

BANDERA FESTIVAL SHOPPING CENTER

NW CORNER OF BANDERA ROAD & GUILBEAU ROAD
SAN ANTONIO, TX 78250

**SUBJECT
PROPERTY**

H-E-B



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Marcus & Millichap
LEVY RETAIL GROUP

OFFERING MEMORANDUM

Bandera Festival Shopping Center

8315 - 8425 Bandera Road, San Antonio, TX 78250

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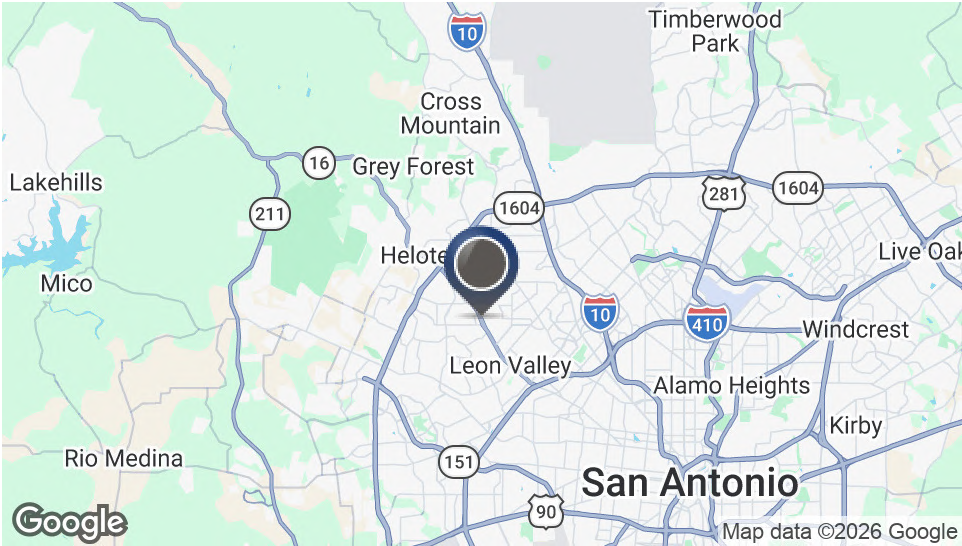
Section 1 PROPERTY INFORMATION



Bandera Festival Shopping Center

8315 - 8425 Bandera Road, San Antonio, TX 78250

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OFFERING SUMMARY

Sale Price:	\$35,000,000
Building Size:	194,501 SF
Lot Size:	18.3 Acres
Price / SF:	\$179.95
Cap Rate:	7.09%
Current NOI:	\$2,479,834
Pro Forma Cap Rate:	9.24%
Pro Forma NOI:	\$3,235,279
Year Built:	1988

PROPERTY OVERVIEW

Marcus & Millichap is pleased to present the opportunity to acquire a value-add, 194,501-square-foot, multi-tenant community center that is well positioned in a prime retail trade area in the northwestern portion of San Antonio, Texas. Bandera Festival is shadow-anchored by H-E-B grocery store and catty corner from Walmart. Anchored by Crunch Fitness and Dollar Tree, Bandera Festival features a complementary mix of retail, restaurants, medical, and government tenants.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,230	50,508	132,929
Total Population	11,273	131,550	338,730
Average HH Income	\$90,352	\$89,269	\$83,508

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PROPERTY DESCRIPTION

Bandera Festival Shopping Center is a value-add, 194,501-square-foot, multi-tenant community shopping center located in San Antonio, Texas. Anchored by Crunch Fitness and Dollar Tree, the center features a strong mix of retail, medical, and government businesses with staggered lease expiration dates, and the majority include scheduled rent increases. The subject property is 84 percent occupied, and 65 percent of the gross leasable area has triple-net leases, providing significant upside potential. The shopping center is comprised of two multi-tenant buildings and one single-tenant building that is on a ground lease with Taco Cabana, situated on a large 18.3-acre parcel with ample paved parking. The property also features a double-sided monument sign providing additional exposure to the center.

LOCATION DESCRIPTION

Bandera Festival Shopping Center is strategically located at the signalized intersection of Bandera Road and Guilbeau Road. The property is easily accessible from multiple ingress and egress points from both streets, with cumulative traffic counts of approximately 56,150 vehicles per day. The property is shadow-anchored by H-E-B and catty corner from Walmart Supercenter. Numerous national and regional retailers are in close proximity, including Buffalo Wild Wings, McDonald's, Advance Auto Parts, KFC, Wendy's, Popeyes Louisiana Kitchen, KFC, Valvoline Instant Oil Change, Chase Bank, Goodwill, O'Reilly Auto Parts, T-Mobile, Fantastic Sam's, Chipotle Mexican Grill, Burger King, and many more. Bandera Festival Shopping Center is approximately eight miles from several of the city's major traffic drivers, including The University of Texas at San Antonio campus, Valero corporate office, and USAA headquarters. The surrounding area benefits from excellent demographics, serving a population of more than 338,730 within a five-mile radius. The average household income is \$90,352 within one mile; \$89,269 within three miles; and \$83,508 within five miles.

As the seventh-largest city in the United States, San Antonio is experiencing solid economic growth in 21st century industries such as bioscience and healthcare, aerospace, IT and cybersecurity and green technologies. San Antonio is also known as the top tourist destination in the state, hosting 37 million visitors annually and providing an economic impact of \$16.2 billion.

