

MIXED RETAIL AT CAROLINE AT BROOKS FOR LEASE

Bitterblue Commercial Portfolio

7910 S New Braunfels Ave
San Antonio, TX 78235

SUBJECT SITE
CAROLINE AT BROOKS

S NEW BRAUNFELS AVE

SIDNEY BROOKS DR

Bitterblue

CBRE

Property Overview

HIGH-IMPACT RETAIL *in* SAN ANTONIO'S GROWTH CORRIDOR



STRATEGIC LOCATION

Positioned in a rapidly growing area of Brooks City Base, a 1,308 acre mixed-use community, surrounded by numerous multifamily developments, retail centers, and convenient freeway access

Close proximity to Mission Trail Baptist Hospital, UIW School of Osteopathic Medicine and Amazon Fulfillment Center



STRONG DEMOGRAPHICS

Surrounded by established and growing residential communities with high household incomes and strong consumer demand



Brooks Overview

A VISION as
BIG as TEXAS

 RESIDENTIAL COMMUNITIES

6 Residential Communities (4 multi-family & 2 single family)

1,400+ Residents and 4 additional communities in various stages of development and planning

 EDUCATION

Brooks is also home to The University of the Incarnate Word School of Osteopathic Medicine

 BUSINESS

150+ Businesses in Brooks with more than 3,000 employees

Major Employers include:



Number 1 region for numerical population growth from 2020-2021



Nearly 500,000 Residents added to the region between 2010-2020



Projected regional population of almost 4 million by 2040



RETAIL OVERVIEW

Address	7910 S New Braunfels Ave San Antonio, TX 78235
Rate	Please contact Brokers.
Signage	Building signage facing S New Braunfels Ave
Location	Ground level, street visibility
Parking	Ample surface parking available

