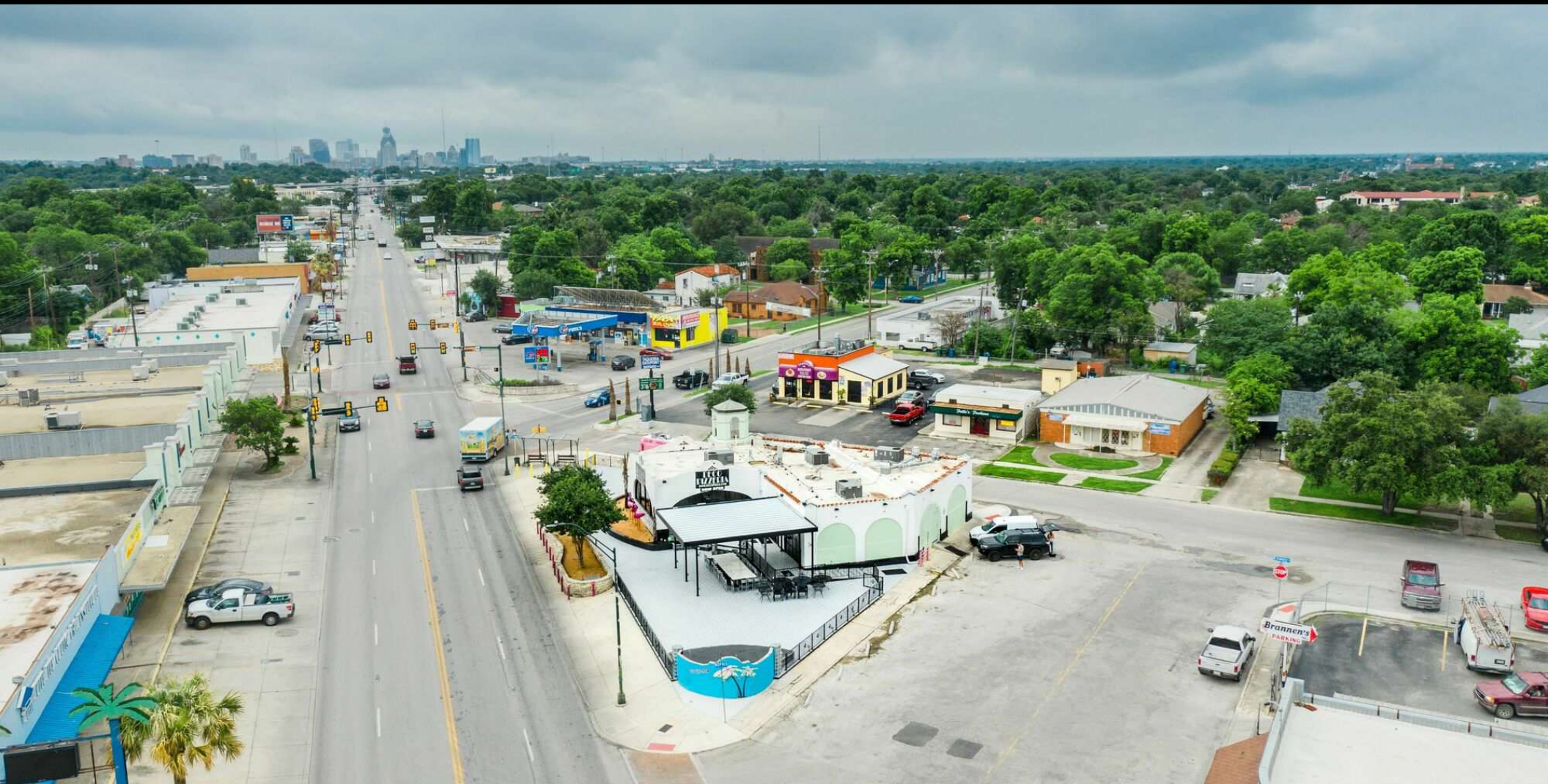


1815 FREDERICKSBURG RD

1815 FREDERICKSBURG RD, SAN ANTONIO, TX 78201



DANIEL FORTNER

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FOR SALE & FOR LEASE

1815 FREDERICKSBURG RD
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EXECUTIVE SUMMARY

Sale Price:	\$1,500,000
NOI:	\$95,737
Lease Term Remaining:	4.33 Years
Lot Size:	0.21 AC
Building Size:	2,907 SF
Year Built/Renovated:	1960/2020

PROPERTY HIGHLIGHTS

- Situated on a major NW San Antonio thoroughfare
- Easily accessible from major highways such as, ensuring ease of access for residents and visitors
- Located within historic district undergoing

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	27,148	152,675	460,021
Total Population	69,806	393,507	1,207,113
Average HH Income	\$63,606	\$69,344	\$78,227

TRAFFIC COUNTS VPD

Fredericksburg Rd:	24,481
Gramercy/Zarzamora:	6,910



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TENANT / LEASE OVERVIEW

With a menu featuring a wide variety of burgers, fries, and more Unko Maui's is the brainchild of local restaurateur Maui Mike, following the success of his earlier venture, Maui's on Main. The name "Unko" (a Hawaiian term of affection for "uncle") reflects Mike's Island heritage and the welcoming, family-style vibe he aims to create. The brand blends Hawaiian warmth with Texan boldness, offering a casual, late-night-friendly atmosphere with indoor and outdoor seating.

TENANT / LEASE OVERVIEW

Company:	Unko Maui's Burgers
Founded:	2025
Website	Unko Maui's Burgers

LEASE SUMMARY

Tenant:	Unko Maui's Burgers
Lease Type:	NNN
Landlord Responsibilities:	None
Lease Start:	February 1, 2025
Lease End:	January 31, 2030
Lease Term Remaining:	4.33 Years
Rent Increases:	3% Annually
Options to Renew:	(1) 5 Year Option
Guaranty:	Personal



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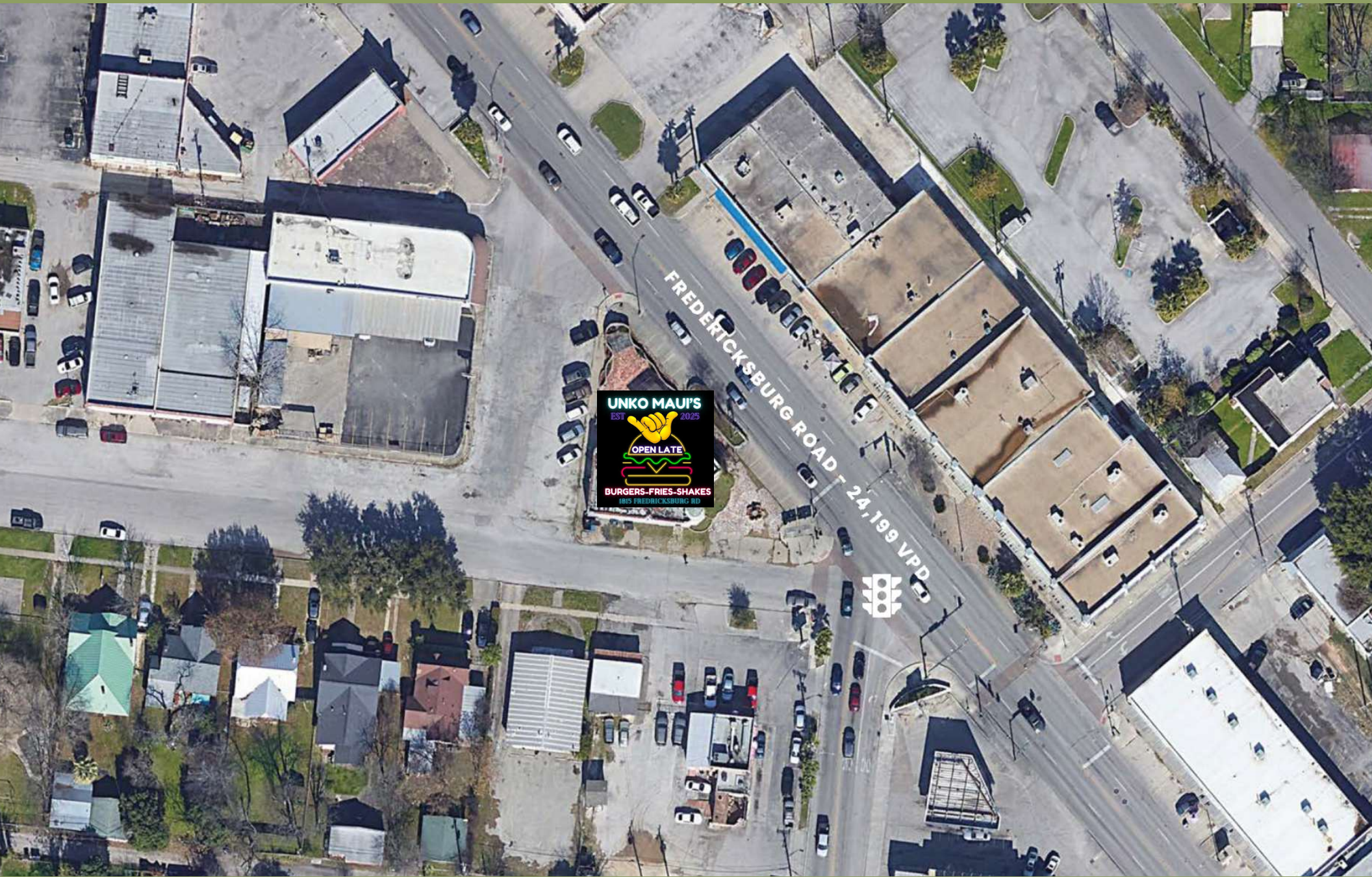
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UNKO MAUI'S
EST. 2025
OPEN LATE
BURGERS-FRIES-SHAKES
1815 FREDERICKSBURG RD