Bandera Festival Shopping Center

8315 - 8425 Bandera Road, San Antonio, TX 78250

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BUILDING INFORMATION

Occupancy %	84%
Tenancy	Multiple
County	Bexar
Ownership Type	Fee Simple

PROPERTY HIGHLIGHTS

- 194,501-Square-Foot, Multi-Tenant Community Center Strategically Located in a High-Traffic Retail Corridor Boasting Retail Sales of \$5.5-\$6.5 Billion Annually Within a Five-Mile Radius
- Value-Add Opportunity with Significant Upside Potential | 84% Occupied | 65% of the Gross Leasable Area has NNN Leases
- Anchored by Crunch Fitness and Dollar Tree | Both Crunch Fitness and Dollar Tree are Top Performing Locations Based on Consumer Traffic (Placer.ai)
- Includes a Ground Lease with Taco Cabana | Long-Term Tenant for 34+ Years
- Complementary Mix of Retail, Medical, and Government Tenants
- Current Average Rents are Below Market
- Prime Location at the Signalized, Hard Corner of Bandera Road and Guilbeau Road | High Traffic Counts Exceeding 56,150 Vehicles Per Day | Easily Accessible from Multiple Ingress and Egress Points
- Situated on Four Land Parcels Totaling 18.3 Acres | Large Pylon Signage Provides Additional Exposure to the Center
- Includes a Pad Site Facing Guilbeau Road for Possible Future Development | Up to 8,000 Square Feet of Buildable Space
- Shadow-Anchored by H-E-B Grocery and Catty Corner from Walmart Supercenter
- Surrounding Area has Strong Demographics | Densely Populated with 338,730 Residents Within Five Miles | Average Household Income is \$90,523 Within One Mile; \$89,269 Within Three Miles; \$83,508 Within Five Miles

Bandera Festival Shopping Center

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VISITATION OVERVIEW

EST. # OF VISITS	905.9K
EST. # OF CUSTOMERS	56.4K
AVG. VISITS / CUSTOMER	16.08
AVG. DWELL TIME	81 MINUTES

RANKING OVERVIEW

STATE OF TEXAS	6/45 (88%)
UNITED STATES	10/361 (97%)



VISITATION OVERVIEW

EST. # OF VISITS	305.9K
EST. # OF CUSTOMERS	94.5K
AVG. VISITS / CUSTOMER	3.24
AVG. DWELL TIME	22 MINUTES

RANKING OVERVIEW

STATE OF TEXAS	113/763 (85%)
UNITED STATES	1,149/8,470 (86%)



VISITATION OVERVIEW

EST. # OF VISITS	39.8K
EST. # OF CUSTOMERS	20.2K
AVG. VISITS / CUSTOMER	1.97
AVG. DWELL TIME	35 MINUTES

RANKING OVERVIEW

STATE OF TEXAS	31/130 (76%)
UNITED STATES	176/813 (78%)



VISITATION METRICS FOR BANDERA FESTIVAL (FEBRUARY 2025 - JANUARY 2026)
PROVIDED BY PLACER.AI (WWW.PLACER.AI)

Placer.ai provides instant access to location analytics derived from the foot traffic of millions of consumers. It does this by collecting geolocation and proximity data from devices.

Bandera Festival Shopping Center

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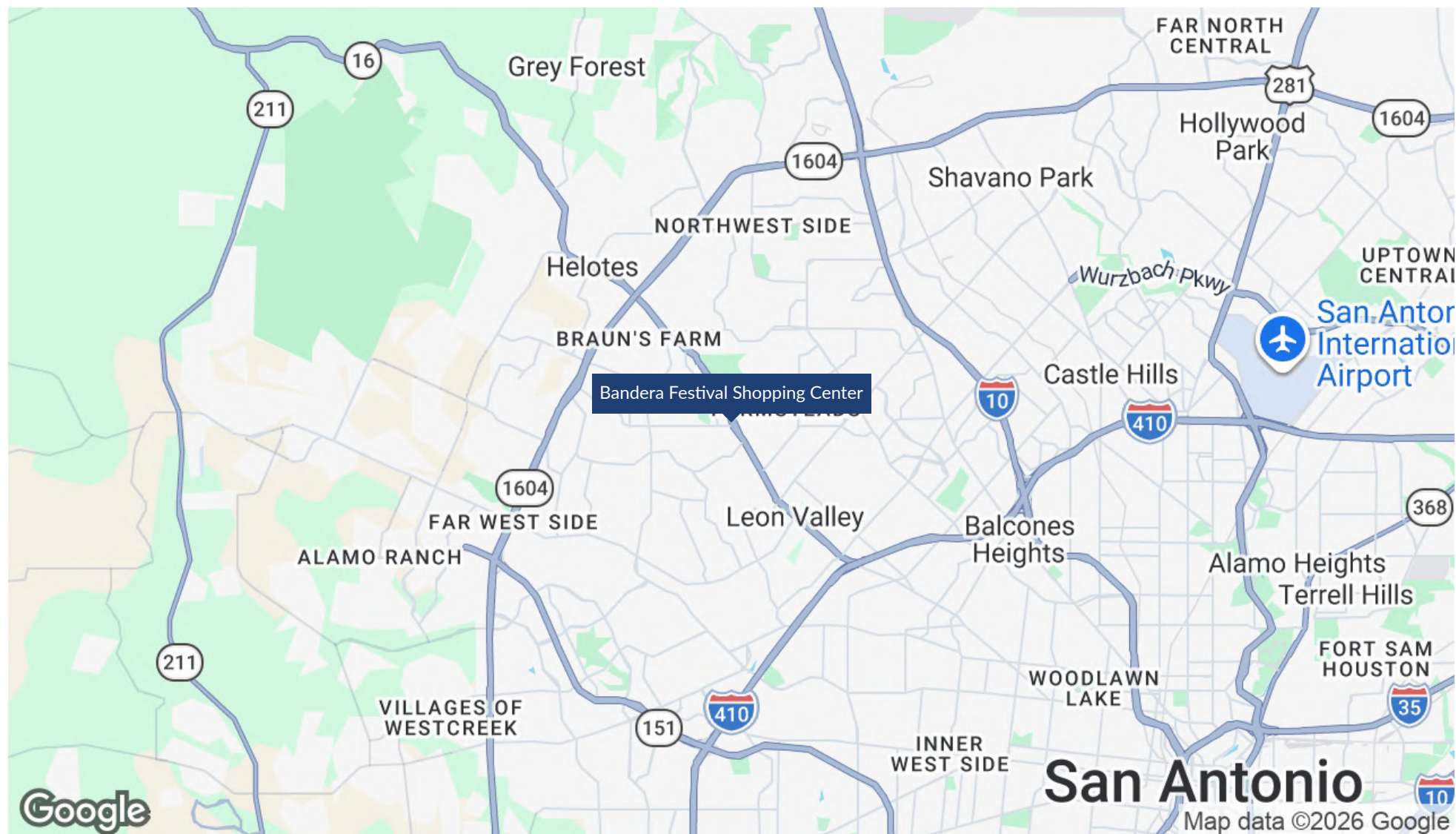
Section 2 LOCATION INFORMATION



