



5351-5355 Brewster St.  
San Antonio, Texas 78233

# INVESTMENT OFFERING MEMORANDUM

| FOR SALE



10,200 Square Foot  
Multi-Tenant,  
Fully Leased Flex Property



Atlanta | Austin | Carolinas | Chicago | Dallas | Denver | Fort Worth | Houston  
| Nashville | Northern Virginia | Phoenix | **San Antonio** | South Florida | Southern  
California | | Washington, D.C.



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### **DISCLAIMER & CONFIDENTIALITY**

The information contained in this package is furnished solely for the purpose of review by a prospective purchaser of 5351-5355 Brewster Drive, San Antonio, Texas (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of Stream Realty Partners – Central Texas L.P., or any of its affiliates ("Stream"). The information contained in this package is from sources deemed reliable, but it is not guaranteed by Stream in any way and is subject to change in price, corrections, errors and omissions, prior to sale, or withdrawal without notice. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather a general outline of the pertinent provisions contained herein.

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Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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# THE ASSET

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## Introduction to Asset

Stream Realty Partners is pleased to exclusively offer qualified purchasers the opportunity to acquire fee simple interest in **5351 - 5355 Brewster Road** ("Property"), a co-tenant, triple-net leased flex facility in San Antonio leased to San Antonio Water Solutions and Jan-Pro San Antonio. The Property is 10,200 square feet and has a fully-fenced asphalt yard.

Strategically positioned just off the I-35 & Loop 410 exchange near Wurzbach Parkway, the Property has great proximity to San Antonio's growing northeast residential markets.

 <b>Asking Price</b> \$1.5MM	 <b>Price/SF</b> \$147.00	 <b>Cap Rate</b> 8.01%
 <b>Property Address</b> 5351-5355 Brewster St. San Antonio, TX 78233	 <b>Year Built/Renovated</b> 1975 / 2023	 <b>Total SF</b> 10,200 SF
 <b>Roof</b> TPO, Installed Nov. 2020 20 Year Warranty	 <b>Loading</b> 3 grade level doors	 <b>Lot Size</b> 0.69 Acres
 <b>Zoning</b> C-3	 <b>Power</b> 400 Amp Three Phase Power	 <b>Yard Storage</b> Secured asphalt yard

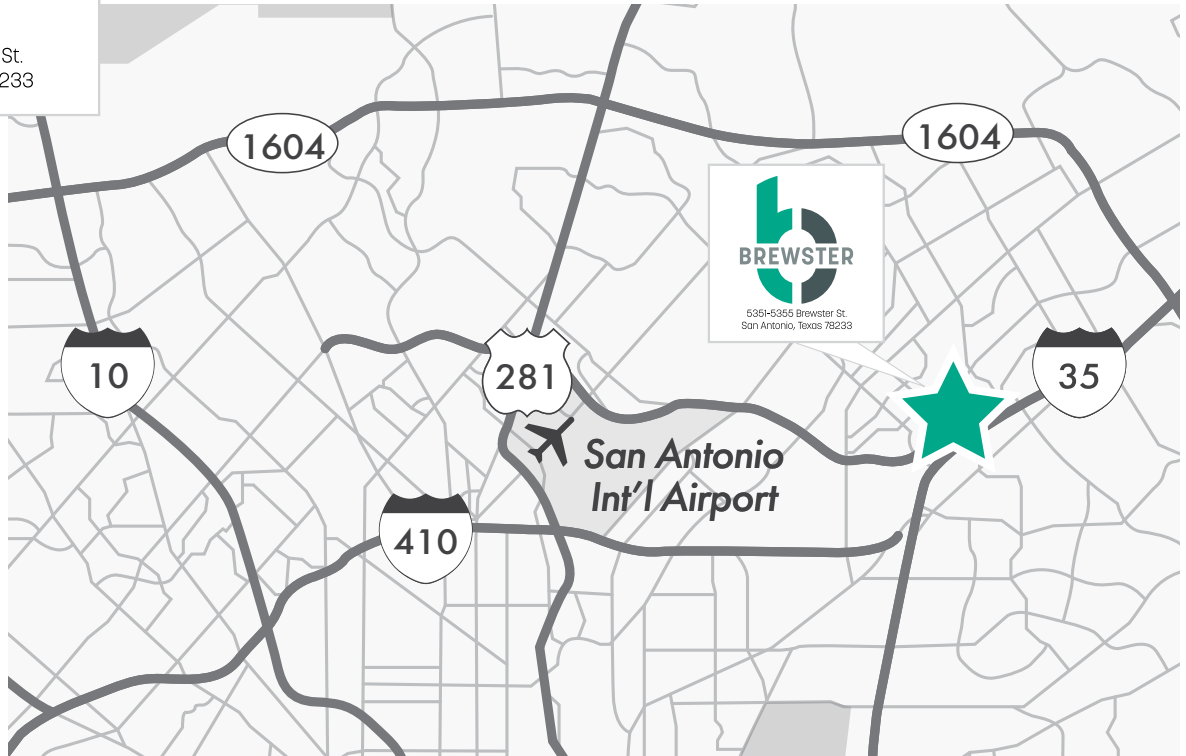
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# Location Map & Aerial



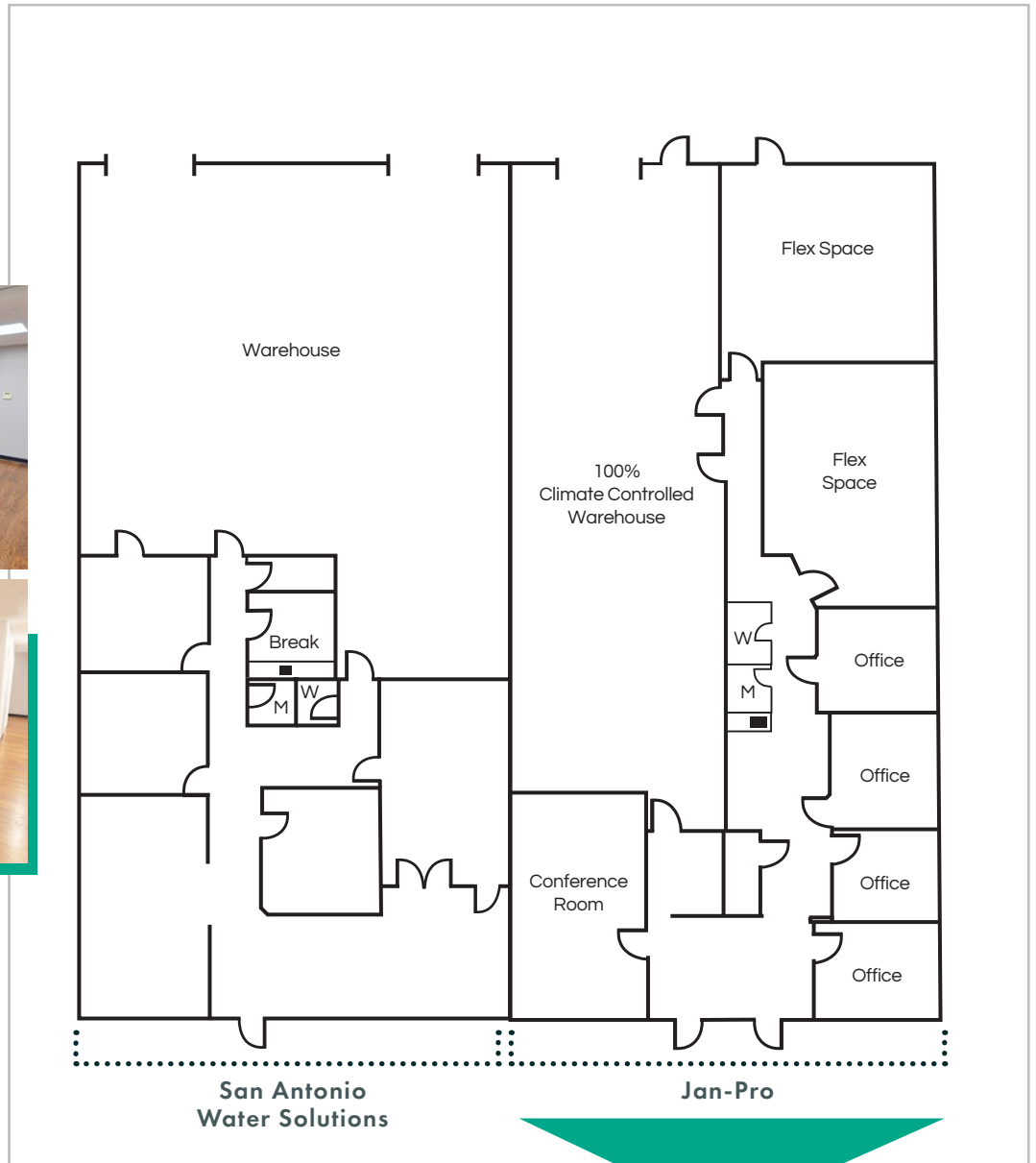
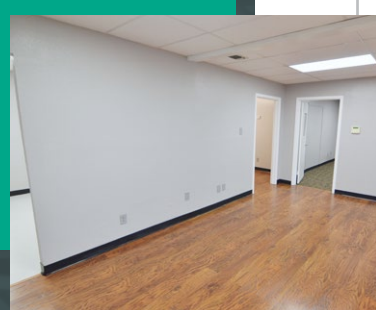
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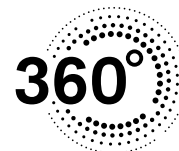


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# Site Plan



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of Jan-Pro's Space**



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5331 Brewster Rd.

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Subject



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# THE TENANTS

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# About San Antonio Water Solutions

## 5351 Brewster Street – San Antonio Water Solutions

- Tenant: Texas Water Treatment, LLC
- Size: 5,400 SF



San Antonio Water Solutions provides water softener solutions to residential and commercial clients in San Antonio. They strive to provide sustainable water solutions for San Antonio's metro area. They pride themselves on quality, accountability, communication, and integrity.

<https://www.sanantoniowatersolutions.net/>

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# About Callis Professional Services, DBA Jan-Pro San Antonio

## 5355 Brewster Street – Jan-Pro Cleaning and Disinfecting

- Tenant: Callis Professional Services, LLC
- Size: 4,800 SF



Jan-Pro is a growing international franchised cleaning service company based in Atlanta, GA. Founded in 1991, Jan-Pro is the #1 ranked Commercial Cleaning Company for the past 15 years according to Entrepreneur's Franchise 500 Ranking with more than 8,000 franchisees in 41 states and nine countries. Jan-Pro specializes in commercial building cleaning with experience in Medical, Office, and Retail.

<https://jan-pro.com/sanantonio/>



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# THE MARKET

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# Why San Antonio?



**2.67MM**  
2022 MSA Population



**15K**  
Acres of  
Public Parks



**\$48.7 Billion**  
Military Contribution  
to San Antonio



**7th**  
Largest City  
In The U.S.



**150**  
Miles  
of Trails



**39K**  
Yearly Military  
Training Graduates



**73.5%**  
Diversity  
Index



**#2**  
San Antonio International  
Airport Ranked #2 In US  
By The Wall Street Journal



**34.5%**  
Blue Collar  
Workforce



**30.3%**  
Adults  
Finished College



**SA Missions**  
Texas' Only UNESCO  
World Heritage Site



**39 MM**  
Tourists  
Per Year

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# San Antonio At A Glance

## SAN ANTONIO INDUSTRIAL

**65.55M SF**

Investment Grade  
Inventory

**8.69M SF**

Market  
Availability

**(1,039,976 SF)**

Q2 2024  
Major New Deals



(trending up)

**Direct Vacancy**



(trending up)

**Rental Rates**

## SAN ANTONIO FLEX STATISTICS

**5.58M SF**

Overall Flex  
Inventory

**432,347 SF**

Available  
SF

**7.75%**

Q2 2024  
Vacancy

## NORTHEAST FLEX SUBMARKET

**1.55M SF**

Flex Grade  
Inventory

**107,230 SF**

Market  
Availability

**6.91%**

Direct  
Vacancy

Q2 2024 Data

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