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.

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 (±20,000 VPD) with proximity to Interstate 35 (±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.

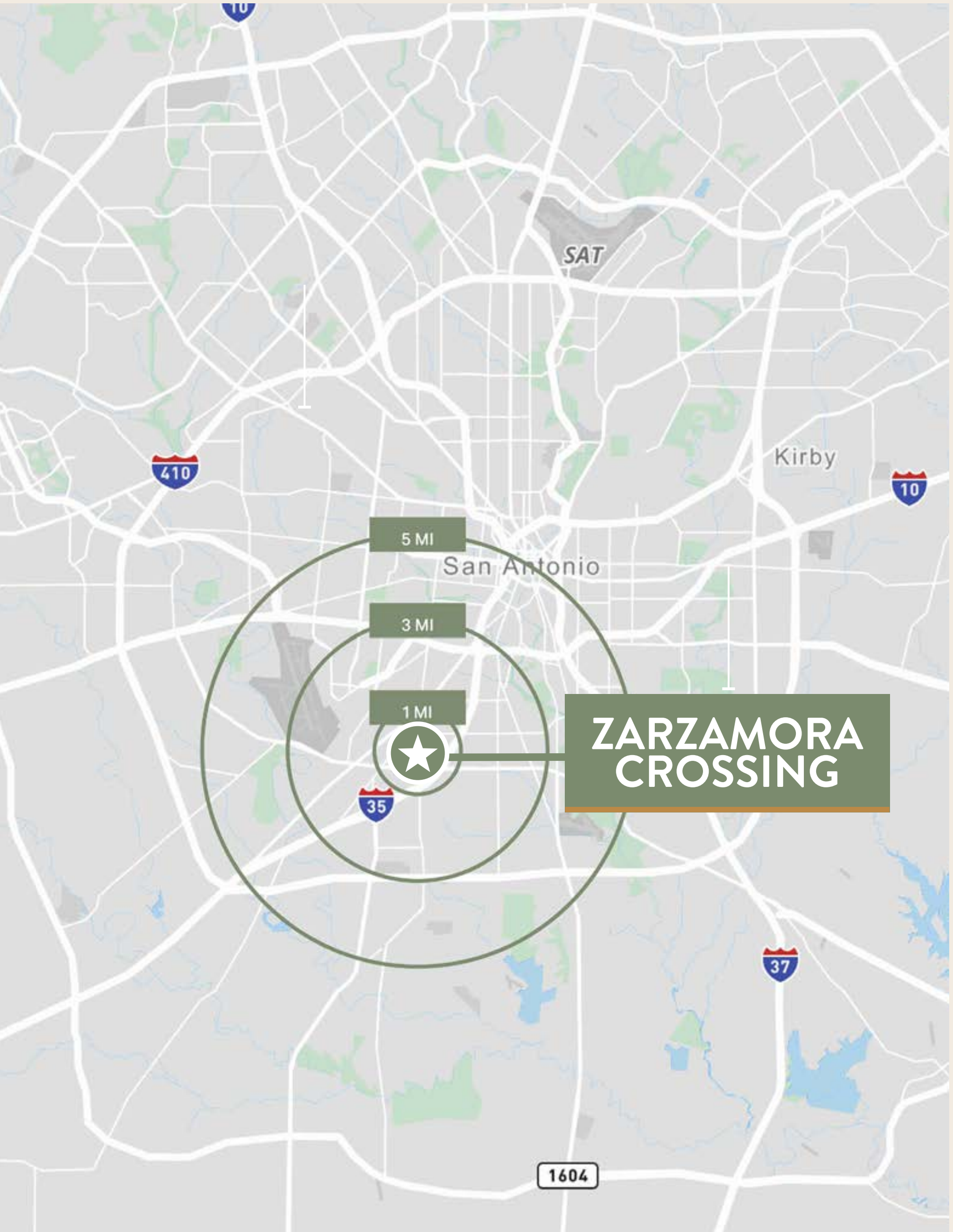
PRICING **OVERVIEW**

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

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

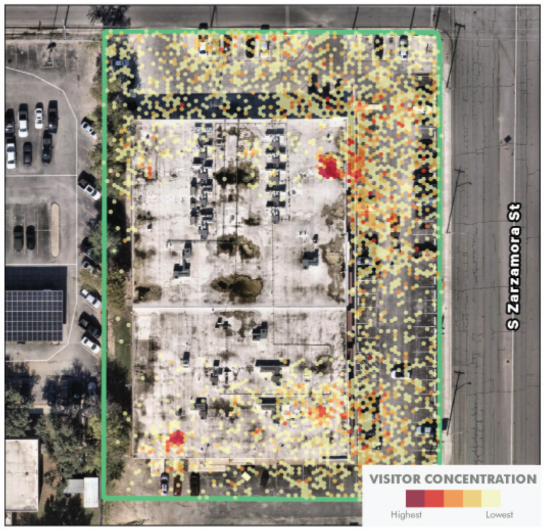
6623 S Zarzamora St,
San Antonio, TX 78211

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

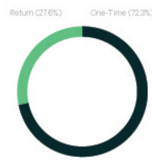
Educational Attainment
7.2% Associates
8.8% Bachelors
4.9% Graduate

Daytime Population
481,098

Avg Household Income
$65,373

Median Age
34.6

