



FOR SALE / FOR LEASE

4205 SAN PEDRO

SAN ANTONIO, TEXAS



EXECUTIVE SUMMARY

The Opportunity

JLL is pleased to present the exclusive opportunity to purchase 4205 San Pedro (The “Property”), a 13,000 SF office/retail asset in the heart of North Central San Antonio. The Property offers convenient access to major highways IH-10, US-281 and IH-35 and visibility along San Pedro Avenue. Located less than four miles from downtown, 4205 San Pedro is surrounded by San Antonio’s most prestigious neighborhoods: Alamo Heights, Balcones Heights, Terrell Hills, and Castle Hills. The Property presents a rare acquisition opportunity in San Antonio—one of America's highest growth markets.



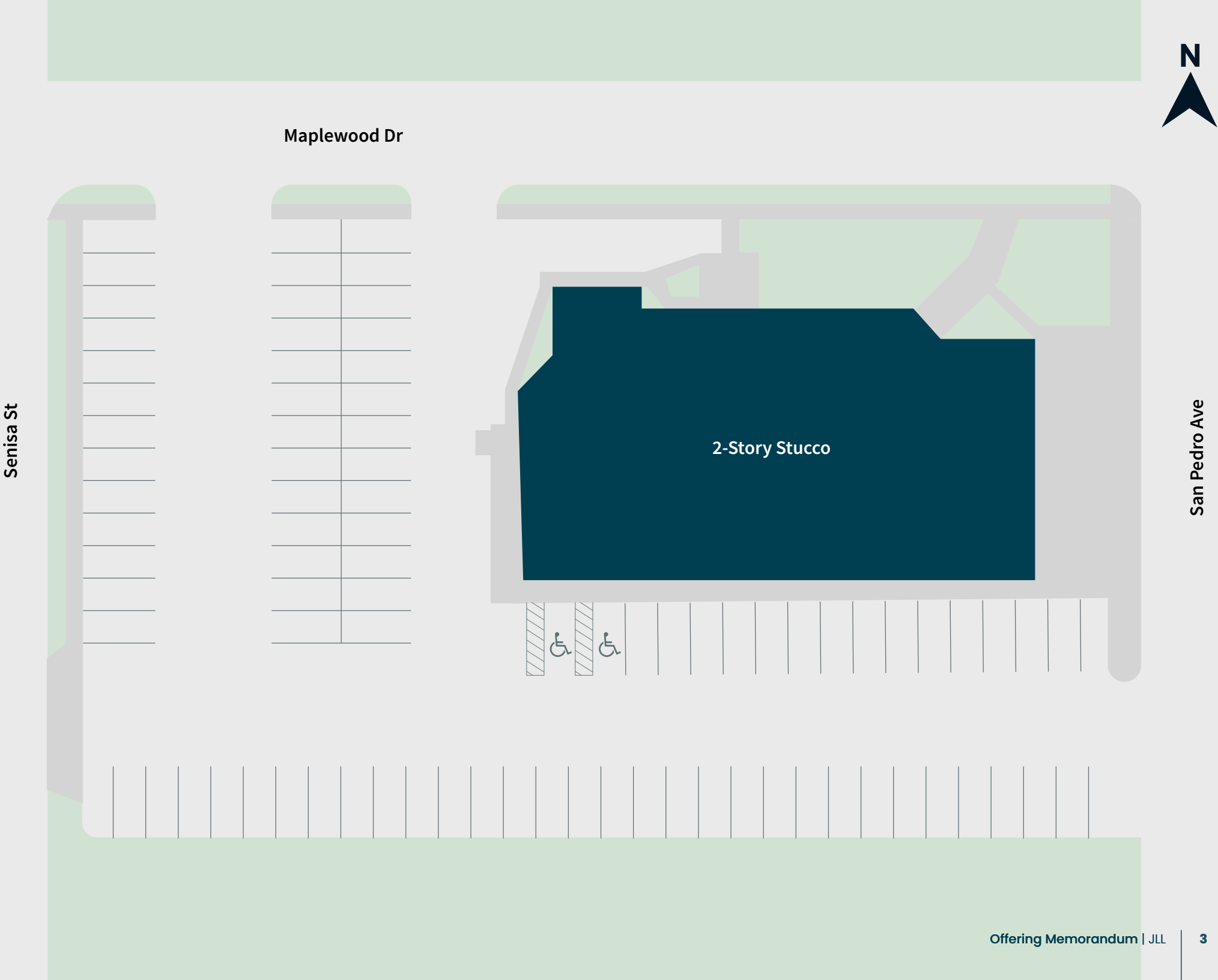
PROPERTY OVERVIEW

ADDRESS:	4205 San Pedro Ave. San Antonio, TX 78212
SUBMARKET:	North Central
Size:	13,000 SF
BUILT / Renovated:	1964 / 1985
LAND AREA:	1.15 Acres 50,094 SF
ZONING:	C2
PARKING:	6.8 / 1,000 SF 88 Surface Spaces

POTENTIAL OWNER OCCUPANCT OR
INVESTMENT OPPORTUNITY

EASY ACCESS TO MAJOR HIGHWAYS
US-281, IH-10 AND IH-35

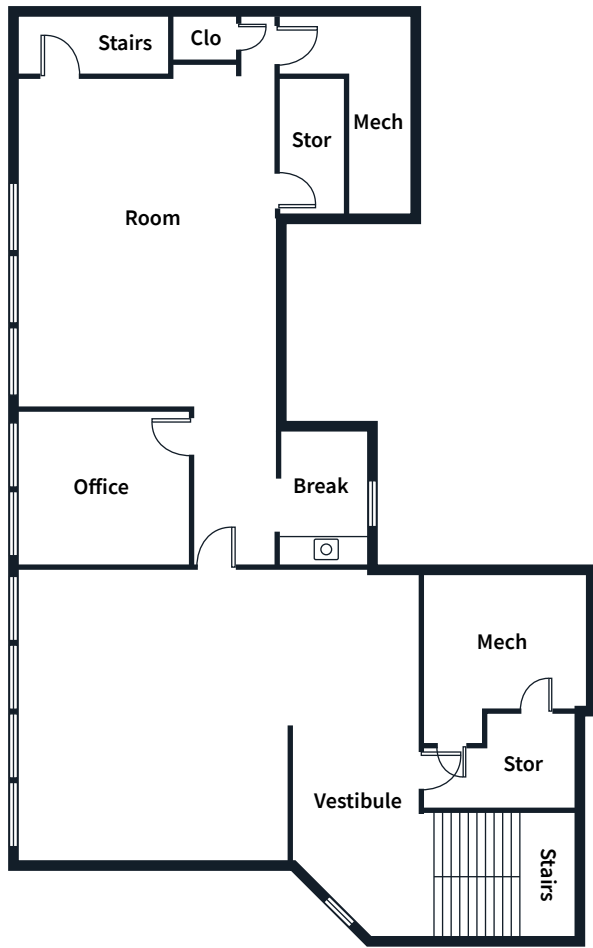
SURROUNDED BY AFFLUENT
RESIDENTIAL NEIGHBORHOODS



FLOOR PLANS – FIRST FLOOR



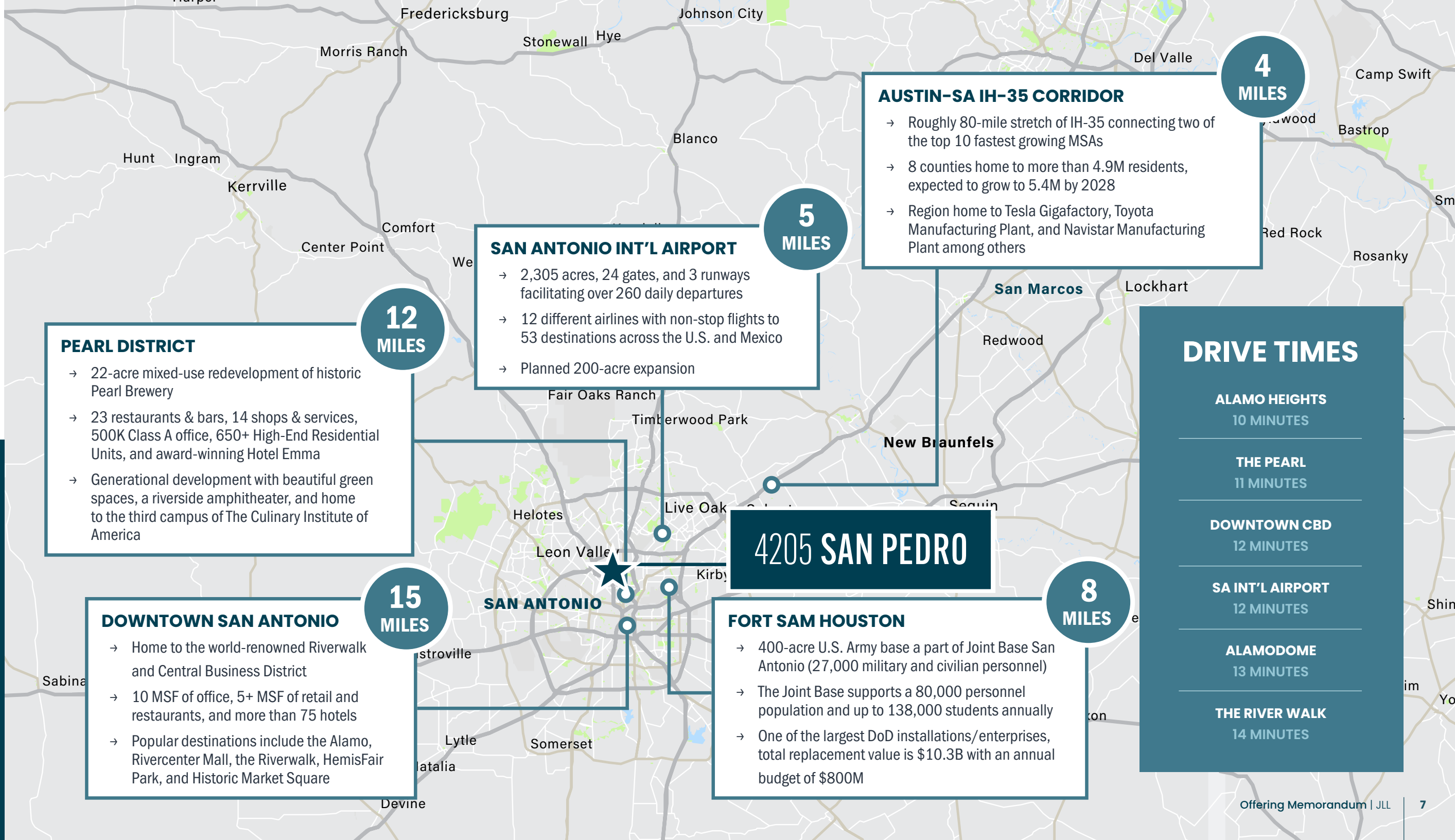
FLOOR PLANS – SECOND FLOOR





LOCATION OVERVIEW

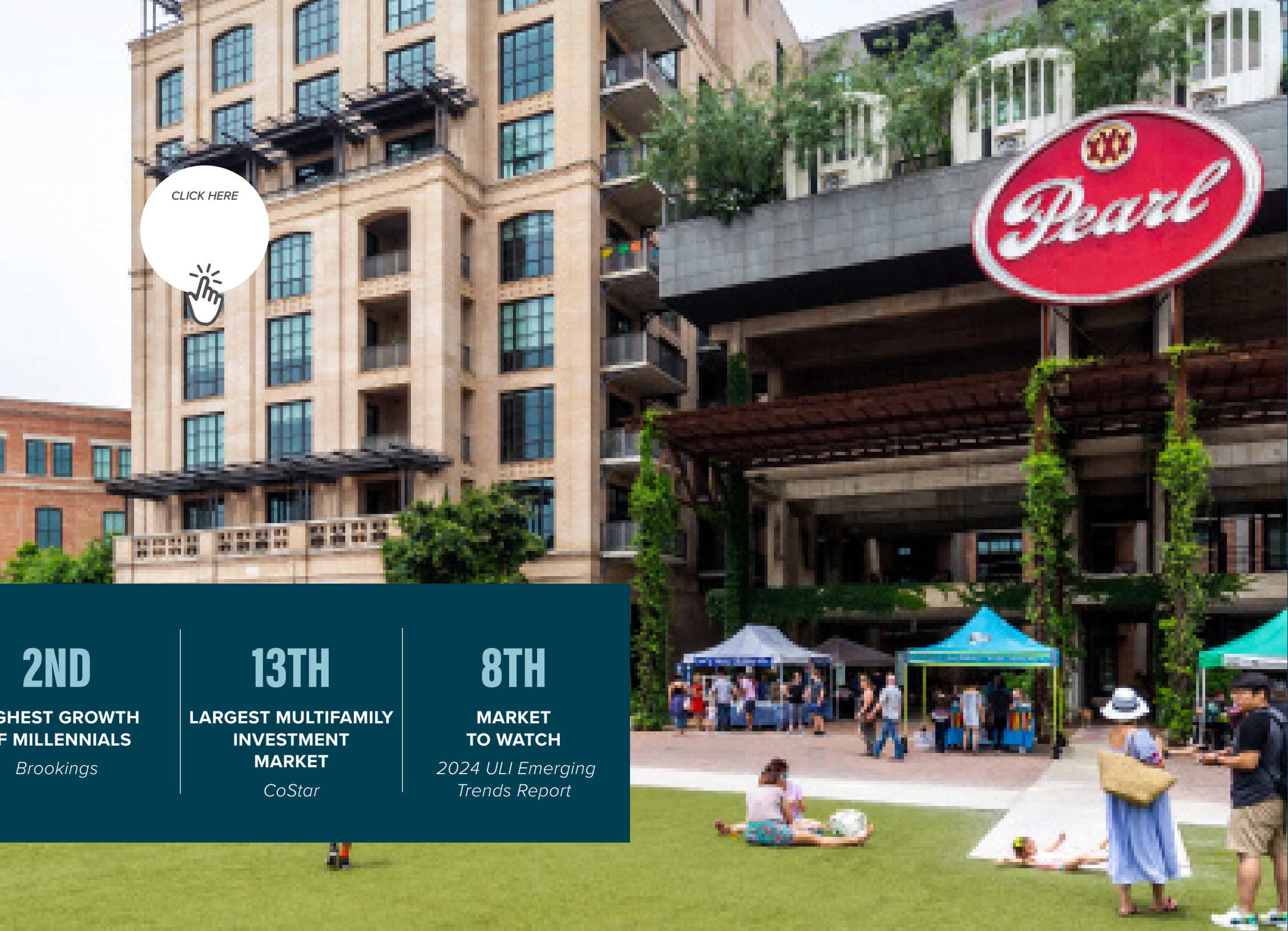
Located less than four miles from Downtown San Antonio, and proximate to the San Antonio International Airport, 4205 San Pedro boasts immediate access to the heart of the city. The Property benefits from its convenient accessibility to major roadways such as IH-10, US-281, IH-35, US-410, and San Pedro Avenue. North Central San Antonio is home to a fast-growing employment and residential base shown by San Antonio's 5.3% population growth since 2020. Furthermore, 4205 San Pedro is strategically located within a 15-minute drive to the city's top neighborhoods such as Alamo Heights, Balcones Heights, Terrell Hills, and Castle Hills that boast homes valued in the millions.



WHY SAN ANTONIO?

Flourishing San Antonio Economy

A national leader in economic growth and stability, San Antonio continues to gain momentum. Young professionals and businesses continue to flock to the metro for its relative affordability and high quality of life. San Antonio boasts a diverse economy, rich quality of life, robust cybersecurity ecosystem, and stable military and healthcare employment base. In addition to the city's robust celebrated cultural history, San Antonio offers a premier culinary and arts scene, numerous entertainment destinations, accessible outdoor lifestyle amenities, and trending urban hubs including The Pearl, Southtown, River North, and Hemisfair.



NO.4

**AMERICA'S NEXT
BOOM TOWN**

Forbes

TOP 5

**FOR ECONOMIC
PERFORMANCE**

Brookings

2ND

**HIGHEST GROWTH
OF MILLENNIALS**

Brookings

13TH

**LARGEST MULTIFAMILY
INVESTMENT
MARKET**

CoStar

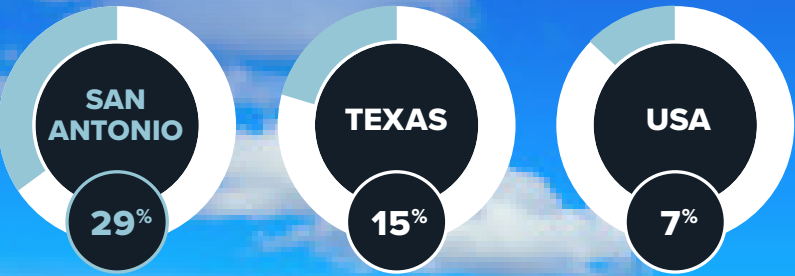
8TH

**MARKET
TO WATCH**
*2024 ULI Emerging
Trends Report*

Largest Single Employers

- 1 **JOINT BASE SAN ANTONIO**
- 2 **H-E-B**
- 3 **USAA**
- 4 **RACKSPACE**
- 5 **WHATABURGER**
- 6 **RUSH ENTERPRISES**
- 7 **JP MORGAN CHASE**
- 8 **FROST BANK**
- 9 **TASKUS**
- 10 **BILL MILLER BAR-B-Q**
- 11 **TOYOTA MOTOR MANUFACTURING**
- 12 **SOUTHWEST RESEARCH INSTITUTE**
- 13 **SWBC**
- 14 **IHEARTMEDIA**
- 15 **ACCENTURE**

POPULATION GROWTH 2012-2022



NOTABLE EMPLOYERS

JOINT BASE SAN ANTONIO 82,639 JOBS	South Texas MEDICAL CENTER 50,000+ JOBS	H-E-B 20,000 JOBS	USAA 19,000 JOBS	PORT SAN ANTONIO 18,000+ JOBS
CYBERSECURITY SAN ANTONIO 16,500 JOBS	JPMorgan Chase 5,000 JOBS	rackspace HOSTING 6,500 JOBS	VALERO 1,653 JOBS	BOEING 2,800 JOBS

Population Trends

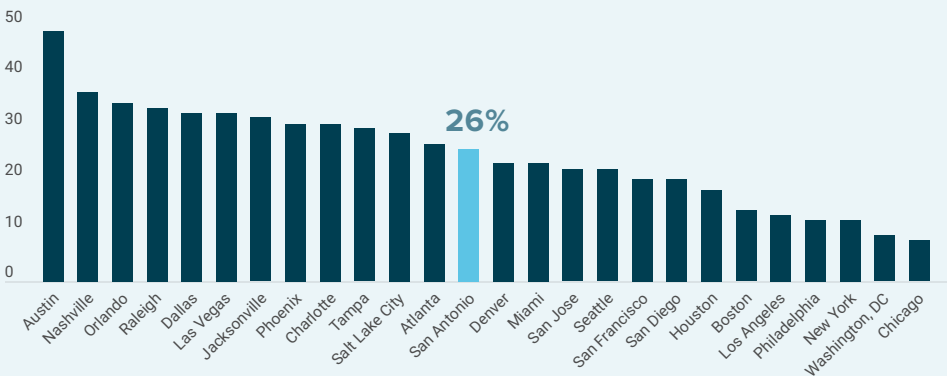
- 2.6+ million MSA residents: second most populous city in Texas, 7th largest in the U.S.
- One of the nation’s fastest growing millennial populations in the U.S.

Employment Trends

- Healthy job market credited to diverse industries: established financial services, rapidly growing life sciences, new energy, and a booming IT and cybersecurity presence
- Educated, young workforce, low business costs, and city-backed financial incentives continue to attract startups and corporate relocations
- Top market for job seekers: steady employment growth and low unemployment levels



10-YEAR EMPLOYMENT GROWTH



International Trade Center

- Ideally positioned along the NAFTA corridor, handling 50%+ of Mexico-U.S. trade flow
- Logistical functionality bolstered by 1,900-acre multimodal Port San Antonio hub
- Large multinational corporate presence including Boeing, Lockheed Martin and Xerox

IT & Cybersecurity Hub

- Recognized by the NSA as one of the nation's leading cities for cybersecurity activity
- Global employers include EY, PwC, Booz Allen Hamilton, Lockheed Martin and The Hut Group are expanding cybersecurity operations in San Antonio

Strong Military Presence

- Known as “Military City” due to its long history of multiple military and defense installations
- Home to one of the greatest concentrations of active and retired military populations in the nation: 283,000+ military and military service employees in the MSA
- Four major military bases comprise Joint Base San Antonio (JBSA): Randolph Air Force Base, Fort Sam Houston, Lackland Air Force Base and Camp Bullis

SAN ANTONIO IS HOME TO

16,500+

CYBER SECURITY
& DOD CYBER
WARRIORS

NSA TEXAS

4,000+ DAILY
EMPLOYEES

U.S. AIRFORCE

CYBER COMMAND
(24th & 25th AIRFORCE)

6 TOTAL

NSA CENTERS
OF EXCELLENCE



3RD FASTEST GROWING CITY IN
THE COUNTRY (numerically)

Increase of 14,000 new residents from 2021-2022



130 PEOPLE MOVING TO SAN
ANTONIO PER DAY

Population of 1.6M expected to double by 2040



MILLENNIAL POPULATION AMONG
FASTEST-GROWING IN THE NATION



COMPETITIVE COST OF LIVING,
8% LESS THAN U.S. AVERAGE



INTERNATIONALLY RECOGNIZED
AS A LEADING PROVIDER OF
CYBERSECURITY



LARGEST ACTIVE AND RETIRED
MILITARY POPULATIONS IN
THE U.S.

DEAL CONTACTS

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About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 111,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

A stylized map of San Antonio, Texas, in a dark teal color. The map shows major highways including I-410, I-35, I-10, and Loop 13. A white location pin is placed in the central-northern part of the city. A white rectangular callout box with a pointer to the pin contains the text "4205 SAN PEDRO". The text "DOWNTOWN SAN ANTONIO" is visible in the lower central part of the map.

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