



FOR SALE

7622 Louis Pasteur

7622 Louis Pasteur Dr.
San Antonio, TX 78229

MEDICAL INVESTMENT

\$5.82M

PRICE

6.75%

CAP RATE

\$393.01K

NOI

Luke Campbell

(210) 249-1997 (Direct)

luke@campbell-commercial.com



Campbell Commercial

3707 N. St. Mary's Ste. 201

San Antonio, TX 78212

2107378100

www.campbell-commercial.com

●● Executive Summary

7622 Louis Pasteur

7622 Louis Pasteur Dr.

San Antonio , TX 78229



\$5,822,338

PRICE



6.75%

CAP RATE



\$393,008

NOI



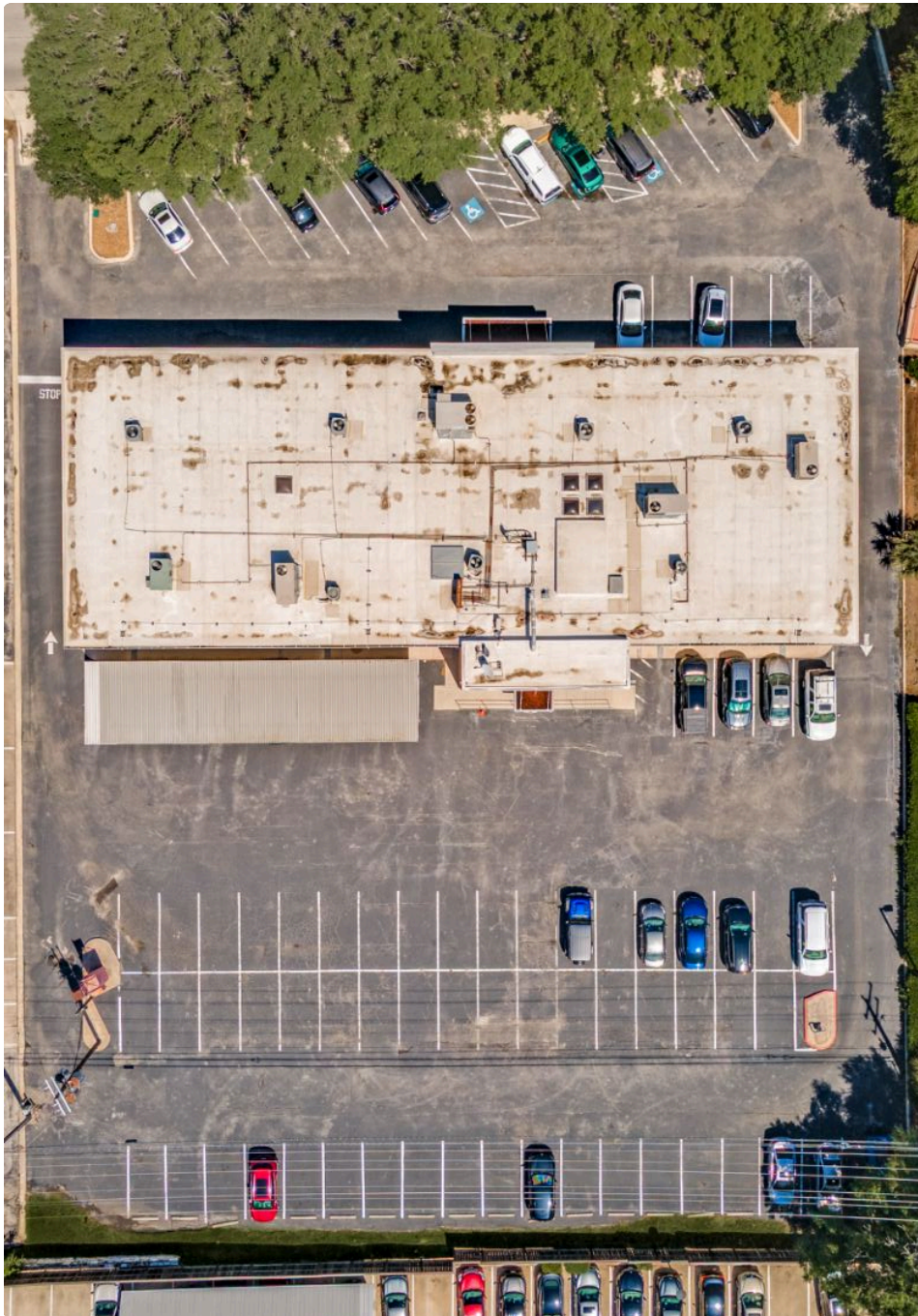
\$309.14

PRICE/SF

7622 Louis Pasteur is a premier medical office building totaling 18,834 square feet at 7622 Louis Pasteur Dr. in the South Texas Medical Center. This institutional-quality asset is being offered to the market as a stabilized investment with attractive in-place yield and embedded upside. The tenant, WellMed Medical Management, Inc., has occupied the property since 2003. The current Lease Term expires November 30, 2030, and has built-in 3% annual base rent escalations. WellMed has two (2) additional five (5) year renewal options, both with built-in 3% annual base rent escalations.

