



OFFERING MEMORANDUM

1818 SAN PEDRO

SAN PEDRO AVE & WEST CRAIG PL
SAN ANTONIO, TEXAS

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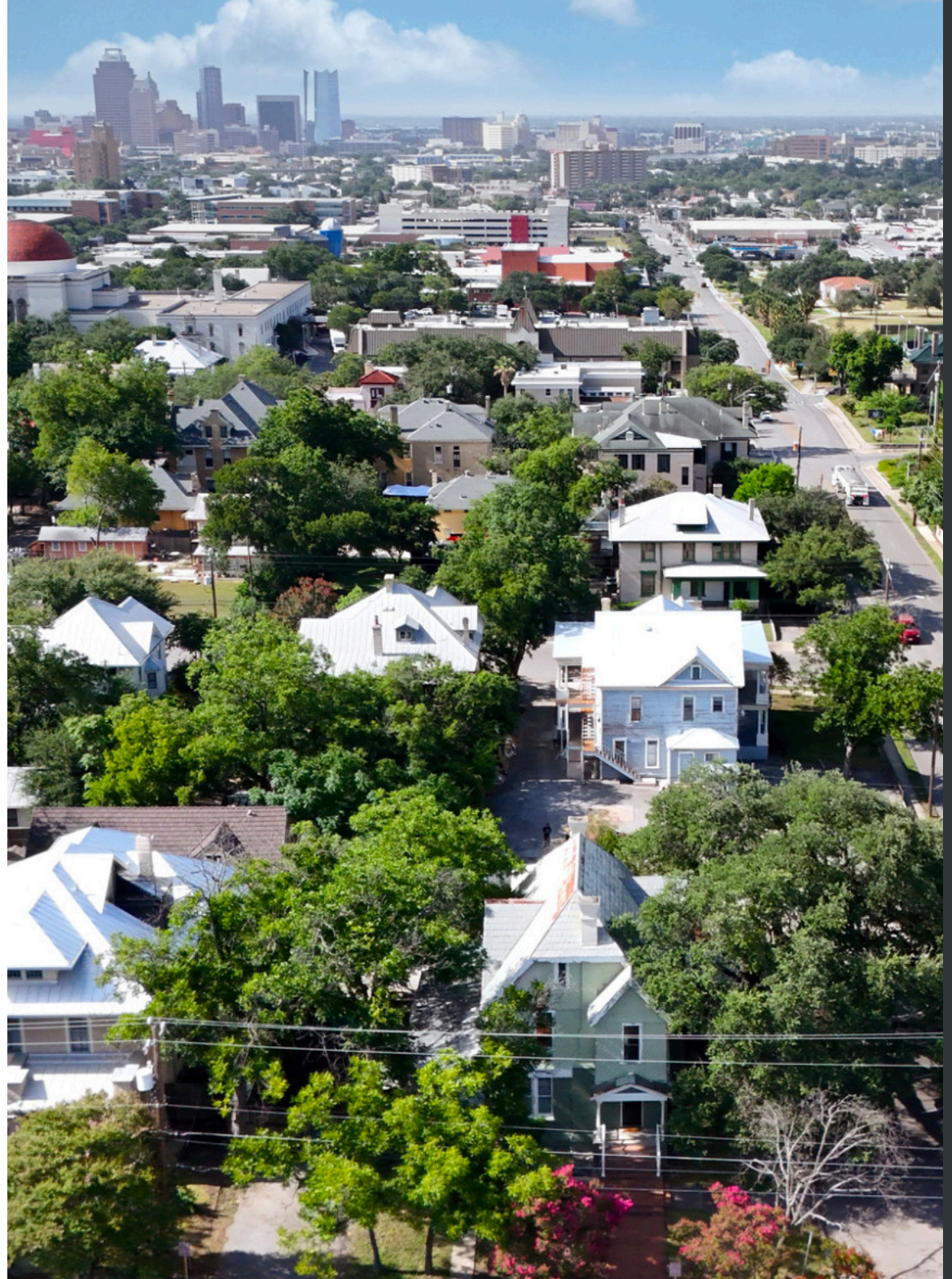
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01

INVESTMENT OVERVIEW

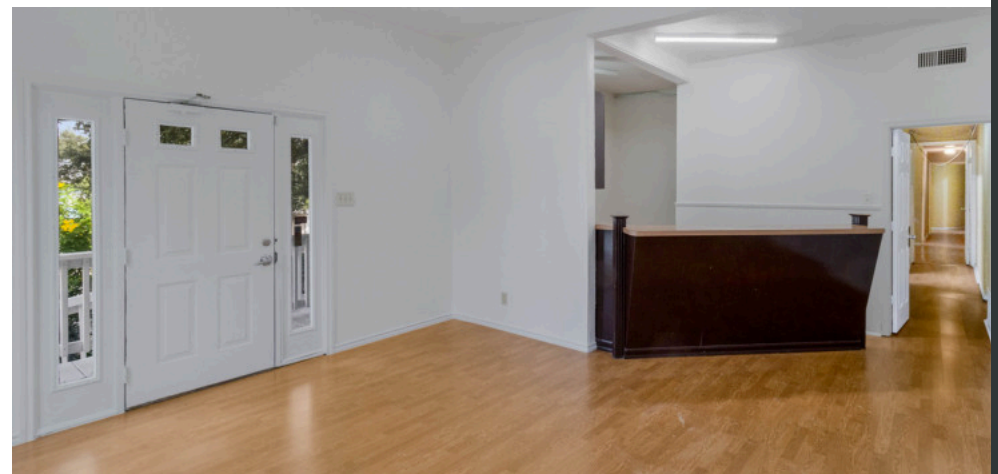
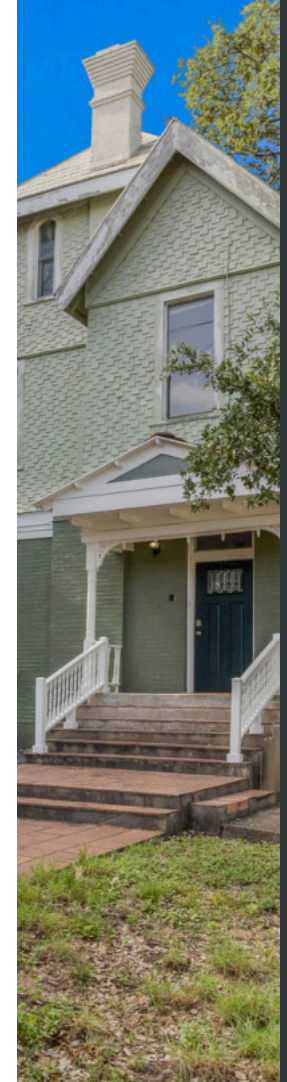
THE OFFERING
1818 SAN PEDRO



