

ZARZAMORA CROSSING

6623 s zarzamora st. san antonio, tx 78211

FOR SALE



CBRE

THE OFFERING

CBRE's San Antonio Investment Sales Team has been exclusively retained to offer Zarzamora Crossing, a ±39,759 square foot multi-tenant retail center located at 6623 S. Zarzamora Street in San Antonio, Texas ("Property").

The Property is situated on approximately 2.01 acres at the signalized intersection of W. Pyron Avenue and S. Zarzamora Street, providing excellent visibility and accessibility within a dense infill corridor. Featuring approximately 12,342 square feet of fully built-out medical office space, presenting a compelling opportunity for an owner-user seeking immediate occupancy or for an investor to backfill with a healthcare or service-oriented tenant. This large contiguous suite is well-positioned within the center and offers significant flexibility for a variety of uses.

The Property benefits from strong surrounding retail drivers, including its position directly across from H-E-B plus! and within one mile of South Park Mall (±790,000 SF), along with immediate access to Interstate 35 (±110,400 vehicles per day). The trade area is supported by a dense population of nearly 270,000 residents within five miles

Zarzamora Crossing offers investors and users the opportunity to acquire a well-located retail asset with day-one income and meaningful upside through lease-up, providing multiple paths to value creation in a high-traffic San Antonio submarket.



ZARZAMORA CROSSING

INVESTMENT HIGHLIGHTS



Value-Add or Owner-User Opportunity

The 12,342 square feet of vacant space presents the ability to increase NOI through lease up. Alternatively, the available anchor suite offers a rare opportunity for an owner-user to secure a highly visible, infill location with strong accessibility and existing co-tenancy.



Service-Oriented, E-Commerce Resistant Tenancy

Existing tenants—including Family Dollar, Octapharma Plasma, and XL Parts—provide stable, necessity-driven traffic and are resistant to online retail disruption.



Infill Location Along High-Traffic Corridor

Situated along S. Zarzamora Street ($\pm 20,000$ VPD) with proximity to Interstate 35 ($\pm 110,400$ VPD), offering strong visibility and access.



Shadow-Anchored Retail Positioning

Located directly across from H-E-B plus! and within one mile of South Park Mall, creating strong consumer draw and crossover traffic.



Recently Renovated Asset (2018 - 2020)

The Property has undergone significant recent renovations including a new roof and a redone parking lot, reducing near-term capital requirements for a new owner.



Dense Trade Area with Strong Demand Drivers

Supported by nearly 270,000 residents and over 100,000 employees within a five-mile radius, ensuring sustained demand for retail and service uses.



