

HILDEBRAND CONVENIENCE
628 West Hildebrand Avenue, San Antonio, TX 78212



FOR SALE

Convenience Store - Gas - Food Truck

628 W. Hildebrand Ave, San Antonio, TX

- Renovated in 2023.
- Turn-key operation.
- Multi-Income Asset - Gas - Convenience- Food Truck.
- High visibility corridor - 12,378 VPD- strong exposure.
- 2 MPDs (Gilbarco-2023- 5yr warranty).
- High performing Food Truck- Asian/Himalayan Cuisine.
- Growing customer base- Year over Year.
- Value-Add upside opportunities for high margin programs.
- Infrastructure upgrades to enhance longterm operational stability
- Population 1 mile: 17,605.
- Population 3 mile: 131,263.

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PROPERTY SUMMARY

HILDEBRAND CONVENIENCE

628 W. Hildebrand Avenue
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Property Summary

Building SF:	1,898
Lot Size:	0.41 Acres
Parking:	6
Price:	Call Broker
Year Built:	1975
Zoning:	C-3 NCD-5

Property Overview

This is a turnkey, multi-income commercial asset with fuel sales, retail sales, and food truck revenue. High visibility corridor with recent upgrades increasing revenue and decreasing CapEx for the next 5-10yrs. The property has seen a strong increase of revenue YoY since 2023 when the renovations were completed and implementing the Food Truck business that serve the residents 1-3 miles away. The property is experiencing growth, new clientele and presents opportunities for the new owner to implement more High Margin Add-Ons for faster ROI.

Location Overview

The property is located North Central area north of downtown, between IH10 & Hwy 281, at the hard corner of W. Hildebrand / Beacon Ave. It is surrounded by dense residential neighborhoods (1 mile: population 17,605; 3 mile: population 131,263), 10 minutes to airport, 12 minutes to downtown, minutes from colleges and historic neighborhoods.

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PROPERTY PHOTOS

HILDEBRAND CONVENIENCE

628 West Hildebrand Avenue
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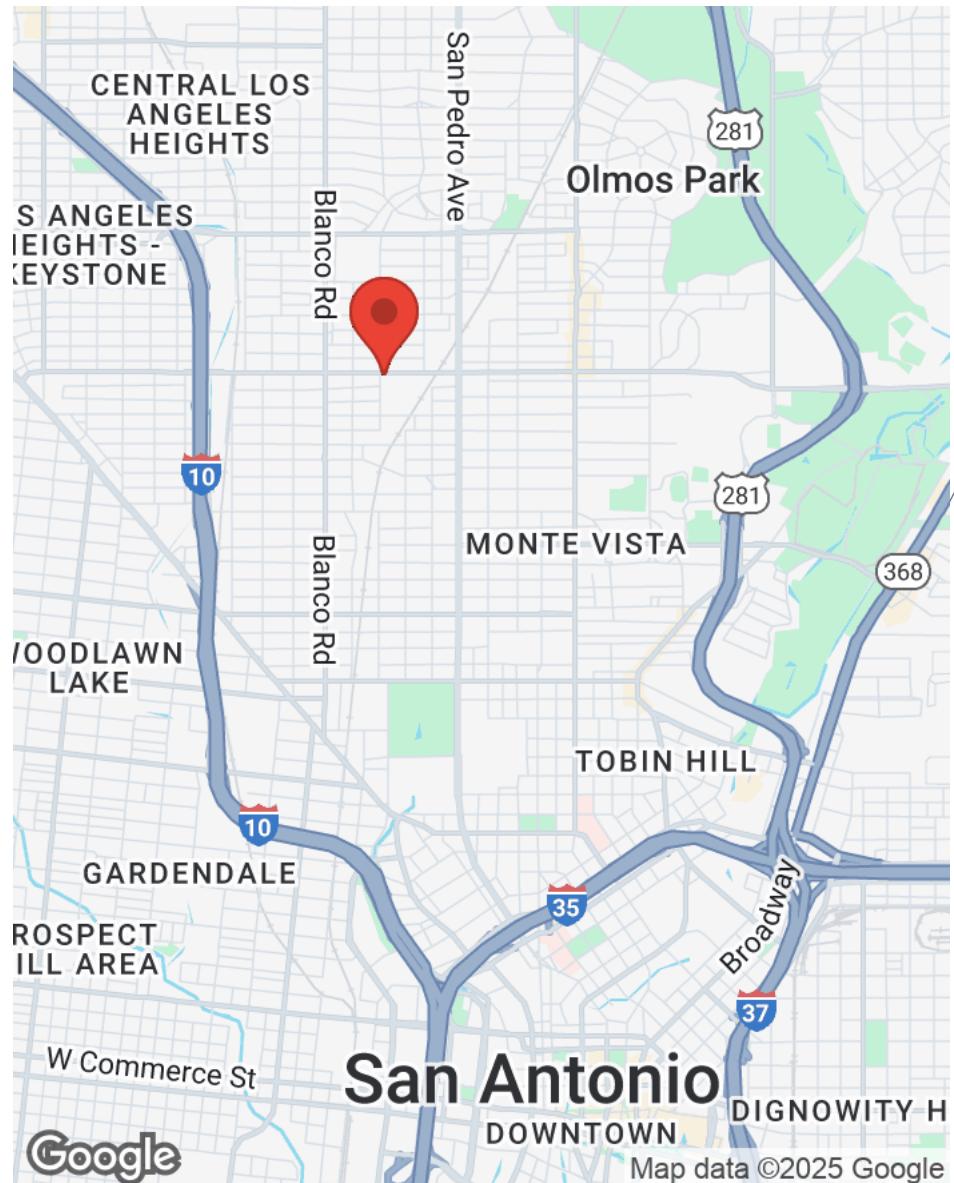
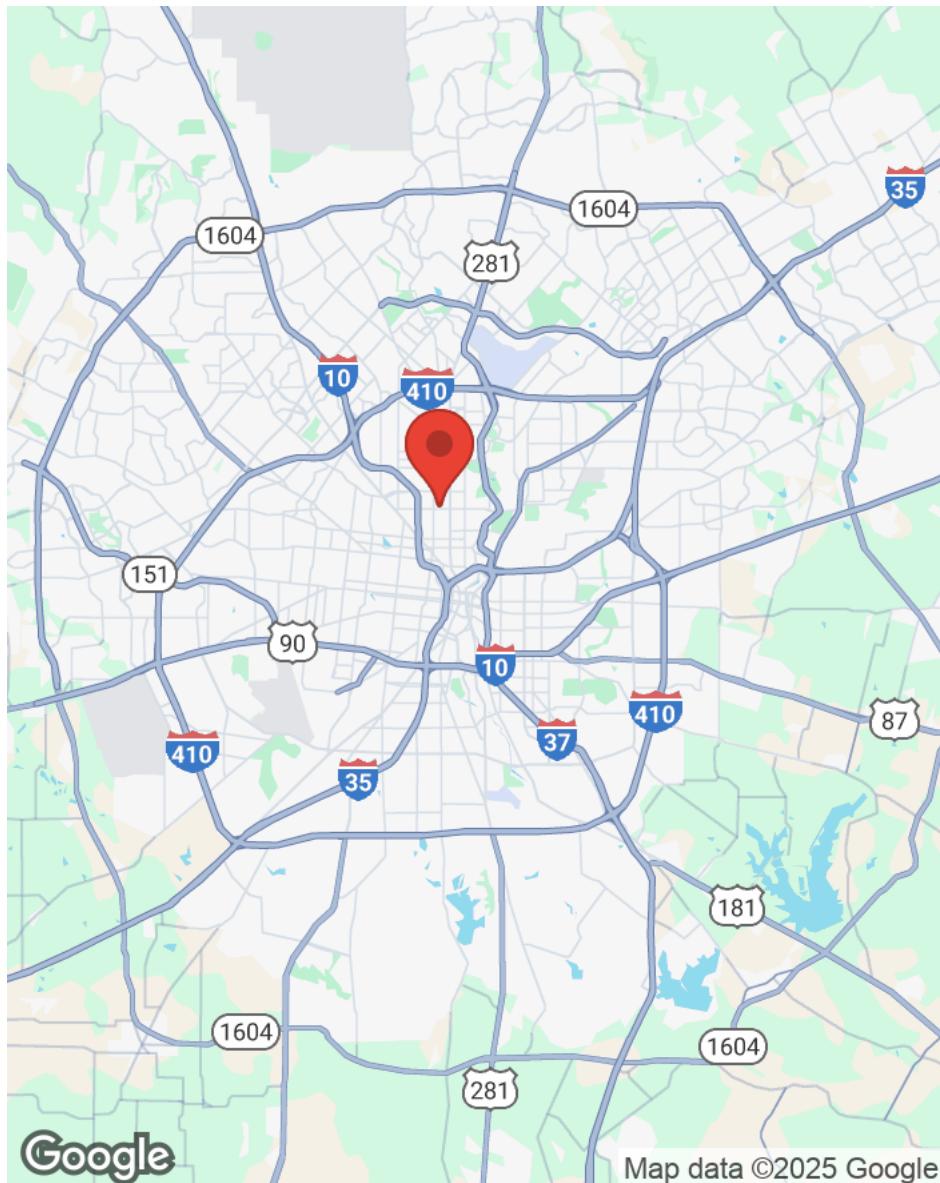
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LOCATION MAPS

HILDEBRAND CONVENIENCE

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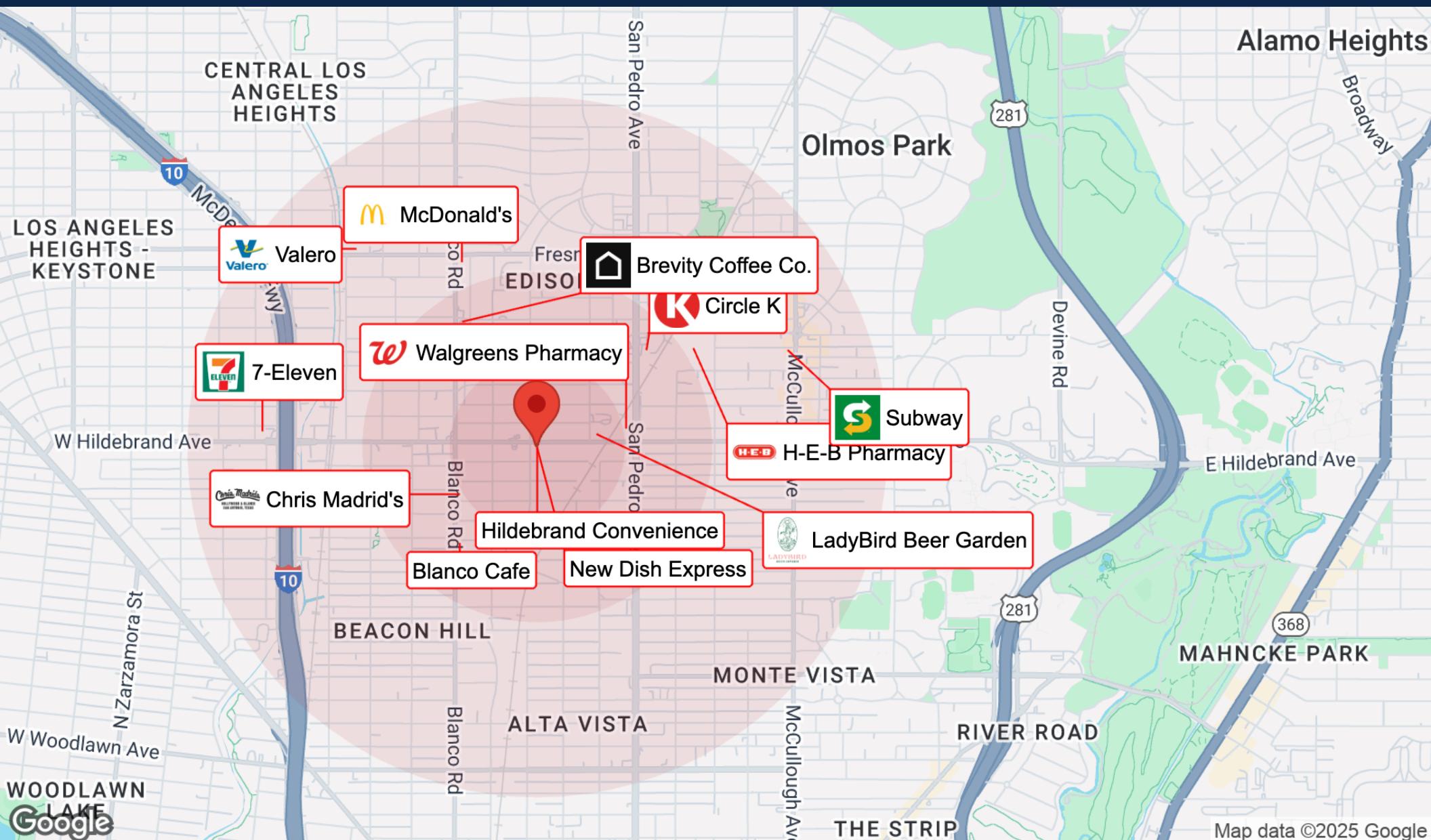
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BUSINESS MAP

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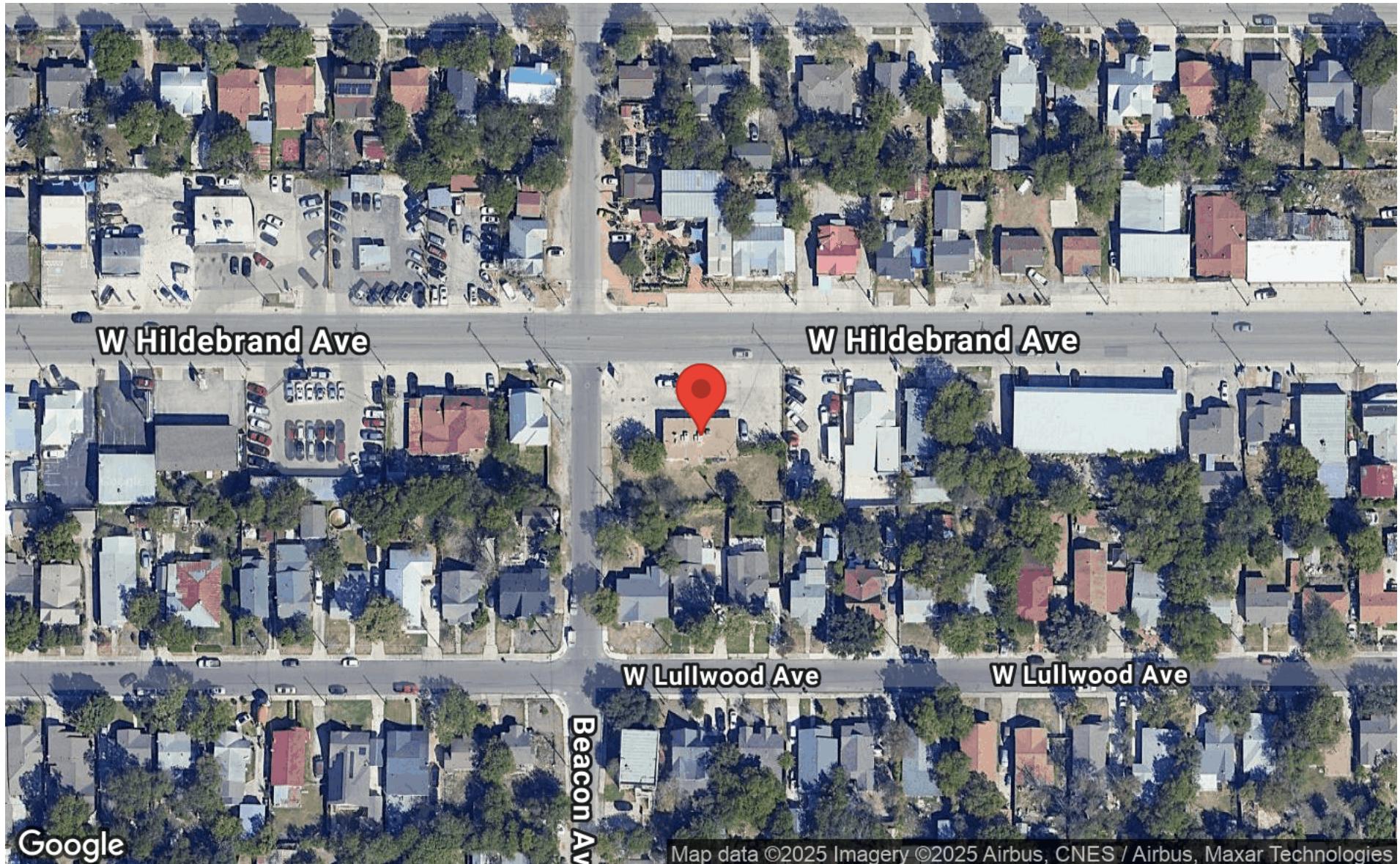
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AERIAL MAP

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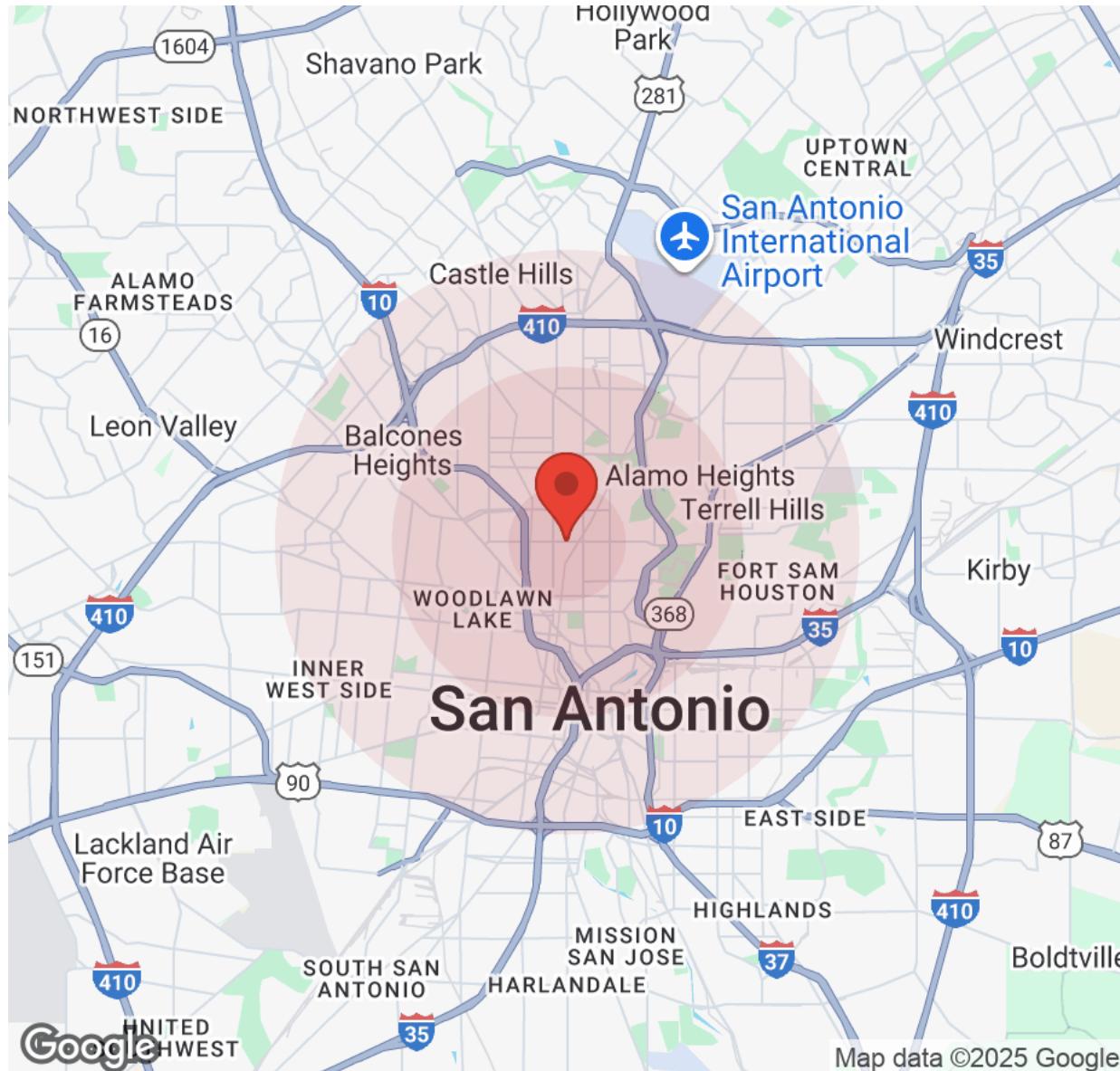
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	9,122	73,628	180,813
Female	8,607	63,348	166,936
Total Population	17,729	136,976	347,749
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,671	21,031	61,626
Ages 15-24	2,559	20,246	50,972
Ages 25-54	7,456	57,633	143,739
Ages 55-64	2,114	15,782	37,906
Ages 65+	2,928	22,282	53,503
Race	1 Mile	3 Miles	5 Miles
White	4,450	32,902	78,487
Black	344	5,000	18,535
Am In/AK Nat	27	260	626
Hawaiian	4	41	174
Hispanic	12,426	94,856	238,625
Asian	195	1,685	5,842
Multi-Racial	241	1,794	4,521
Other	44	425	939
Income	1 Mile	3 Miles	5 Miles
Median	\$65,542	\$58,829	\$56,803
< \$15,000	834	6,469	17,298
\$15,000-\$24,999	541	5,151	13,562
\$25,000-\$34,999	786	5,730	14,097
\$35,000-\$49,999	772	6,161	16,118
\$50,000-\$74,999	1,094	9,002	22,846
\$75,000-\$99,999	795	5,969	15,220
\$100,000-\$149,999	1,193	7,548	17,883
\$150,000-\$199,999	478	2,921	6,917
> \$200,000	826	5,598	12,629

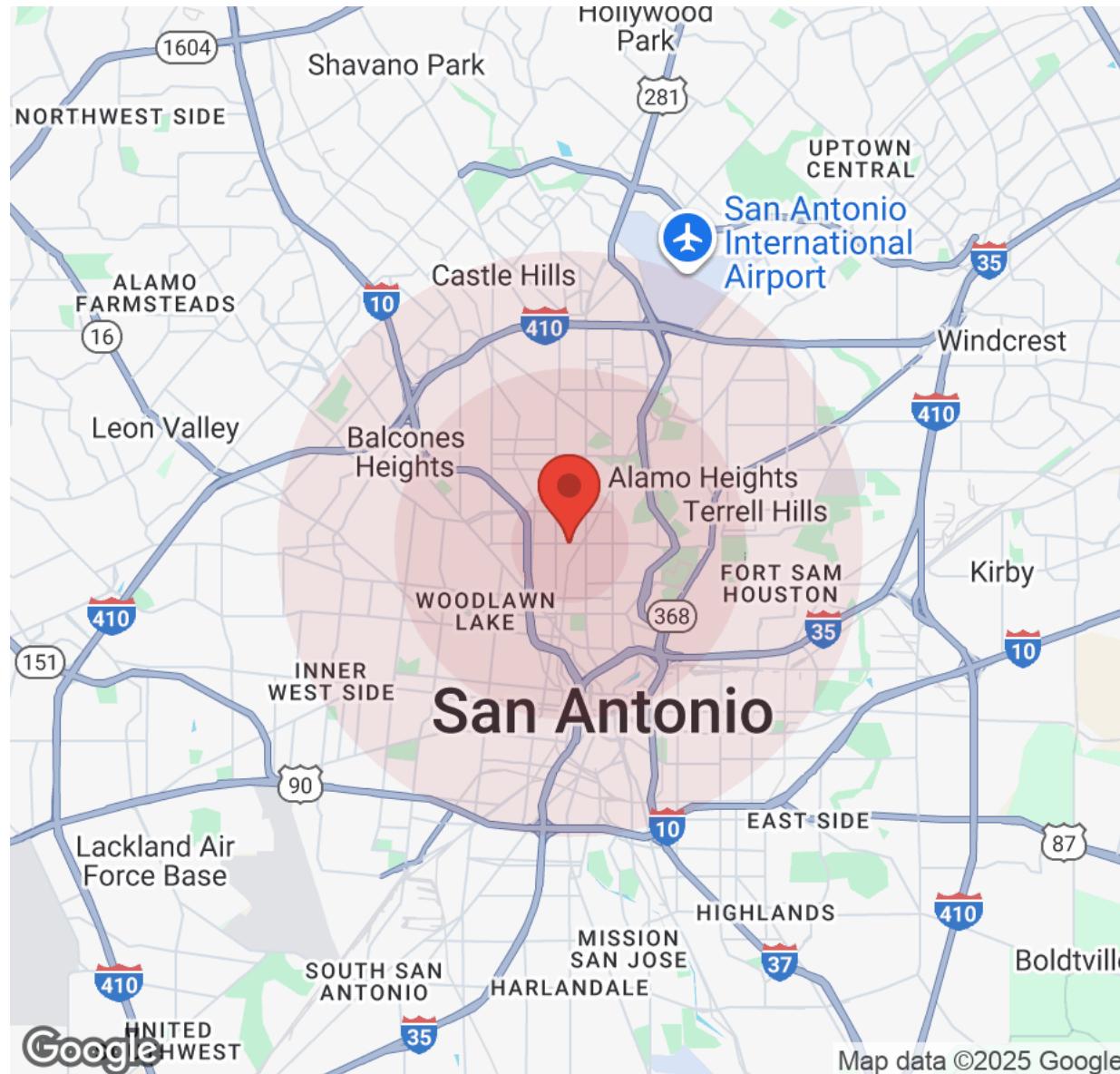
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Housing	1 Mile	3 Miles	5 Miles
Total Units	8,237	61,088	152,961
Occupied	7,319	54,548	136,569
Owner Occupied	3,783	24,694	62,154
Renter Occupied	3,536	29,854	74,415
Vacant	919	6,540	16,391

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PROFESSIONAL BIO

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DISCLAIMER

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PRESENTED BY:

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