



Click For Drone Footage



furniture
NOW!
Furniture • Mattresses • Home Decor

NNN

Retail Investment Group

5550 NORTHWEST LOOP 410 | SAN ANTONIO, TX

PRICE: \$3,360,000 | CAP: 6.75%

INVESTMENT OFFERING

furniture
NOW!
Furniture • Mattresses • Home Decor

FURNITURE NOW!

EXECUTIVE SUMMARY

PRICE: **\$3,360,000** **CAP:** **6.75%** **NOI:** **\$226,800**

LOCATION: 5550 Northwest Loop 410
San Antonio, Texas

LEASE TYPE: Absolute NNN

LEASE EXPIRATION: 10 Year Lease to Commence at COE

LESSEE: Furniture Now!

GUARANTOR: Furniture Now!

OPTIONS: (4) 5-Year Options to Extend

INCREASES: 1% Annually

LAND SIZE: ±1.77 Acres

BUILDING SIZE: ±32,683 Square Feet

ROFR: None



FURNITURE NOW! | SAN ANTONIO, TX

PROPERTY OVERVIEW



Investment Highlights

- Outstanding corner located right off of Loop 410 ±193,917 VPD and Evers Road ±31,172 VPD
- Long time furniture store operator, 4th Generation since 1917
- Long term, absolute NNN lease (zero landlord expenses) with 1% annual increases, hedging against inflation
- ±32,683 Square Feet | ±1.77 Acres
- Nearby retailers include McDonald's, Panda Express, HEB, Walmart, Office Depot, Home Depot, Jiffy Lube, Domino's Pizza, IHOP, Golden Corral Buffet & Grill and more.

Retail Investment Group is pleased to be the exclusive listing agent for Furniture Now! in San Antonio, Texas. This property has a long-term absolute NNN lease with (4) 5-year options to extend and 1% increases annually (hedging against inflation). The 10-year lease is to commence at the close of escrow. This ideal corner location is located right off of Loop 410 (sees ±193,917 VPD) and Evers Road (sees ±31,172 VPD). The structure was built in 1997. The property structure is ±32,683 square feet and sits on ±1.77 acres of land. This also includes 75 parking spaces. The building was originally built as a furniture store and has never been vacant. This is the flagship store for Furniture Now! San Antonio's highest rated Furniture Store. Nearby retailers include McDonald's, Panda Express, HEB, Walmart, Office Depot, Home Depot, Jiffy Lube, Domino's Pizza, IHOP, Golden Corral Buffet & Grill and more.



Ingram Park Mall



Westover Marketplace





Sandra Day O'Connor
● High School



● San Antonio
International Airport

Northstar
Mall ●



Ingram Park
Mall ●



Fort Sam Houston
Joint Base ●



● Westover
Marketplace

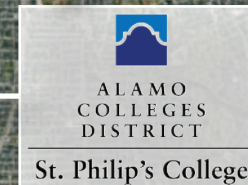


San Antonio



Burbank
High School ●

● Kelly
Airfield



ABOUT SAN ANTONIO



History comes to life in San Antonio. The city's rich culture offers an authentic glimpse of early Spanish colonial life in the Southwest. As the first civilian settlement in Texas, San Antonio de Béxar was founded in 1718. Today, many of the city's early architectural and cultural elements remain, allowing visitors to see into the city's storied past firsthand. At its core, the city is dynamic. Our population and cultural influences are diverse – Mexican, Tejano, German, Irish, Czechoslovakian and more – and the appreciation for that diversity makes the city shine. Locals live for Fiesta, wear silver and black for the Spurs, and beam with pride for being a Military City USA. What's old is new again in San Antonio. A city rich in history and booming with modern attractions, San Antonio invites visitors to be inspired, be curious and be hungry. Walk, bike, hike and play through our spectacular parks, gardens and outdoor spaces.

Experience the city's historical significance through tours, festivals and seasonal events. Shop, drink and dine at local favorites across diverse neighborhoods. San Antonio has it all. Centrally located on Alamo Plaza in downtown San Antonio, the Alamo features interactive tours and exhibits and hosts reenactments of the Texas Revolution. Founded in 1718 as the first mission in San Antonio, the Alamo served as a way station between east Texas and Mexico. In 1836, decades after the mission had closed, the Alamo became an inspiration and a motivation for liberty during the Texas Revolution. For 13 days in 1836, close to 200 Texas defenders held the Alamo from approximately 2,500 of General Santa Anna's troops from Mexico. Today, visitors are invited to rediscover the gem of Texas history by taking a walk through the 4.2-acre complex and Alamo Gardens.



Furniture Now! is a family-owned, affordable furniture store. The Furniture Now! family has been working in the furniture industry since 1914 and with over 100 years of experience, customers can count on them to provide nothing but the best. At Furniture now they strive to provide high-quality products at unbeatable prices so that everyone can afford to furnish the home of their dreams. Furniture Now! is even known for being San Antonio's highest rated furniture store.

Customers who shop at the Furniture Now! home furniture store will see that they carry a diverse collection of brand name, affordable furniture in a variety of fashionable styles. Their furniture collection is extensive and they provide enough options to furnish an entire home — both inside and out. Truly a one-stop-shop. They sell living room furniture and dining room furniture, including both individual items and complete furniture sets. They also offer bedroom furniture for children and adults, including bed sets, mattresses and bedroom storage furniture. They sell home office furniture as well as elegant home accents such as area rugs and accent tables. They even sell weatherproof outdoor furniture. Anyone can find everything they need to furnish their home under one roof — it's that easy! Their brands include Ashley Furniture, Simmons, HomeStretch, Crownmark Furniture, Serta, Acme and more.

