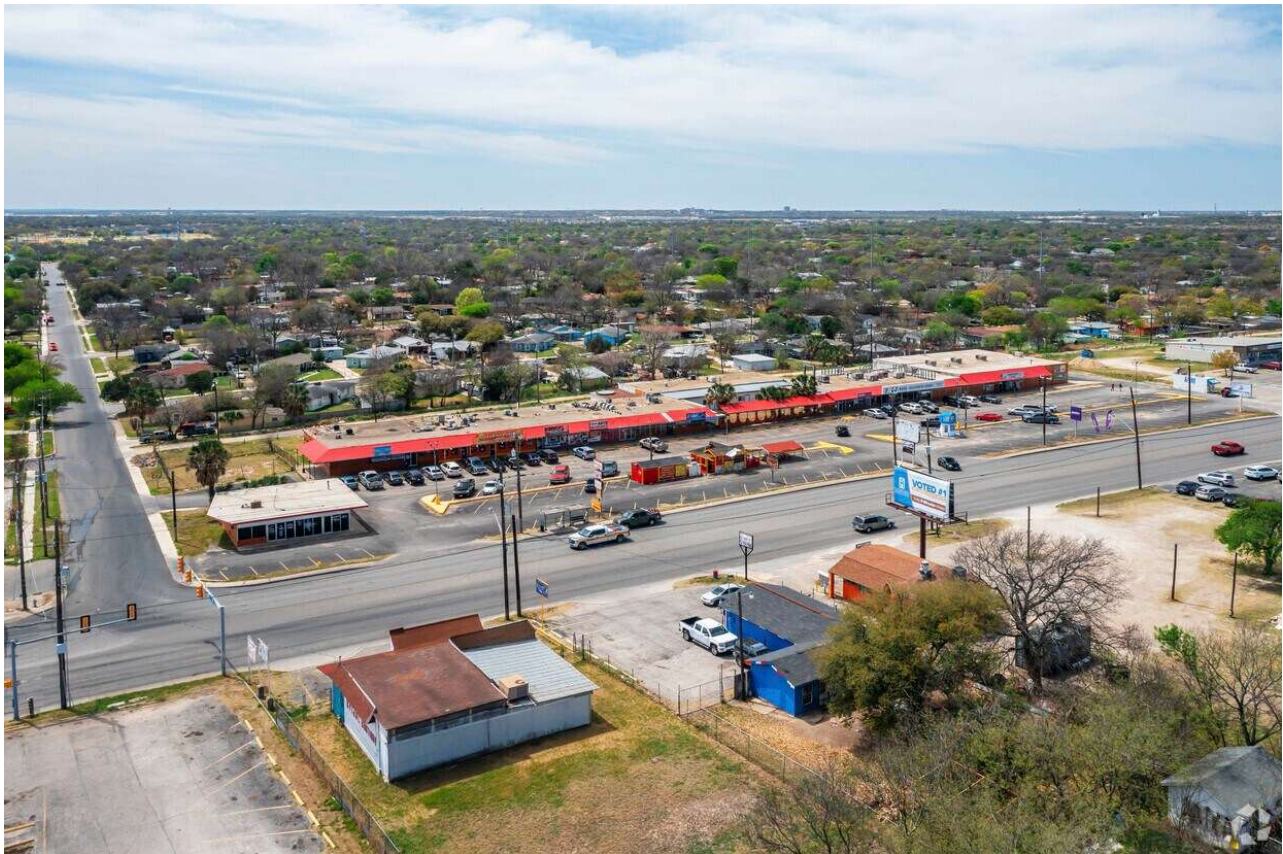




REAL ESTATE MARKET MEMORANDUM

3678 Culebra Road

Loma Park Shopping Center | San Antonio Texas 78228



Prepared for marketing and leasing evaluation
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Executive Summary

Market position. Suite 3678 offers approximately 8,800 square feet in an established neighborhood shopping center on the Culebra Road corridor. Its strongest leasing case is the combination of a large contiguous floor space, signalized-corner exposure, prominent signage, front-door parking, dense residential demand, and a base rent materially below the broader San Antonio retail average.

- Dense customer base: approximately 17,600 residents within one mile, 128,913 within three miles, and 360,990 within five miles.
- Established corridor: McDonald’s, Whataburger, and Dairy Queen operate along Culebra Road within approximately one mile, demonstrating sustained quick-service demand and daily consumer activity.
- Compelling occupancy cost: asking base rent of \$8.86 per square foot NNN equals approximately \$77,968 annually or \$6,497 monthly before NNN expenses.
- Versatile layout: approximately 7,520 square feet of open main showroom plus about 1,280 square feet of storage, office, and restroom area.
- Strong access and visibility: Culebra frontage, a signalized intersection, pylon signage, multiple storefronts, surface parking, bus-line access, and rear service capability.

Property Snapshot

Item	Property Detail
Property	Loma Park Shopping Center
Address	3678 Culebra Road, San Antonio, Texas 78228
Available Area	Approximately 8,800 SF
Center Size	Approximately 28,250 SF on 3.56 acres
Asking Rent	\$8.86/SF NNN
Annual Base Rent	\$77,968
Monthly Base Rent	\$6,497 before NNN expenses
Configuration	7,520 SF showroom plus 1,280 SF storage, office and restrooms
Reported Features	Central HVAC, private restrooms, high ceilings and loading dock

Location and Trade Area

The property is positioned on an established West San Antonio retail corridor serving mature neighborhoods and frequent-needs consumers. The shopping center’s long frontage, storefront orientation, on-site parking, freestanding signage, and proximity to a signalized intersection support visibility and convenience for customers arriving by car, transit, or on foot.

2025 Radius Demographics

Indicator	1 Mile	3 Miles	5 Miles
Population	17,600	128,913	360,990
Households	5,481	44,928	134,591
Average Age	37	38	38
Median Household Income	\$49,415	\$45,376	\$47,787
Average Household Size	3.1	2.8	2.6
Projected 2030 Population	18,341	134,636	377,503
Projected Growth 2025 to 2030	4.21%	4.44%	4.57%

Marketing interpretation. The demographic story is driven by population density and customer reach. The five-mile area is projected to add approximately 16,500 residents by 2030, while the average age of 37 to 38 supports working-age and family-oriented retail, services, food, entertainment, health, education, and value-focused concepts.

Established Businesses Within Approximately One Mile

Business	Address	Market Signal
McDonald's	3515 Culebra Road	National quick-service operator confirming recurring meal traffic and corridor visibility.
Whataburger	3551 Culebra Road	Established Texas restaurant brand with 24-hour drive-through and dine-in operations.
Dairy Queen	3436 Culebra Road	Long-recognized food and treat concept supporting family and neighborhood demand.

Competitive context. The presence of these established brands does not by itself guarantee performance for another tenant, but it is a favorable indicator that major operators recognize the corridor's traffic, residential base, and repeat-purchase potential.

Rental Position and Market Context

At \$8.86 per square foot NNN, Suite 3678 is positioned as an unusually economical large-format option compared with the broader San Antonio retail market. Partners reported an average San Antonio retail asking rent of \$19.27 per square foot in the second quarter of 2026 and a market vacancy rate of 4.1 percent. Weitzman reported 95.3 percent occupancy at year-end 2025 for multi-tenant retail projects of 25,000 square feet or more.

Rent Benchmark	Rate Per SF	Annual at 8,800 SF	Monthly Base Rent
Suite 3678 Asking Rent	\$8.86	\$77,968	\$6,497
San Antonio Retail Average Q2 2026	\$19.27	\$169,576	\$14,131
Difference	\$10.41 below	\$91,608 annual savings	\$7,634 monthly savings

Relative positioning. The asking base rent is approximately 54 percent below the reported metro retail average. This can be especially attractive to space-intensive users that value affordability and flexibility over newer-construction finishes.

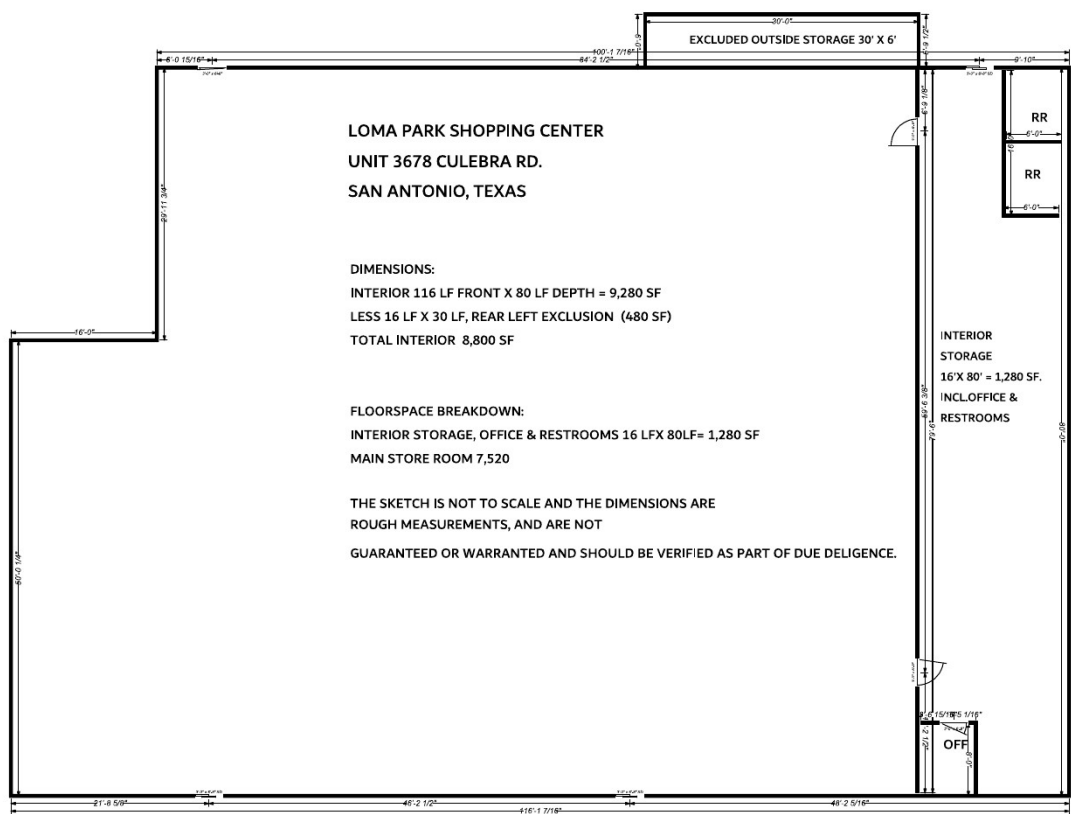
Potential Tenant Profiles

- Fitness, dance, martial arts, or recreational training
- Event, banquet, assembly, or community-oriented use, subject to zoning and occupancy approval
- Furniture, appliance, discount, or specialty retail showroom
- Medical, rehabilitation, education, childcare, or professional service use, subject to required approvals
- Specialty grocery, food-related, entertainment, or experiential concepts
- Religious assembly or nonprofit community services, subject to code, parking, and use requirements

NNN qualification. The quoted rate is base rent only. A prospective tenant should add its proportionate share of property taxes, insurance, and common-area expenses to determine total occupancy cost. Tenant improvements, utilities, maintenance obligations, and permitted use should be confirmed during lease negotiations. NNN is a variable expense and may vary, and will be provided upon request.

Floor Plan

The supplied plan depicts the full Suite 3678 configuration and is included for marketing orientation. It identifies a broad open showroom, a rear/right service strip containing storage, office, and restrooms, and a rear exterior storage exclusion.



Conceptual floor plan supplied by ownership

Floor Plan Summary and Due Diligence

Area	Approximate Size	Notes
Gross interior before exclusion	9,280 SF	Approximately 116 linear feet of frontage by 80 linear feet of depth.
Rear left exclusion	480 SF	Approximately 16 feet by 30 feet; shown as excluded outside storage.
Total interior	8,800 SF	Marketing area stated on the supplied plan.
Main showroom	7,520 SF	Large open area suitable for flexible tenant planning.
Storage office and restrooms	1,280 SF	Approximately 16 feet by 80 feet, including office and restroom areas.

Recommended Verification

- Confirm rentable and usable area by field measurement or an appropriate professional standard.
- Verify zoning, permitted use, assembly occupancy, parking ratios, accessibility, fire and life-safety requirements, and certificate-of-occupancy conditions.
- Confirm current NNN charges, utility responsibilities, maintenance allocations, and tenant-improvement obligations.
- Verify the most recent traffic count at the nearest TxDOT or City of San Antonio count station before publishing a property-specific vehicles-per-day figure. Costar published 2026 Traffic count at Culebra Rd and 36th St. E is 23,013.
- Confirm condition and capacity of HVAC, electrical, plumbing, roof, loading/service access, and signage rights.

Important limitation. The supplied floor plan states that the sketch is not to scale, dimensions are rough measurements, and figures are not guaranteed or warranted. All dimensions and property information should be independently verified as part of due diligence. Demographic, rental, and market figures are estimates from the cited sources and may change.

Sources

- LoopNet, Loma Park Shopping Center listing and property demographic record for 3646-3678 Culebra Road, accessed September 2026.
- Partners Real Estate, San Antonio Retail Q2 2026 Quarterly Market Report, published August 17, 2026.
- Weitzman, 2026 Texas Retail Market Report and year-end 2025 San Antonio retail occupancy discussion.
- McDonald’s location page, 3515 Culebra Road; Whataburger location page, 3551 Culebra Road; Dairy Queen location page, 3436 Culebra Road, accessed September 2026.
- TxDOT, Statewide Traffic Analysis and Reporting System and Traffic Count Maps, referenced for traffic-count verification methodology.
- Owner-supplied aerial photograph, logo, and floor plan.