

# LAUREL HEIGHTS

2602 n main ave. san antonio, tx 78212

**FOR SALE**



**CBRE**

# THE OFFERING

CBRE Investment Properties has been exclusively retained to offer for sale 2602 N Main (the “Property”), an 8,000 square foot office building in the heart of the affluent neighborhood of Monte Vista in San Antonio, TX. Monte Vista is one of San Antonio’s oldest neighborhoods and is characterized by its distinguished architecture, historic buildings and proximity to downtown.

2602 N Main is 53% occupied and anchored by Avita Pharmacy, which has over 65 locations nationwide and is backed by New York based private equity firm Kinderhook solutions who purchased the pharmacy in 2023. The location has been an operating pharmacy for over 100 years and was originally opened as Laurel Heights Pharmacy in 1923.

With 3,750 sf of vacant space, the Property is well suited for an owner-user. 2602 N Main has dominant real estate fundamentals in a highly desirable trade area while providing an investor immediate cash flow stability and significant long-term upside.



LAUREL HEIGHTS

# INVESTMENT HIGHLIGHTS



## Corporate Guaranty with 100+ Years of Operation at this Location

Avita Pharmacy (formerly known as Laurel Heights Pharmacy since being acquired by Avita Care Solutions in 2023) has occupied this space since 1923 and continues to be a neighborhood choice for pharmacy needs.

Avita Care Solutions, backed by New York based private equity firm Kinderhook Industries who manages over \$5.4B in committed capital, has over 65 locations across the United States and serves more than 145,000 patients annually.



## Urban Infill, Trophy Location in the Heart of Monte Vista with Ample Parking

Surrounded by some of San Antonio's oldest and most well-known establishments such as San Antonio Academy, The Keystone School and La Fonda on Main, and Capparrelli's on Main, the Property sits in a quaint retail intersection tucked away in the historic Monte Vista neighborhood less than two miles away from the Historic Pearl. The Property also features a total of 30 parking spaces in a submarket with limited parking availability.



## Hard-Corner Location in Desirable Trade Area

2602 N Main is situated at the corner of N Main and E Mistletoe Ave. With 123 feet of frontage on N Main and 132 feet on E Mistletoe, tenants enjoy unobstructed views allowing for maximum exposure.



## Owner-User Opportunity

The 3,750 sf of vacant space provides the opportunity for an owner-user to occupy the space and own their own building.

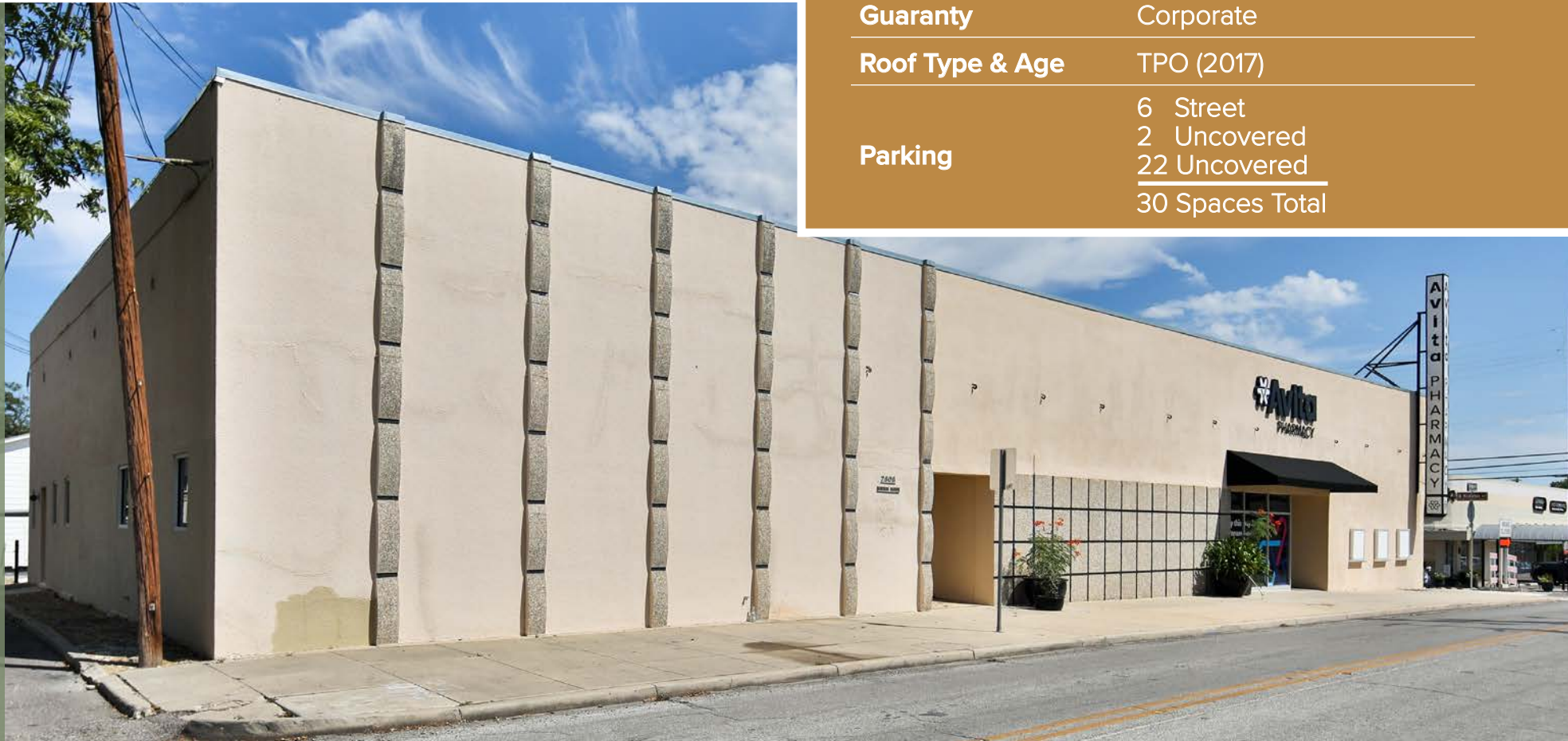


# PRICING OVERVIEW

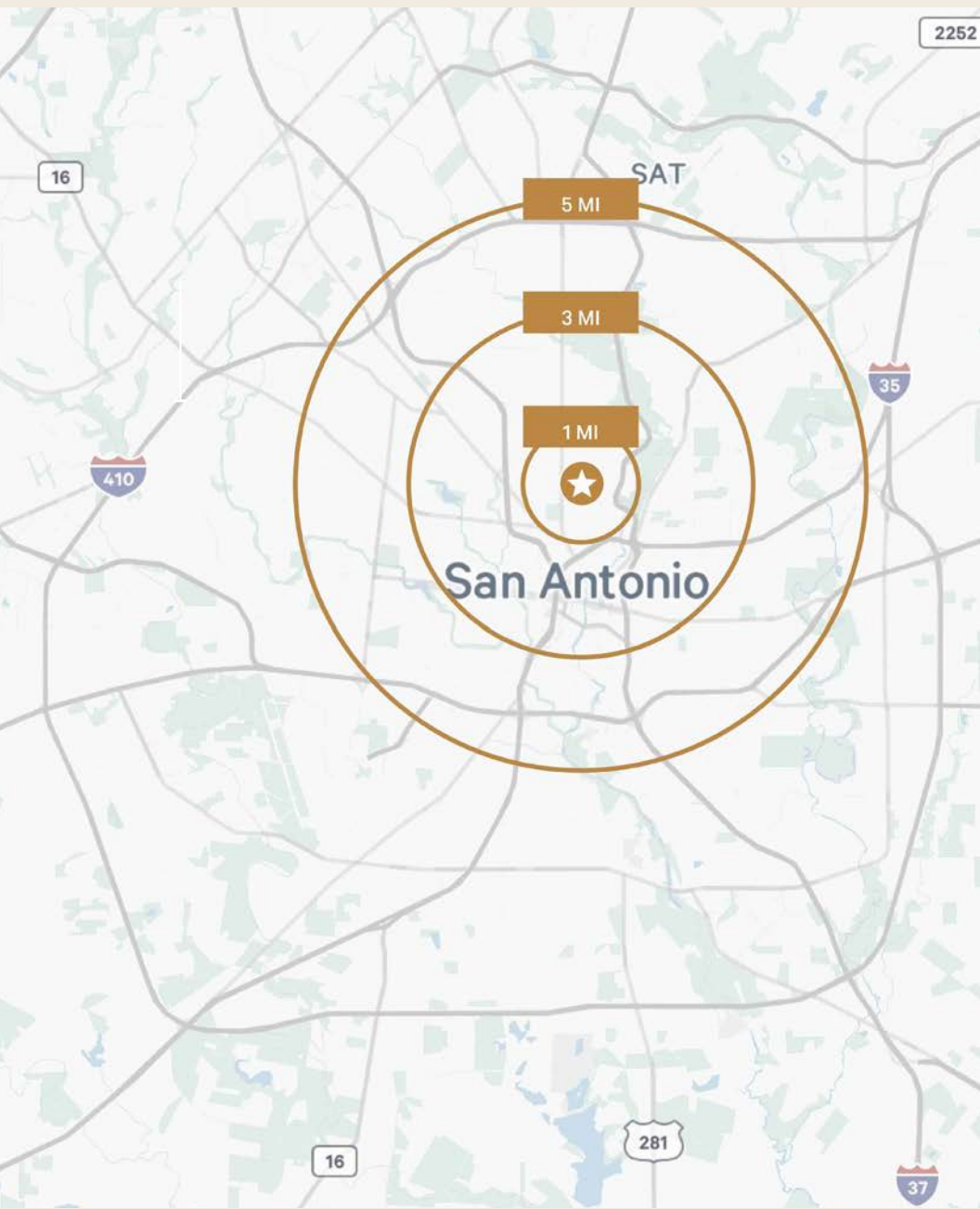
OFFERING PRICE	PRICE PSF	OCCUPANCY
\$1,700,000	\$212	53%