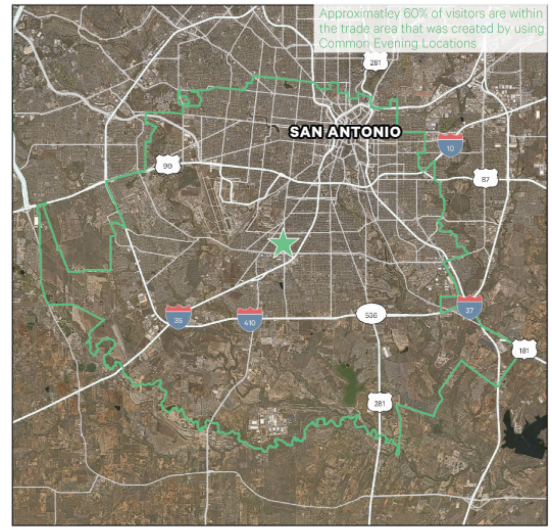
Visitor Frequency



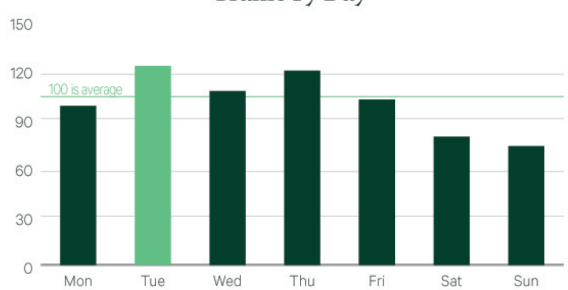
Return Visitors represent visitors that have returned to the site more than once over one years' time.

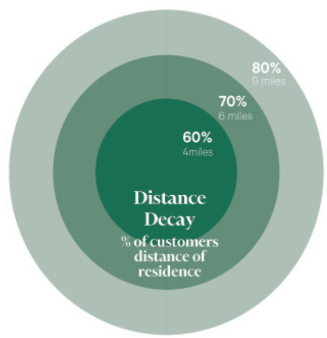
Avg Dwell Time
12.0
minutes per visit

Trade Area

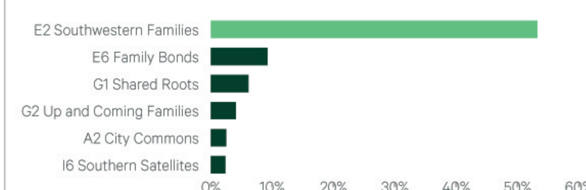


Traffic by Day





Top Tapestry Segments



AERIAL VIEW | EAST

AERIAL VIEW | SOUTH WEST

AERIAL VIEW | SOUTH

AERIAL VIEW | NORTH

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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Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and

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.

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