THE OFFERING

Unique commercial property sitting among historic homes and mature oak trees in Monte Vista, just minutes from downtown, the Pearl, and San Antonio College. Surrounded by established offices and national retailers, this three-story building offers flexible use with classic charm and a prime location.

PROPERTY ADDRESS	1818 SAN PEDRO
SQUARE FEET	4,302 ± SF
LOT SIZE	0.36 AC
YEAR BUILT	1957
ZONING	C-2
STORIES	3
FOR LEASE	\$6,500.00/MO
FOR SALE	\$599,500.00





PROPERTY SUMMARY

Nestled among heritage oak trees and early 20th-century architecture, this is a rare opportunity to own a commercially zoned (C-2) property in the heart of San Antonio, in the Monte Vista Neighborhood just minutes from Downtown San Antonio, the Pearl, and San Antonio College. Join the ranks of established law firms, medical practices, and other professional services that have retrofitted beautifully preserved historic homes for modern use. This three-story building offers a versatile layout ideal for office, studio, or mixed-use purposes, with original architectural details, and multiple private rooms. While the property needs some cosmetic and structural work, whether you're an investor or an owner-user, the location, charm, and flexibility of this property make it a standout choice in one of San Antonio's most distinguished neighborhoods.

HIGHLIGHTS

- Three Story Historic Building in Monte Vista on 0.36 Acres at the Corner of San Pedro Ave & W Craig Pl
- Minutes From Downtown San Antonio, San Antonio College, Pearl Brewery, Trinity University, San Pedro Springs Park, Alamo Heights, Olmos Park
- 17,000 Vehicles Per Day (2021) on San Pedro Ave
- Convenient Access to (3) Major Highways - US 281, I-10, I-35
- Monument Signage Available Along San Pedro Ave
- Ideal for Professional Services - Law Office, Accountant, Engineering Firm, Educational Center
- Ingress/Egress on Both West Craig & San Pedro Ave
- Vibrant Daytime Employment & Traffic Hub with Strong Population Growth (460,000 w/in 5-Miles)

