

# RANDOLPH BUSINESS PARK

5600 – 5696 Randolph Blvd.  
San Antonio, TX 78233



**+/- 139,611 SF  
FOR SALE**

**CBRE**

# Asset Overview

## EXECUTIVE SUMMARY

Randolph Business Park is a well-leased, multi-building industrial asset located in the highly desirable Northeast submarket with immediate access to I-35. Constructed in 1985, the property consists of four separate buildings and is supported by a generous parking ratio, offering a total of 277 parking spaces—an attractive feature for tenants and users alike.

The park is functionally designed to accommodate a wide range of industrial and flex uses, featuring a combination of dock-high and grade-level loading, as well as robust three-phase power throughout. These attributes position the property to serve both existing tenants and future users efficiently.

Randolph Business Park presents a compelling value-add opportunity for a new investor. Current in-place rents are below prevailing market levels, providing clear upside potential through lease rollovers, renewals, and strategic capital improvements. The property has been well maintained, with TPO roofing systems that are in good condition, allowing an incoming owner to focus capital on operational and aesthetic enhancements rather than near-term deferred maintenance.



## BUILDING SPECIFICATIONS

BUILDING SIZE	+/- 139,611 SF
PARCEL SIZE	+/- 8.96 AC
TENANTS	18
PROJECT OCCUPANCY	74.04%
WALT	2 YEARS
TENANT SIZE RANGE	1,500 SF to 14,600 SF (Approx.)
YEAR BUILT	1985
TPO ROOF	2019/2020
ROOF WARRANTY	20 YEARS
PARKING RATIO	2 per 1,000 SF
LOADING	DOCK, GRADE AND RAMP

