

RETAIL
PROPERTY
FOR SALE

VENTURA PLAZA

8021 FARM-TO-MARKET ROAD 78, SAN ANTONIO, TX 78109



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REGIONAL
PROPERTIES

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OFFERING SUMMARY

Sale Price:	Contact Broker
Building Size:	16,830 SF
Available SF:	100% Occupied
Lot Size:	1.56 Acres
Number of Units:	10
NOI:	\$260,604
Year Built:	1987
Zoning:	Commercial
Market:	San Antonio
Submarket:	North East San Antonio

PROPERTY OVERVIEW

Introducing an exceptional opportunity for Retail/Strip Center investors: a prime property located at 8021 Farm-To-Market Road 78, in San Antonio, Texas. This versatile space boasts a 16,830 SF building with 10 units, offering ample room for a vibrant mix of tenants. Built in 1987 and zoned Commercial, this property features FM 78 frontage and a signalized intersection, ensuring high visibility and easy access. With a 100% occupancy rate and a long-term, stable tenant mix, this investment promises reliable returns. The property also includes 101 parking spaces, a pylon sign, and a vacant PAD site that can significantly increase the net operating income. This is a rare opportunity to secure a strategically positioned property with great potential.

PROPERTY HIGHLIGHTS

- FM 78 Frontage | Signalized Intersection
- 101 Parking Spaces | Pylon Sign
- Vacant PAD Site Available
- Long Term & Stable Tenant Mix
- NNN Leases w/ Zero Options on Leases

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TENANT SUMMARY

As of November, 2024

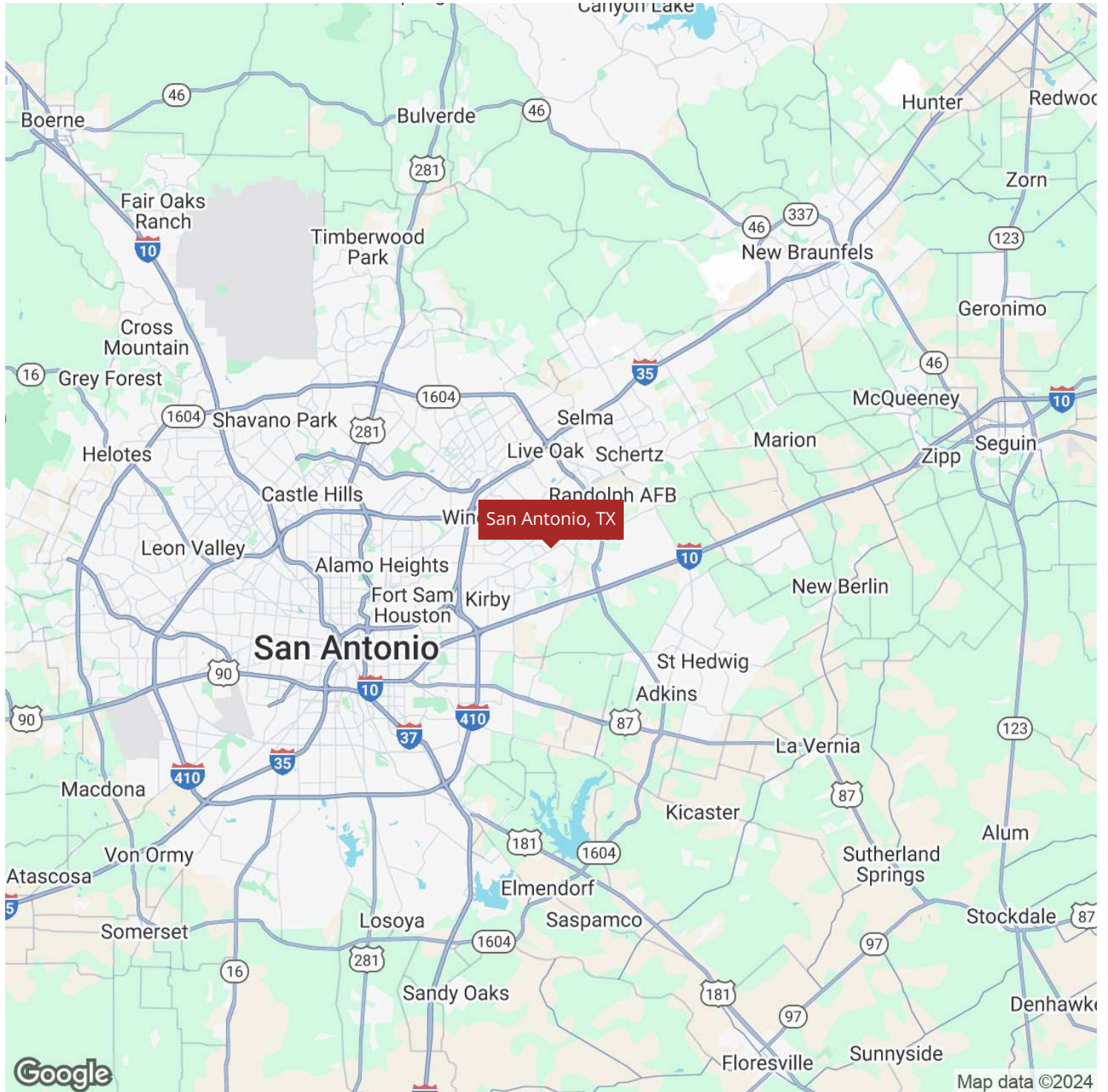
Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year
				Comm.	Exp.			
Joshra3 Partners	101	900	5.3%	8/1/23	9/30/26	\$20.00	\$1,500	\$18,000
VN Nails	103	900	5.3%	3/1/11	2/28/26	\$27.20	\$2,040	\$24,480
BGHA, LLC	109	4,500	26.7%	12/7/13	2/28/33	\$12.50	\$4,688	\$56,256
Alet & Sarvpreet	115	900	5.3%	10/1/09	2/28/26	\$20.47	\$1,535	\$18,420
Magic Skill Amusement	117-119	1,800	10.7%	8/1/24	10/31/29	\$17.60	\$2,640	\$31,680
Oscar Lee	121	900	5.3%	1/1/15	3/31/25	\$18.51	\$1,388	\$16,656
Veronica Mendoza	123	900	5.3%	11/1/24	10/31/29	\$16.93	\$1,270	\$15,240
Yolanda Carrillo	125	1,972	11.7%	5/1/22	4/30/25	\$10.52	\$1,728	\$20,736
Stepping Stones	131	4,058	24.1%	9/1/23	10/31/28	\$14.57	\$4,928	\$59,136
Total		16,830				\$15.48	\$21,717	\$260,604

Operating Expenses	Current	Year 1	Year 2	Per SF
Utilities	8,648	8,734	8,822	0.52
Repairs & Maintenance	14,032	14,172	14,314	0.85
Insurance	21,890	22,109	22,330	1.33
Real Estate Taxes	39,715	39,715	39,715	2.36
Total Expenses	\$93,285	\$93,821	\$94,362	\$5.61

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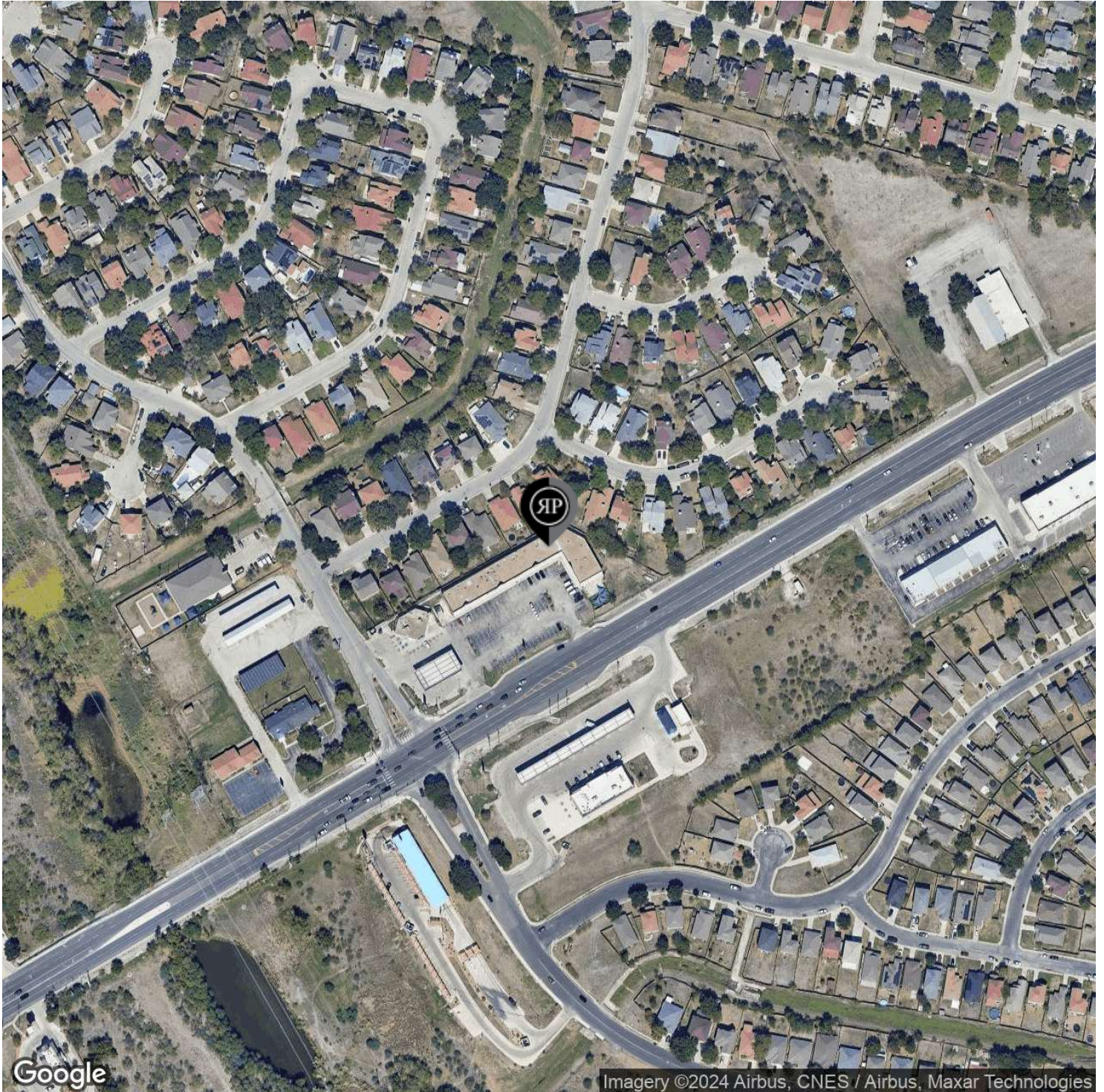
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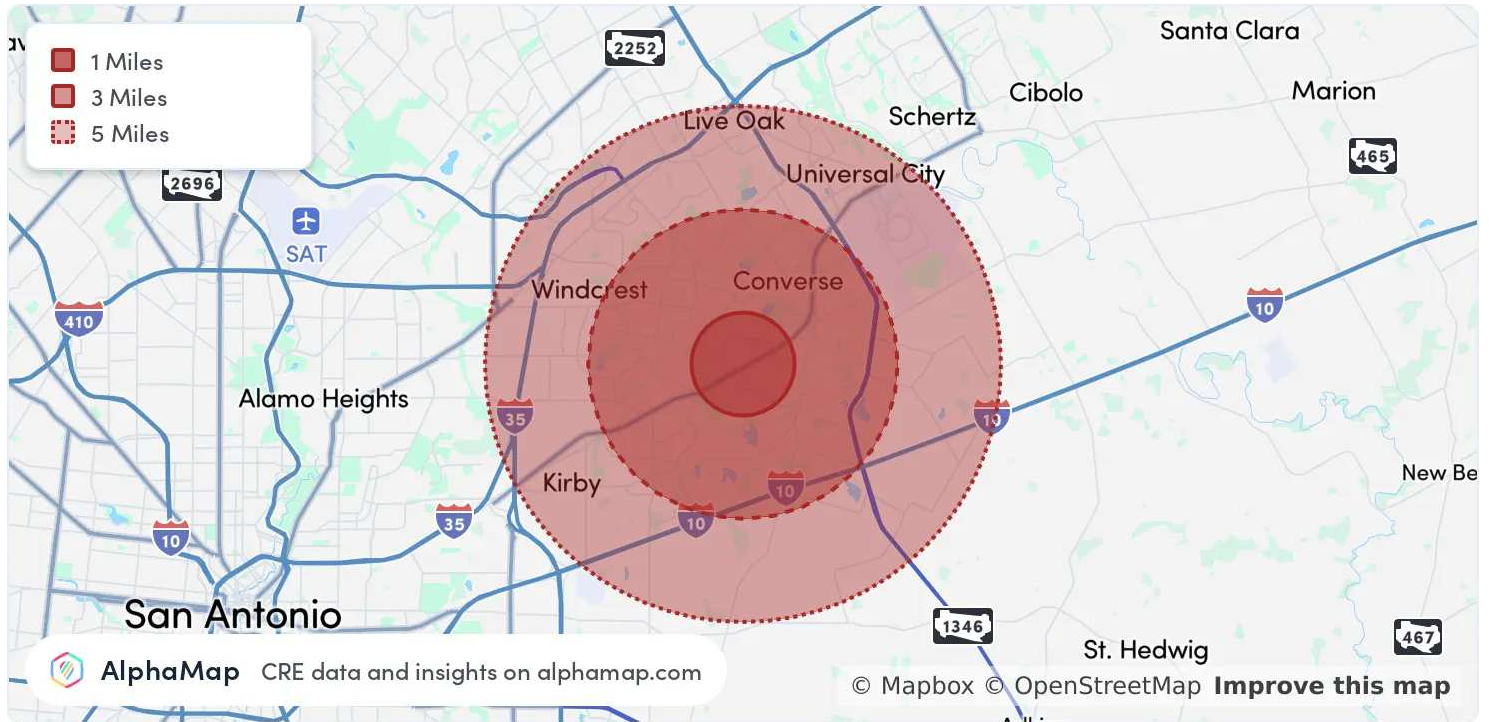
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,693	114,888	217,609
Average Age	37	37	38
Average Age (Male)	36	35	36
Average Age (Female)	38	38	39

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,547	38,092	76,907
Persons per HH	3	3	2.8
Average HH Income	\$86,727	\$90,259	\$86,574
Average House Value	\$211,092	\$226,946	\$239,449
Per Capita Income	\$28,909	\$30,086	\$30,919

Map and demographics data derived from AlphaMap

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TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Commercial Regional Properties of Texas LLC - Regional Properties Texas	9001528		713-228-1913
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov