



FOR LEASE

Pinebrook Shopping Center

8045 PINEBROOK DR
San Antonio, TX 78216

1,700 - 5,421 SF
AVAILABLE

\$12.00
SF/YR

Lindsey Nussle
Senior Director of Asset Management
210-801-8517 (Direct)
lindsey@spigelproperties.com

Spigel Properties
70 N.E. Loop 410
Suite 185, San Antonio, TX 78216
947.941.1908

**SPIGEL
PROPERTIES**

INVESTMENTS • REAL ESTATE

Property Overview

1,700 - 5,421 SF AVAILABLE SF	\$12 ASKING RATE SF/YR	1973 YEAR BUILT	1.72 LOT SIZE	23,985 SqFt BUILDING SQFT
13627-023-0080 PARCEL ID	Commercial ZONING TYPE	Bexar COUNTY	29.510937,-98.549730 COORDINATES	

EXECUTIVE SUMMARY

- Located along the established retail corridor on Pinebrook Dr, the Pinebrook in San Antonio, TX, offers move-in ready suites with prominent frontage and signage opportunities and a strong surrounding consumer base.
- A great neighborhood shopping center that has been serving the San Antonio community for decades. Pinebrook has been well maintained by local owner for years to help lure tenants as well as patrons. The owners have a goal to improve the community by creating a diverse center with universal appeal. Located in prime San Antonio corridor just NW of Interstate 10 and HWY 410 interchange with close proximity to medical center.

PROPERTY HIGHLIGHTS

- Lighted Parking Lot with Ample Parking.
- Easy Ingress & Egress.
- Synergistic co-tenancy.
- Long term tenants such as the Industry (2004) and Security Controls (1990)
- 3-Mile daytime population of over 200,000

ACCESSIBILITY

 TRANSIT	 AIRPORTS	 HIGHWAYS
Crossroads Park/Ride Terminal 1.2 mi	San Antonio International Airport 5.0 mi	McDermott Freeway 0.1 mi
Crossroads Park & Ride 1.2 mi	Stinson-Mission Municipal Airport 12.9 mi	Northwest Loop 410 0.4 mi
Horizon Hill & Callaghan 0.3 mi	Regent Coach Line 7.1 mi	Connally Loop 0.4 mi
		Wurzbach Parkway 3.3 mi

Space Available

#8033 -8037

\$12 SF/Yr

SF AVAILABLE

1,700 – 5,421 SF

TYPE

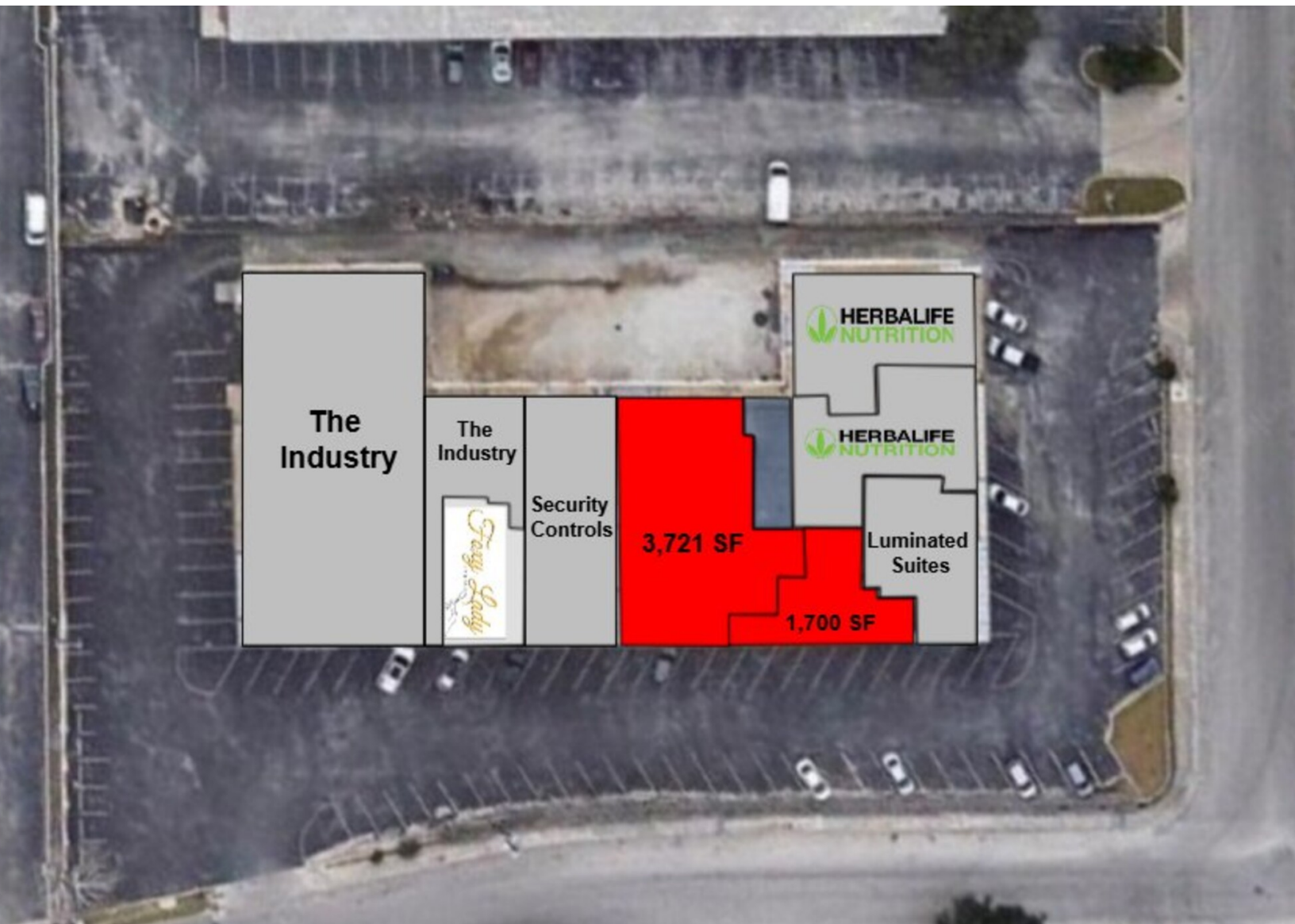
NNN

TERM

Negotiable

USE

Retail



Market Overview



POPULATION
1,526,656

RANK
7

DENSITY
2,875.86 SQ MI

URBAN
1,992,689 SQ MI

Market Overview: San Antonio, TX

San Antonio is a city in Bexar County, Texas. The city is the seventh-most populous in the United States, the second-largest in the Southern United States, and the second-most populous in Texas. It is the 12th-most populous city in North America, with 1,434,625 residents as of 2020. Founded as a Spanish mission and colonial outpost in 1718, the city in 1731 became the first chartered civil settlement in what is now present-day Texas. San Antonio is part of the San Antonio–New Braunfels Metropolitan Statistical Area, which encompasses a population of over 2.6 million.

The city boasts one of the fastest-growing economies in the United States, supported by a diverse base of military, healthcare, tourism, and technology industries. Joint Base San Antonio contributes over \$16 billion annually to the local economy, and the city is home to several Fortune 500 companies including Valero Energy and NuStar Energy. Tourism draws over 37 million visitors annually to destinations such as the River Walk, the Alamo, Six Flags Fiesta Texas, and SeaWorld. With a median age of approximately 33 years, a young and diverse consumer base, and the presence of major universities including UTSA and Trinity University, San Antonio remains one of the most dynamic retail markets in Texas.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	17,030	Population	145,298	Population	353,388
Median HH Income	\$54,233	Median HH Income	\$55,722	Median HH Income	\$61,611
Households	7,875	Households	65,900	Households	155,541

Source: ESRI / ArcGIS Business Analyst





Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,059	137,890	336,125
2010 Population	16,668	143,245	351,776
2026 Population	17,030	145,298	353,388
2031 Population	16,507	143,302	350,127
2026–2031 Growth Rate	–0.62 %	–0.28 %	–0.19 %
2026 Daytime Population	23,114	207,511	457,643

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	7,441	60,015	135,139	less than \$15,000	945	9,237	19,808
2010 Total Households	7,630	62,068	144,772	\$15,000–\$24,999	686	5,210	11,254
2026 Total Households	7,875	65,900	155,541	\$25,000–\$34,999	797	6,293	13,226
2031 Total Households	7,772	66,410	157,478	\$35,000–\$49,999	1,178	8,787	18,997
2026 Avg. Household Size	2.15	2.18	2.25	\$50,000–\$74,999	1,738	13,234	29,401
2026 Owner Occupied Housing	2,161	23,433	66,758	\$75,000–\$99,999	1,136	7,550	18,107
2031 Owner Occupied Housing	2,163	23,783	67,978	\$100,000–\$149,999	880	8,576	22,534
2026 Renter Occupied Housing	5,714	42,467	88,783	\$150,000–\$199,999	258	3,298	9,584
2031 Renter Occupied Housing	5,609	42,627	89,500	\$200,000 or greater	255	3,715	12,629
2026 Vacant Housing	1,069	8,663	18,744	Median HH Income	\$54,233	\$55,722	\$61,611
2026 Total Housing	8,944	74,563	174,285	Average HH Income	\$68,933	\$76,982	\$88,982



Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY



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