Bandera Festival Shopping Center

8315 - 8425 Bandera Road, San Antonio, TX 78250

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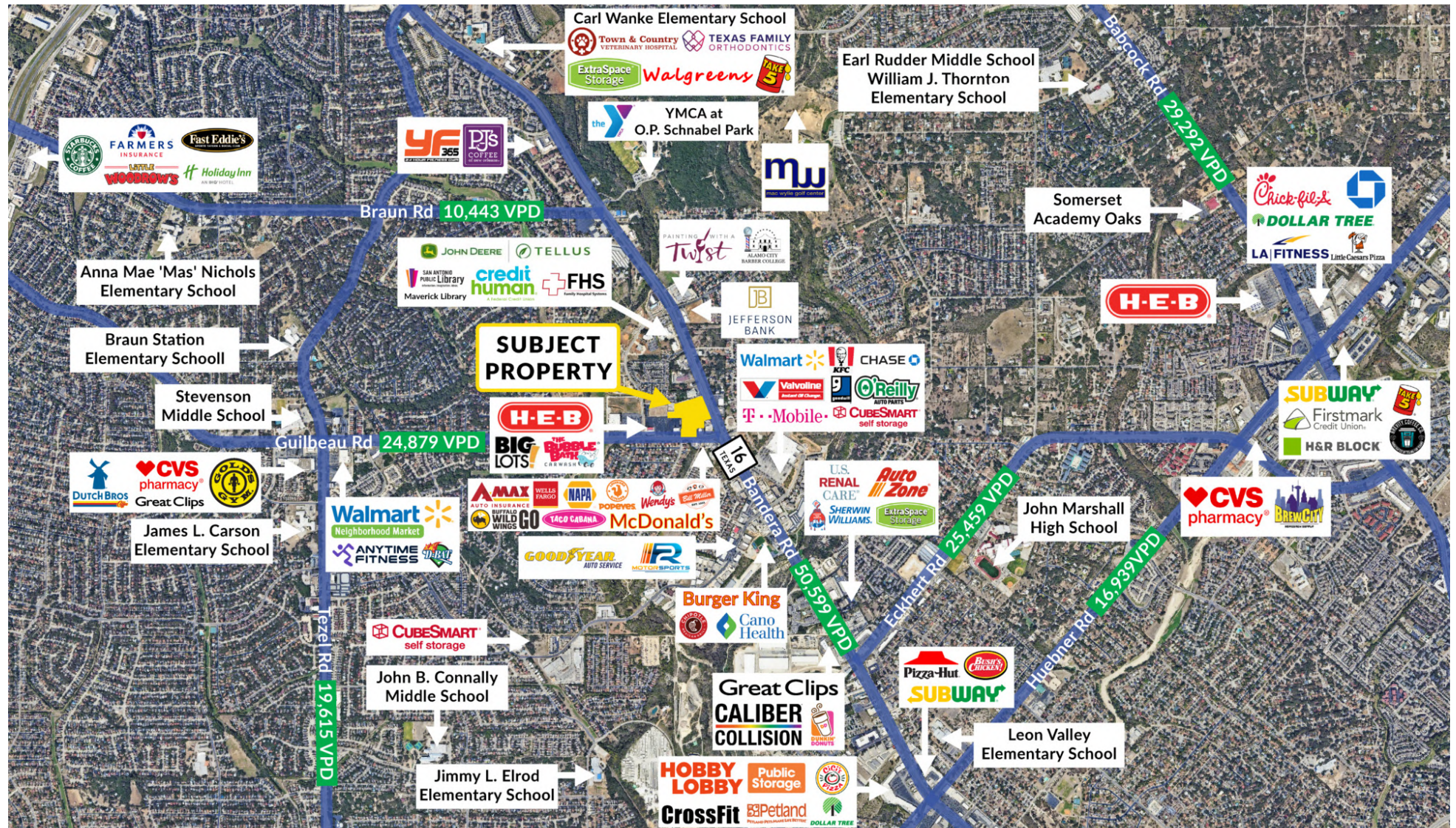


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Section 3 FINANCIAL ANALYSIS



Bandera Festival Shopping Center

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INVESTMENT OVERVIEW	CURRENT	PRO FORMA
Price	\$35,000,000	\$35,000,000
Price per SF	\$180	\$180
CAP Rate	7.09%	9.24%
Total Return (yr 1)	\$2,479,834	\$3,235,279
OPERATING DATA	CURRENT	PRO FORMA
Gross Income	\$3,465,316	\$4,220,761
Operating Expenses	\$985,482	\$985,482
Net Operating Income	\$2,479,834	\$3,235,279

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INCOME SUMMARY	CURRENT	PER SF	PRO FORMA	PER SF
Base Rent	\$2,800,857	\$17.24	\$2,800,857	\$17.24
Vacant Space at Market Rents	\$0	\$0.00	\$593,260	\$18.53
Real Estate Taxes Reimbursements	\$264,662	\$1.36	\$333,966	\$1.72
Insurance Reimbursements	\$85,786	\$0.44	\$111,179	\$0.57
CAM/Management Reimbursements	\$314,008	\$1.61	\$381,498	\$1.96
GROSS INCOME	\$3,465,316	\$17.82	\$4,220,761	\$21.70
EXPENSE SUMMARY	CURRENT	PER SF	PRO FORMA	PER SF
Real Estate Taxes	\$421,106	\$2.17	\$421,106	\$2.17
Insurance	\$154,292	\$0.79	\$154,292	\$0.79
Utilities	\$59,497	\$0.31	\$59,497	\$0.31
Landscaping	\$18,343	\$0.09	\$18,343	\$0.09
Repairs & Maintenance	\$88,786	\$0.46	\$88,786	\$0.46
Parking Lot Maintenance	\$14,461	\$0.07	\$14,461	\$0.07
Trash Removal	\$65,144	\$0.33	\$65,144	\$0.33
Security & Fire Safety	\$7,778	\$0.04	\$7,778	\$0.04
Porter Service	\$33,329	\$0.17	\$33,329	\$0.17
Pest Control	\$2,058	\$0.01	\$2,058	\$0.01
Management Fee	\$120,688	\$0.62	\$120,688	\$0.62
GROSS EXPENSES	\$985,482	\$5.07	\$985,482	\$5.07
NET OPERATING INCOME	\$2,479,834	\$12.75	\$3,235,279	\$16.63

*Total Annual Rent is calculated on the future base rent of \$2,800,857 as of 1/01/2027. Seller shall credit Buyer the monthly rent differential on a pro rata basis, at closing.