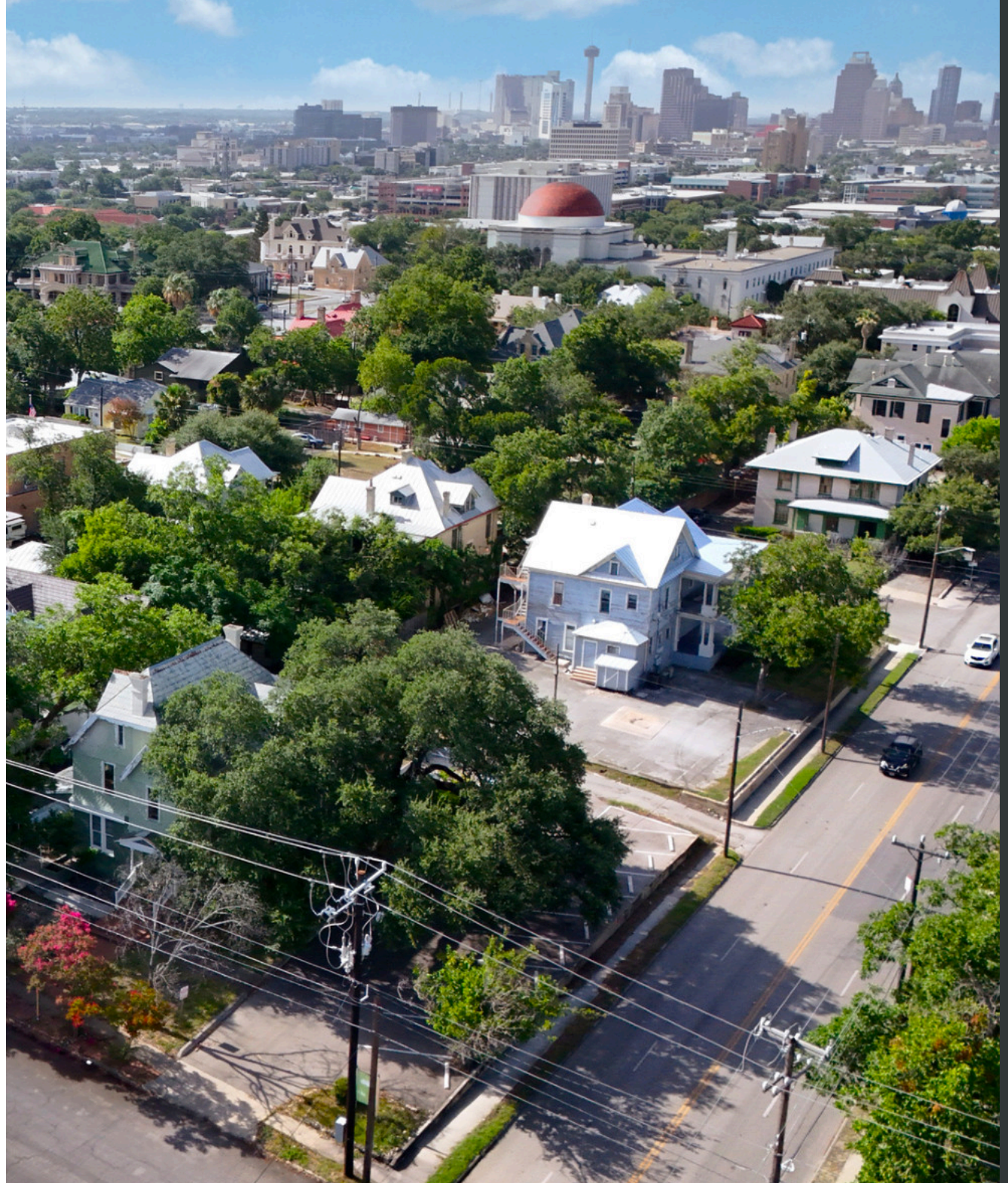


02

AREA OVERVIEW

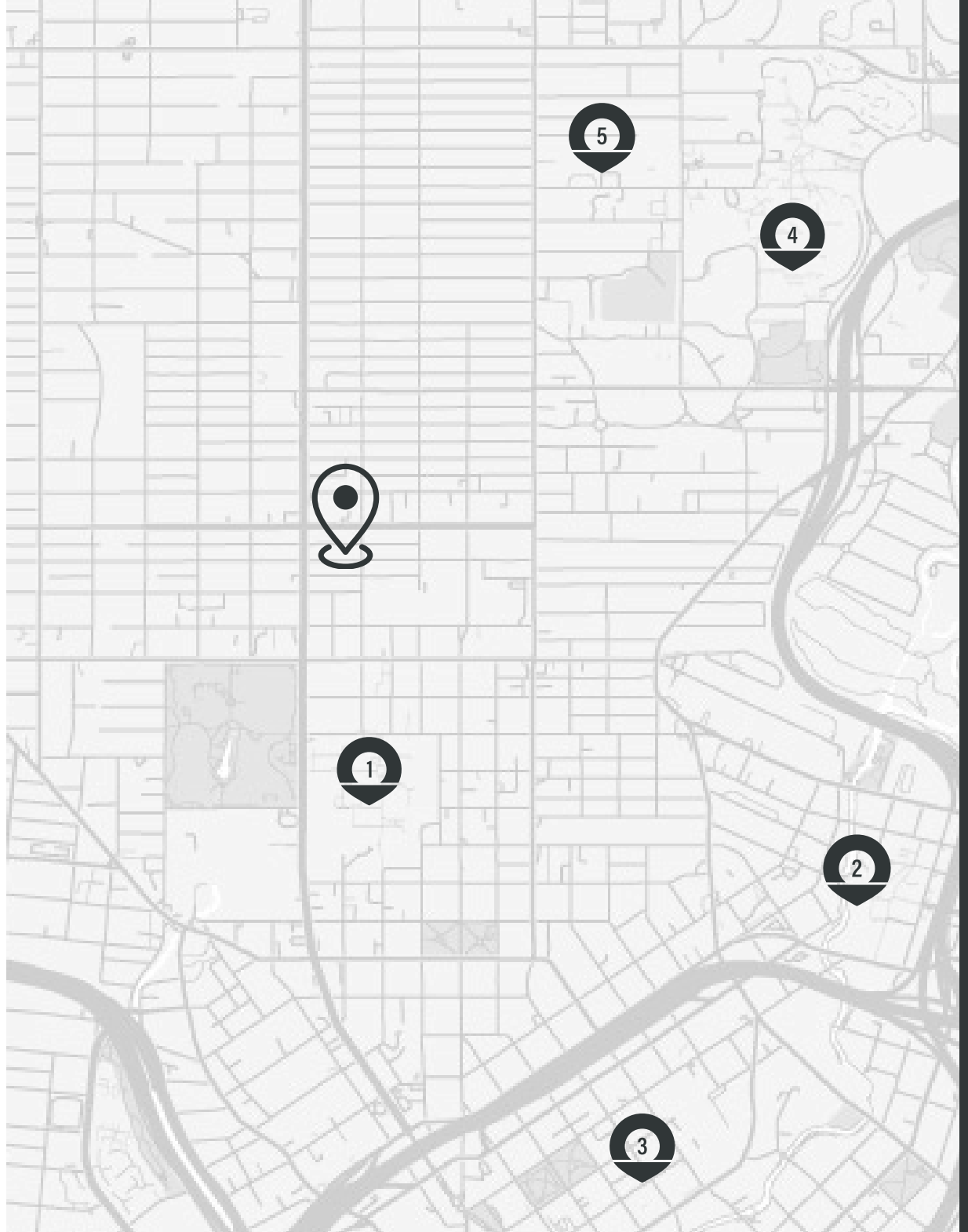
NEARBY DESTINATIONS

AREA OVERVIEW



NEARBY DESTINATIONS

- 1 San Antonio College
- 2 The Pearl
- 3 Downtown San Antonio
- 4 Trinity University
- 5 Olmos Park



AREA OVERVIEW

MONTE VISTA

Monte Vista is a historic neighborhood just north of downtown San Antonio, known for its early 20th-century architecture, mature trees, and quiet, residential feel. Developed between 1890 and 1930, the area features a mix of grand homes and architectural styles, many of which have been meticulously preserved. It's one of the largest historic districts in the country and has long attracted residents and commercial users who value character, charm, walkability, and location. Monte Vista is just over a mile from downtown and close to key landmarks like San Antonio College, Trinity University, and the Pearl, offering both convenience and character. Residents enjoy easy access to US-281, I-35, and I-10, but the neighborhood itself remains peaceful, with sidewalks, shaded streets, and an active neighborhood association that helps maintain its historic appeal.



