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FOR SALE
VALUE-ADD MEDICAL INVESTMENT

SAN ANTONIO, TEXAS

11923 Culebra Rd

Building 2 · San Antonio, TX 78253

6,022 SF Medical Office • $1,900,000 • 7.77% Year 1 Cap Rate

THE OFFERING

A stabilized medical asset with built-in lease-up upside in growing West San Antonio.

Partners is pleased to offer for sale 11923 Culebra Road, Building 2, a 6,022 SF multi-tenant medical office building anchored by South Texas Radiology on a lease through 2031. Priced at $1,900,000 (7.77% Year 1 cap rate), the property delivers durable, specialized-medical cash flow today plus a clear value-add path: 1,022 SF of vacant space to lease at market. To de-risk that upside, the seller is offering a rent and expense guarantee on the vacant suite for 12-months after closing, letting an investor underwrite in-place income while capturing the lease-up.

$1,900,000	7.77%	$147,572
Sale Price	Year 1 Cap Rate	Net Operating Income

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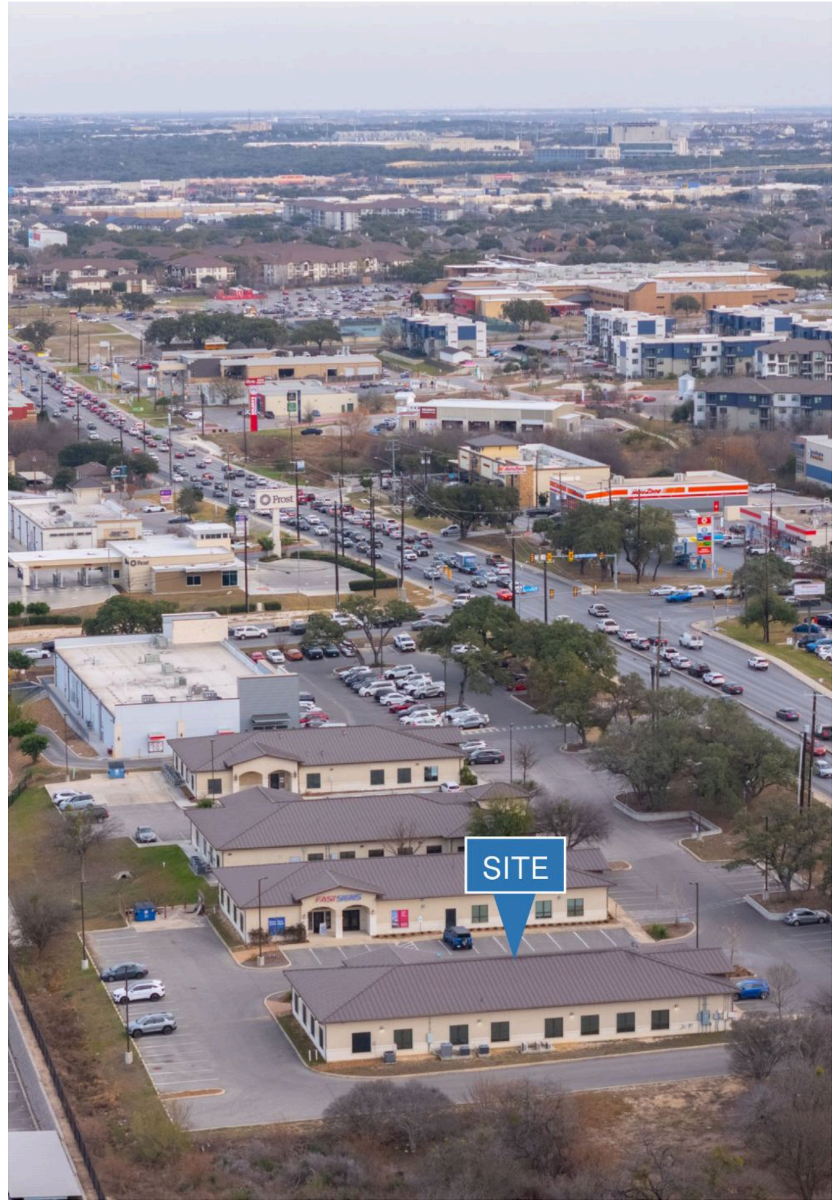
The opportunity at a glance.

