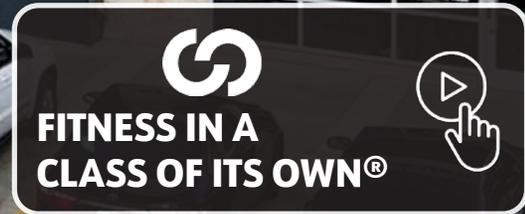


# CLUB STUDIO

| FIRST EVER CLUB STUDIO SALE-LEASEBACK |

... 11927 Alamo Ranch Pkwy, San Antonio, TX 78253 ...



**REALSOURCE** GROUP  **VENTURE**

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# **CLUB STUDIO**

11927 Alamo Ranch Pkwy, San Antonio, TX 78253

PRICE	CAP RATE	NOI
<b>\$14,000,000</b>	<b>6.00%</b>	<b>\$840,000</b>

<b>TENANT:</b> <sup>2</sup>	Club Studio
<b>LEASE SIGNATURE:</b>	Fitness International, LLC
<b>LEASE COMMENCEMENT:</b>	Close of Escrow (COE)
<b>LEASE EXPIRATION:</b>	15 years from COE
<b>LEASE TERM:</b>	15-Years
<b>LEASE TYPE:</b>	Absolute NNN
<b>MONTHLY RENT:</b>	\$70,000
<b>ANNUAL RENT PSF</b>	\$24.71 PSF
<b>PROPERTY TAXES:</b>	Tenant Responsibility
<b>INSURANCE:</b>	Tenant Responsibility
<b>REPAIRS &amp; MAINTENANCE:</b>	Tenant Responsibility
<b>COMMON AREA MAINTENANCE:</b>	Tenant Responsibility
<b>ROOF, STRUCTURE, EXT. UTILITIES</b> <sup>3</sup> :	Tenant Responsibility
<b>RENTAL INCREASES:</b>	Lesser of CPI or 8% Every 5 Years
<b>RENEWAL OPTIONS:</b>	Three, 5-Year Options
<b>YEAR BUILT:</b>	2025
<b>LOT SIZE (ACRES):</b>	3.53 AC
<b>NET RENTABLE AREA:</b>	34,000 SF

1. No lease in place. All lease provisions to be independently verified by Buyer during the Due Diligence Period.

2. Fitness International LLC, dba Club Studio



- **Sale-Leaseback: Single-Tenant Club Studio**
  - Corporate Lease with Fitness International, LLC [LA Fitness & Club Studio Parent Co.]
  - ABSOLUTE NNN Lease. No landlord responsibilities.
  - 15-year Primary Lease Term, plus three (3), 5-year Options
  - 8% Rent Increases every 5 years, including Options
- **About Club Studio**
  - Fitness International’s Highest-End health club offering
  - \$134 - \$249 monthly memberships
  - 18 Club Studio locations Open, 21 Coming Soon, & many more in the development pipeline
  - Studio Row: Club Studio’s signature boutique classes all centralized under one roof
    - » Pilates, HIIT, Cycling, Boxing & Hot Yoga
- **About Fitness International, LLC**
  - Parent Company to Club Studio and LA Fitness
  - (+) 735 open and operating health clubs across North America, and expanding
  - #1 largest health club operator in North America by revenue
  - \$2.2B Estimated Annual Revenue
  - Founded in 1984, with over 40 Years of Operational Experience
- **Rare Offering:** Alamo Ranch is currently the first and only Club Studio Sale-Leaseback on the market in North America
- **New Construction, Build-to-Suit:** 2025 ground-up construction, featuring Club Studio’s prototype design
- **Alamo Ranch:** San Antonio’s largest and fastest-growing master-planned community, with 12,000 housing units upon full build-out
- **Highly Trafficked Corridor:**
  - \$94m infrastructure project to widen Alamo Ranch Pkwy (34,688 AADT) from 4 to 8 lanes
  - Extension of Alamo Ranch Pkwy to connect Loop 1604 with Highway 211
- **Rapidly Growing Demographics:** Alamo Ranch has experienced 11.5% population growth since 2020; the average household income within a 1-mile radius is \$141,000
- **H-E-B-Anchored Shopping Center:**
  - According to Placer.ai, the adjacent H-E-B ranks in the top 18% percentile nationwide by number of visits
  - Immediate neighboring pads include Dutch Bros Coffee, Chase Bank, Zaxby’s, Five Guys, etc.
- **Surrounded by dense residential development:**
  - Atlantica at Alamo: 375 upscale units built in 2024
  - Lennar at Aston Park: 247 single-family home
  - Vista Pointe at Wild Pines: 108-unit apartment complex
  - The Arbor at Riverstone: 84 single-family homes built in 2024
- **20-min Drive to San Antonio International Airport:** 11M+ annual passengers
- **San Antonio MSA:** #3 largest MSA in Texas and Top 25 in North America
- **No State Income Tax:** Attractive for any out-of-state investor