03

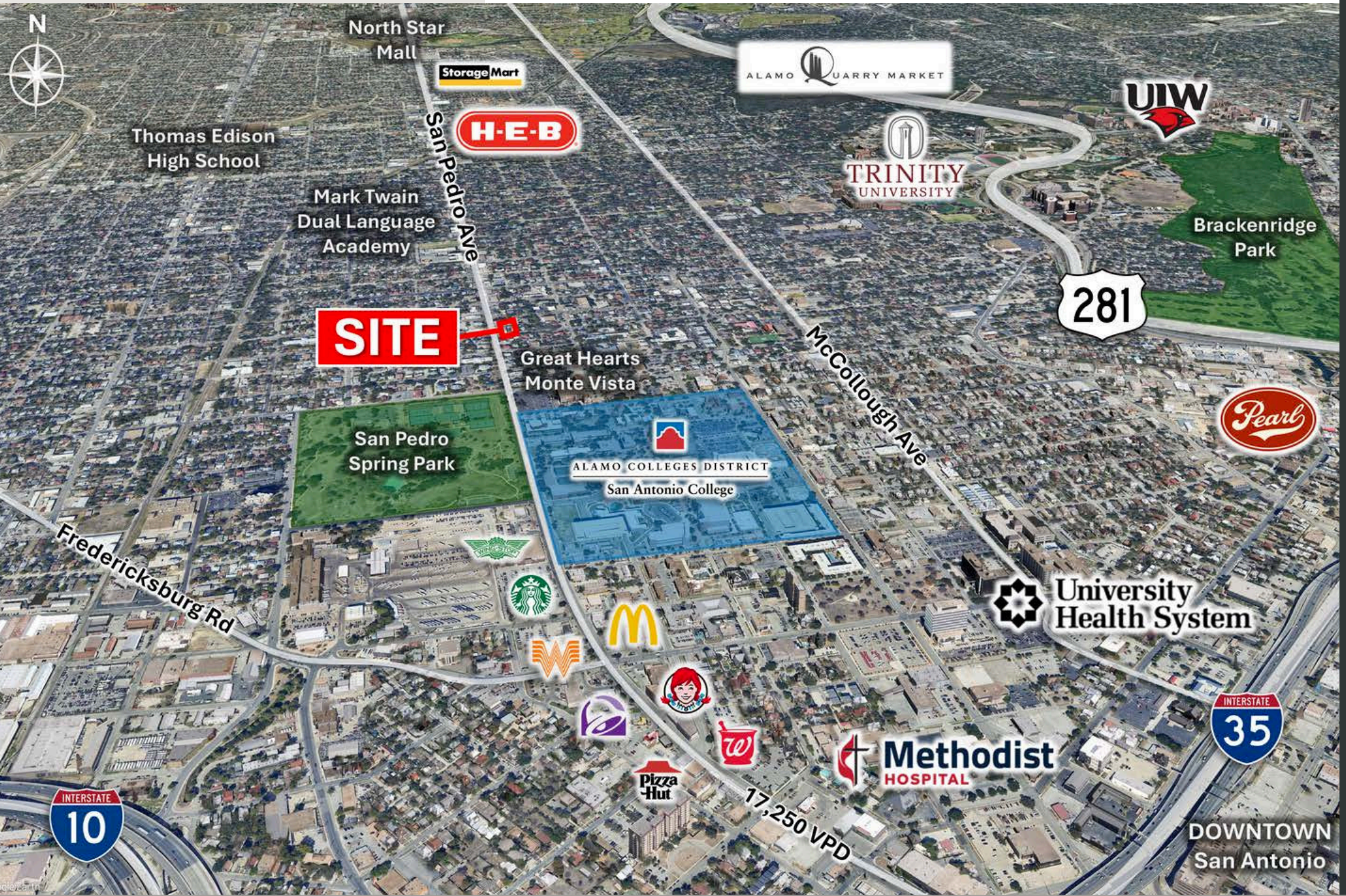
AERIALS & MAPS



AERIAL



AERIAL

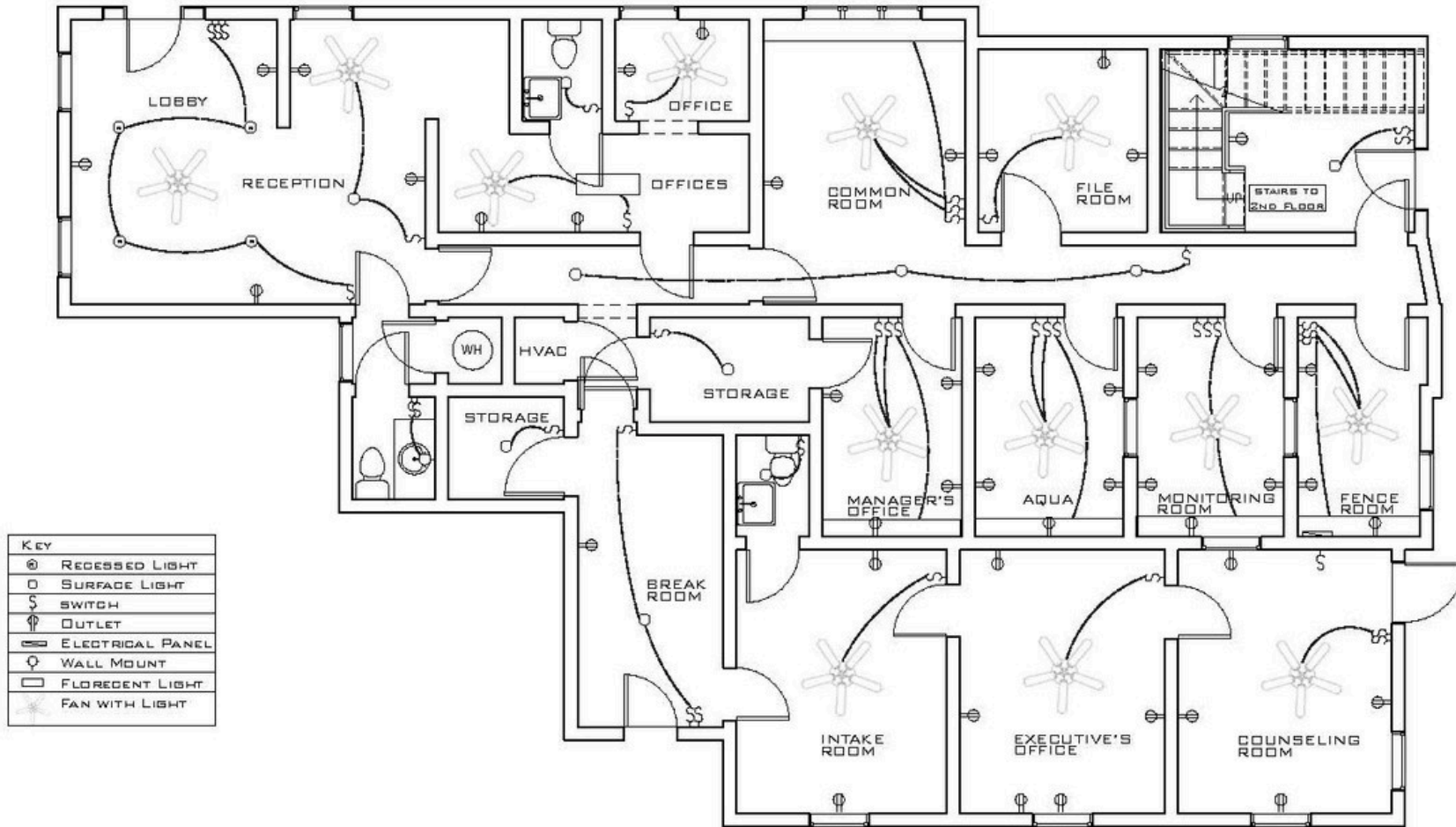