Opportunities like this rarely come to market in San Antonio. With strong medical tenancy, built-in rent growth, and highly functional medical office improvements, this property offers the kind of long-term stability and quality that today's buyers are actively seeking. Qualified purchasers are encouraged to move quickly.

●● Investment Highlights



Tenant: WellMed Medical Management, Inc.

Square Footage: 18,834

Occupancy: 100%

Lease Type: Triple Net

Lease Start: 1-1-2003

Lease Expiration: 11-30-2030

Renewal Options: Two (2) Five-Year Options

Year Built: 1973

Year Renovated: 2019 (Exterior) 2025 (Interior)

Roof: 2018

With approximately four years remaining on the current lease term and two additional five-year renewal options, the property offers both near-term income security and meaningful long-term lease extension potential. Positioned in South Texas's strongest healthcare corridor, the asset benefits from strong demographic trends, continued outpatient healthcare growth, and the long-term stability historically associated with medical office investments.

●● Tenant Overview



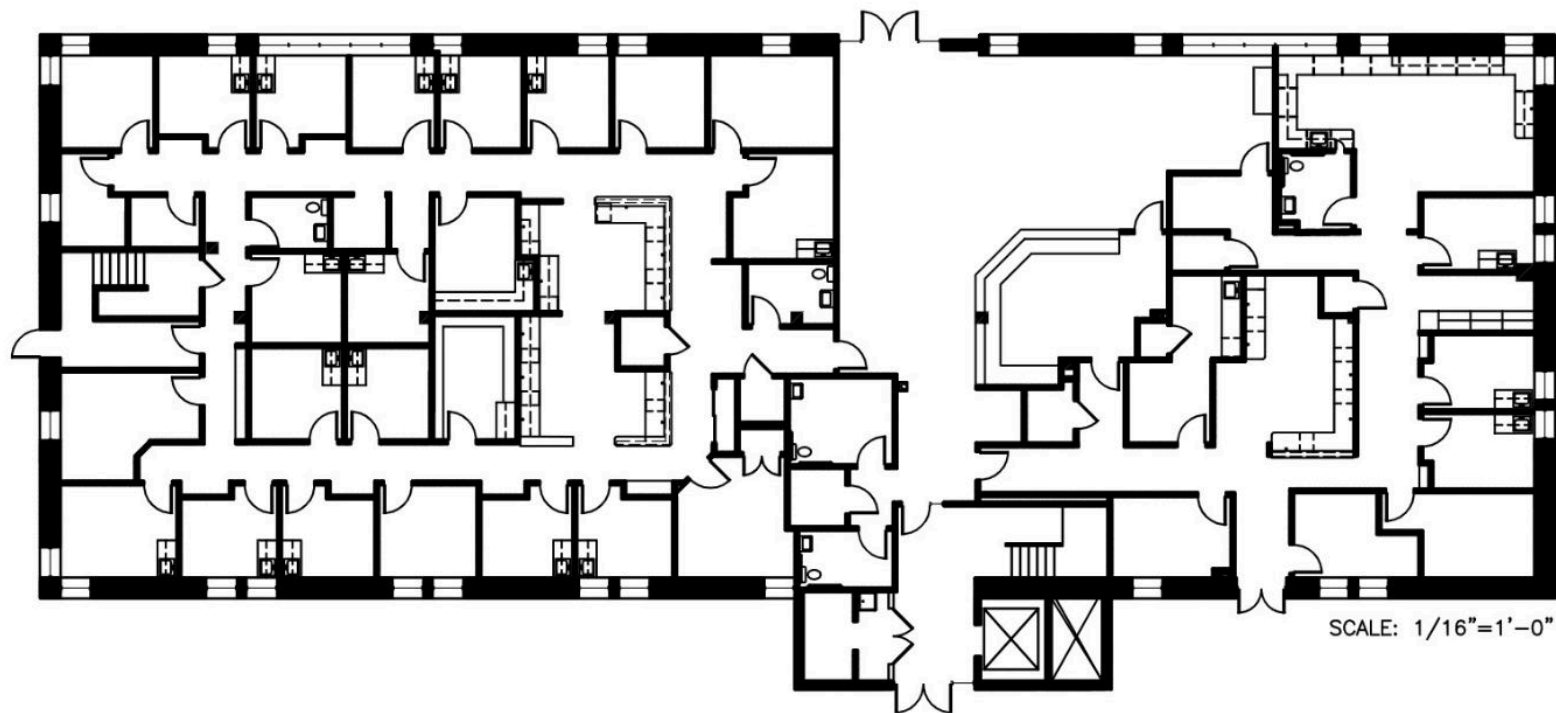
WellMed Medical Management was founded in 1990 in San Antonio by physician Dr. George M. Rapier III. The company began as a single clinic focused on improving care for Medicare-eligible seniors through a proactive, preventive-care model rather than the traditional fee-for-service approach.

Throughout the 1990s and 2000s, WellMed expanded rapidly across Texas and later into Florida, building networks of primary care clinics, specialty practices, and physician partnerships focused largely on Medicare Advantage populations.

In 2011, UnitedHealth Group acquired WellMed through its healthcare services division, now known as Optum. The acquisition was viewed as strategically important because WellMed had already proven that physician-led value-based care for seniors could lower costs while improving patient outcomes.

Today, WellMed operates as part of Optum, which itself is owned by UnitedHealth Group. It has evolved from a regional physician practice into one of the country's largest senior-focused healthcare management organizations.

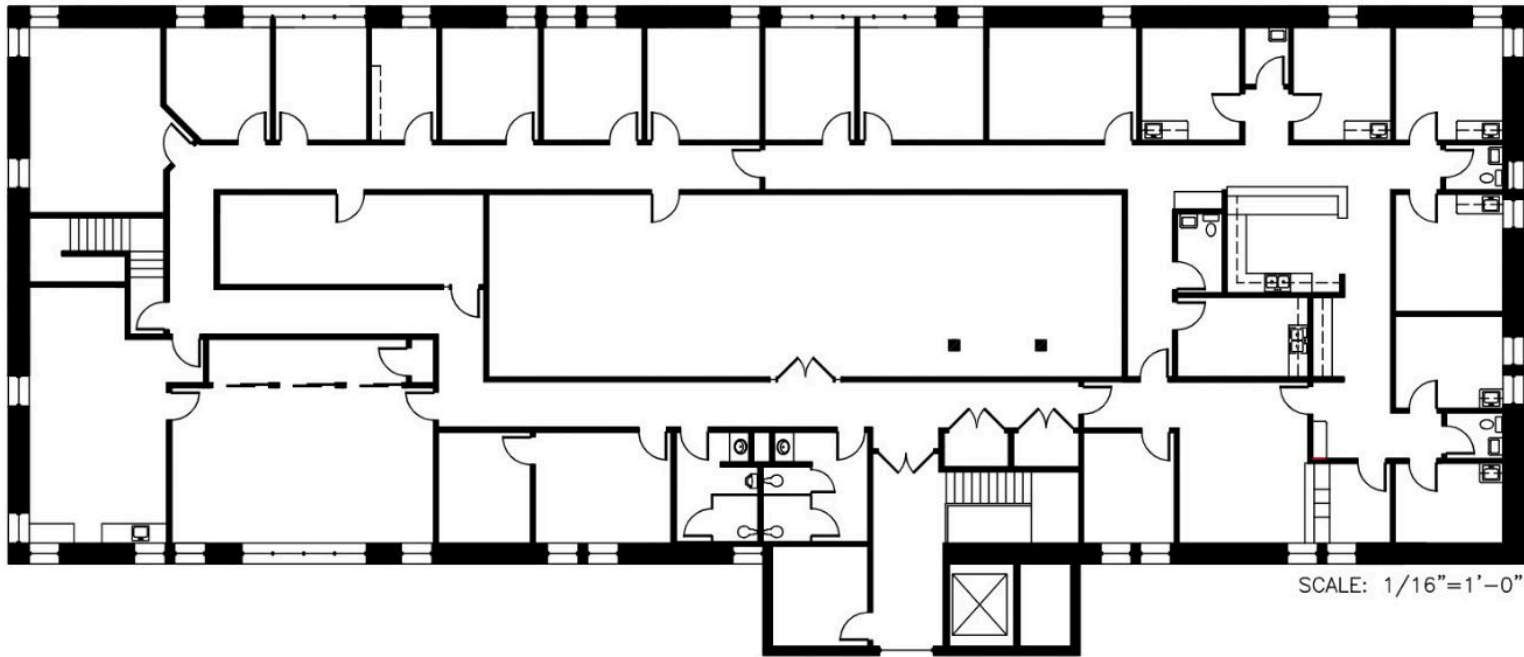
● ● Floor 1



SUITE 100
9,417 RSF

7622 LOUIS PASTEUR DR.
SAN ANTONIO, TX. 78229





SUITE 200
9,417 RSF

7622 LOUIS PASTEUR DR.
SAN ANTONIO, TX. 78229

LEVEL 2
NORTH



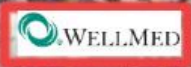
●● Waiting Room



● ● Exam Room



7622 LOUIS PASTEUR



29.5077°N, 98.5698°W

7622 Louis Pasteur

●● Market Overview

Medical office buildings in the South Texas Medical Center represent one of the most stable and resilient asset classes in the region, driven by a dense concentration of hospitals, specialty providers, and academic institutions. Demand is anchored by consistent patient volumes, an expanding healthcare network, and long-term demographic trends, resulting in reliable occupancy and steady rent growth.



KEY FACTS

- 900 Acres
- 12 Hospitals
- 45+ Clinics
- Generates over \$18 billion annually
- Supports 97,000 jobs
- 5 million annual patient visits

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	17,477	Population	141,131	Population	362,306
Median HH Income	\$46,798	Median HH Income	\$54,669	Median HH Income	\$60,127
Households	9,037	Households	65,053	Households	154,659

Source: ESRI / ArcGIS Business Analyst

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◆
EXCLUSIVELY OFFERED BY



Luke Campbell

(210) 249-1997

luke@campbell-commercial.com

Lic# 630386

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2107378100

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Prospective purchasers are advised to conduct their own independent investigations, due diligence, and analyses of the property, including but not limited to financial condition, physical condition, market conditions, zoning, environmental matters, and all other factors deemed relevant to an acquisition decision. Any projections, opinions, assumptions, or estimates contained herein are for illustrative purposes only and should not be relied upon as representations of current or future performance.

The Owner expressly reserves the right, at its sole discretion, to withdraw the property from the market, modify pricing or terms, reject any or all offers, or terminate negotiations at any time without notice. Neither the Broker nor the Owner shall have any legal commitment or obligation regarding the property unless and until a definitive purchase agreement has been fully executed and delivered by all parties.

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All property tours and inspections shall be conducted by appointment only and with prior approval. Contact with property ownership, management, or tenants is strictly prohibited without the express written consent of Broker or Owner.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Campbell Commercial, Inc.	293434	n/a	(210) 737-8100
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Nicholas Paul Campbell	290261	nick@campbell-commercial.com	(210) 737-8100
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Nicholas Paul Campbell	290261	nick@campbell-commercial.com	(210) 737-8100
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Luke S. Campbell	630386	luke@campbell-commercial.com	(210) 737-8100
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date