ADDRESS	11923 Culebra Rd, Bldg 2
CITY, STATE, ZIP	San Antonio, TX 78253
BUILDING SIZE	6,022 SF · Multi-Tenant
SALE PRICE	$1,900,000
PRICE PER SF	$315.51
CAP RATE	7.77% Year 1
NET OPERATING INCOME	$147,571.96
OCCUPANCY	83% Leased · 1,022 SF Vacant
VACANT LEASE RATE	$26.00/SF NNN
LOT SIZE	0.24 Acres
YEAR BUILT	2017
PARKING	29 Spaces
ANCHOR TENANT	South Texas Radiology



Stabilized income today, upside tomorrow.

01 Value-Add Through Lease-Up

1,022 SF of vacant, second-generation medical space to lease at market ($26.00/SF plus $10.00 NNN), driving immediate NOI growth.

02 Seller Rent & Expense Guarantee

The seller guarantees rent and expenses on the vacant suite for 12-months after closing while a buyer releases the space.

03 Credit Anchor Through 2031

South Texas Radiology Imaging Centers occupies 83% of the building on a NNN lease to March 2031, with two five-year options and annual increases.

04 Location-Exclusive Service Line

One of only two Boutique Mammography Centers in the 20+ location STRIC network, a dedicated breast imaging brand targeting a specific demographic, not a satellite that folds into a nearby office.

05 Low Capital Exposure

No MRI or CT at this location means no slab loading, shielding, or chiller systems to inherit, a cleaner medical asset to own long term.

06 Growing West San Antonio

226,000+ residents within five miles and above-average household incomes along the Culebra Road corridor, which carries 46,000+ vehicles per day.

Rent roll & operating statement.

RENT ROLL

TENANT	SF	% OF BLDG	TERM	RENT / SF	ANNUAL RENT
South Texas Radiology NNN* · Two 5-Yr Options	5,000	83.0%	04/19–03/31	$24.20	$121,000
Vacant · Seller Rent Guarantee NNN · Lease-up at market	1,022	17.0%	Lease-up	$26.00	$26,572
Total / Weighted Avg.	**6,022**	**100%**	**–**	**$24.51**	**$147,572**

*South Texas Radiology annual increases of $0.44/SF; 1st option at $0.44/SF/Yr, 2nd at FMV.

ANCHOR TENANT PROFILE

South Texas Radiology Imaging Centers (STRIC) is one of the region's largest outpatient imaging providers, with a network of more than 20 diagnostic centers across greater San Antonio. This suite operates as STRIC's **Boutique Mammography Center at Alamo Ranch**, a dedicated breast imaging center rather than a full-modality site.

Equipment is 3D mammography (digital breast tomosynthesis), digital mammography, breast ultrasound, and breast biopsy. Only two locations in the STRIC network carry the Boutique Mammography brand, this one and Nacogdoches Road, making it a location-exclusive service line and brand rather than a satellite that folds into a nearby office. MRI and CT sit elsewhere in the network, so ownership carries no slab loading, shielding, or chiller exposure.

5,000 SF	Mar 2031	2 × 5 Yr
83% of building	Lease expiration	Renewal options

OPERATING STATEMENT

INCOME	
Rental Income	$147,571.96
Additional Rent (NNN Reimb.)	$60,362.35
Gross Potential Income	**$207,934.31**
REIMBURSABLE EXPENSES	
POA	$8,400.00
Property Taxes	$44,715.35
Insurance	$7,247.00
Total Reimbursable Expenses	**$60,362.35**
Net Operating Income	**$147,571.96**

Year 1 cap rate of 7.77% is calculated on the $1,900,000 purchase price.