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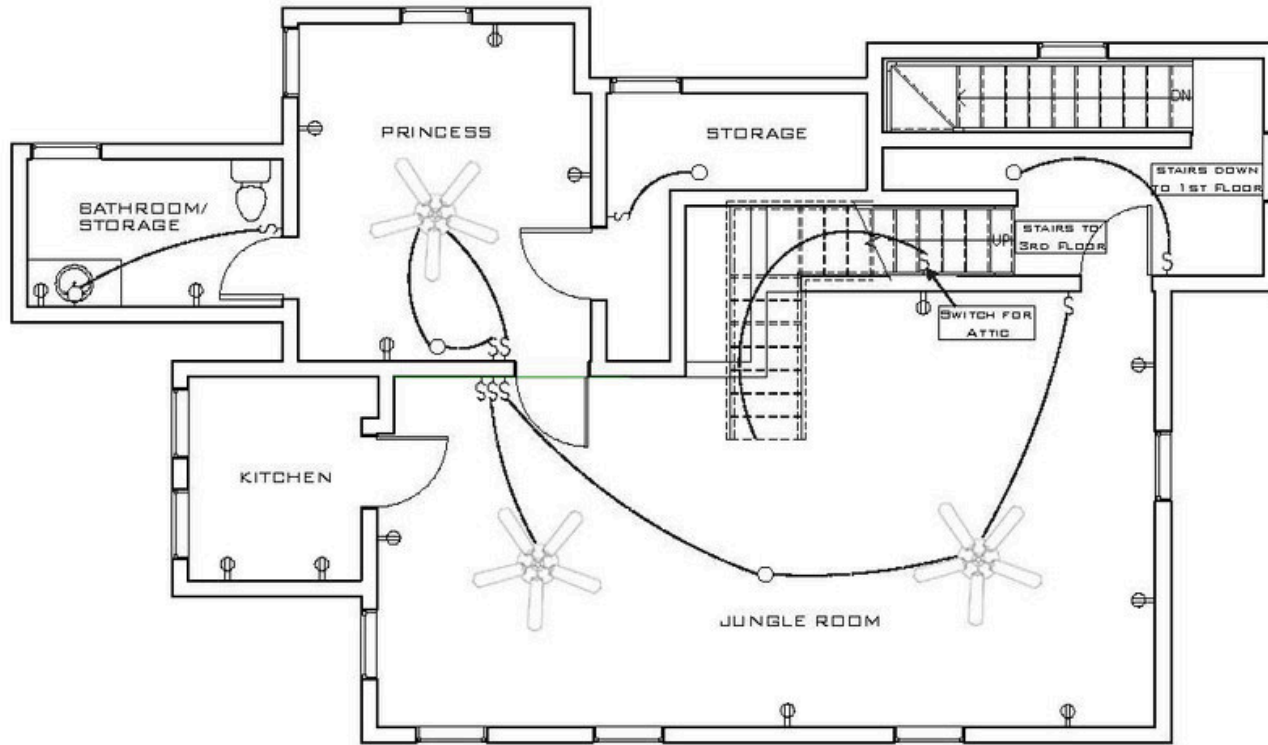
FLOOR PLANS