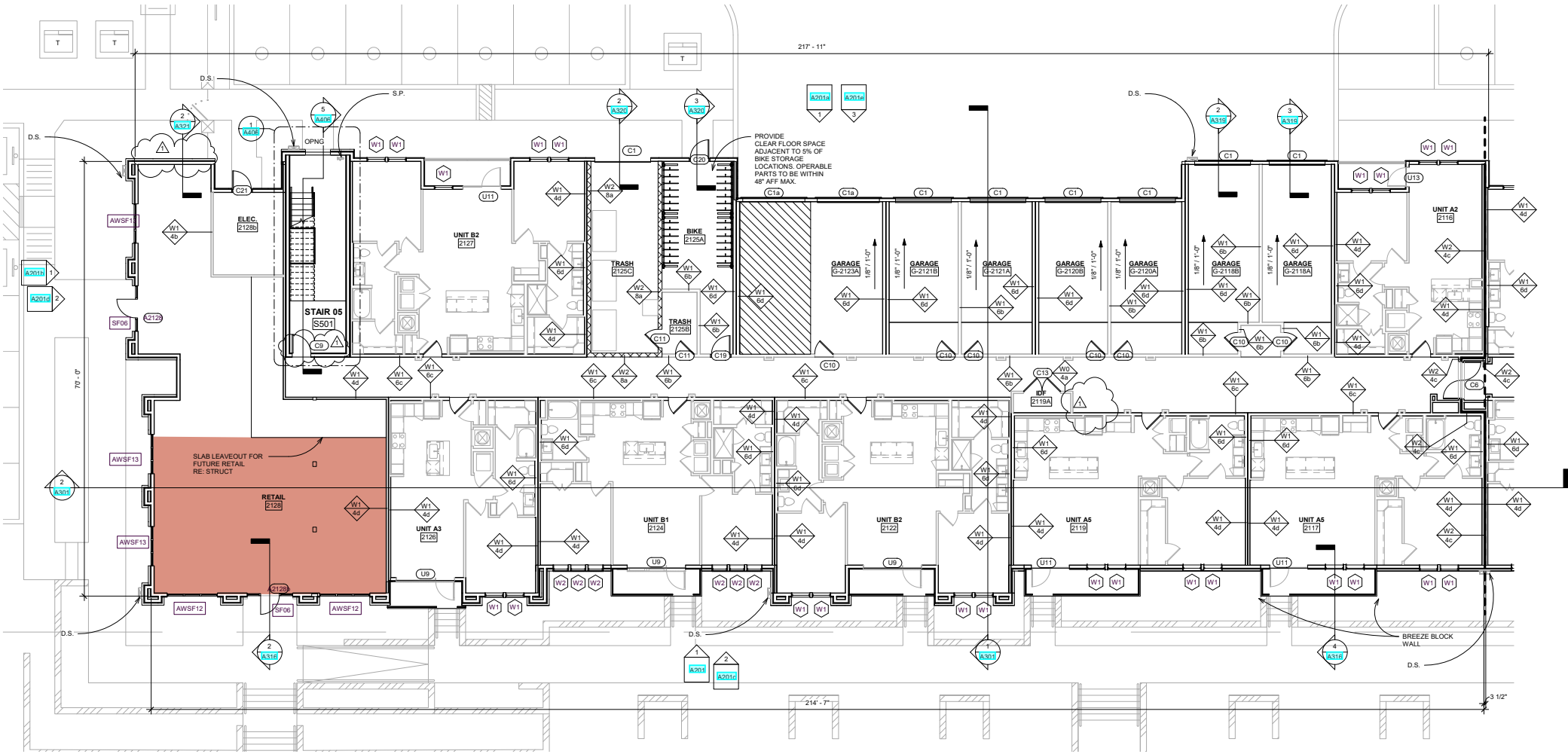
AVAILABILITIES

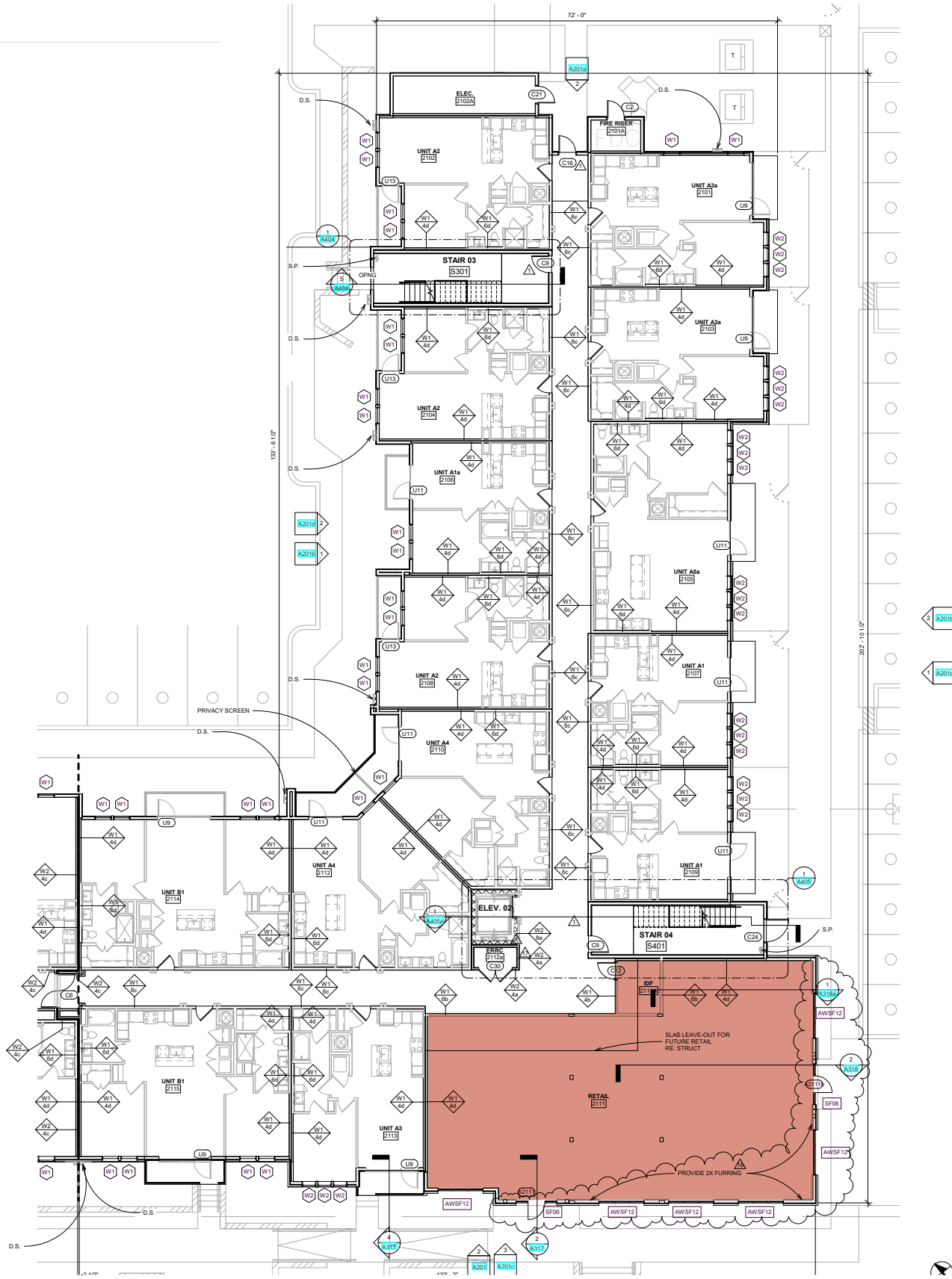
SUITE 2128 1,783 SF

SUITE 2111 2,521 SF

AVAILABILITY

SUITE 2128 1,783 SF

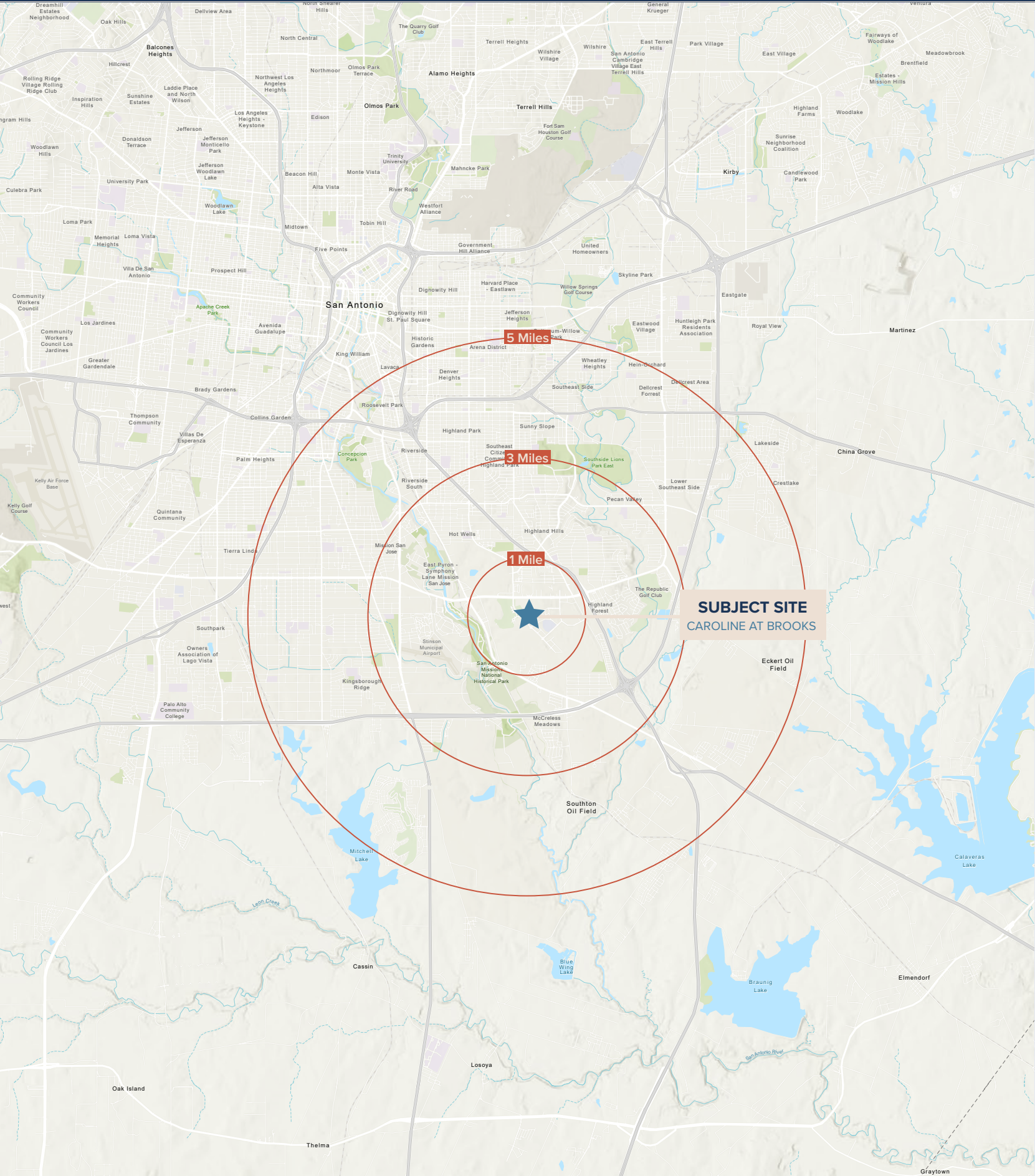




AVAILABILITY

SUITE 2111 2,521 SF





Demographic Insights

	1 Mile	3 Miles	5 Miles
Population			
2024 Population	7,273	72,865	185,500
2029 Population	9,514	77,364	194,404
2024-2029 Annual Population Growth Rate	5.52%	1.21%	0.94%
Generations			
Generation Alpha	12.8%	12.1%	11.8%
Generation Z	30.4%	25.9%	25.5%
Millennials	27.9%	24.4%	24.3%
Generation X	15.4%	18.3%	18.3%
Baby Boomers	12.0%	16.5%	16.9%
Greatest Generations	1.6%	3.0%	3.2%
Household Income			
Average Household Income	\$62,168	\$68,417	\$69,788
Median Household Income	\$53,411	\$53,725	\$55,742
Housing Value			
2024 Median Home Value	\$155,303	\$195,915	\$193,050
