

**1447 W HUTCHINS PL,  
SAN ANTONIO, TEXAS  
78221**



**NOI: \$38,735  
PRICE: \$500,000**

**18,644 SQUARE FOOT  
COMMERICAL PAD FOR  
SALE**

**DIVERSE TENANT POOL  
OPERATOR  
OPPORUTUNITY**

**7.75% CAP RATE**

**ALMOND  
PROPERTY  
MANAGEMENT**



**210-426-2593**



**San Antonio, Texas, USA**



**AlmondPManagement@gmail.com**

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## OVERVIEW

Feature	Details															
Total Area	18,644 SqFt															
Building Size	4,000 SqFt															
Frontage & Parking	157' and 11 spaces															
Occupancy	100%															
Tenant Roster	<table border="1"><thead><tr><th>Tenant</th><th>SqFt (% of GLA)</th><th>Lease Start</th><th>Lease Expiration</th><th>Base Rent</th></tr></thead><tbody><tr><td>777 Smoke and Vape</td><td>2,000 (50%)</td><td>2/1/2025</td><td>1/31/2026</td><td>\$2,000</td></tr><tr><td>Iglesia Rios De Agua Viva</td><td>2,000 (50%)</td><td>5/1/2025</td><td>4/30/2027</td><td>\$2,000</td></tr></tbody></table>	Tenant	SqFt (% of GLA)	Lease Start	Lease Expiration	Base Rent	777 Smoke and Vape	2,000 (50%)	2/1/2025	1/31/2026	\$2,000	Iglesia Rios De Agua Viva	2,000 (50%)	5/1/2025	4/30/2027	\$2,000
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Zoning Information	<p>C-3 zoning provides one of the most flexible and commercially attractive designations in San Antonio. It allows a wide range of retail, service, automotive, restaurant, and general commercial uses with fewer limitations than lower intensity districts. This level of permissibility supports high traffic businesses like convenience stores, QSRs, automotive service, liquor stores, and multi-tenant retail. The versatility of C-3 zoning strengthens the long-term value of the property by giving future owners the ability to adjust the site to meet changing market demand.</p>															



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## ADDITIONAL INFORMATION

Feature	Details			
Location	The property is located on W Hutchins Place near the intersection of S Zarzamora Street and W Malone Avenue. It sits within an established south San Antonio corridor surrounded by residential neighborhoods and local commercial activity, with quick access to Port San Antonio and central city destinations.			
Traffic	Zarzamora Street carries over 16,500 vehicles per day southbound and nearly 14,700 northbound, with counts still above 8,000 VPD further down the corridor. This provides strong daily exposure from a major artery feeding the site.			
Demographics	2025 Population	1-mile	3-miles	5-miles
	Individual	12,927	101,528	226,245
	Households	4,351	34,673	80,895
Income	2025 Income	1-mile	3-miles	5-miles
	Households	\$62,838	\$64,705	\$65,649



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NET INCOME

<b>GROSS INCOME</b>		
	<b>777 SMOKE AND VAPE</b>	<b>\$ 24,000.00</b>
	<b>IGLESIA RIOS DE AGUA VIVA</b>	<b>\$ 24,000.00</b>
		<b>\$ 48,000.00</b>
<b>EXPENSES</b>		
	<b>PROPERTY TAXES</b>	<b>\$ (6,865.00)</b>
	<b>INSURANCE</b>	<b>\$ (2,400.00)</b>
		<b>\$ (9,265.00)</b>
<b>NET OPERATING INCOME</b>		
		<b>\$ 38,735.00</b>
<b>SALE PRICE</b>		<b>\$ 500,000.00</b>
<b>CAP RATE</b>		<b>7.75%</b>