FIRST FLOOR



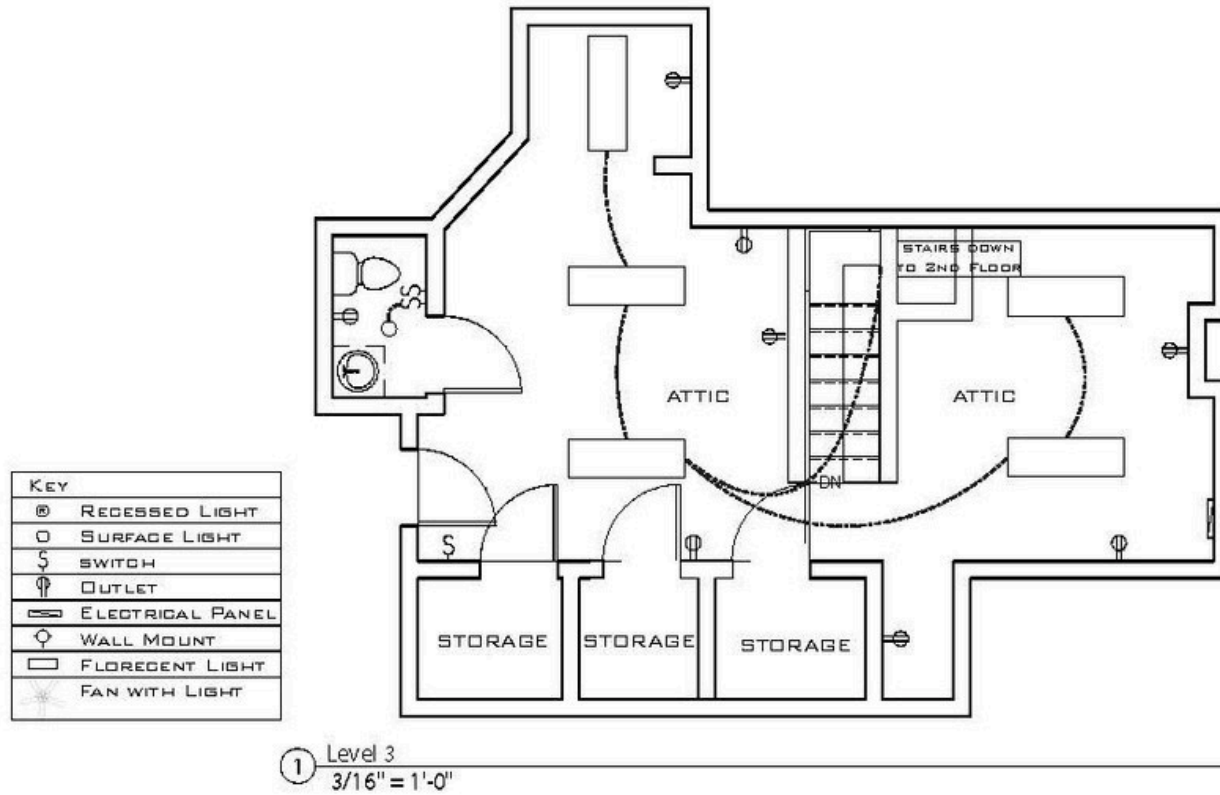
SECOND FLOOR



KEY	
⊙	RECESSED LIGHT
○	SURFACE LIGHT
⌞	SWITCH
⦿	OUTLET
⊞	ELECTRICAL PANEL
⊕	WALL MOUNT
▭	FLORECENT LIGHT
⊙	FAN WITH LIGHT

① Level 2
3/16" = 1'-0"

THIRD FLOOR

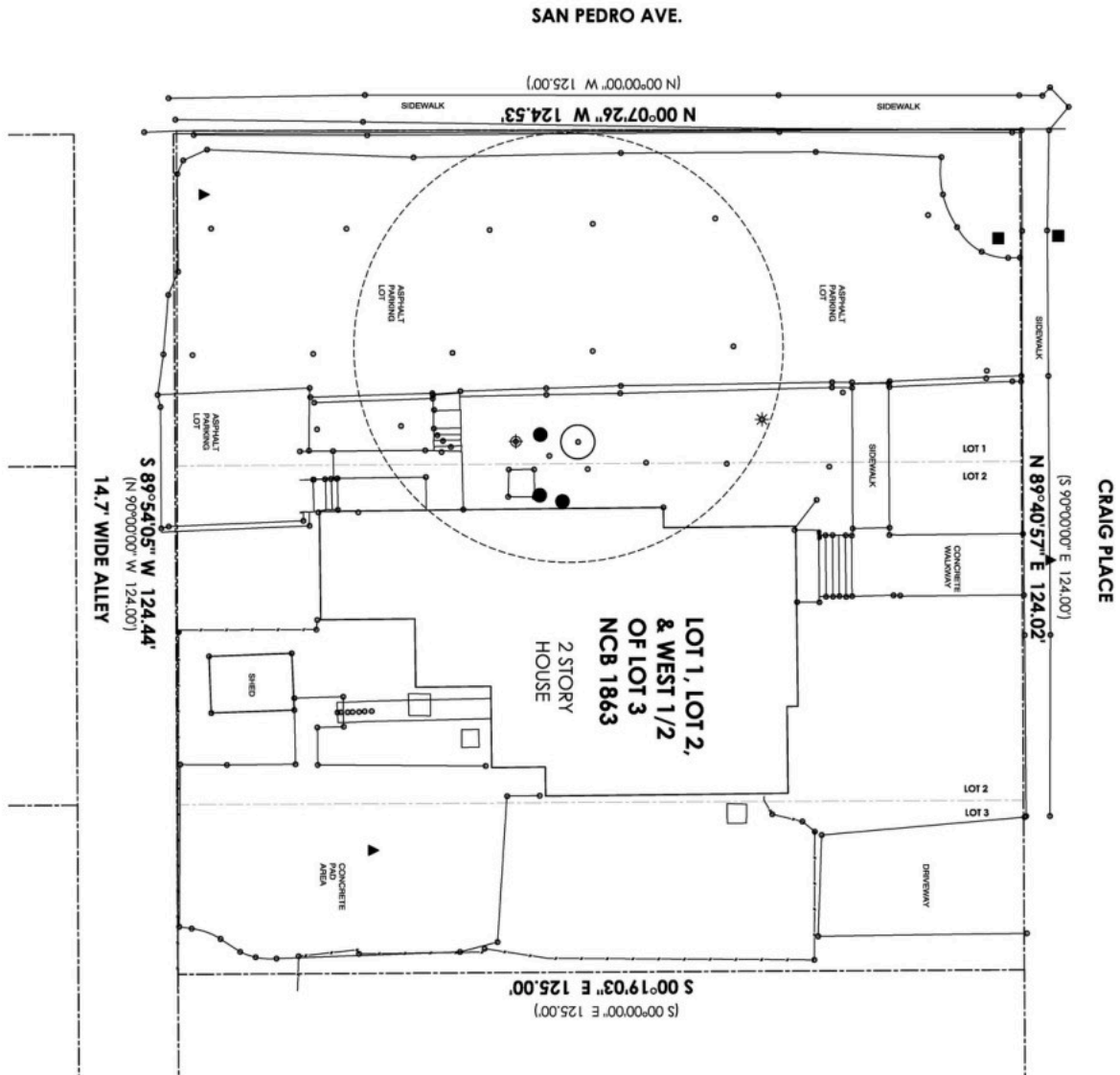


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SITE PLAN



SITE PLAN

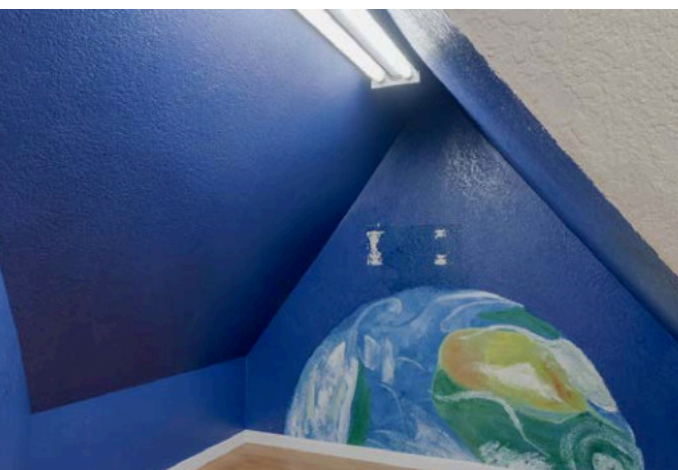


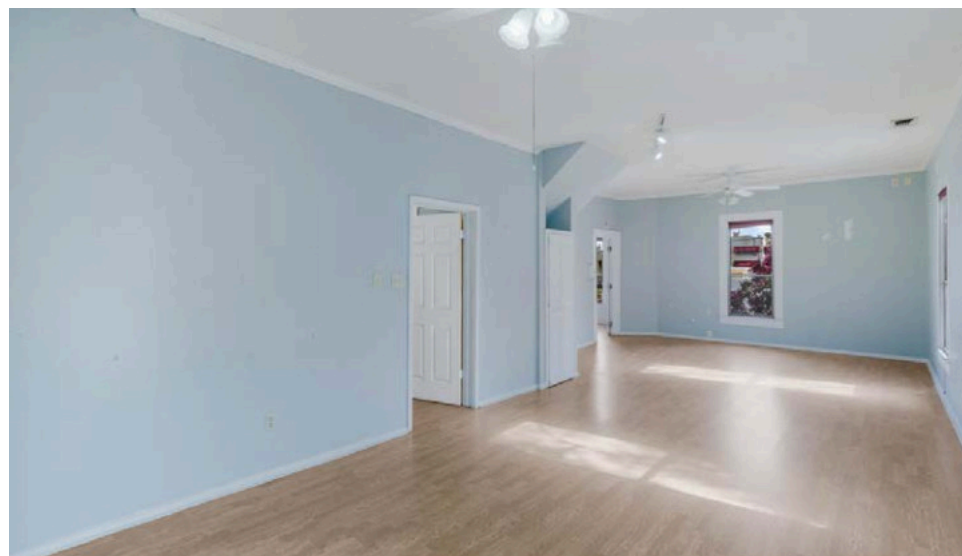
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PROPERTY PHOTOS



