

FOR SALE | DENTAL OFFICE INVESTMENT WITH UPSIDE

Star Dental - James W. Brown DDS

3030 Rigsby Ave, San Antonio, TX 78222

Downtown
San Antonio

partners



PRIMARY CONTACT



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PROPERTY AT A GLANCE

ADDRESS	3030 RIGSBY AVE
CITY, STATE, ZIPCODE	SAN ANTONIO, TX, 78222
LAND ACRES	0.67 AC
BUILDING SIZE	4,678 SF
YEAR BUILT	2010
PARCEL NUMBER	1139734
ZONING, COUNTY	C-2, BEXAR



OFFERING DETAILS



SALE PRICE
\$1,100,000



PRICE PER SQUARE FOOT
\$235.14



CAP RATE
8.70%



NET OPERATING INCOME
\$95,658.50



OCCUPANCY
100%



LOT SIZE
0.67 AC



TOTAL BUILDING SIZE
4,678 SF



YEAR BUILT
2010



PARKING RATIO
35 Spaces
7.48 : 1,000 SF

PROPERTY HIGHLIGHTS

■ ATTRACTIVE PRICING FROM MOTIVATED SELLER

Offered at a compelling value, this opportunity is ideal for investors seeking strong returns and pricing flexibility.

■ IN-PLACE CASH FLOW

Generate immediate income from existing tenancy, with potential rent increases to drive future returns.

■ VALUE-ADD OPPORTUNITY

This facility offers exceptional value, priced well below replacement cost, with the added benefit of potential long-term upside through market rent adjustments or future repositioning.

■ STRATEGIC EAST SAN ANTONIO LOCATION

Situated on the east side near high-traffic corridors, 3030 Rigsby Ave benefits from strong demographics, population growth, and proximity to regional medical providers—supporting demand for healthcare and dental services.



FINANCIALS

SUITE #	TENANT NAME	LEASED AREA	% OF BUILDING	START DATE	INITIAL TERM	EXPIRATION DATE	MONTHLY BASE RENT	RENT/SF/MONTH	ANNUAL BASE RENT	RENT/SF/YEAR	INCREASES	OPTIONS
#101	Star Dental Partners LLC	3,500 SF	74.82%	3/6/23	60 months	3/6/28	\$11,200.00	\$3.20	\$134,400.00	\$38.40	5% Step Per Option	2, 5-Year
#102	Vacant	1,178 SF	25.18%	-	-	-	\$0.00	\$0.00	\$0.00	\$0.00	-	-
Totals	-	4,678 SF	-	-	-	-	-	-	\$134,400.00	-	-	-



Star Dental, led by Dr. James W. Brown, DDS, is a trusted dental practice located in San Antonio, Texas, providing comprehensive general, restorative, and cosmetic dentistry services. With decades of experience, Dr. Brown and his team offer a wide range of treatments including cleanings, fillings, crowns, dentures, implants, and teeth whitening—all delivered in a friendly, patient-centered environment.

The practice is known for its commitment to personalized care, conservative treatment planning, and long-term oral health. With a loyal patient base and a reputation for professional excellence, Star Dental is a stable and community-rooted tenant in the healthcare real estate space.

Annual Revenue	\$134,400.00
Expenses:	\$38,741.50
• Property Tax (est.)	• \$26,840.44
• Insurance	• \$5,901.06
• Maintenance	• \$6,000.00
NOI	\$95,658.50
NOI Per SF	\$20.45