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SUITE	TENANT NAME	UNIT SIZE (SF)	% OF GLA	LEASE START	LEASE END	ANNUAL RENT	RENT/SF	CHANGES ON	CHANGES TO	EXPENSE REIMBURSEMENT	OPTIONS	LEASE TYPE
7711	Moonlight Ballroom	6,000	3.08%	3/1/2015	12/31/2032	\$99,000.00	\$16.50	1/01/28	\$17.50	\$31,309	(1) 5-Yr @ FMV	NNN
								1/01/29	\$18.50			
								1/01/30	\$19.50			
								1/01/31	\$20.50			
7723-101	Bella's Quinceanera & Formal Boutique	2,971	1.53%	7/1/2024	12/31/2032	\$45,010.65	\$15.15	1/01/28	\$16.16			Gross
								1/01/30	\$17.17			
								1/01/32	\$18.18			
7723-102	Pump It Up	11,006	5.66%	3/10/2006	9/30/2028	\$94,047.00	\$8.55			\$43,137		NNN
7723-105	Bexar City JOP Constable	16,828	8.65%	2/1/2009	7/31/2026	\$504,840.00	\$30.00			\$25,332	(3) 1-Yr @ \$26.64/\$27.36/\$28.08	MG
7723-110	Vacant	29,875	15.36%				\$0.00					
7723-115	Dollar Tree	23,460	12.06%	4/1/2009	3/31/2029	\$175,950.00	\$7.50			\$97,846	(3) 5-Yr @ \$8.25/\$9.00/\$9.75	NNN
8315	Taco Cabana (Ground Lease)	2,670	1.37%	8/1/1991	7/31/2031	\$113,025.00	\$42.33				None	Ground
8407-101	Qatra Specialty Coffee (1)	1,620	0.83%	4/17/2026	10/31/2031	\$40,500.00	\$25.00	5/01/27	\$26.00	\$8,453	(1) 5-Yr not to exceed a 10% increase from the last year, with \$1 annual increases	NNN
								5/01/28	\$27.00			
								5/01/29	\$28.00			
								5/01/30	\$29.00			
8407-103	The UPS Store	1,800	0.93%	10/1/2019	9/30/2029	\$29,700.00	\$16.50			\$9,393	(2) 5-Yr @ \$18.15/\$20.85	NNN
8407-105	CK Nails	1,020	0.52%	12/1/2009	8/31/2029	\$18,870.00	\$18.50	9/01/28	\$19.00	\$5,323		NNN
8407-125	Bexar County Adult Probation	9,100	4.68%	5/1/2015	4/30/2027	\$251,160.00	\$27.60			\$30,250		Base Year
8407-129	House of Joy	4,000	2.06%	8/1/2010	2/28/2030	\$60,960.00	\$15.24	3/01/28	\$15.72	\$20,873		NNN
								3/01/29	\$16.68			
8407-131	Cursed Mark Tattoos	1,190	0.61%	12/15/2024	2/28/2028	\$24,990.00	\$21.00			\$6,029	(1) 3-Yr @ FMV	NNN

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SUITE	TENANT NAME	UNIT SIZE (SF)	% OF GLA	LEASE START	LEASE END	ANNUAL RENT	RENT/SF	CHANGES ON	CHANGES TO	EXPENSE REIMBURSEMENT	OPTIONS	LEASE TYPE
8407-133	Laura Margarita San Miguel Salon	1,435	0.74%	11/1/2020	12/31/2026	\$22,802.15	\$15.89			\$7,488	(1) 3-Yr @ FMV	NNN
8407-137	Dziga Insurance Agency	1,952	1.00%	11/15/2025	12/31/2030	\$32,208.00	\$16.50	12/01/27	\$17.50	\$9,890	(1) 5-Yr @ FMV	NNN
								12/01/28	\$18.50			
								12/01/29	\$19.50			
8407-141	Bexar County Juvenile Probation (2)	2,715	1.40%	7/1/2018	2/27/2027	\$55,810.56	\$20.56			\$9,360	(3) 1-Yr @ \$21.15/ \$21.75/\$22.35	Base Year
8407-153	Bexar County Tax Office	6,000	3.08%	4/1/2009	3/31/2028	\$177,840.00	\$29.64	4/01/27	\$30.60	\$22,139	(3) 1-Yr @ \$31.44/\$32.40/\$33.36	Base Year
8425-104	La Playa Ice Cream	2,135	1.10%	9/1/2024	8/31/2029	\$38,430.00	\$18.00	6/01/27	\$19.00	\$11,141		NNN
8425-106	Santiago Moreno and Carlota Moreno	1,465	0.75%	1/1/2026	12/31/2030	\$44,400.00	\$30.31	1/01/28	\$31.13			Gross
								1/01/29	\$31.95			
								1/01/30	\$32.76			
8425-108	Lonestar Barber Shop	1,200	0.62%	3/1/2014	6/30/2029	\$21,600.00	\$18.00	7/01/27	\$19.00	\$6,262		NNN
								7/01/28	\$20.00			
8425-112	Cato	4,999	2.57%	9/3/1993	1/31/2029	\$69,986.04	\$14.00			\$22,290		NNN
8425-120	Ortho Rehab	1,408	0.72%	1/1/2022	12/31/2027	\$26,048.00	\$18.50			\$7,347		NNN
8425-124	James Zachary Brice DDS (3)	1,900	0.98%	3/1/2012	7/31/2029	\$36,099.96	\$19.00	8/01/27	\$20.00	\$9,914		NNN
8425-132	Crunch Fitness	31,000	15.94%	1/1/2023	12/31/2033	\$360,000.00	\$11.61	1/01/28	\$12.77	\$157,447		NNN
8425-136	Play It Again Sports	4,200	2.16%	5/1/2024	8/31/2029	\$71,400.00	\$17.00	6/01/27	\$18.00	\$21,916	(1) 5-Yr @ FMV	NNN
								6/01/28	\$19.00			
8425-140	London Sub & Pub	4,200	2.16%	11/22/2001	11/30/2030	\$72,912.00	\$17.36	11/30/27	\$18.36	\$21,916	None	NNN
								11/30/28	\$19.36			
								11/30/29	\$20.36			
8425-148	Smoke Street	1,552	0.80%	3/7/2024	8/31/2027	\$29,348.28	\$18.91			\$8,099	(2) 3-Yr @ 2.5% annual increases/FMV	NNN
8425-152	Effren Valle Salon	975	0.50%	7/1/2018	6/30/2027	\$14,625.00	\$15.00			\$5,088		NNN
8425-154	Smartphones Lab, LLC (4)	975	0.50%	11/1/2025	11/30/2028	\$20,475.00	\$21.00			\$5,088	(1) 3-Yr @ FMV	NNN