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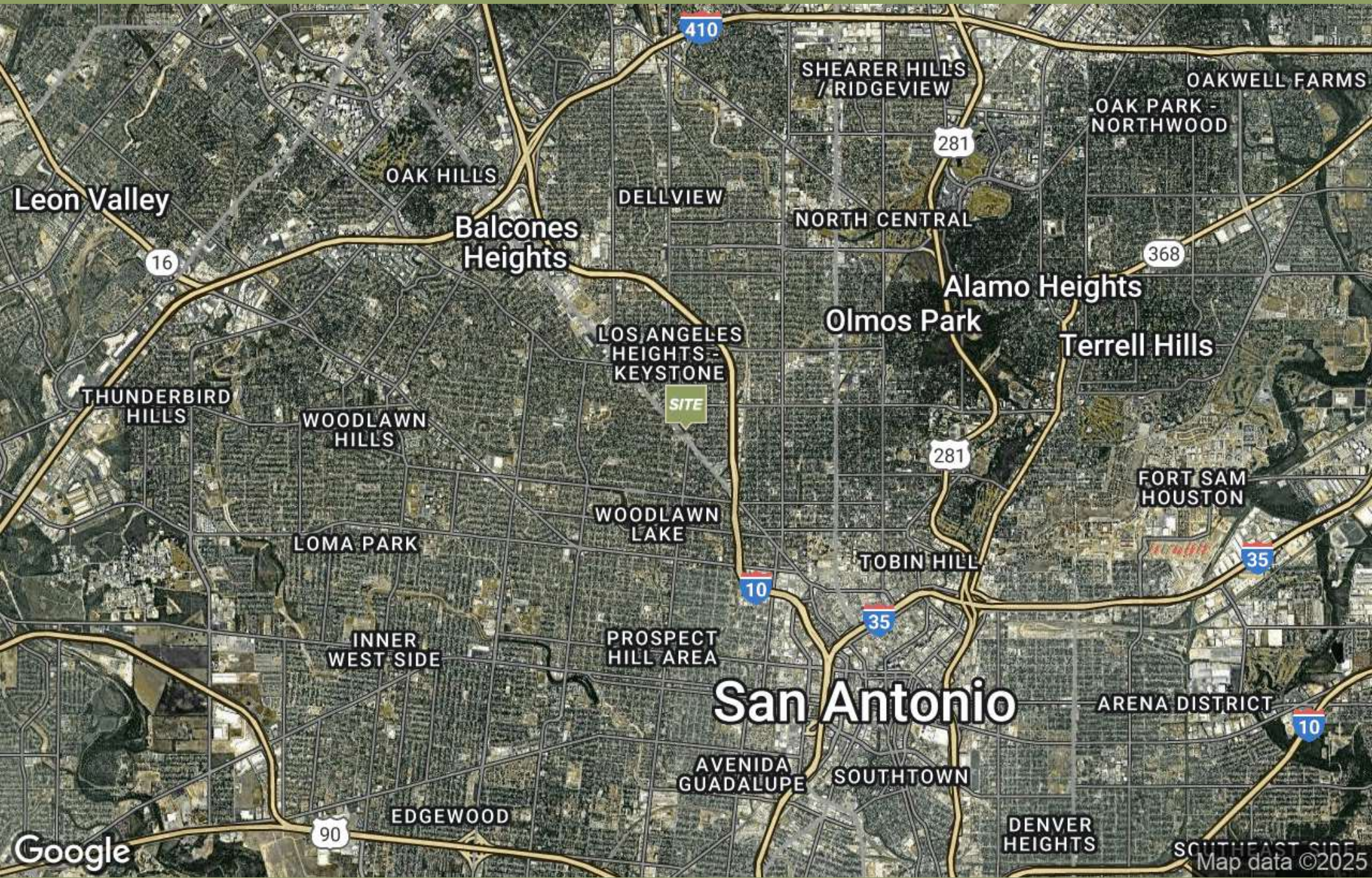
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Google