2024 Average Home Value	\$195,240	\$245,978	\$240,694
Housing Units			
2024 Owner Occupied Housing Units	679	15,024	40,612
2024 Renter Occupied Housing Units	2,291	11,892	26,066



PRE-K 4 SA-SOUTH
EDUCATION CENTER

LEGACY
MIDDLE SCHOOL
1,137 STUDENTS

SALADO
ELEMENTARY SCHOOL
696 STUDENTS

LEGACY BROOKS
412 UNITS

CVS
pharmacy

LOWE'S

amazon

BROOKS CORNER
H-E-B THE HOME DEPOT Target ROSS DRESS FOR LESS
ULTA BEAUTY petco JAMES AVERY artisan jewelry
BOOT BARN 5.11 DOLLAR TREE

sam's club

Walmart

THE ANDERSON AT BROOKS
288 UNITS

MISSION TRAIL
BAPTIST HOSPITAL

BEST BUY CATO Starbucks SUBWAY
Office DEPOT BUFFALO WILD WINGS SHERWIN WILLIAMS

THE VILLAGES OF
COSTA DORADA
248 UNITS

SUBJECT SITE
CAROLINE AT BROOKS

SW MILITARY DR (30,115 VPD)

SIDNEY BROOKS DR

S NEW BRAUNFELS AVE (14,612 VPD)

THE LANDINGS AT BROOKS
300 UNITS

EMBASSY
SUITES
by Hilton

BJ's
RESTAURANT

OUTBACK
STEAKHOUSE



DOWNTOWN
SAN ANTONIO



THE RAVELLO
252 UNITS

COPPER POINTE
252 UNITS



CITY BASE WEST

GREENLINE NORTH
292 UNITS

THE VILLAS OF
COSTA DORADA
248 UNITS

BROOKS CORNER



UIW SCHOOL OF
OSTEOPATHIC MEDICINE



SW MILITARY DR (30,115 VPD)

THE KENNEDY AT BROOKS
306 UNITS

SUBJECT SITE
CAROLINE AT BROOKS

HERITAGE OAKS AT BROOKS
163 UNITS

THE LANDINGS AT BROOKS
300 UNITS

SIDNEY BROOKS DR

S NEW BRAUNFELS AVE

SIDNEY BROOKS DR

MIXED RETAIL AT CAROLINE AT BROOKS FOR LEASE

Bitterblue Commercial Portfolio

Bitterblue

7910 S New Braunfels Ave
San Antonio, TX 78235

CONTACTS

Land Folkes

Vice President

210 237 8260

land.folkes@cbre.com

Jaselle Luna

Associate

210 325 1905

jaselle.luna@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE