2025 Population - Current Year Estimate	9,088	51,377	81,597
2030 Population - Five Year Projection	9,244	51,903	82,557
2020 Population - Census	8,770	50,759	80,411
2010 Population - Census	7,812	46,109	75,313
2020-2025 Annual Population Growth Rate	0.68%	0.23%	0.28%
2025-2030 Annual Population Growth Rate	0.34%	0.20%	0.23%
HOUSEHOLD INCOME			
2025 Average Household Income	\$97,446	\$90,473	\$82,966
2025 Median Household Income	\$78,559	\$65,881	\$59,802

Source: CBRE Research





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