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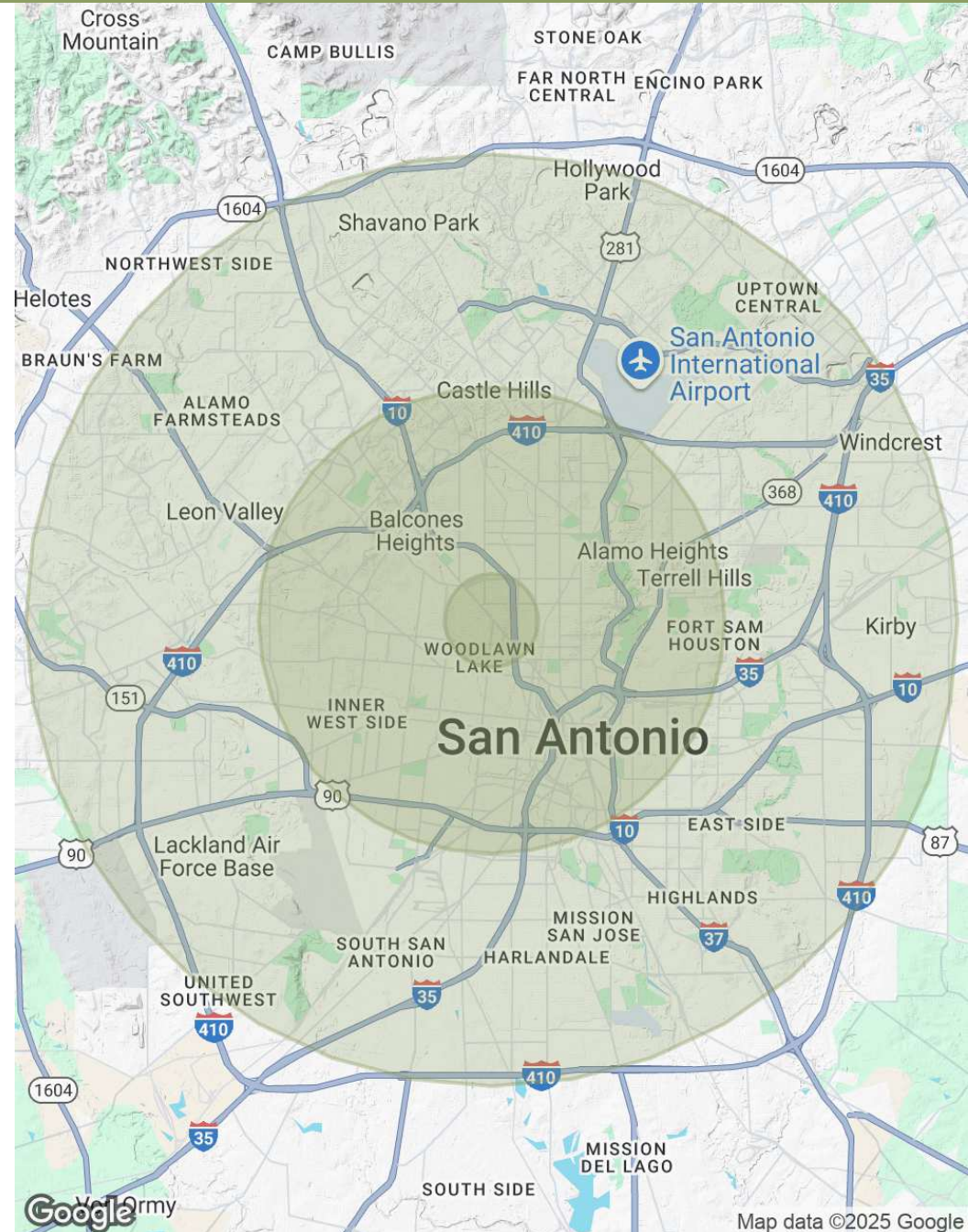
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	22,057	415,710	1,279,429
Average Age	37.1	35.9	35.3
Average Age (Male)	34.7	34.9	33.9
Average Age (Female)	38.6	37.1	36.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	7,438	158,167	471,140
# of Persons per HH	3.0	2.6	2.7
Average HH Income	\$53,591	\$59,298	\$63,117
Average House Value	\$155,340	\$164,851	\$163,979



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