**#1**

Largest Health Club in North America by Revenue



**735+**

Locations Nationwide



**15**

Year Absolute NNN Lease



**\$2.2B+**

Estimated Annual Revenue



**21%**

Population Growth Since 2010



**\$141+**

Average Household Incomes Within 1-mi



**\$94M**

8-Lane Expansion of Alamo Ranch Pkwy



**#1**

Fastest-Growing Master-Planned Community in San Antonio

**ATLANTICA AT ALAMO**  
- 90 Units -

**ALAMO PARKWAY** 10,000+ CPD

**H-E-B**  
82ND  
Placer.ai **PERCENTILE**  
NATIONALLY

**JOHN M. HARLAN**  
**HIGH SCHOOL**  
- 3,598 STUDENTS -

**JUDGE ANDY MIRELES**  
**ELEMENTARY SCHOOL**  
- 928 STUDENTS -

**SUBJECT PROPERTY**  
**CLUB STUDIO**

**ideal dental**  
EST. 2008  
**Fast Aid URGENT CARE**

**MATTENGAS**  
PIZZERIA  
ALAMO RANCH MARTIAL ARTS

**Valvoline**

**CHASE**

**AT&T**

**ZAXBY'S**

**ALAMO RANCH PARKWAY**

34,000+ CPD

**the Car Wash Express**

**DEMOGRAPHICS**

	Population	AHHI
1-Mile Radius	16,723	\$141,073
3-Mile Radius	95,135	\$133,067
5-Mile Radius	261,219	\$131,565