PRICING OVERVIEW

OFFERING PRICE	CAP RATE	PRICE PSF
\$5,500,000	4.28%	\$138

PROPERTY DETAILS

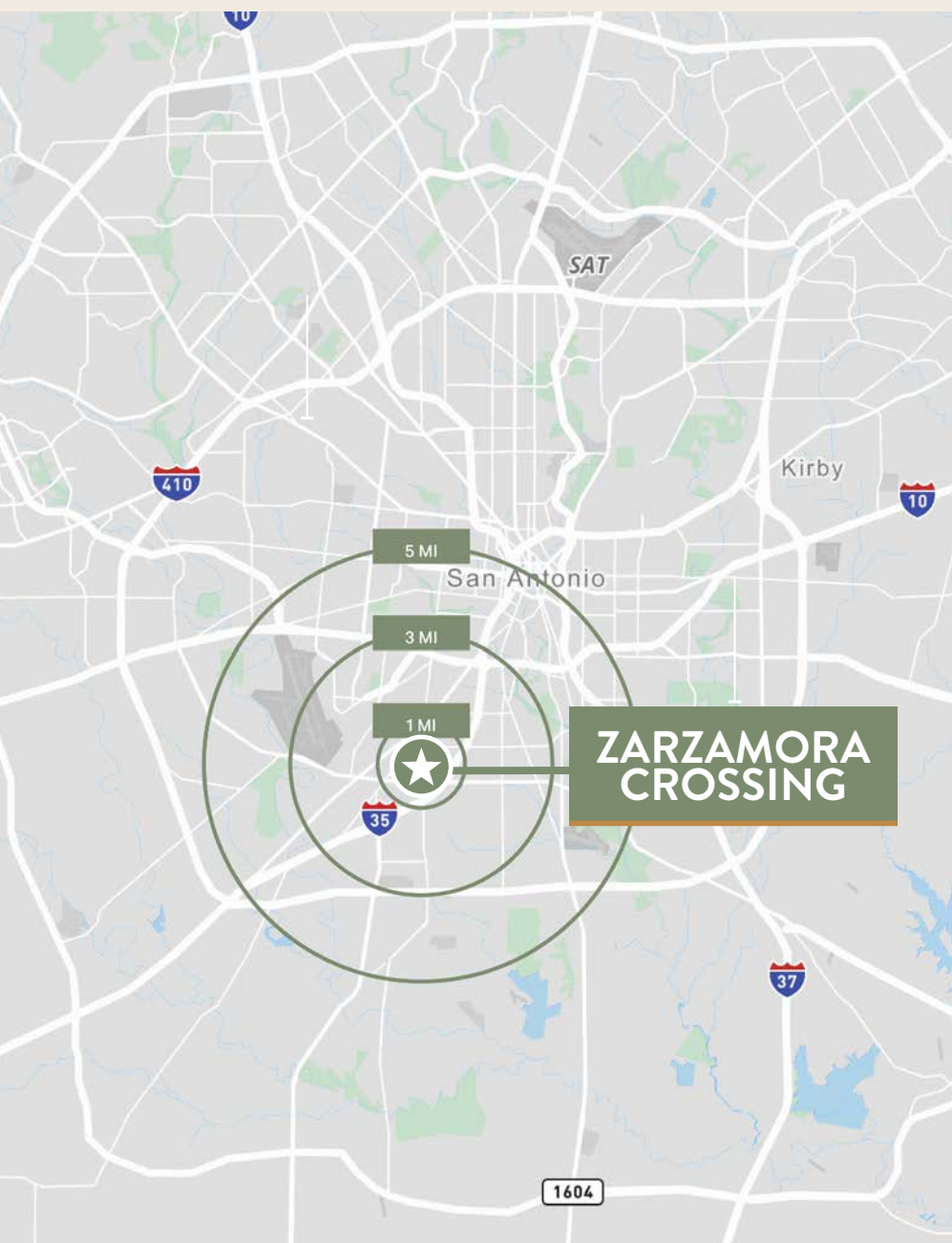
Location	6623 S Zarzamora St. San Antonio, TX 78211
Building Size	39,759 SF
Year Built	1965/2018/2020
Land Area	2.01 AC
Occupancy	69%
Key Tenants	Octapharma Plasma, Inc., Family Dollar, XL Parts



ZARZAMORA CROSSING

SAN ANTONIO MAP





DEMOGRAPHIC INFORMATION

	1 MILE	3 MILES	5 MILES
HOUSEHOLD INCOME			
2025 Average Household Income	\$65,396	\$62,831	\$63,117
2030 Average Household Income	\$69,665	\$68,021	\$69,503
HOUSEHOLDS			
2010 Households	3,771	35,656	79,602
2020 Households	3,728	36,589	82,995
2025 Households	3,735	36,370	86,067
POPULATION			
2010 Population	12,591	113,477	256,472
2020 Population	11,721	110,761	250,710
2025 Population	11,268	105,391	247,874
DAYTIME EMPLOYEES			
2025 Businesses	621	2,650	6,984
2025 Employees	7,667	29,689	100,143

CUSTOMER PROFILE

Zarzamora Crossing

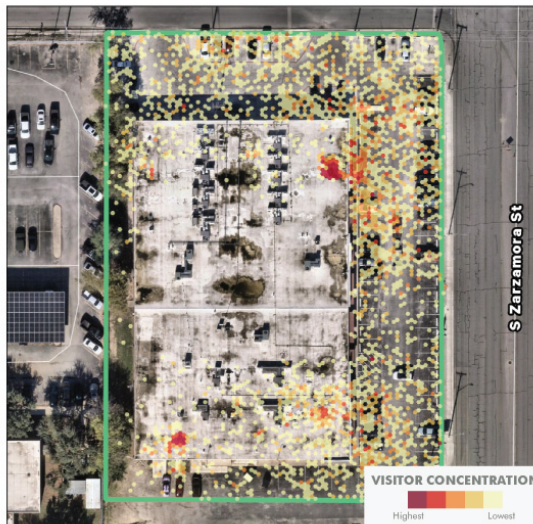
6623 S Zarzamora St,
San Antonio, TX 78211