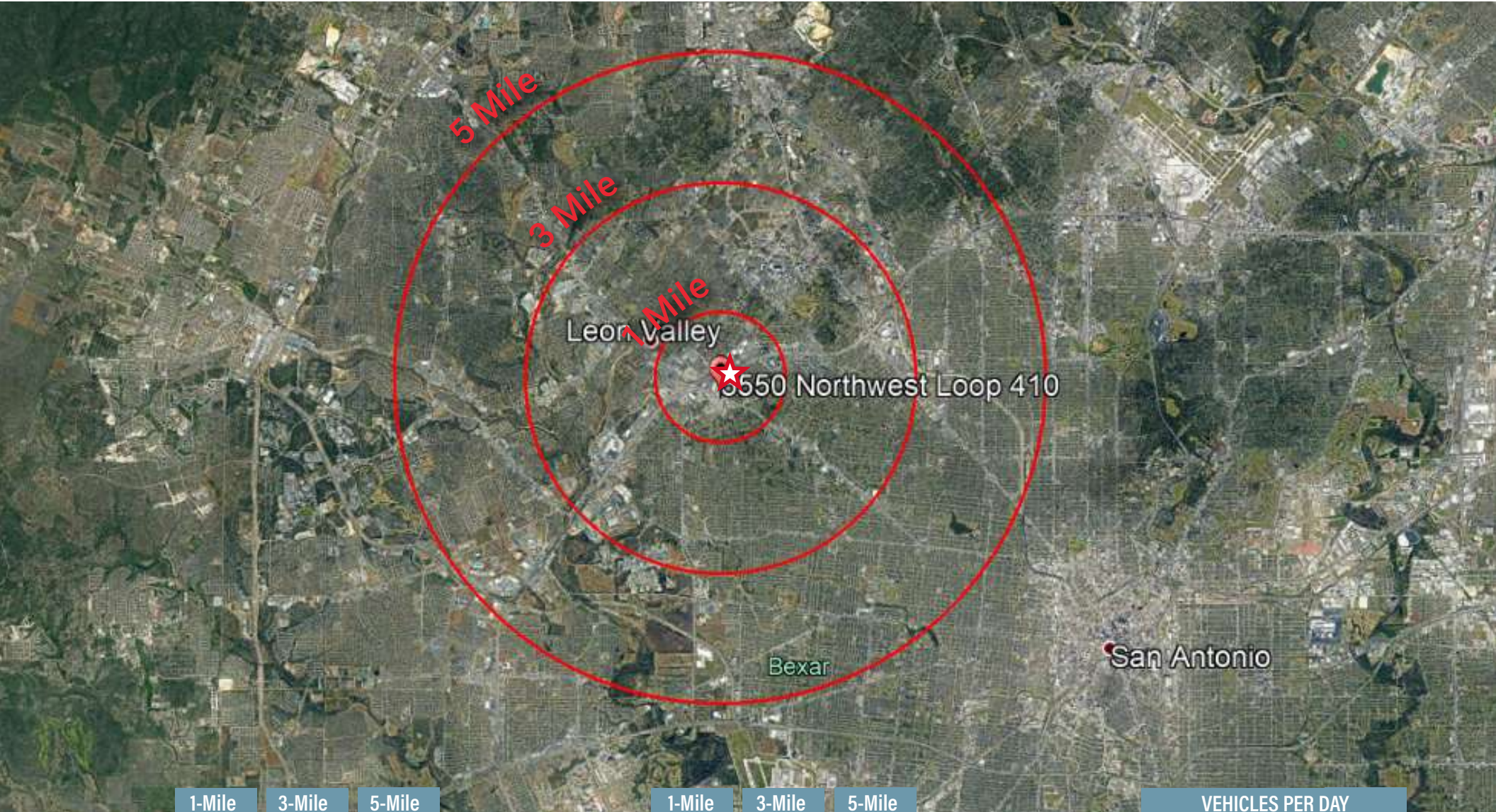
ABOUT THE BRAND



ADDITIONAL PHOTOS



2019 DEMOGRAPHICS



| | 1-Mile | 3-Mile | 5-Mile | | 1-Mile | 3-Mile | 5-Mile | | VEHICLES PER DAY |
|-----------------|--------|---------|---------|-----------------|--------|--------|---------|-----------|------------------|
| 2010 Population | 11,273 | 128,967 | 358,275 | 2010 Households | 4,804 | 52,447 | 135,917 | Loop 410: | ±193,917/VPD |
| 2019 Population | 12,876 | 152,619 | 406,812 | 2019 Households | 5,372 | 61,754 | 153,352 | Evers Rd: | ±31,172/VPD |
| 2024 Population | 13,665 | 162,752 | 431,404 | 2024 Households | 5,674 | 65,696 | 162,193 | | |

Confidentiality & Disclaimer

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Retail Investment Group and it should not be made available to any other person or entity without the written consent of Retail Investment Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Retail Investment Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The

information contained herein is not a substitute for a thorough due diligence investigation.

Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Retail Investment Group has not verified, and will not verify, any of the information contained herein, nor has Retail Investment Group conducted any investigation regarding these matters and makes no warranty

or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

If you have no interest in the Property, please return this Investment Offering Memorandum to Retail Investment Group, LLC.

8255 E Raintree Drive #100

Scottsdale, AZ 85260

T 480.429.4580 **E** info@retail1031.com

www.retail1031.com

NNN contact us

8255 E Raintree Drive Suite 100 Scottsdale, AZ 85260
480.429.4580 | www.retail1031.com



Mark McLoone
Managing Partner
AZLIC: SA673250000
602.790.1526
mark@retail1031.com

Steven Davis
Founder & Managing Partner
AZLIC: BR101032000
602.625.8338
steven@retail1031.com

Steven Kleiman
Texas Broker of Record
TXLIC: 492577