JOHN HOFFMANN  
ELEMENTARY SCHOOL  
- 862 STUDENTS -

BENNIE L. COLE  
ELEMENTARY SCHOOL  
- 1,261 STUDENTS -



10,000+ CPD

ALAMO PARKWAY



FIVE GUYS



CLUB PILATES

34,000+ CPD

ideal dental  
EST. 2008  
First Aid URGENT CARE

H-E-B  
82ND  
Placer.ai PERCENTILE  
NATIONALLY



PENFED  
CREDIT UNION

ALAMO RANCH PARKWAY



MATTENGA'S  
PIZZERIA  
ALAMO RANCH MARTIAL ARTS

SUBJECT PROPERTY  
CLUB STUDIO

CHASE



the Car Wash Express

CLUB STUDIO

SAN ANTONIO  
INTERNATIONAL AIRPORT  
- 20-Minute Drive Time -



WILLIAM H. TAFT HIGH SCHOOL  
- 2,719 STUDENTS -

ALAMO RANCH

Walmart Supercenter

DENTAL & ORTHODONTICS  
Great Clips  
Jersey Mike's

LOOP 1604 46,000+ CPD

Dutch Bros

KFC

The Car Wash Express

Zaxby's

H-E-B  
82ND PERCENTILE NATIONALLY  
Placer.ai

SUBJECT PROPERTY  
CLUB STUDIO

MATTENGAS PIZZERIA  
ALAMO RANCH MARTIAL ARTS

CHASE

Valvoline

ideal dental  
EST. 2008  
First Aid URGENT CARE

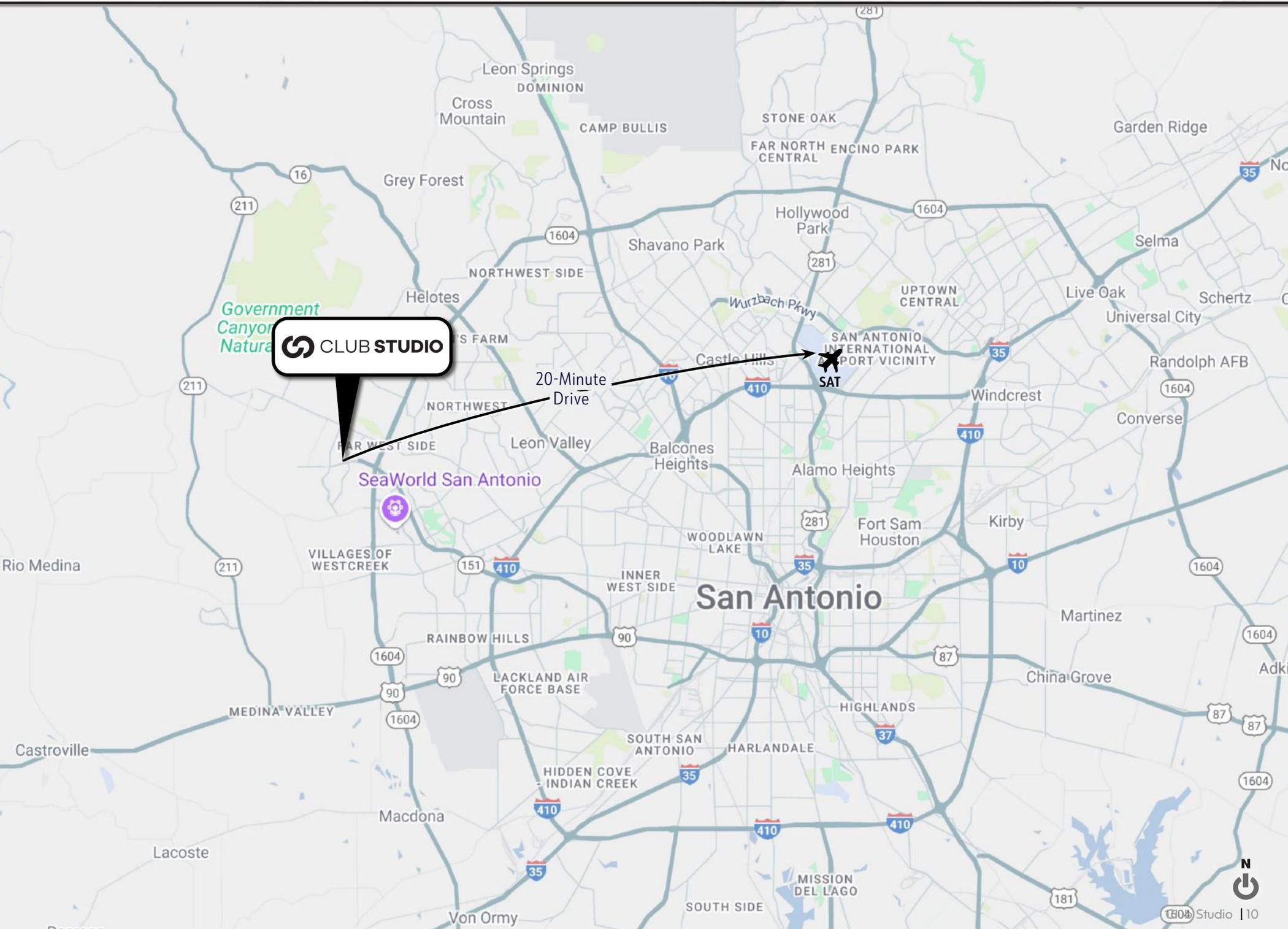
ALAMO RANCH PARKWAY 34,000+ CPD





■ Subject Property    ■■■■ Property Parcel | APN # 04413-302-0730





 CLUB STUDIO

20-Minute Drive

San Antonio

SAT



## Fitness International Unveils its Newest Fitness Concept -- Club Studio



**Club Studio:** Fitness International, LLC opened its first Club Studio location at Oak Creek Shopping Center in Irvine last month. The new 40,000 square foot club features five innovative boutique fitness studios that were carefully curated to create a unique experience, along with recovery services (including cryotherapy), plenty of free weights, strength and cardio areas, a swimming pool, functional training area, basketball court, locker rooms and more.

Club Studio offers innovative classes with premier instructors and top tier trainers. Key design elements are emphasized through a variety of class selections, state-of-the-art amenities, and the best equipment in the industry. Club Studio members will thrive in this thoughtfully designed environment, one that fosters both physical and mental well-being. Members will recognize a sense of community that is manifested through visionary and sophisticated design, and will be inspired to reach for, achieve, and ultimately surpass their personal fitness goals. [Read More](#)

## Club Studio - Fitness in a Class of its Own



**Club Studio opening at Alamo Ranch:** We'll be located next to the H-E-B on Alamo Ranch Pkwy and Alamo Pkwy. Bringing together boutique fitness classes, premium amenities and a wellness center into one gym.