Study Period: May 2025- May 2026

Massive Mobile Data

Data sourced from a wide range of varied mobile apps (SDKs) providing a location analysis solution for location decisions that is dramatically changing the way retailers consider their market strategy. By analyzing sophisticated mobile data, we are creating an accurate picture of customers. Whether used for retail, site selection, trade area analysis, marketing, or visitor profiling, mobile data is the most trusted solution for strategic marketplace analysis.

Foot Traffic



Trade Area Demographics

Total Population

411,502

Daytime Population

481,098

Median Age

34.6

Avg Dwell Time

12.0
minutes per visit

Educational Attainment

7.2% Associates
8.8% Bachelors
4.9% Graduate

Avg Household Income

\$65,373

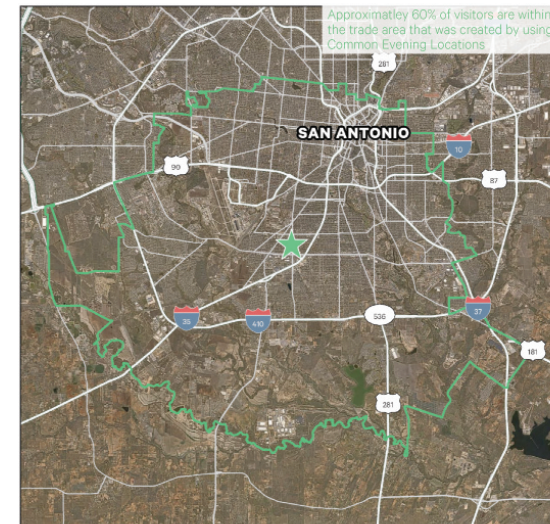
Visitor Frequency

Return (27.6%) One-Time (72.3%)

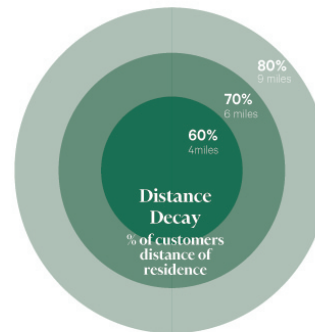
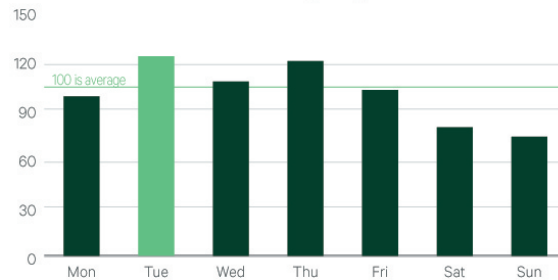


Return Visitors represent visitors that have returned to the site more than once over one year's time.

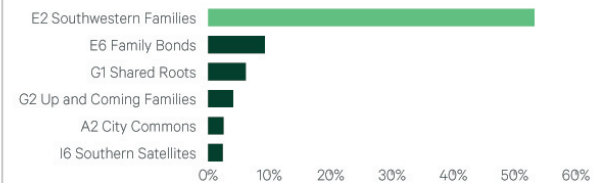
Trade Area



Traffic by Day



Top Tapestry Segments



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CBRE

AERIAL VIEW | EAST



STINSON-MISSION
MUNICIPAL AIRPORT

HARLANDALE HIGH SCHOOL
1,611 STUDENTS

HARLANDALE
MIDDLE SCHOOL
778 STUDENTS

ADAMS ELEMENTARY
798 STUDENTS

PLEASANTON RD

LEAL MIDDLE SCHOOL
574 STUDENTS



COMMERCIAL AVE



IH-35-79,617 VPD

DUNKIN'