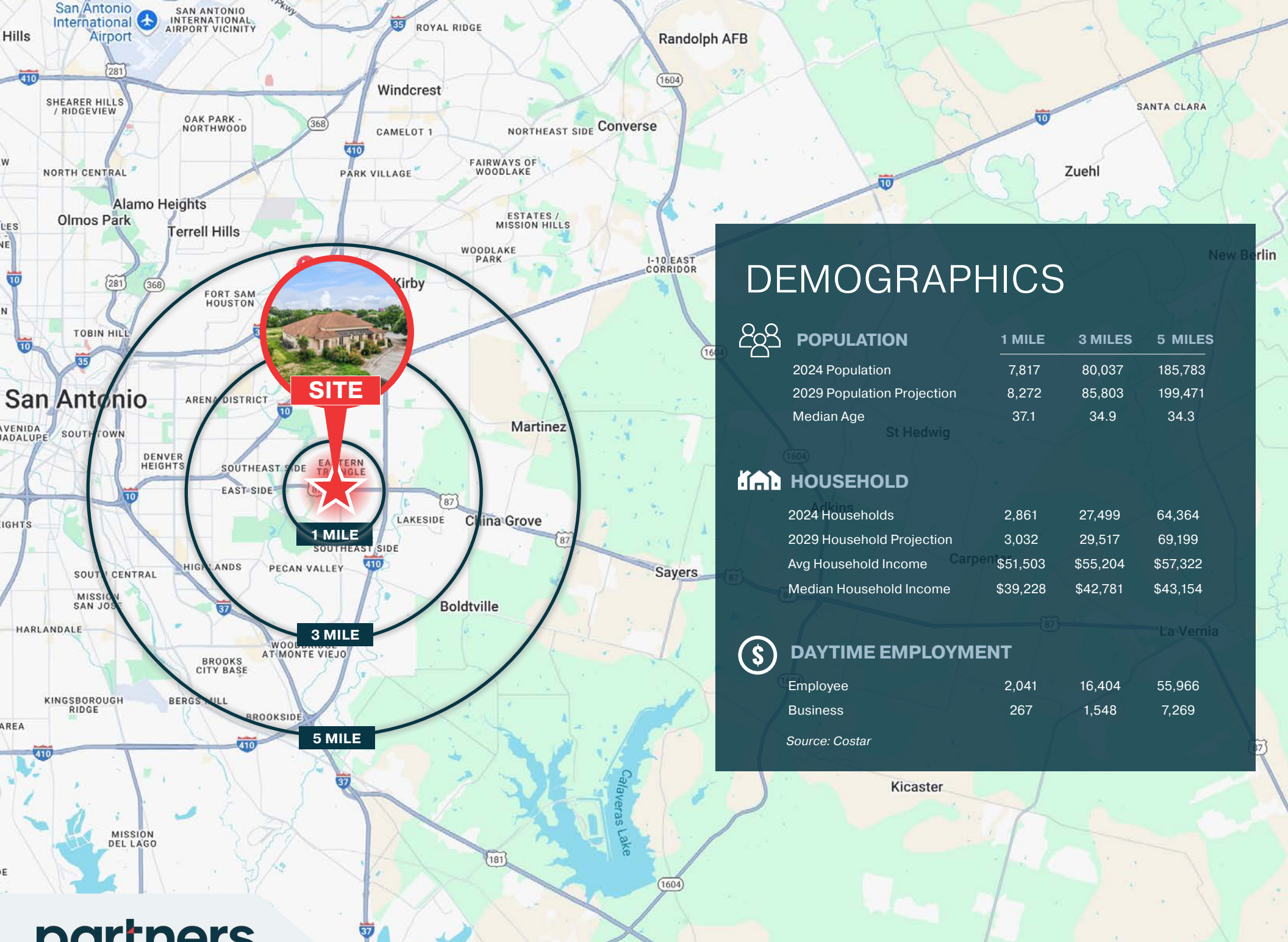
INTERIOR PHOTOS



SITE OVERVIEW



Rigsby Ave | 21,261 VPD



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	7,817	80,037	185,783
2029 Population Projection	8,272	85,803	199,471
Median Age	37.1	34.9	34.3



HOUSEHOLD

2024 Households	2,861	27,499	64,364
2029 Household Projection	3,032	29,517	69,199
Avg Household Income	\$51,503	\$55,204	\$57,322
Median Household Income	\$39,228	\$42,781	\$43,154