Our signature boutique fitness studios will keep you motivated and challenged day in and out! Whether you prefer a high intensity push or a reforming and realigning experience, our certified instructors will lead you to success.

[Read More](#)

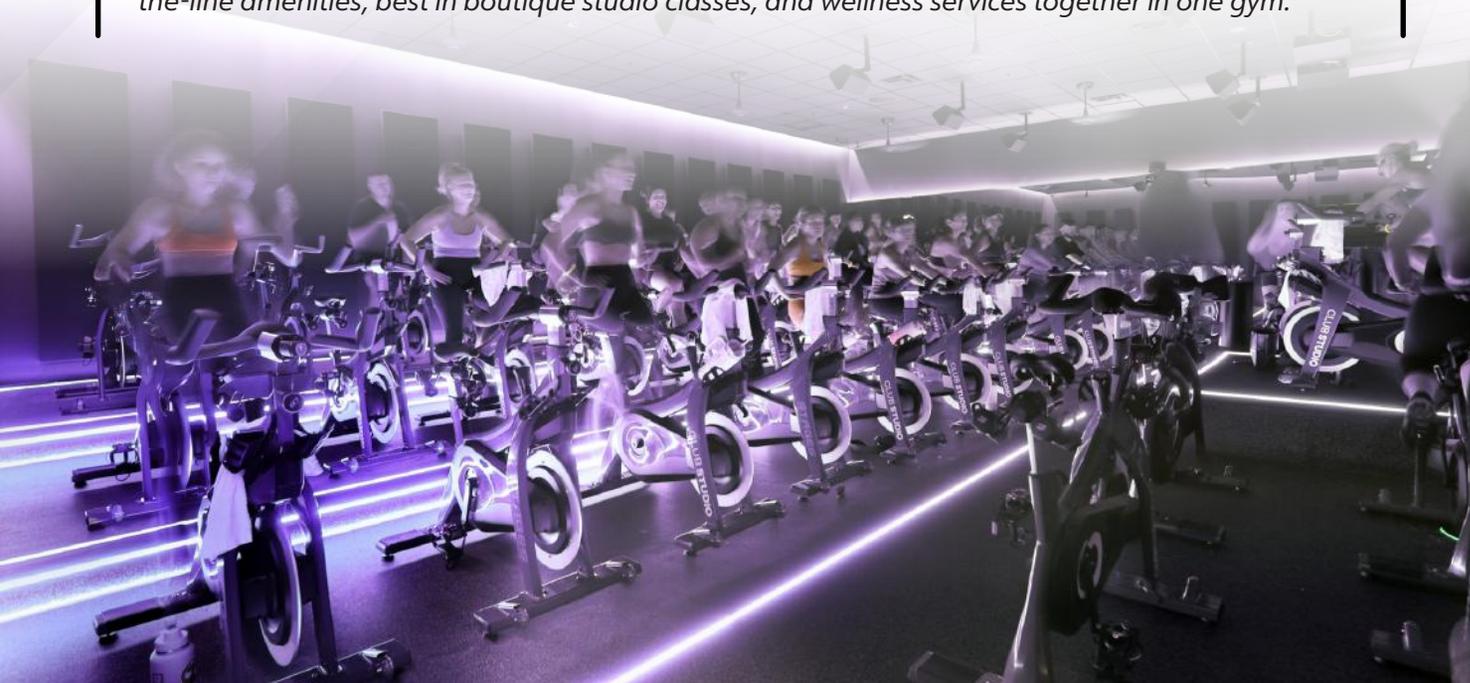
**CLUB STUDIO**

Founded by Fitness International, the operator and parent company behind LA Fitness and City Sports Club, Club Studio represents the company’s newest and most upscale concept in the health club industry. Club Studio is a cutting-edge fitness experience that brings top-of-the-line amenities, best-in-class boutique studio offerings, and wellness services together under one roof. Emphasizing multiple boutique-style classes in a single location, Club Studio delivers a premium fitness environment that blends high-end design with state-of-the-art equipment. As of 2025, Club Studio is rapidly expanding across major U.S. markets, leveraging the operational backbone and market leadership of its parent company, Fitness International.