# PROPERTY DETAILS

Location	2602 N. Main Avenue San Antonio, TX 78212
Building Size	8,000 SF
Year Built	1910
Land Area	0.3842 AC
Occupancy	53%
Key Tenant	Avita Pharmacy
Guaranty	Corporate
Roof Type & Age	TPO (2017)
Parking	6 Street 2 Uncovered 22 Uncovered 30 Spaces Total



LAUREL HEIGHTS



## DEMOGRAPHIC INFORMATION

	1 MILE	3 MILES	5 MILES
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### HOUSEHOLD INCOME

2024 Average Household Income	\$104,665	\$93,091	\$84,463
2029 Average Household Income	\$112,868	\$99,549	\$91,600

### HOUSEHOLDS

2020-2024 - Compound Annual HH Growth	0.72%	0.91%	0.46%
2024-2029 - Compound Annual HH Growth	0.08%	0.91%	0.33%
2010 Households - Census	6,642	46,705	125,303
2020 Households - Census	6,581	49,592	129,587
2024 Households	6,834	52,021	132,752
2029 Households - Five Year Projection	6,860	54,444	134,939

### POPULATION

2010 Population - Census	15,721	131,754	356,935
2020 Population - Census	14,806	127,866	346,257
2024 Population	14,872	125,995	337,217

### PLACE OF WORK

2024 Businesses	1,147	8,855	17,785
2024 Employees	14,470	132,566	231,209

# CUSTOMER PROFILE

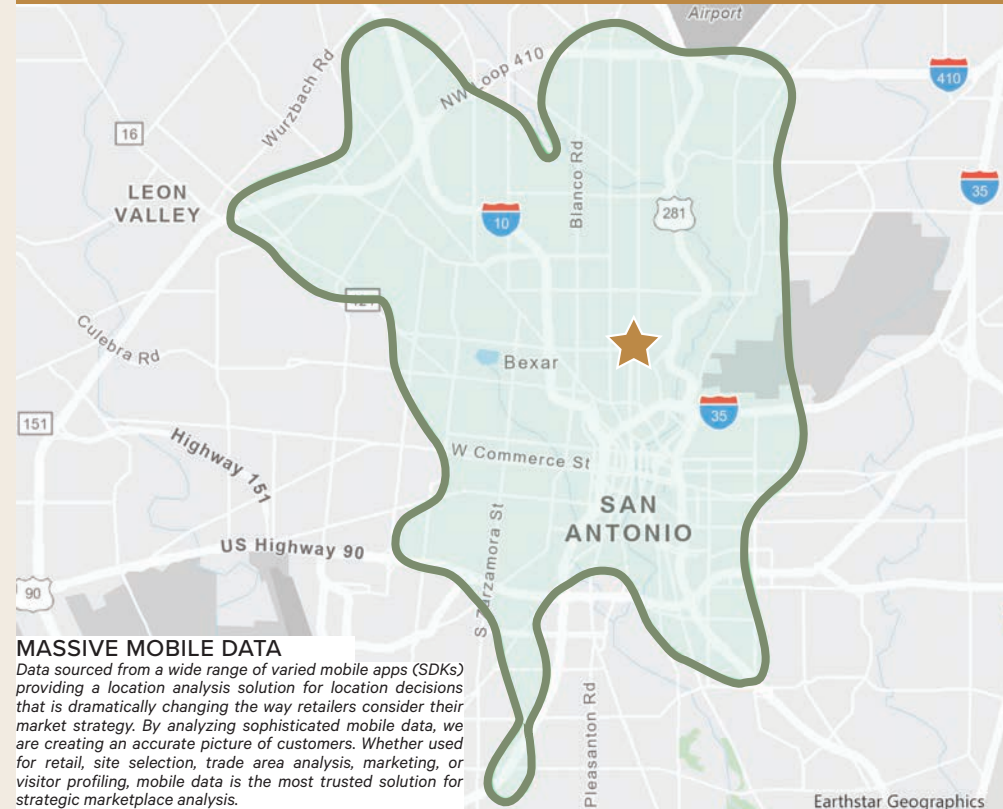
## TRADE AREA DEMOGRAPHICS

TOTAL POPULATION <b>283,376</b>	AVG RETAIL SPENDING <b>\$23,460</b>
DAYTIME POPULATION <b>436,664</b>	TOP TAPESTRY SEGMENTS <b>16% SOUTHWESTERN FAMILIES</b> <b>9% FAMILY BONDS</b>
AVG AGE <b>38</b>	BUSIEST DAY OF THE WEEK <b>FRIDAY</b>
AVG DWELL TIME <b>18.7</b> MINS PER VISIT	BUSIEST TIME OF DAY <b>12 PM</b>
AVG HOUSEHOLD INCOME <b>\$82,727</b>	REPEAT VISITORS <b>44%</b> TWO OR MORE VISITORS

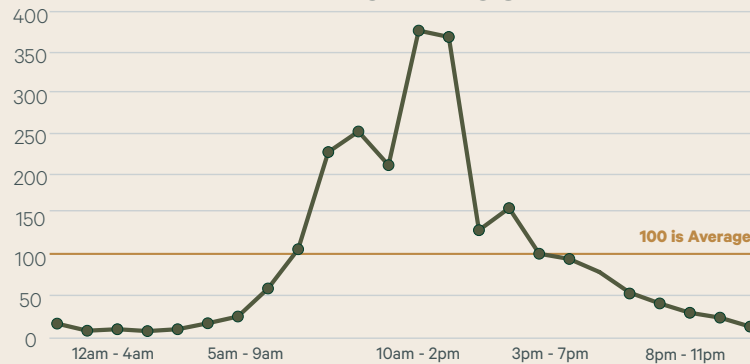
# LAUREL HEIGHTS

2602 N. MAIN AVE.  
SAN ANTONIO, TX 78212

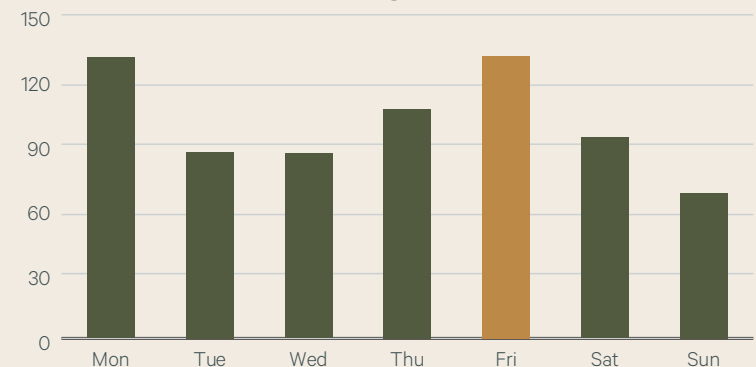
STUDY PERIOD: SEPT. 2024 - SEPT. 2025



## TRAFFIC BY HOUR



## TRAFFIC BY DAY



# AERIAL VIEW | EAST



ALAMO HEIGHTS

TERRELL HILLS

SAN ANTONIO ZOO

SAN ANTONIO COUNTRY CLUB

BOTANICAL GARDENS

FORT SAM HOUSTON

35 181,905 VPD

Jefferson Bank Bank of America  
credithuman ALAMO COLLEGES DISTRICT

ALAMO STADIUM

JAPANESE TEA GARDENS

San Antonio Water System

BRACKENRIDGE PARK

BRACKENRIDGE GOLF COURSE

TRINITY UNIVERSITY  
2,506 STUDENTS

281 135,927 VPD

TRINITY BAPTIST CHURCH  
1,000 + MEMBERS

the Summer Moon COFFEE

N. ST. MARY'S

Pearl

GREAT HEARTS MONTE VISTA  
889 STUDENTS

THE MONTY  
28 UNITS

BARBARO LILYS COOKIES

MAYFAIR CONDOMINIUMS  
60 UNITS

LITTLE DEATH  
BURGER BOY DEW'S

SAN ANTONIO ACADEMY  
317 STUDENTS

MCCULLOUGH AVE: 13,563 VPD

KEYSTONE SCHOOL  
500 STUDENTS



Capriano Di Marco CAFE ITALIANO

TRAVIS TILE DESIGN CENTER

FRENCH PLACE APARTMENTS  
84 UNITS

N. MAIN AVE

LA FONDA ON MAIN

MORNINGSIDE MINISTRIES  
SENIOR LIVING COMMUNITY

E. MISTLETOE

E. WOODLAWN AVE

E. CRAIG R

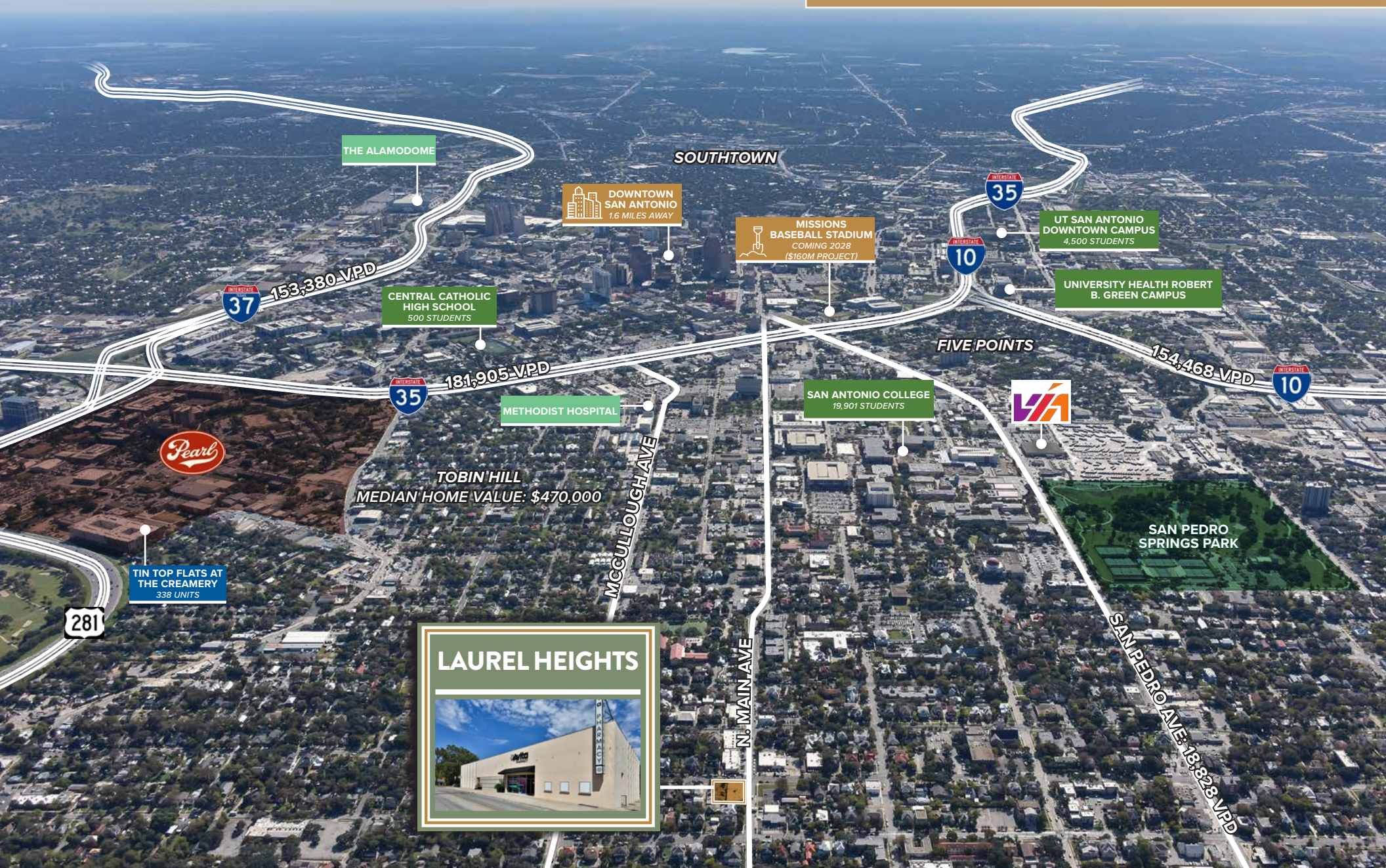
E. MULBERRY AVE

LAUREL HEIGHTS

# AERIAL VIEW | NORTH



LAUREL HEIGHTS



THE ALAMODOME

SOUTHTOWN

DOWNTOWN SAN ANTONIO  
1.6 MILES AWAY

MISSIONS BASEBALL STADIUM  
COMING 2028  
(\$160M PROJECT)

UT SAN ANTONIO DOWNTOWN CAMPUS  
4,500 STUDENTS

UNIVERSITY HEALTH ROBERT B. GREEN CAMPUS

153,380 VPD  
INTERSTATE 37

CENTRAL CATHOLIC HIGH SCHOOL  
500 STUDENTS

181,905 VPD  
INTERSTATE 35

METHODIST HOSPITAL

FIVE POINTS

SAN ANTONIO COLLEGE  
19,901 STUDENTS

154,463 VPD  
INTERSTATE 10



TOBIN HILL  
MEDIAN HOME VALUE: \$470,000

TIN TOP FLATS AT THE CREAMERY  
338 UNITS

281

MCCULLOUGH AVE

N. MAIN AVE

SAN PEDRO AVE: 18,828 VPD



SAN PEDRO SPRINGS PARK

**LAUREL HEIGHTS**



financial  