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SUITE	TENANT NAME	UNIT SIZE (SF)	% OF GLA	LEASE START	LEASE END	ANNUAL RENT	RENT/SF	CHANGES ON	CHANGES TO	EXPENSE REIMBURSEMENT	OPTIONS	LEASE TYPE
8425-156	Wingstop	1,926	0.99%	2/2/2006	1/31/2032	\$34,668.00	\$18.00	2/01/27	\$18.54	\$10,050	(2) 5-Yr @ FMV	NNN
								2/01/28	\$19.10			
								2/01/29	\$19.67			
								2/01/30	\$20.26			
								2/01/31	\$20.87			
8425-158	N Style Salon	975	0.50%	4/1/2009	5/31/2027	\$18,525.00	\$19.00			\$5,088		NNN
8425-160	Threading Brows & Beauty	975	0.50%	7/22/2025	9/30/2028	\$19,500.00	\$20.00			\$5,088	(1) 3-Yr @ FMV	NNN
8425-170	Vacant	2,135	1.10%				\$0.00					
8425-172	Brident Dental	3,885	2.00%	5/4/2013	5/31/2028	\$89,355.00	\$23.00			\$20,272	(4) 5-Yr @ \$25.30/\$27.83/\$30.61/\$33.67	NNN
8425-180	Enterprise Rent-a-Car	2,380	1.22%	8/1/2010	7/31/2030	\$41,650.00	\$17.50	8/01/27	\$18.00	\$12,419	(2) 5-Yr @ FMV	NNN
								8/01/28	\$18.50			
8425-156B	Massage Inn	1,574	0.81%	11/1/2011	12/31/2030	\$24,396.96	\$15.50	12/01/27	\$16.50	\$8,213		NNN
BANK	Bank of America	500	0.26%	9/23/2013	9/30/2028	\$11,124.00	\$22.25				(2) 5-Yr @ 3% increase	Gross
H20	Watermill Express	500	0.26%	7/1/2009	8/31/2029	\$9,600.00	\$19.20				(1) 5-Yr @ \$800/month	Gross
TOTAL VACANT		32,010	16%									
TOTAL OCCUPIED		162,491	84%									
TOTAL		194,501	100%			\$2,800,857				\$664,459		

NOTES:

(1) Tenant shall have a six-month Rental Abatement period following lease execution, to be structured as follows: 3 months of no base rent or NNN payments, followed by 3 months of NNN payments only. Seller will credit Buyer any remaining free rent and/or free NNN payments, at closing.

(2) Tenant has three remaining automatic optional one-year extensions.

(3) In the event Suite 8425-172 becomes available, Tenant has the Right of First Refusal to lease the space.

(4) Termination Option: Tenant may terminate the Lease after the 25th month of the Lease Term by providing Landlord with at least 30 days' prior written notice.

*Total Annual Rent is calculated on the future base rent of \$2,800,857 as of 12/01/2026. Seller shall credit Buyer the monthly rent differential on a pro rata basis, at closing.



SUITE	TENANT NAME	GLA (SF)	SUITE	TENANT NAME	GLA (SF)	SUITE	TENANT NAME	GLA (SF)
7711	Moonlight Ballroom	6,000	8407-131	Cursed Mark Tattoos	1,190	8425-136	Play It Again Sports	4,200
7723-101	Bella's Quinceanera & Formal Boutique	2971	8407-133	Laura Margarita San Miguel Salon	1,435	8425-140	London Sub & Pub	4,200
7723-102	Pump It Up	11,006	8407-137	Dziga Insurance Agency	1,952	8425-148	Smoke Street	1,552
7723-105	Bexar City JOP Constable	16,828	8407-141	Bexar County Juvenile Probation	2,715	8425-152	Effren Valle Salon	975
7723-110	VACANT	29,875	8407-153	Bexar County Tax Office	6,000	8425-154	Smartphones Lab	975
7723-115	Dollar Tree	23,460	8425-104	La Playa Ice Cream	2,135	8425-156	Wingstop	1926
8315	Taco Cabana (Ground Lease)	2,670	8425-106	Santiago & Carlota Moreno	1,465	8425-158	N Style Salon	975
8407-101	Qatra Specialty Coffee	1,620	8425-108	Lonestar Barber Shop	1,200	8425-160	Threading Brows & Beauty	975
8407-103	The UPS Store	1,800	8425-112	Cato	4,999	8425-170	Vacant	2,135
8407-105	CK Nails	1,020	8425-120	Ortho Rehab	1,408	8425-172	Brident Dental	3,885
8407-125	Bexar County Adult Probation	9,100	8425-124	James Zachary Brice DDS	1,900	8425-180	Enterprise Rent-a-Car	2,380
8407-129	House of Joy	4,000	8425-132	Crunch Fitness	31,000	8425-156B	Massage Inn	1,574

Section 4 LEASE COMPARABLES



Bandera Festival Shopping Center

8315 - 8425 Bandera Road, San Antonio, TX 78250



BANDERA FESTIVAL SHOPPING CENTER

8315 - 8425 Bandera Road, San Antonio, TX 78250

Lease Rate: \$17.24 /SF/yr Lease Type: NNN
Space Size: 32,010 SF

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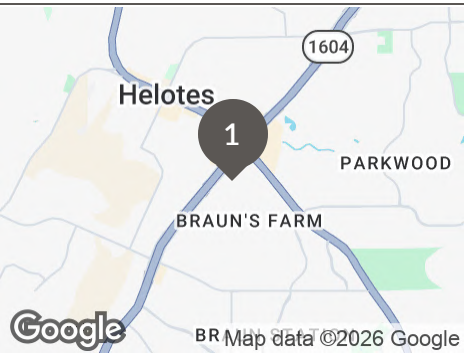
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BANDERA POINTE

11643-11711 Bandera Road, San Antonio, TX 78250

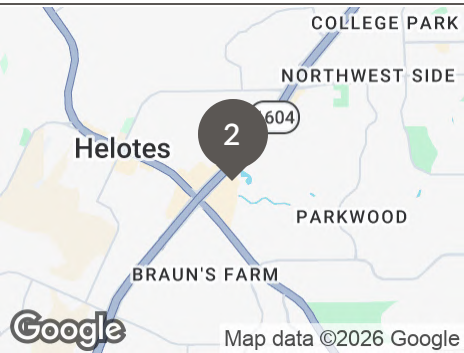
Lease Rate: \$33.00 /SF/yr Lease Type: NNN
Space Size: 2,500 SF



H-E-B BANDERA ROAD AT LOOP 1604

9110 N Loop 1604, San Antonio, TX 78249

Lease Rate: \$30.00 /SF/yr Lease Type: NNN
Space Size: 1,400 SF



Bandera Festival Shopping Center

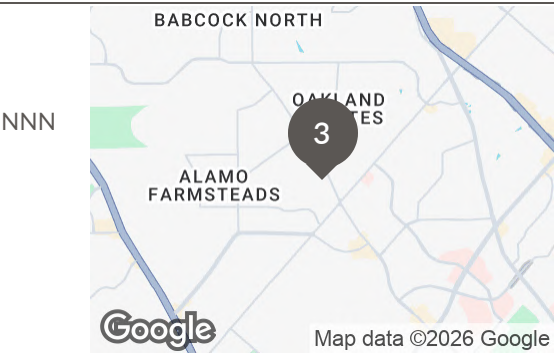
8315 - 8425 Bandera Road, San Antonio, TX 78250

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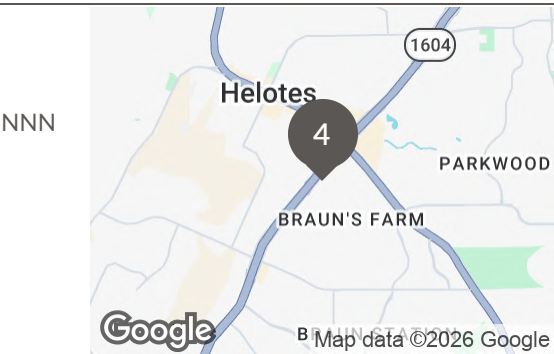
H-E-B SHOPPING CENTER
5910 Babcock Rd, San Antonio, TX 78240

Lease Rate \$28.00 /SF/yr Lease Type:
Space Size: 2,100 SF



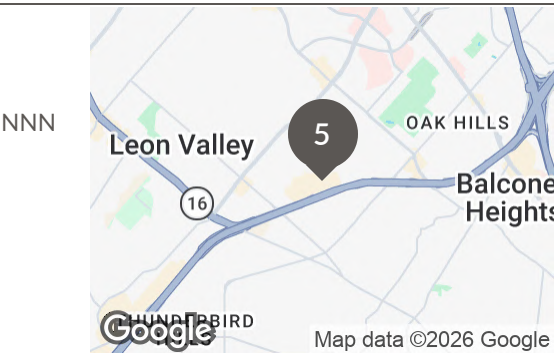
BANDERA POINTE NORTH
11761 Bandera Road, San Antonio, TX 78250

Lease Rate \$24.00 /SF/yr Lease Type:
Space Size: 38,602 SF



THE VILLAGE AT THE SUMMITT
4999 NW Loop 410, San Antonio, TX 78229

Lease Rate \$21.50 /SF/yr Lease Type:
Space Size: 48,248 SF



Bandera Festival Shopping Center

8315 - 8425 Bandera Road, San Antonio, TX 78250

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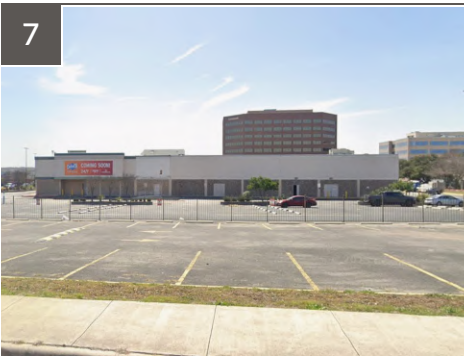


BECKWITH OFFICE PARK - DILL DINKERS PICKEBALL
5131 Beckwith Blvd, San Antonio, TX 78249

Lease Rate \$16.00 /SF/yr Lease Type:
Space Size: 24,000 SF

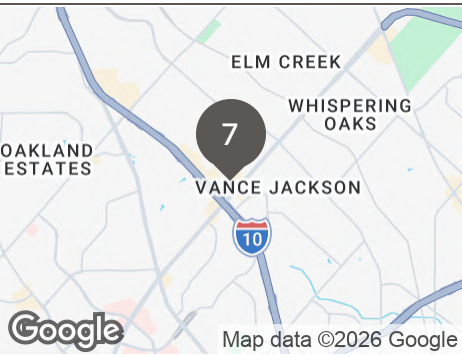


NNN



WURZBACH CENTER
10103 Wurzbach Road, San Antonio, TX 78230

Lease Rate \$16.00 /SF/yr Lease Type:
Space Size: 54,009 SF

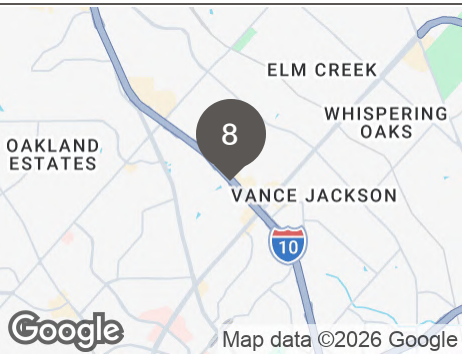


NNN



TESO LIFE
12720 Interstate Highway 10 W, San Antonio, TX 78230

Lease Rate \$15.58 /SF/yr Lease Type:
Space Size: 26,250 SF



NNN

Bandera Festival Shopping Center

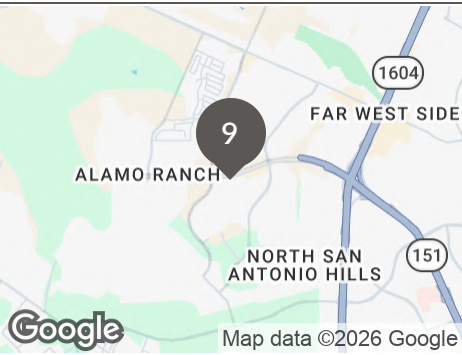
8315 - 8425 Bandera Road, San Antonio, TX 78250

Marcus & Millichap
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ALAMO RANCH VILLAGE
12104 Alamo Ranch Parkway, San Antonio, TX 78253