AutoZone



ZACHRY GROUP

COLLIER ELEMENTARY
523 STUDENTS

COLUMBIA HEIGHTS ELEMENTARY
320 STUDENTS



SW MILITARY DR 42,212 VPD

Firestone

ZARZAMORA
CROSSING



S ZARZAMORA ST 18,251 VPD



GUILD PARK
114 UNITS

MAYFIELD GARDENS
54 UNITS

SAS



Walgreens

Cane's



ZARZAMORA CROSSING

AERIAL VIEW | SOUTH WEST



PALO ALTO COLLEGE
11,193 STUDENTS

BENAVIDEZ ELEMENTARY
662 STUDENTS

ZAMORA MIDDLE SCHOOL
637 STUDENTS

SOUTH PARK MALL
GNC
Chick-fil-A
DICK'S SPORTING GOODS
ULTA BEAUTY
OLD NAVY
macy's
JCPenney
FITNESS CONNECTION

Olive Garden

goodwill

planet fitness
Ashley HOMESTORE
DOLLAR TREE
Office DEPOT

410

35

Walmart
IH-35-79, 617 VPD

VALERO

SOUTH SAN HIGH SCHOOL
2,190 STUDENTS

NORTH PARK
TOYOTA OF SAN ANTONIO
amazon
WINLAND FOODS

Ball's Motor
O'Reilly AUTO PARTS
Advance Auto Parts
ROSS DRESS FOR LESS

LOOP 353

CARRILLO ELEMENTARY
462 STUDENTS

Lowe's
ExtraSpace Storage
Academy SPORTS+OUTDOORS

Target

Burlington

sam's club

DQ

7 ELEVEN
CHURCH'S

PRICE ELEMENTARY
394 STUDENTS

SOMERSET RD

MG BUILDING MATERIALS

THE HOME DEPOT
SHOE CARNIVAL
five BEL'W
ROSS DRESS FOR LESS

WELLS FARGO
TRU-FIT

SAS

MAYFIELD GARDENS
54 UNITS

SW MILITARY DR - 42,272 VPD
Firestone
Wendy's

H-E-B plus!

S ZARZAMORA ST - 18,251 VPD



ZARZAMORA CROSSING

AERIAL VIEW | SOUTH



PALO ALTO COLLEGE
11,193 STUDENTS

BENAIDEZ ELEMENTARY
662 STUDENTS

PALO ALTO RD

SOUTH PARK VILLAGE
200 UNITS

ZAMORA MIDDLE SCHOOL
637 STUDENTS

SOUTH PARK MALL

GNC
LIVE WELL

Chick-fil-A

DICK'S
SPORTING GOODS

EVERY SEASON STARTS AT

OLD NAVY

MACY'S

ULTA
BEAUTY

JCPenney

FITNESS
CONNECTION

ZACHRY GROUP



IH-35-79,617 VPD

SW MILITARY DR 42,272 VPD



planet fitness

Ashley
HOMESTORE

DOLLAR TREE

Office DEPOT



WELLS FARGO

WHATABURGER

TRU FIT



GUILD PARK
114 UNITS

S ZARZAMORA ST
18,251 VPD



MAYFIELD GARDENS
54 UNITS

ZARZAMORA CROSSING

ZARZAMORA CROSSING

AERIAL VIEW | NORTH



DOWNTOWN
SAN ANTONIO
6.7 MILES

BURBANK HIGH SCHOOL
1,314 STUDENTS

90
TEXAS

HWY 90-178,763 VPD

INTERSTATE
35

ST. PHILIPS COLLEGE
SOUTHWEST CAMPUS



Walgreens



SAS



NOGALITOS ST

NEW LAREDO HWY

SOMERSET RD

ZARZAMORA
CROSSING



COLUMBIA HEIGHTS ELEMENTARY
320 STUDENTS

COLLIER ELEMENTARY
523 STUDENTS

MAYFIELD GARDENS
54 UNITS

GUILD PARK
114 UNITS



SAS

ZARZAMORA CROSSING

MARKET SUMMARY



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

financial **ANALYSIS**



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

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