**ANALYSIS**



# TENANT PROFILE

## About the Tenant

Avita Care Solutions is a national healthcare services organization committed to promoting health equities by providing comprehensive, compassionate, and inclusive healthcare and pharmacy services to underserved communities. By providing integrated access to pharmacy services, clinical care delivery, digital health, and 340B program administration, Avita increases our patients' and covered entity partners' ability to obtain culturally competent LGBTQ+, HIV, PrEP, and sexual wellness care. We're honored to serve more than 220,000 patients through over 500 agreements with CE partners from over 60 Avita pharmacy locations nationwide.

[CLICK HERE TO LEARN MORE](#) 



**Kinderhook**  
INDUSTRIES

## About Kinderhook Industries

Founded in 2003, Kinderhook Industries, LLC is a private investment firm that has raised \$8.5 billion of committed capital. We have made in excess of 500 investments and follow-on acquisitions since inception. Kinderhook's investment philosophy is predicated on matching differentiated, growth-oriented investment opportunities with financial expertise and our proprietary network of operating partners. Our focus is on middle market businesses with defensible niche market positioning in the healthcare services, environmental & industrial services, and light manufacturing & automotive sectors. children to make new friends and lasting memories.

company	Avita Care Solutions, LLC
company type	Private (Private Equity Backed)
number of locations	65+ Nationwide
headquarters	Plano, TX
% of GLA	73%
websites	<a href="http://avitapharmacy.com">avitapharmacy.com</a> <a href="http://kinderhook.com">kinderhook.com</a>

# MARKET OVERVIEW



**San Antonio, Texas** is 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.

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.



**FASTEST-GROWING  
CITY IN THE NATION**

U.S. Census Bureau



**BEST FINANCIALLY MANAGED  
BIG CITY IN THE U.S.**

Milken Institute



**NUMBER 1 IN POST-PANDEMIC  
DOWNTOWN RECOVERY**

CityLab/Bloomberg 2023

## Affiliated Business Disclosure

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## Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

## Disclaimer

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