# 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.

Click to Access the Deal Room


## 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 |
| **ZONING** | 3,223 SF | **AVG. RENTAL RATE** | $11.66 PSF |
| **YEAR BUILT** | 1982 | **LEASE STRUCTURE** | NNN |

# AERIAL

SAN ANTONIO INTERNATIONAL AIRPORT
*12.4 MILES*

DOWNTOWN SAN ANTONIO
*14.4 MILES*

# AERIAL


Downtown San Antonio
Joint Base San Antonio Kelly Field Annex
90 TEXAS
CULEBRA RD
Southwest Research Institute
151 TEXAS
Fairgrounds Business Park
NORTHWEST BUSINESS CENTER
Interwest Business Center
accenture
Alamo Downs Distribution Center
Alamo Ridge Business Park
ALAMO DOWNS PKWY
REGAL
Hardin Athletic Complex & Activity Center
at home
IPAC BODY SHOP
FAIRGROUND PKWY
Commerce Center
210,486 VPD
410
Ingram Park Mall
Westpark Plaza
LEON CREEK GREENWAY TRAIL
WURZBACH RD
INGRAM RD

# 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

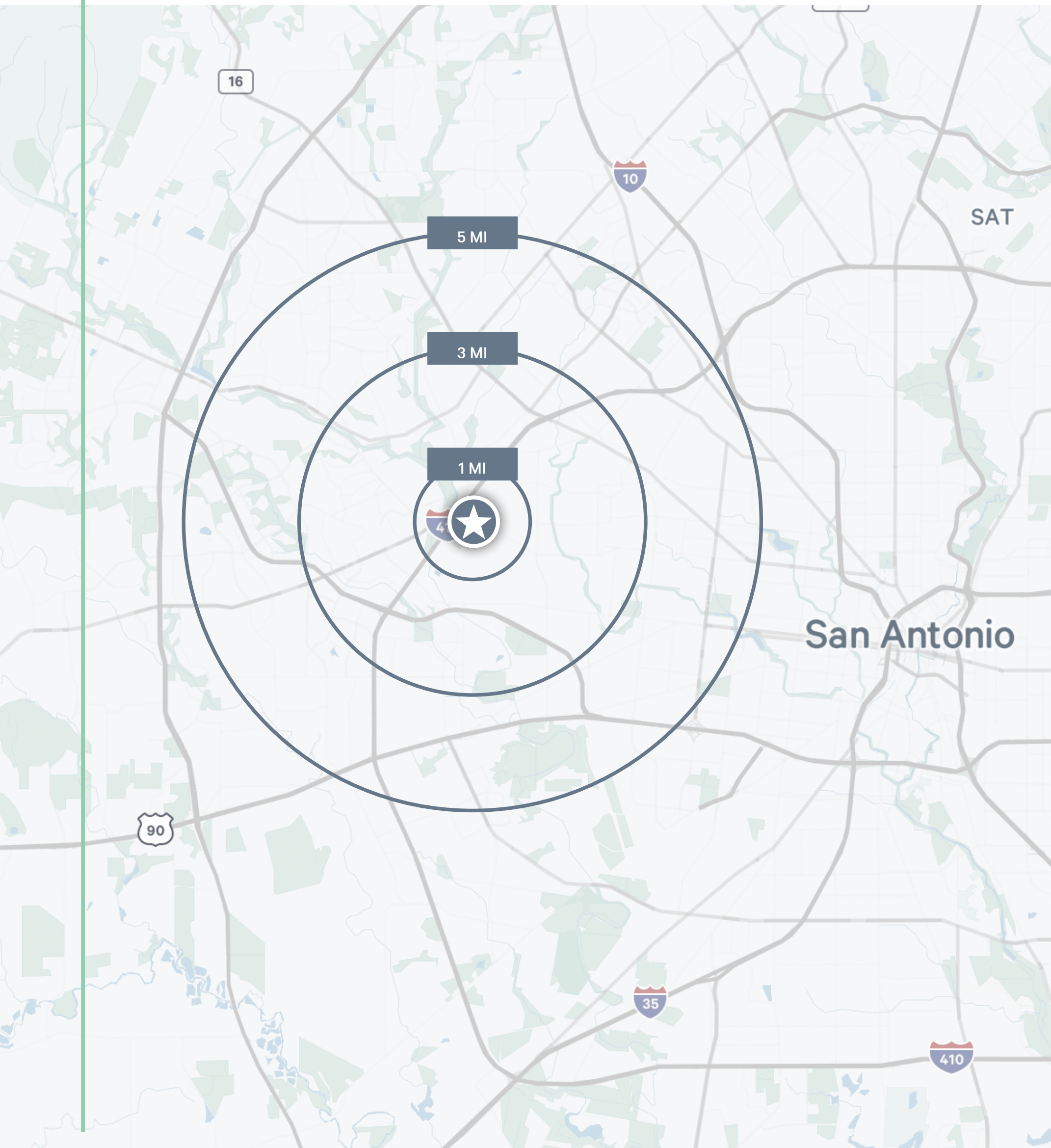

| Suite | Tenant | SF |
|---|---|---|
| 1800 | Smith Protective Management | 5,040 |
| 1808 | Falken Industries, LLC | 1,260 |
| 1812 | Lennox Natl Account Services | 1,222 |
| 1813 | Cs Innovative Solutions, LLC | 1,245 |
| 1814&1820 | Security Technology of S. Tex. | 2,613 |
| 1826 | K And G Securelink 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 |

## Affiliated Business Disclosure

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### Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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# NORTHWEST BUSINESS CENTER

## FOR MORE INFORMATION, CONTACT


**EXCLUSIVE ADVISORS**

ANDREW PRICE
First Vice President
+1 210 602 9468
andrew.price@cbre.com

BRAEDEN BERNSTEIN
Vice President
+1 210 268 3281
braeden.bernstein@cbre.com

**DEBT & STRUCTURED FINANCE**

JOHN FENOGLIO
Executive Vice President
+1 713 787 1911
john.fenoglio@cbre.com

BROCK HUDSON
Vice President
+1 713 430 6431
brock.hudson@cbre.com