



FOR LEASE

# Pinebrook Shopping Center

8045 PINEBROOK DR  
San Antonio, TX 78216

1,700 - 5,421 SF  
AVAILABLE

\$12.00  
SF/YR

2  
SPACES

**Lindsey Nussle**  
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**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 - 2,064 SF**  
AVAILABLE SF

**\$12**  
ASKING RATE SF/YR

**2**  
SPACES AVAILABLE

**1973**  
YEAR BUILT

**1.72**  
LOT SIZE

**23,985 SqFt**  
BUILDING SQFT

**13627-023-0080**  
PARCEL ID

**Commercial**  
ZONING TYPE

**Bexar**  
COUNTY

**29.510937, -98.5497**  
**30**  
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

Crossroads Park/Ride Terminal	1.2 mi
Crossroads Park & Ride	1.2 mi
Horizon Hill & Callaghan	0.3 mi

### AIRPORTS

San Antonio International Airport	5.0 mi
Stinson-Mission Municipal Airport	12.9 mi
Regent Coach Line	7.1 mi

### HIGHWAYS

McDermott Freeway	0.1 mi
Northwest Loop 410	0.4 mi
Connally Loop	0.4 mi
Wurzbach Parkway	3.3 mi

# Space Available

#8045

\$12 SF/Yr

SF AVAILABLE

**2,064 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail

#8033 -8037

\$12 SF/Yr

SF AVAILABLE

**1,700 – 5,421 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail





# Market Overview



POPULATION  
**1,526,656**

RANK  
**7**

DENSITY  
**2,875.86 SQ MI**

URBAN  
**1,992,689 SQ MI**

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	<b>19,205</b>	Population	<b>144,888</b>	Population	<b>351,358</b>
Median HH Income	<b>\$51,331</b>	Median HH Income	<b>\$54,754</b>	Median HH Income	<b>\$59,831</b>
Households	<b>9,033</b>	Households	<b>65,562</b>	Households	<b>153,805</b>

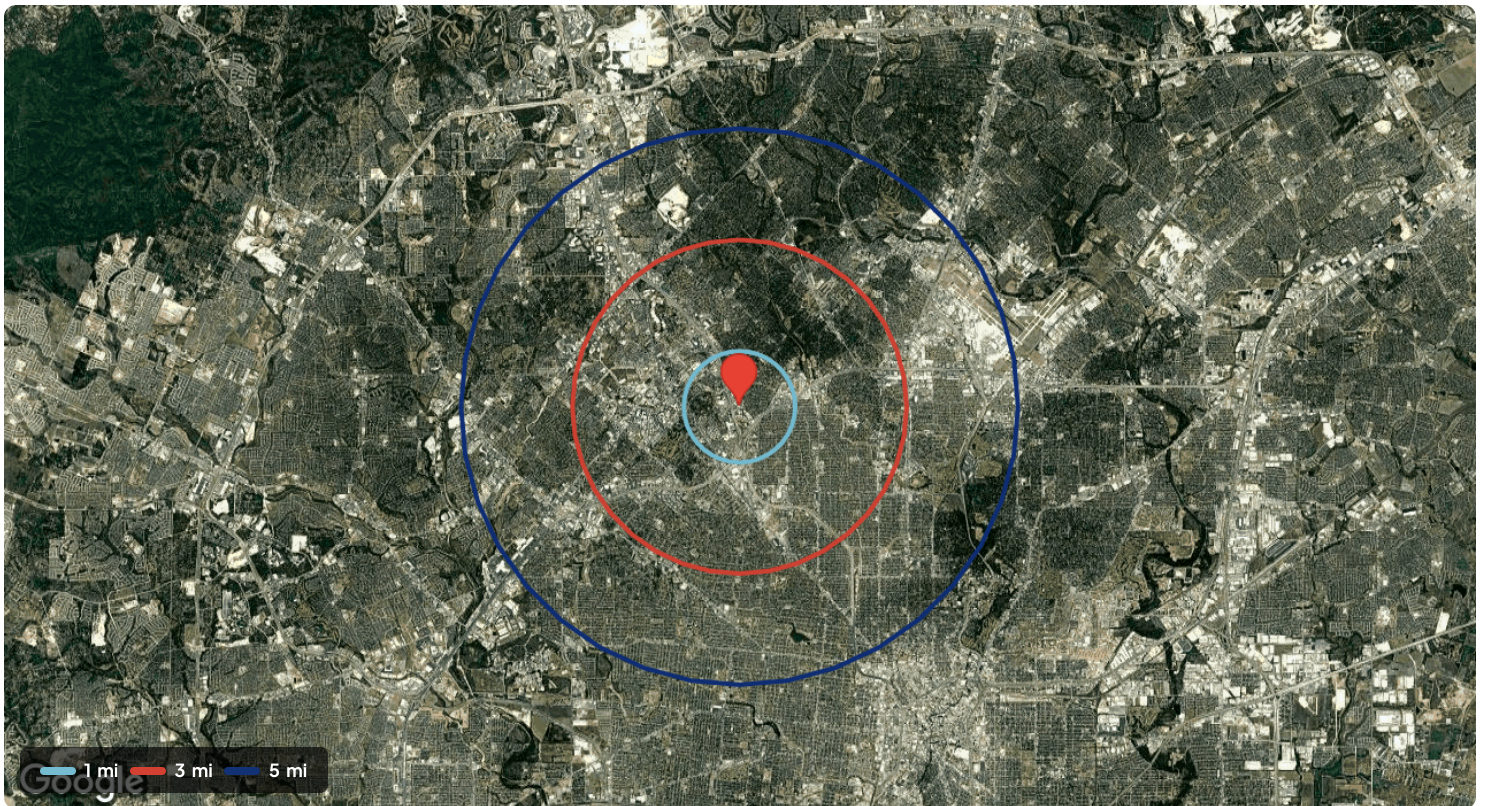
Source: ESRI / ArcGIS Business Analyst



# Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	18,270	138,025	337,026
2010 Population	18,658	143,379	352,455
2025 Population	19,205	144,888	351,358
2030 Population	18,702	141,566	344,640
2025-2030 Growth Rate	-0.53 %	-0.46 %	-0.39 %
2025 Daytime Population	26,512	214,327	459,070

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	8,532	60,106	135,526	less than \$15,000	1,118	7,693	16,392
2010 Total Households	8,689	62,154	144,846	\$15,000-\$24,999	792	5,461	11,969
2025 Total Households	9,033	65,562	153,805	\$25,000-\$34,999	936	6,673	14,085
2030 Total Households	9,002	65,628	154,463	\$35,000-\$49,999	1,532	9,655	20,859
2025 Avg. Household Size	2.1	2.19	2.26	\$50,000-\$74,999	1,979	13,930	30,749
2025 Owner Occupied Housing	2,475	23,735	67,389	\$75,000-\$99,999	1,247	7,704	18,551
2030 Owner Occupied Housing	2,556	24,446	69,382	\$100,000-\$149,999	938	8,542	22,509
2025 Renter Occupied Housing	6,558	41,827	86,416	\$150,000-\$199,999	243	2,736	7,920
2030 Renter Occupied Housing	6,447	41,182	85,081	\$200,000 or greater	248	3,167	10,770
2025 Vacant Housing	1,205	8,174	17,453	Median HH Income	<b>\$51,331</b>	<b>\$54,754</b>	<b>\$59,831</b>
2025 Total Housing	10,238	73,736	171,258	Average HH Income	<b>\$64,473</b>	<b>\$74,735</b>	<b>\$85,058</b>



Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY



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DISCLAIMER