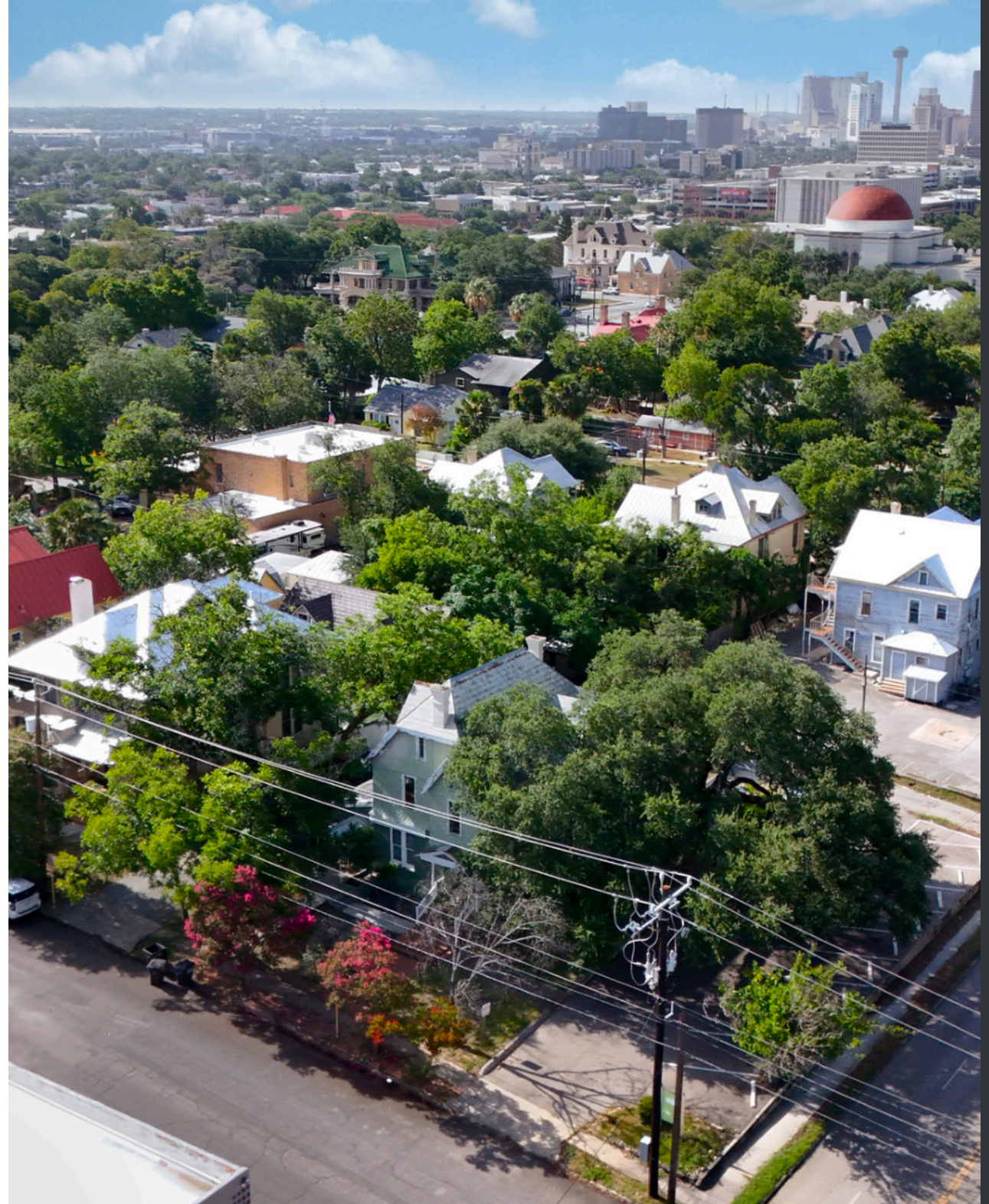
PROPERTY PHOTOS





07

DEMOGRAPHICS



DEMOGRAPHICS

KEY VARIABLES

	1 MILE	3 MILES	5 MILES
Population	30,479	189,480	460,905
Median Household Income	\$57,432	\$51,660	\$50,750

POPULATION

Median Age	38.6	35.7	35.6
2023 Population	30,479	189,480	460,905
Under Age 45	17,997	118,631	287,829
Over Age 45	12,482	70,849	173,076

HOUSING & OCCUPANCY

Total Households	13,485	71,846	172,887
Homeowners	4,565	33,302	84,912
Renters	8,920	38,544	87,975

INCOME

2023 Median Household Income	\$57,432	\$51,660	\$50,750
Household Incomes <\$100K	9,507	53,621	134,489
Household Incomes >\$100K	3,978	18,225	38,398
Total Employees	27,770	153,021	366,369

SAN ANTONIO, TEXAS



San Antonio, conveniently located in South Central Texas along I-35 and I-10, is one of the fastest growing regions in the United States. The San Antonio Metropolitan Statistical Area (MSA) occupies approximately 7,387 square miles and spans eight counties including Atascosa, Bandera, Bexar, Comal, Guadalupe, Kendall, Medina and Wilson County. This area is home to nearly 2.6 million residents which ranks the MSA as the 25th largest metropolitan area in the United States, and third in the state of Texas.

From a thriving economy and a culturally diverse workforce, the Alamo City is the perfect place for growth and opportunity. San Antonio's cost of living continuously ranks amongst the lowest of U.S. cities which makes not only for an affordable lifestyle, but an attractive place to conduct business. Keeping the cost of living low and quality of life high is a unique balance offered in San Antonio, and the reason why the Alamo City continues to grow and thrive.

The strength of the city's economic structure is its diverse business culture, making San Antonio's economic performance in recent years among the strongest of the large cities in Texas. The San Antonio- New Braunfels metro registered a job growth rate of 4.0% in June 2023, according to the Bureau of Labor Statistics. This is on par with the state's rate and is projected to grow an additional 0.14% by the end of 2023. Moreover, San Antonio is expected to outperform most major metros in the nation in regards to its GDP and employment growth over the next 5 years, according to Oxford Economics. For decades, San Antonio was primarily driven by the military and hospitality industries. With growth in energy, healthcare, education, manufacturing, logistics, business and tech-related services, San Antonio has a more diverse industry base, which was key to its recovery from the Great Recession and continued expansion.

Significant private and public investments to city areas like the Quarry, Rim, Stone Oak, Southtown and The Pearl offer a variety of living options for all tastes and preferences ranging from urban to suburban living.

Furthermore, a significant amount of capital has been allocated to the revitalization of San Antonio and its Downtown. Projects on the horizon include the San Pedro Creek Culture Project, UTSA's \$200 million National Security Collaboration Center and School of Data Science Downtown, and the rapid expansion of the Broadway corridor where several mixed use developments are underway. As part of the downtown initiative, the City has also started and will continue enhancing the commercial retail River Walk experience and San Antonio quality of life through investments to downtown living, museums, live performing arts centers, green park space, hotels and restaurants – even retail pop-up shops.

An influx of residents has caused a surge in product within the housing market. Over the last 10 years, over 66,000 units were added to the multifamily market. Furthermore, single-family home sales increased by \$28,867 since Q1 2021. Commercial development has boomed across the Alamo City and is concentrated not only in Downtown, but southwest of the CBD at Port San Antonio, and Northwest stretching to the La Cantera/RIM area. What once used to be a Class B market is quickly transforming to a Class A market due to a rise in premium space that has recently delivered or is currently underway. Key developments including the Pearl Brewery and Frost Tower have sparked a revitalization that is attracting young professionals and national tenants to the Downtown and booming Midtown corridor.

San Antonio's robust economy coupled with its historic and diverse culture, strong military ties, and festive spirit are just part of what attracts more than 41 million visitors and 16,330 net migrating residents per year. From the modern Henry B. Gonzales Convention Center, to the historic Alamo and recently expanded Riverwalk, it is of little surprise that San Antonio is a top destination for new residents, tourists, and business travelers alike.

Source: CBRE Research, H2 2022



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