12-MONTH SELLER GUARANTEE

If purchased with the vacancy, the seller guarantees rent and reimbursable expenses on the 1,022 SF suite for 12-months, so income is secured while the buyer executes the lease-up.

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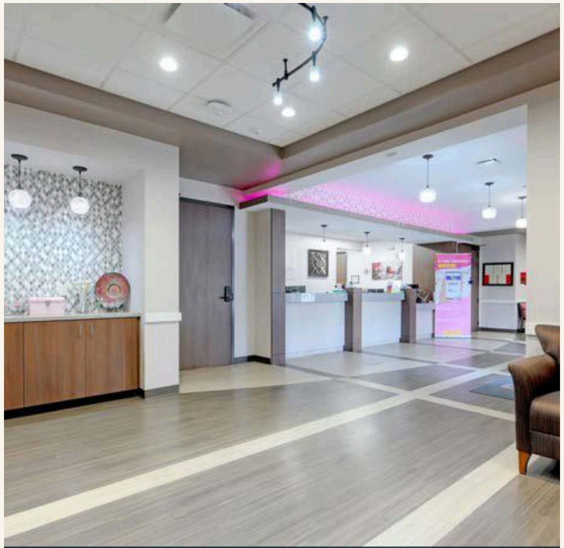
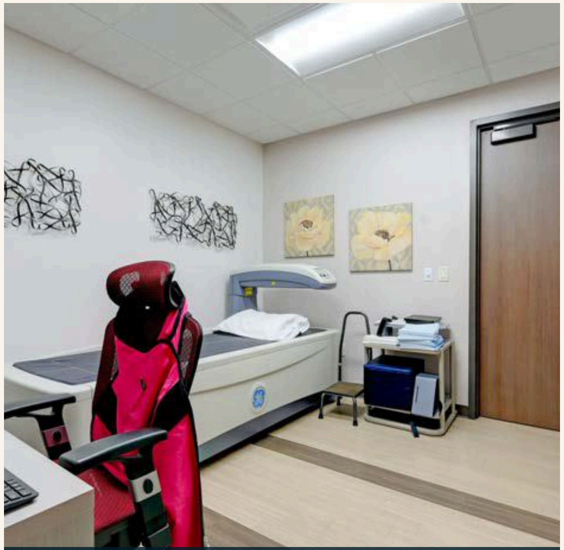
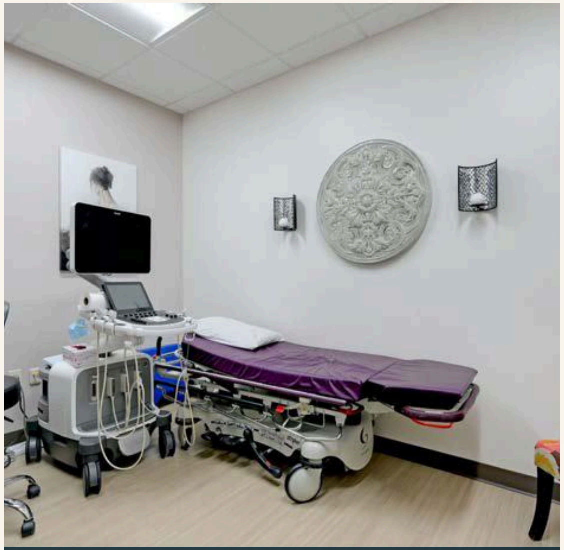
A purpose-built breast imaging suite.