Lease Rate \$34.50 /SF/yr Lease Type:
Space Size: 2,500 SF

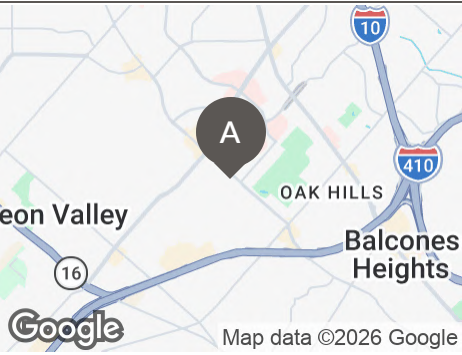


NNN



MEDCENTER COURT
2026 Babcock Road, San Antonio, TX 78229

Lease Rate \$33.00 /SF/yr Lease Type:
Space Size: 1,200 SF

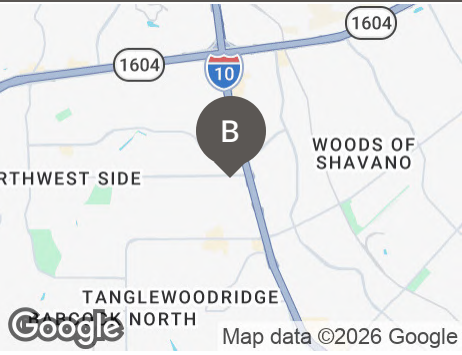


NNN



HAUSMAN RETAIL
5602 W Hausman Road, San Antoni, TX 78249

Lease Rate \$30.80 /SF/yr Lease Type:
Space Size: 1,000 SF



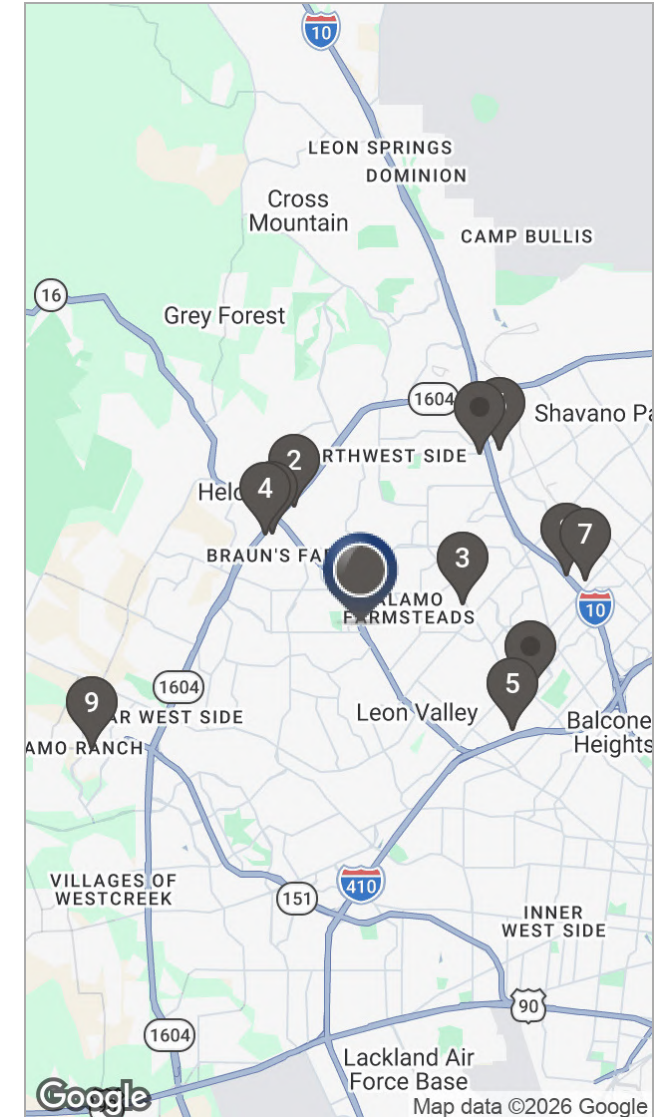
NNN

Bandera Festival Shopping Center

8315 - 8425 Bandera Road, San Antonio, TX 78250

Marcus & Millichap
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	NAME/ADDRESS	LEASE RATE	LEASE TYPE	SPACE SIZE
★	Bandera Festival Shopping Center 8315 - 8425 Bandera Road San Antonio, TX	\$17.24 /SF/yr	NNN	32,010 SF
1	Bandera Pointe 11643-11711 Bandera Road San Antonio, TX	\$33.00 /SF/yr	NNN	2,500 SF
2	H-E-B Bandera Road at Loop 1604 9110 N Loop 1604 San Antonio, TX	\$30.00 /SF/yr	NNN	1,400 SF
3	H-E-B Shopping Center 5910 Babcock Rd San Antonio, TX	\$28.00 /SF/yr	NNN	2,100 SF
4	Bandera Pointe North 11761 Bandera Road San Antonio, TX	\$24.00 /SF/yr	NNN	38,602 SF
5	The Village at the Summit 4999 NW Loop 410 San Antonio, TX	\$21.50 /SF/yr	NNN	48,248 SF
6	Beckwith Office Park - Dill Dinkers Pickeball 5131 Beckwith Blvd San Antonio, TX	\$16.00 /SF/yr	NNN	24,000 SF
7	Wurzbach Center 10103 Wurzbach Road San Antonio, TX	\$16.00 /SF/yr	NNN	54,009 SF
8	Teso Life 12720 Interstate Highway 10 W San Antonio, TX	\$15.58 /SF/yr	NNN	26,250 SF
9	Alamo Ranch Village 12104 Alamo Ranch Parkway San Antonio, TX	\$34.50 /SF/yr	NNN	2,500 SF
10	MedCenter Court 2026 Babcock Road San Antonio, TX	\$33.00 /SF/yr	NNN	1,200 SF
11	Hausman Retail 5602 W Hausman Road San Antoni, TX	\$30.80 /SF/yr	NNN	1,000 SF
AVERAGES		\$25.67 /SF/YR		18,346 SF



Section 5 DEMOGRAPHICS



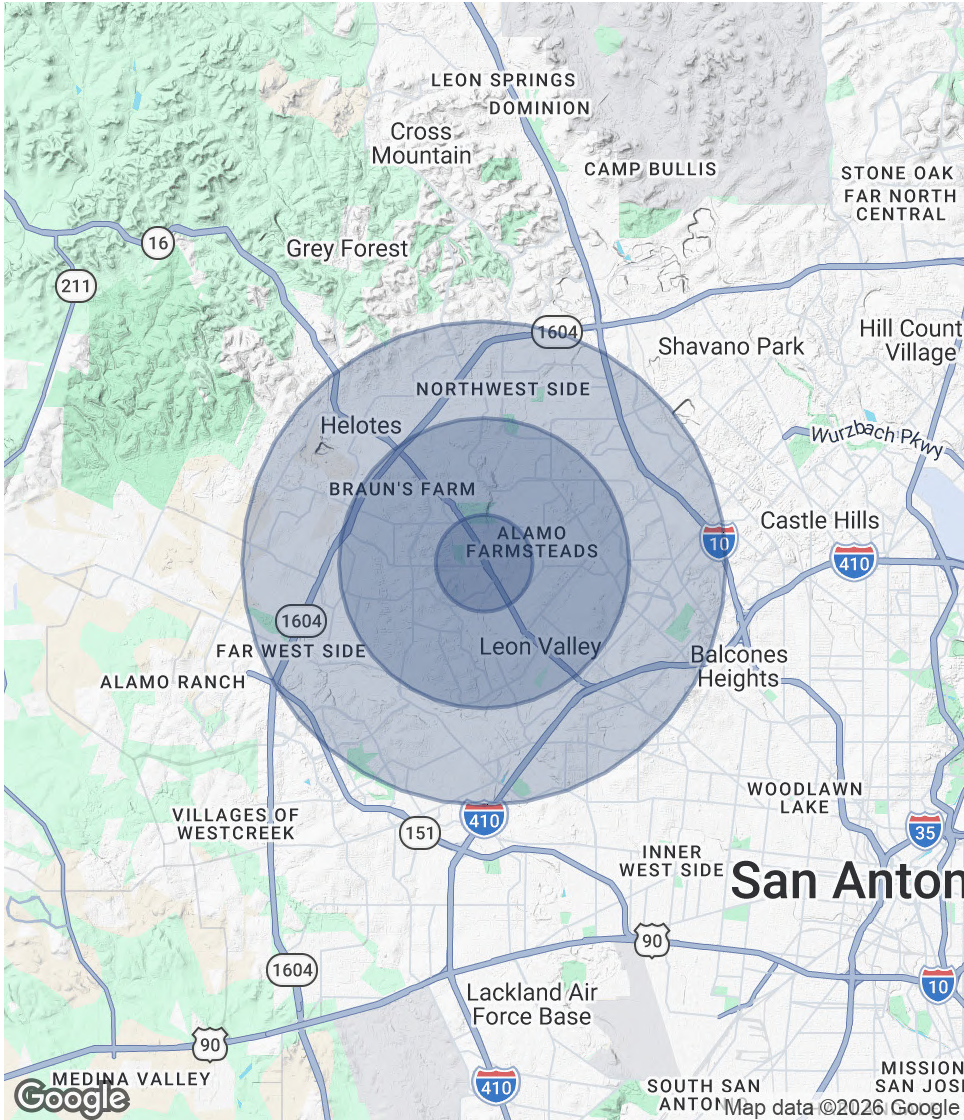
Bandera Festival Shopping Center

8315 - 8425 Bandera Road, San Antonio, TX 78250

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,273	131,550	338,730
Average Age	39.9	38.2	36.1
Average Age (Male)	38.5	36.9	35.0
Average Age (Female)	41.2	39.5	37.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,230	50,508	132,929
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$90,352	\$89,269	\$83,508
Average House Value	\$229,445	\$217,242	\$221,753
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	56.9%	58.8%	58.5%
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	5,121	56,611	137,918
% White	45.4%	43.0%	40.7%
Total Population - Black	513	7,287	24,189
% Black	4.6%	5.5%	7.1%
Total Population - Asian	478	6,075	20,893
% Asian	4.2%	4.6%	6.2%
Total Population - Hawaiian	14	165	470
% Hawaiian	0.1%	0.1%	0.1%
Total Population - American Indian	119	1,511	4,076
% American Indian	1.1%	1.1%	1.2%
Total Population - Other	5,029	59,901	151,184
% Other	44.6%	45.5%	44.6%

Data derived from 2024 CoStar analytics

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Information About Brokerage Services

11-03-2025

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
 - **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.
- A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**
- Put the interests of the client above all others, including the broker's own interests;
 - Inform the client of any material information about the property or transaction received by the broker;
 - Answer the client's questions and present any offer to or counter-offer from the client; and
 - Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information

about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Regulated by the Texas Real Estate Commission		Information available at www.trec.texas.gov	
Buyer/Tenant/Seller/Landlord's Initials		Date	

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