Club Studio combines the luxury of boutique fitness classes with the scale and convenience of a full-service gym. Each location typically features five dedicated group fitness studios: HIIT, cycling, yoga, Pilates, and boxing. In addition, clubs offer premium cardio and strength equipment, a functional training area, a recovery and wellness zone featuring cryotherapy and red light therapy, personal training services, towel service, a juice bar, a med spa, and upscale locker rooms. Monthly memberships range from \$134 to \$249, reflecting its premium-tier positioning within the Fitness International portfolio.

Club Studio’s site criteria range from 25,000 to 50,000 square feet. Locations operate seven days per week and cater to a higher-income demographic seeking an upscale, modern fitness experience. Club Studio’s mission is to provide “Fitness in a Class of Its Own.”

*“Beyond Fitness, A Lifestyle... Welcome to Club Studio, where personal growth, recovery, and wellness are at the forefront of everything that we do...A cutting-edge fitness experience that brings top-of-the-line amenities, best in boutique studio classes, and wellness services together in one gym.”*



**\$220/mo**  
Monthly  
Membership Cost

**2023**  
First Club  
Studio Opened

**5**  
Studios Plus Weights,  
Cardio, & Recovery

<b>Tenant Name:</b>	Club Studio
<b>Locations:</b>	18
<b>Company Type:</b>	Private
<b>Headquarters:</b>	Irvine, CA
<b>Founded:</b>	2022
<b>Website:</b>	<a href="http://www.clubstudiofitness.com">www.clubstudiofitness.com</a>



Founded in 1984, Fitness International, LLC (d.b.a. "LA Fitness", "Club Studio", "City Sports", "Esporta") is the largest private full-service health club operator in North America. Further, by revenue, Fitness International is the #1 health club operator in North America, a position its held for over a decade. Totalling approximately 735 open and operating full-service health club and fitness facilities across the United States and Canada, Fitness International continues to expand

its international presence. LA Fitness has built its continued dominance upon a value-based model, offering multiple amenities under one roof, retaining a highly trained staff, and providing memberships at an approachable mid-tier price point of \$39.99 a month. Typical amenities include HIIT training, cardio and strength equipment, personal training, indoor cycling, group exercise classes, indoor pool, spa, kids club, basketball courts, racquetball, cafes, and juice bars.

The current LA Fitness prototype is a single-level, 34,000 square foot club, which is open for business 7 days per week. LA Fitness' mission is to help as many people as possible achieve the benefits of a healthy lifestyle by creating a nationwide network of sports clubs, offering its members the widest range of amenities and the friendliest service at an affordable price.

*"On January 17, 2024, S&P Global Ratings upgraded Fitness International, LLC's credit rating from 'B-' to 'B' with the announcement of the company's plans to refinance its existing credit facilities and term loan out to new maturities of 2028 and 2029, respectively. S&P issued a 'Stable Outlook' as the leverage-neutral transaction allows the company's leverage to continue to improve over the next twelve months via EBITDA growth. This upgrade continues a trend of improving credit for Fitness International, LLC as operating performance—including membership trends—continue to recover as the threat of coronavirus pandemic subsides."*

- MOODY'S INVESTOR SERVICE



#1

Largest Health Club in North America by Revenue

735+

Locations Nationwide

\$2.2B

Est. Annual Revenue

<b>Tenant Name:</b>	Fitness International, LLC
<b>Locations:</b>	735+
<b>Company Type:</b>	Private
<b>Headquarters:</b>	Irvine, CA
<b>Founded:</b>	1984
<b>Website:</b>	www.LAFitness.com

# SAN ANTONIO MSA

## GEOGRAPHY

- The San Antonio-New Braunfels metropolitan area is 7,387 square miles and made up of eight counties
- The San Antonio metro is in the third largest Metro in Texas & ranked in the top 25 Nationally with 2.7M people
- The region separates South & Central Texas with Austin, TX located only 80-miles North
- Positioned at the headwaters of the San Antonio river, it sits at the crossroads of three major interstates, I-10, I-37, & I-410
- The climate is subtropical with warm summers and mild winters