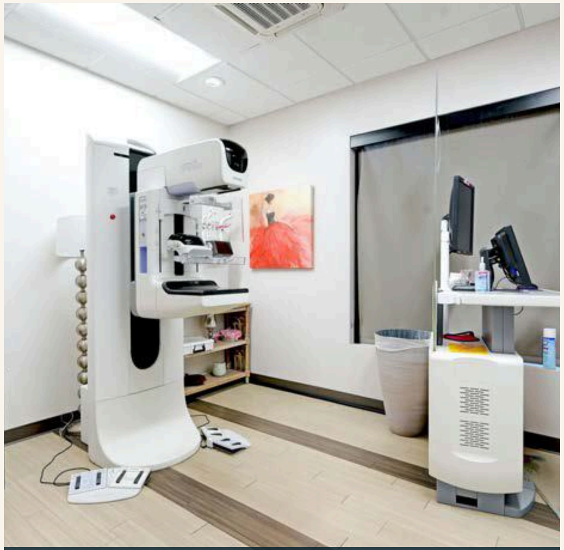

RECEPTION


WAITING


DRESSING & CORRIDOR


IMAGING

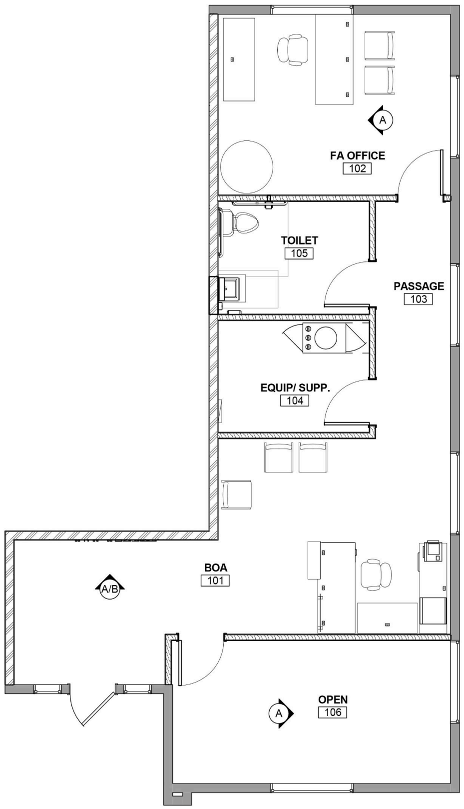

ULTRASOUND


MAMMOGRAPHY

FLOOR PLANS

5,000 SF leased · 1,022 SF available.

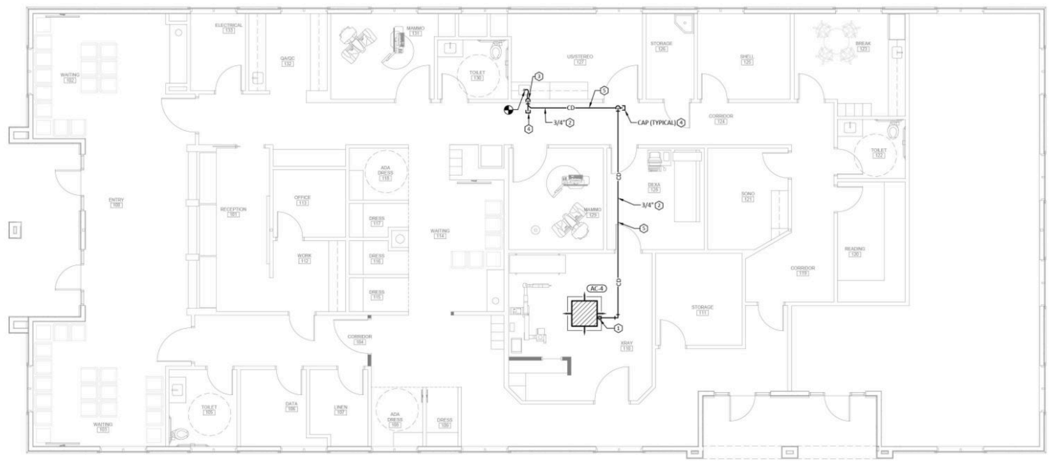
AVAILABLE SUITE 1,022 SF · Lease-up



Base Rent	$26.00 / SF
Lease Structure	NNN
NNN Expenses	$10.00 / SF

Second-generation medical suite, ready for lease-up at market.

SOUTH TEXAS RADIOLOGY 5,000 SF · Leased to 2031



Prominent frontage on a 46,000-VPD corridor.

