



FOR LEASE

Pinebrook Shopping Center

8045 PINEBROOK DR

San Antonio, TX 78216

2,064 SF

AVAILABLE

\$12.00

SF/YR

Lindsey Nussle

Senior Director of Asset Management

210-801-8517 (Direct)

lindsey@spigelproperties.com

Spigel Properties

70 N.E. Loop 410

Suite 185, San Antonio, TX 78216

947.941.1908

**SPIGEL
PROPERTIES**

INVESTMENTS • REAL ESTATE

Property Overview

2,064 SF

AVAILABLE SF

\$12

ASKING RATE SF/YR

1973

YEAR BUILT

1.72

LOT SIZE

23,985 SqFt

BUILDING SQFT

13627-023-0080

PARCEL ID

Commercial

ZONING TYPE

Bexar

COUNTY

29.510937,-98.549730

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

TYPE

NNN

TERM

Negotiable

USE

Retail



Market Overview



4/30/1718

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.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	19,205	Population	144,888	Population	351,358
Median HH Income	\$51,331	Median HH Income	\$54,754	Median HH Income	\$59,831
Households	9,033	Households	65,562	Households	153,805

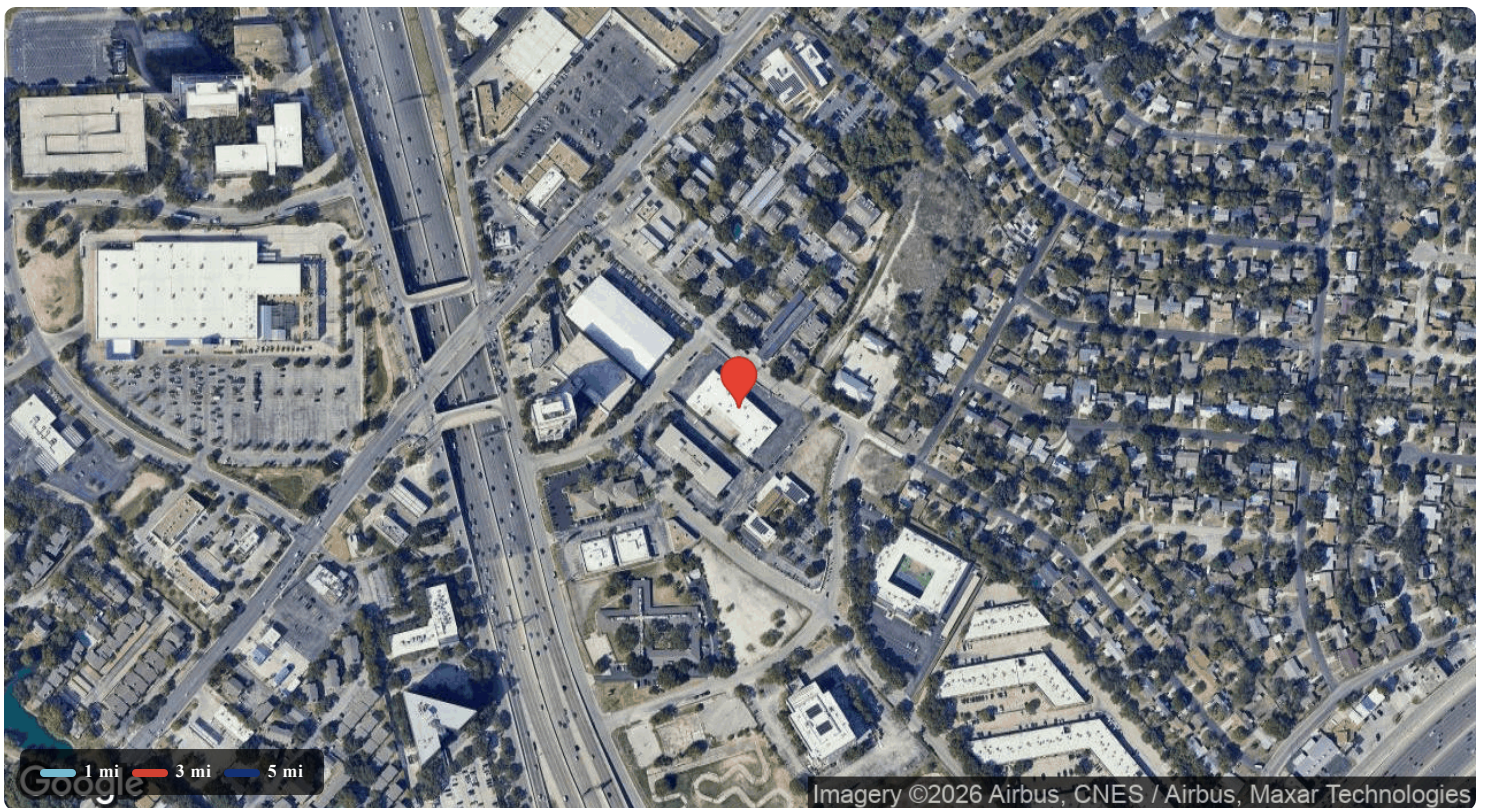
Source: ESRI / ArcGIS Business Analyst



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	\$51,331	\$54,754	\$59,831
2025 Total Housing	10,238	73,736	171,258	Average HH Income	\$64,473	\$74,735	\$85,058



Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY



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DISCLAIMER