# Site Layout



# Aerial Facing Southeast



# Aerial Facing Northwest



# Site Plan

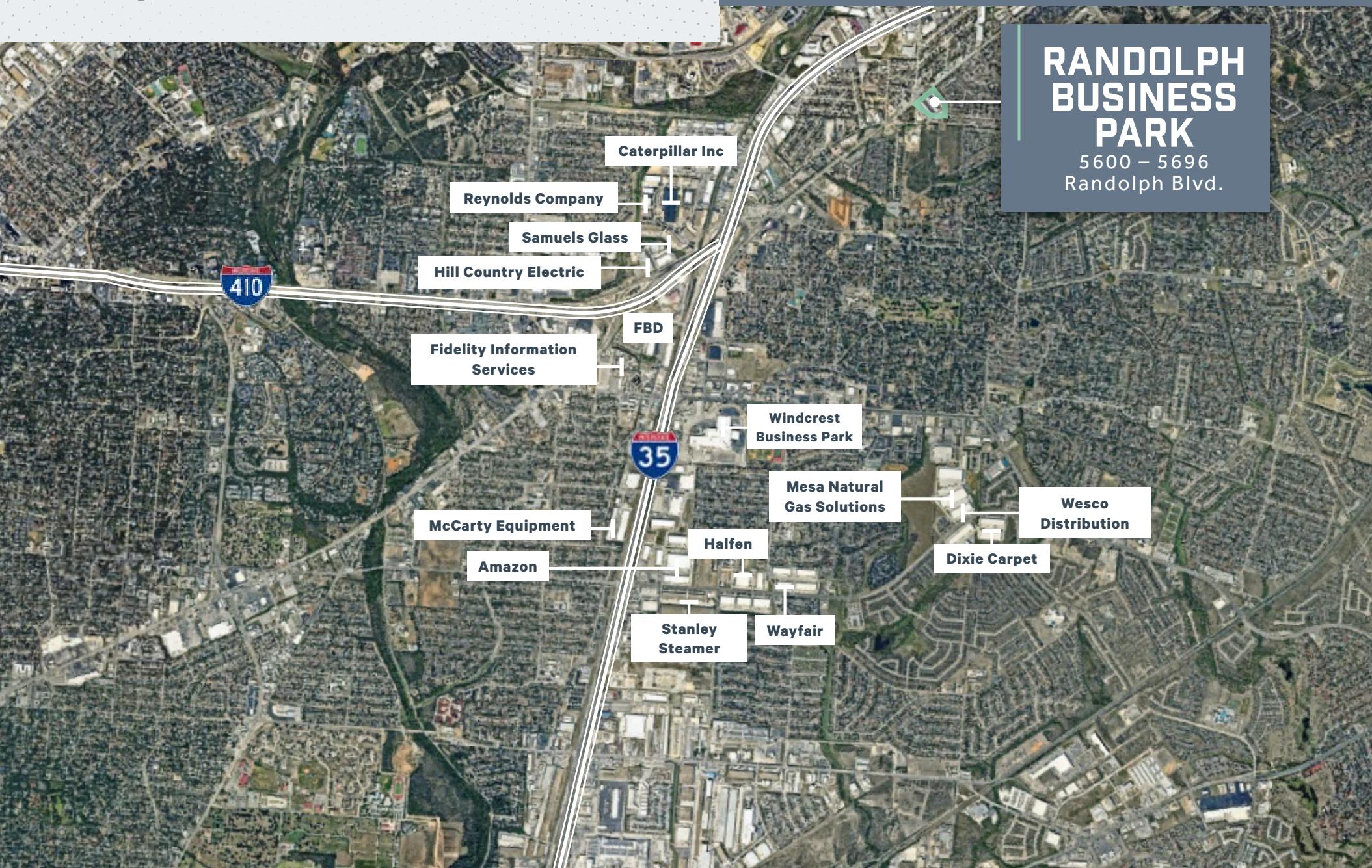


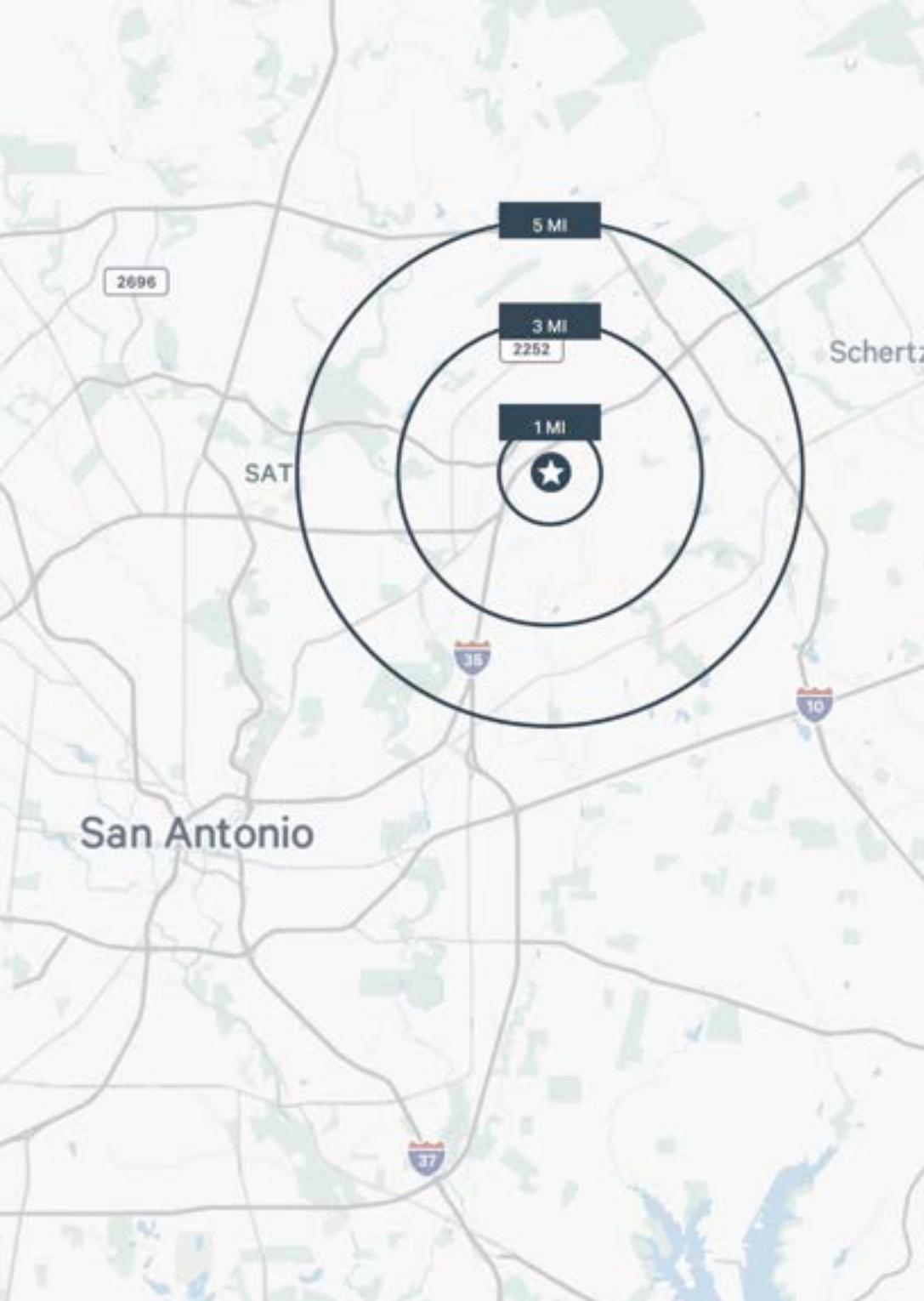
\*This modernized site plan is intended for illustrative and informational purposes only. While efforts have been made to ensure its accuracy, it is based on available data and may not reflect all current conditions, exact dimensions, or precise property boundaries. This plan should not be relied upon as a substitute for an official survey, legal documents, or professional assessments. Users are strongly advised to independently verify all information, dimensions, and specifications presented herein before making any decisions or undertaking any actions. The property owner and creators of this plan disclaim any liability for errors or omissions, or for any loss or damage arising from the use of this information.

# Photos



# Map





## Demographics

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
2025 Population	10,605	122,005	301,289
2025 Households	4,424	47,853	116,643
2025 Families	43	8,237	20,183
2025 Average Household Size	3.60	3.32	3.14
2025 Median Age	41.90	37.10	37.10
2025 Median Household Income	\$66,815	\$65,800	\$72,714
2030 Average Household Income	\$82,182	\$81,799	\$91,490
2030 DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
2030 Population	11,581	123,302	305,767
2030 Households	4,900	49,310	120,842
2030 Families	46	9,060	21,630
2030 Average Household Size	3.49	3.20	3.07
2030 Median Age	31.9	32.1	31.2
2030 Median Household Income	\$68,719	\$62,084	\$61,892
2030 Average Household Income	\$80,117	\$78,642	\$78,388

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