

NORTHWEST BUSINESS CENTER

1850-1900 GRANDSTAND DR | SAN ANTONIO, TX 78238



FOR SALE: 87,042 SF | STABILIZED SMALL BAY FLEX

CBRE

ASSET OVERVIEW

EXECUTIVE SUMMARY

CBRE is pleased to present Northwest Business Center, an 87,042 square-foot, three-building industrial flex campus in San Antonio's supply-constrained Alamo Downs Business Park. Currently 94.5% occupied across 24 tenants, the property offers a stabilized, triple-net income stream paired with meaningful contractual upside. With immediate access to Loop 410, SH 151, and Highway 90, the property sits among one of San Antonio's most concentrated nodes of government, defense, and corporate employment — including Lackland AFB, the Port of San Antonio, the NSA's Texas Cryptologic Center, and the corporate campuses along Highway 151. These drivers generate deep, recurring demand from the service, trade, and logistics tenants that define the property's roster.

The surrounding Alamo Downs micromarket is comprised of roughly 1.8 million SF of industrial flex inventory at 94% occupancy, with virtually no new construction of comparable product — leaving well-located in-place assets with significant pricing power and minimal competitive threat. Against this backdrop, in-place rents average \$11.66 PSF versus a market of \$13.00–\$14.00 PSF NNN, a 13.72% spread below market. With approximately 60% of the rentable area rolling by 2029, a new owner has a defined runway to reset rents to market with minimal lease-up risk.

The tenant roster spans healthcare, construction, technology, security, and professional services, with no single tenant occupying more than 12.5% of rentable area. All leases are triple-net, minimizing landlord expense exposure and creating an income stream well-suited to a passive or 1031 investor. The three-building campus features grade-level loading across 50 overhead doors, three-phase power throughout, and a 3.48 per 1,000 SF parking ratio — accommodating a broad spectrum of industrial, service-center, and flex users.



BUILDING SPECIFICATIONS

BUILDING SIZE	87,042 SF	PARKING RATIO	3.48 per 1,000
PARCEL SIZE	7.82 AC	CLEAR HEIGHT	16'
TENANTS	24	OVERHEAD DOORS	50
PROJECT OCCUPANCY	94.5%	WALT	2.85 YEARS
AVERAGE SUITE	3,223 SF	AVG. RENTAL RATE	\$11.66 PSF
ZONING	I-1	LEASE STRUCTURE	NNN
YEAR BUILT	1982	IN PLACE NOI	\$934,318

AERIAL

→  SAN ANTONIO INTERNATIONAL AIRPORT
12.4 MILES

→  DOWNTOWN SAN ANTONIO
14.4 MILES



AERIAL



AERIAL



BUILDING 3	
BUILDING SIZE	23,711 SF
GRADE LEVEL DOORS	6
OCCUPANCY	100%

BUILDING 2	
BUILDING SIZE	36,689 SF
GRADE LEVEL DOORS	29
VACANCY	4,769 SF

BUILDING 1	
BUILDING SIZE	36,689 SF
GRADE LEVEL DOORS	15
OCCUPANCY	100%

SITE PLAN



VACANT **2026** **2027** **2028** **2029** **2030** **2031+**

Suite	Tenant	SF
1800	Smith Protective Management	5,040
1808	Falken Industries, LLC	1,260
1812	Lennox Natl Account Services	1,222
1813	Cs Innovative Solutions, LLC	1,245
1814&1820	Security Technology of S. Tex.	2,613
1826	K And G Securelink Group, Inc.	3,458
1828	Massey Services, Inc.	2,208
1832	Trident Medicap, LLC	2,125
1840	Byrne Metals	2,247