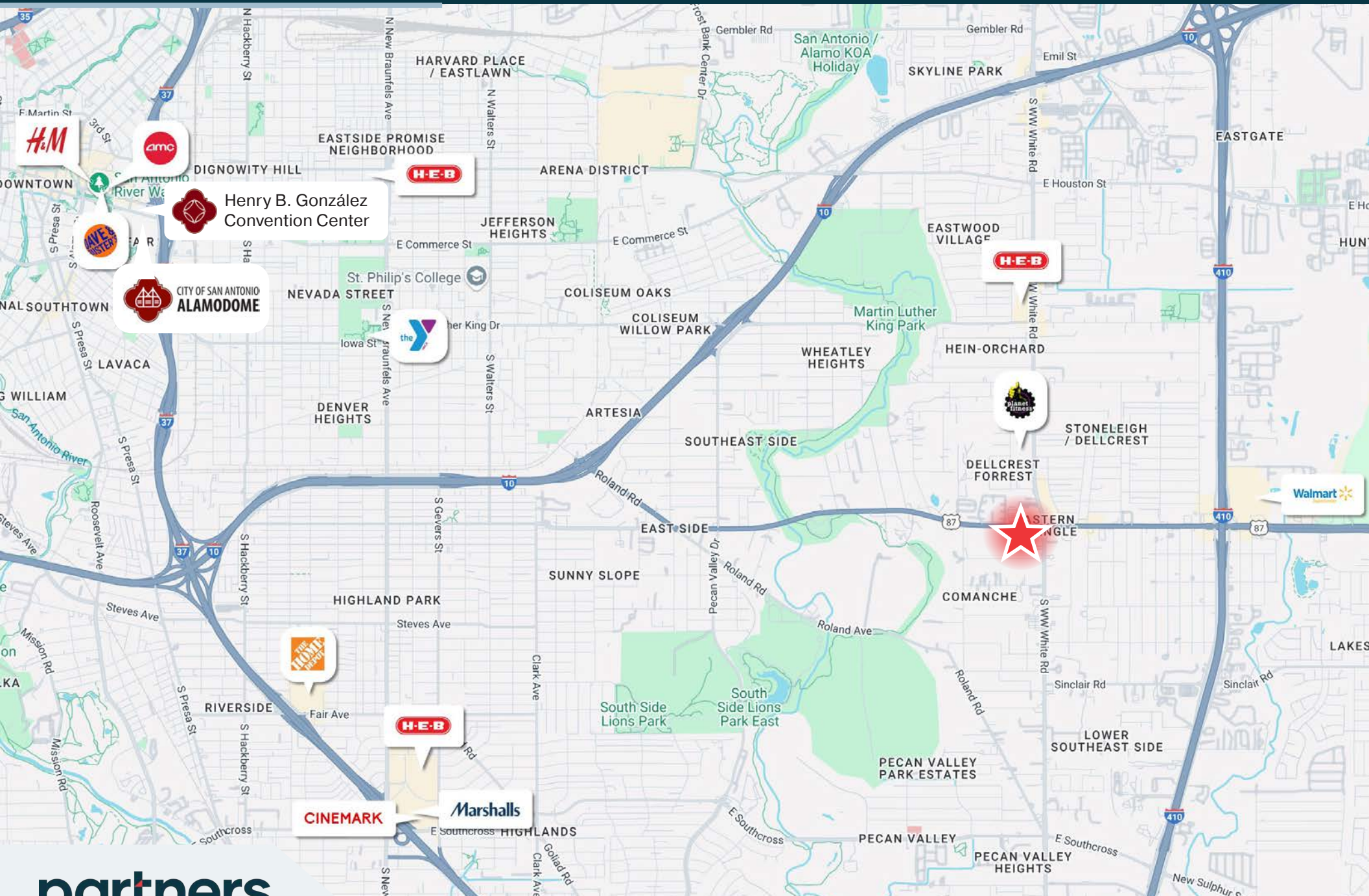


DAYTIME EMPLOYMENT

Employee	2,041	16,404	55,966
Business	267	1,548	7,269

Source: Costar

AERIAL OVERVIEW





DISCLAIMER

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