



FOR SALE / FOR LEASE

4205 SAN PEDRO

SAN ANTONIO, TEXAS



EXECUTIVE SUMMARY

The Opportunity

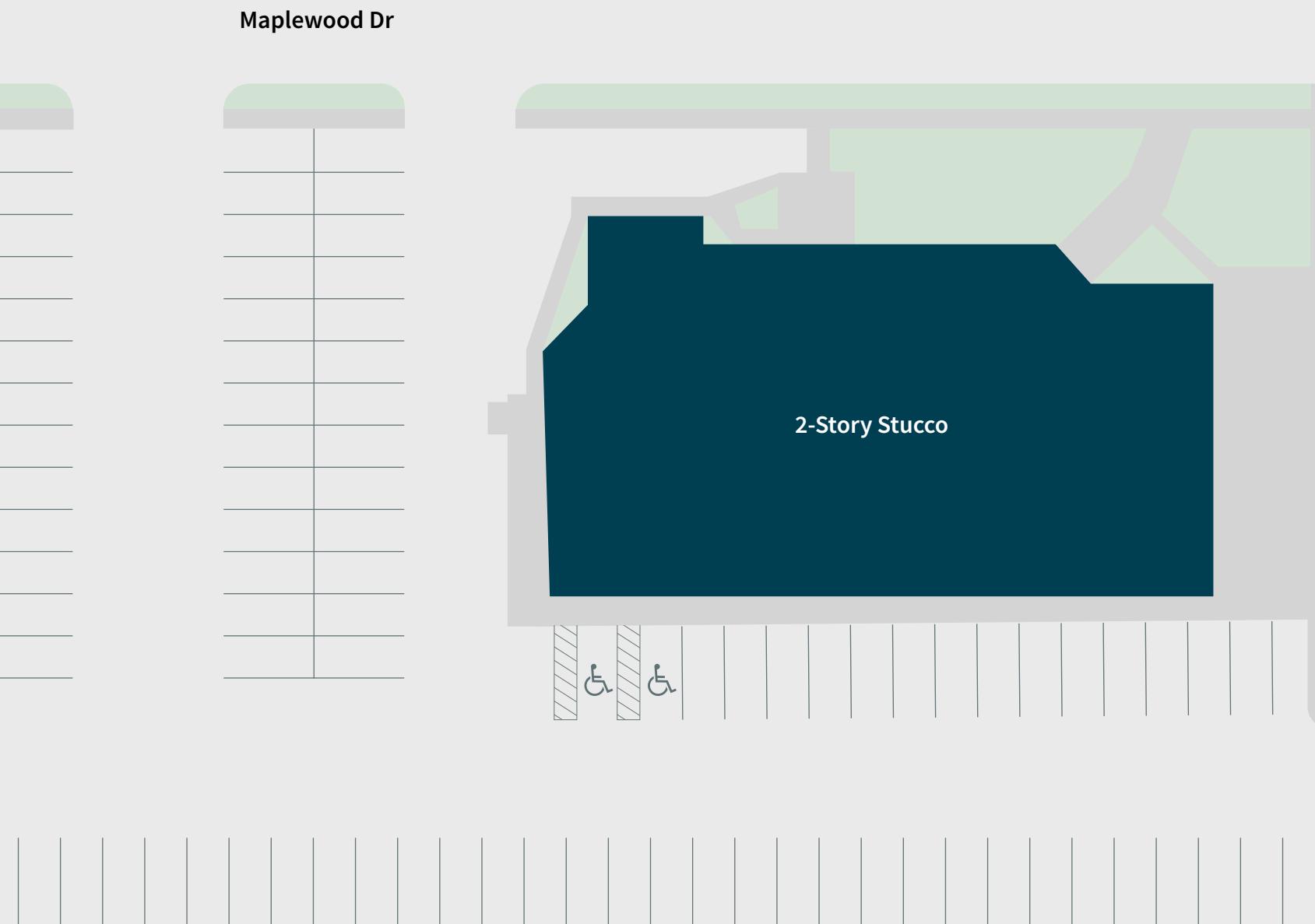
JLL is pleased to present the exclusive opportunity to purchase 4205 San Pedro (The “Property”), a 13,000 SF office/retail asset in the heart of North Central San Antonio. The Property offers convenient access to major highways IH-10, US-281 and IH-35 and visibility along San Pedro Avenue. Located less 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

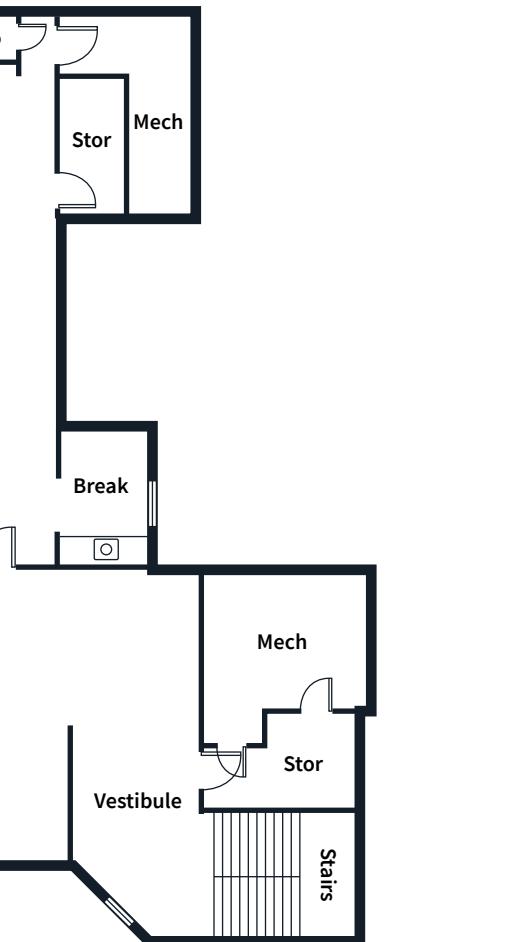
**POTENTIAL OWNER OCCUPANT OR
INVESTMENT OPPORTUNITY**
**EASY ACCESS TO MAJOR HIGHWAYS
US-281, IH-10 AND IH-35**
**SURROUNDED BY AFFLUENT
RESIDENTIAL NEIGHBORHOODS**



FLOOR PLANS – FIRST FLOOR



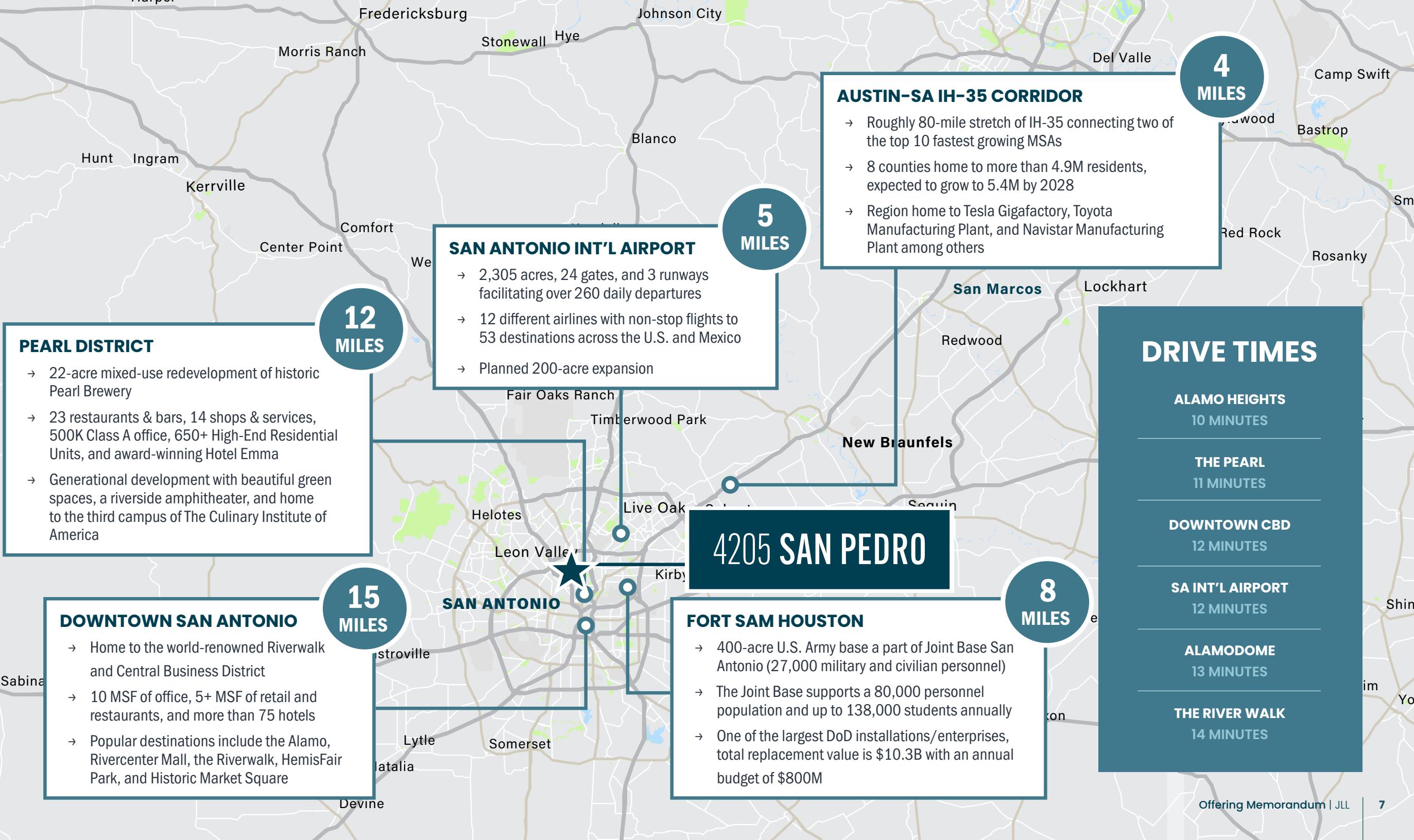
FLOOR PLANS – SECOND FLOOR





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 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**



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. AIR FORCE
CYBER COMMAND (24th & 25th AIR FORCE)

6 TOTAL
NSA CENTERS OF EXCELLENCE



3RD FASTEST GROWING CITY IN THE COUNTRY (numerically)

Increase of 14,000 new residents from 2011-2021



130 PEOPLE MOVING TO SAN ANTONIO PER DAY

Population of 1.6M expected to double by 2040



YOUTH 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 POPULATION IN THE U.S.

DEAL CONTACTS

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About JLL

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