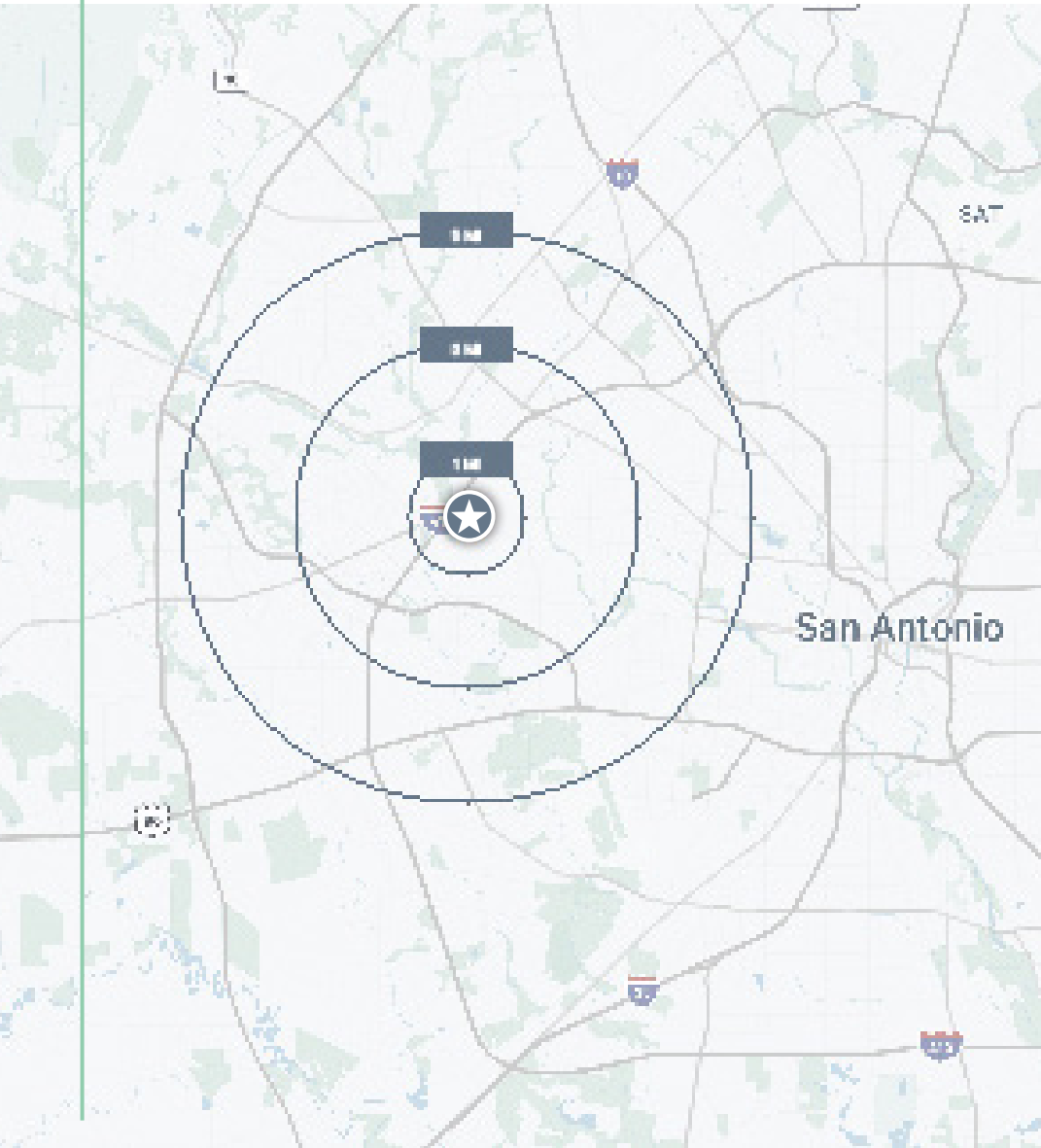
Suite	Tenant	SF
1844	Titan Factory Direct Homes Inc	2,293
1850	Vacant	4,769
1858	D. Wilson Construction Co.	3,338
1862	Monroe Engineering Group LLC	3,615
1866-1868	Got It Covered Events, LLC	5,173
1872	Lkab Enterprises, LLC	1,260
1874	Just A Normal Day, LLC	2,669
1878	Tynes Property Management, LLC	1,270
1880	Hiro Dme Corporation	1,260

Suite	Tenant	SF
1882	Sa Tint Pros, LLC	1,235
1884	E2 Optics, LLC	8,809
1896	E2 Optics, LLC	4,515
1900	Golesco, Inc.	1,776
1904	Mascola Esthetics Dental Lab	4,492
1914	Nelson Interiors, LLC	2,150
1916	Shutterfly Lifetouch, LLC	2,668
1918	D. Wilson Construction Co.	3,447
1920	Centria Healthcare, LLC	10,885

PROPERTY PHOTOS



DEMOGRAPHICS



DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION & HOUSEHOLDS			
2025 Population - Current Year Estimate	5,541	115,065	333,409
2025 Households - Current Year Estimate	2,343	44,185	127,299
HOUSEHOLD GROWTH RATE			
2025-2030 Annual Household Growth Rate	0.12%	0.05%	0.15%
HOUSEHOLD INCOME			
Average Household Income	\$66,431	\$75,505	\$79,757
Median Household Income	\$50,443	\$58,870	\$61,290
PLACE OF WORK			
2025 Businesses	317	2,932	9,137
2025 Employees	5,267	33,063	1266,72

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