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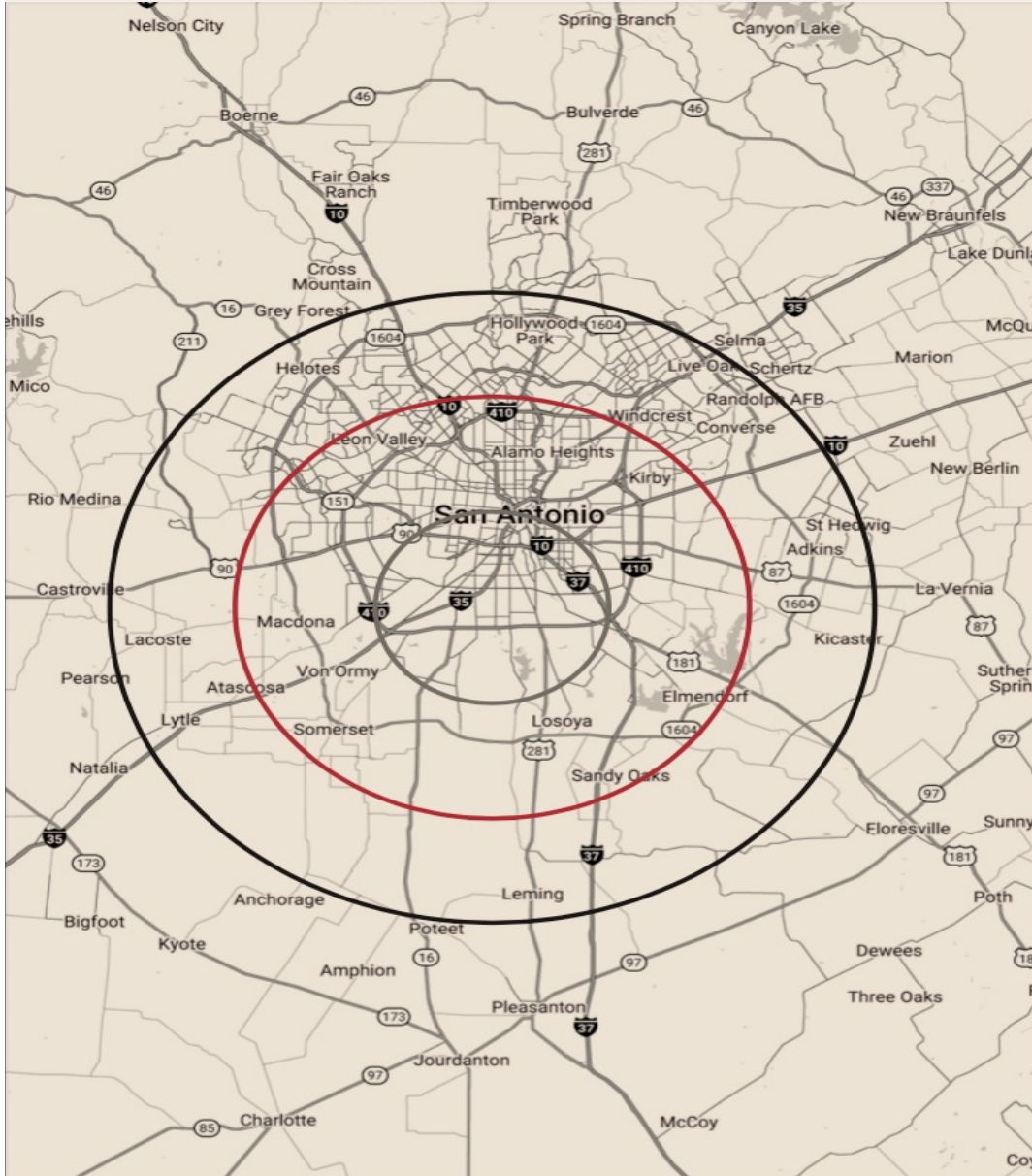


AREA MAP



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# DEMOGRAPHICS

## POPULATION

2025 Population

1-mile

3-mile

5-mile

12,927

101,528

226,245

## HOUSEHOLDS

2025 Households

1-mile

3-mile

5-mile

4,351

34,673

80,895

## INCOME

2025 Average HH Income

1-mile

3-mile

5-mile

\$62,838

\$64,705

\$65,649

## Traffic Counts

### STREET

Commercial Avenue

SW Military Drive

### AADT

13,443

38,002

## Cities Nearby

Austin, Texas

79.5 miles

Waco, Texas

180 miles

Houston, Texas

197 miles

Fort Worth, Texas

268 miles

Dallas, Texas

273 miles

# DEMOGRAPHICS



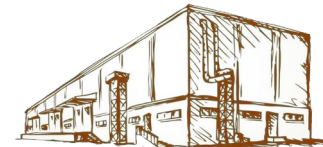
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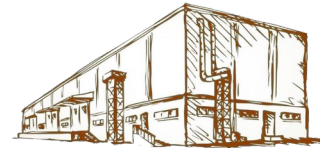
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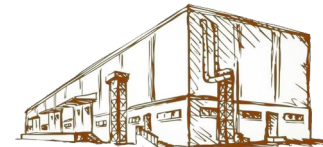
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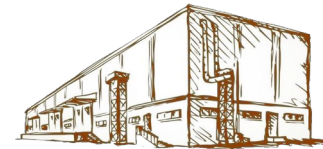
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