## ECONOMY

- The San Antonio MSA is one of the more dynamic & diverse economies in the USA
- Key industries of the region include Military (known as Military City, USA), Biosciences, healthcare, & Energy
- The Economic Impact of the Military Bases & corresponding employers provides billions of impact & thousands of local jobs
- The primary & active military hubs include Lackland Air Force Pace, Brooke Army Medical Center, Randolph Air Force Base & Fort Sam Houston
- The region's proximity to Mexico allows strong economic exchange and ties benefitting the local and business community.
- Laredo, TX, located within a few hours drive of San Antonio, is the #1 ranked shipping port in the United States with over \$300 Billion.
  - 5.5 million trucks crossed the border in Laredo in 2023 alone
- Twenty million tourists visit the city annually, with The Alamo & the River Walk being it's primary driver of tourism
- San Antonio is headquarters to two Fortune 500 companies (Valero Energy & USAA) & three Fortune 1000 companies (iHeartMedia, USAA, NuStar Energy)
- H-E-B, the 5th largest private company in the U.S., calls San Antonio home.
- The San Antonio Spurs is the primary Professional Sports Team for the region, winning 5 titles in the National Basketball Association
- Nine of the region's largest employers include H-E-B, Joint Base San Antonio, Whataburger, USAA, & UT Health San Antonio
- The city's growing population has bolstered the demand for residential, commercial, and industrial real estate development with major infrastructure projects under construction



SAN ANTONIO MSA

**EDUCATION**

- University of Texas at San Antonio
  - #1 largest university in San Antonio, & a nationally-recognized public research university stretching across four campuses (38,200 students)
  - The University offers over 180 degree programs from 9 academic colleges, ranging from Business, to Engineering to Sciences
  - Recognized as a Tier One Research University having earned the Carnegie R1 Designation & is a national leader in Cybersecurity
    - One of 20 universities nationwide that is Hispanic serving and Tier One
  - The UT Health Science Center is the largest academic & bioscience research institution with a portfolio of \$413M

**TRANSPORTATION**

- The Airport spans 2,600 acres with two primary terminals & 24 total gates
- SAT services 10.7+ million commercial passengers annually
- Offering non-stop flights from 14 airlines and ranked in the top 45 busiest airports Nationally, SAT provides travel to 40+ destinations across North America
- The Airport generates \$5Billion of Economic Impact for the region’s economy & a third terminal is under construction to accommodate rising demand

**MAJOR ATTRACTIONS**

- **THE ALAMO** | One of the most famous historical sites in the U.S., commemorating the 1836 battle for Texas independence
- **THE RIVER WALK** | Popular network of pedestrian walkways along the San Antonio River, lined with restaurants, shops, bars, and boating tours
- **SAN ANTONIO MUSEUM OF ART** | Featuring an extensive collection of Latin American, Asian, and contemporary art
- **SAN ANTONIO ZOO** | Home to 750 species and numerous interactive exhibits
- **SIX FLAGS TEXAS** | World-recognized theme park with roller coasters, water rides, and live entertainment for visitors
- **AT&T CENTER** | Home to the San Antonio Spurs NBA team and host of various concerts & events



UNIVERSITY OF TEXAS AT SAN ANTONIO



SAN ANTONIO MUSEUM OF ART



AT&T CENTER

SAN ANTONIO MSA

**3<sup>RD</sup>**

Largest MSA  
in Texas

**2.7M**

Residents

**7<sup>TH</sup>**

Most Populous  
in US

**5**

Fortune 1000  
Companies HQd

	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>Population</b>			
2025 Estimated Population	16,723	95,135	261,219
2030 Projected Population	17,593	102,073	277,920
2020 Census Population	16,355	86,787	238,512
2010 Census Population	4,583	43,902	162,561
2025 Median Age	33.0	33.3	33.6
<b>Households</b>			
2025 Estimated Households	5,823	32,892	88,427
2030 Projected Households	6,279	36,213	96,065
2020 Census Households	5,515	28,770	79,685
2010 Census Households	1,589	14,314	53,792
<b>Household Income</b>			
2025 Estimated Average Household Income	\$141,073	\$133,067	\$131,565
2025 Estimated Median Household Income	\$108,747	\$103,177	\$103,505



**261k**  
Estimated  
Population  
(5-MILE RADIUS)



**88k**  
Estimated  
Households  
(5-MILE RADIUS)



**\$141k**  
Ave. Household  
Income  
(1-MILE RADIUS)

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

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