Building 2 sits within a well-maintained professional office park fronting Culebra Road, one of West San Antonio's primary east-west arterials. Ample on-site parking and clear monument visibility support patient and client traffic for the building's medical and professional tenants.

EXCELLENT ACCESSIBILITY & PARKING

29 on-site spaces and convenient corridor access enhance long-term tenant retention.

VPD on Culebra Rd	46,000+
On-site parking spaces	29
Lot size	0.24 AC
Year built	2017

AREA AMENITIES

Surrounded by retail, healthcare & recreation.

RETAIL & GROCERY

H-E-B, Walmart Supercenter, Target, Lowe's, Home Depot, Hobby Lobby, Ross, Marshalls & The Shops at Alamo Ranch.

FITNESS & DINING

Planet Fitness, Gold's Gym, Orangetheory and a deep bench of quick-serve and sit-down dining along Culebra Rd.

HEALTHCARE

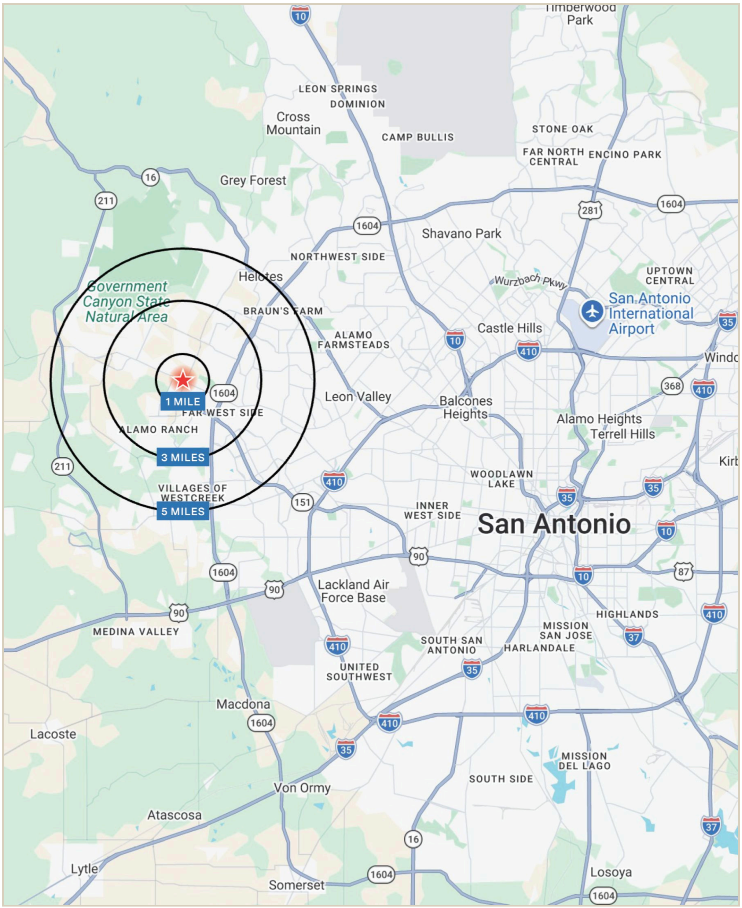
Methodist Healthcare, Baptist Health System and CHRISTUS Health facilities anchor a dense West Side medical cluster.

RECREATION

SeaWorld San Antonio and major employment corridors along Loop 1604 and Hwy 151 are minutes away.

DEMOGRAPHICS

A growing, high-income West San Antonio trade area.



	1 MILE	3 MILES	5 MILES
2024 Population	16,527	106,361	226,656
2029 Projection	17,812	115,088	243,791
2024 Households	5,432	35,368	75,937
Avg. HH Income	$115,419	$117,531	$114,505
Median HH Income	$100,372	$101,794	$99,514
Employees	1,140	11,687	37,289
Median Age	32.0	33.8	35.0

Source: CoStar.

CONTACT

For more information, contact the team.

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