



REPRESENTATIVE PHOTO

FIRESTONE COMPLETE AUTO CARE

NWC LANGTON DR & SAN PEDRO AVE | SAN ANTONIO, TX 78216

CBRE

EXCLUSIVE MARKETING ADVISORS

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OFFERING SUMMARY

PRICE: \$2,777,770
CAP RATE: 4.50%

NET OPERATING INCOME	\$125,000
YEAR BUILT	2020
GROSS LEASEABLE AREA	6,116 SF
LOT SIZE	0.53 ACRES
LEASE TERM	20 YEARS
LEASE COMMENCEMENT	AUGUST 2020*
LEASE EXPIRATION	JULY 2040*
REMAINING TERM	20 YEARS
LEASE TYPE	NNN
ROOF & STRUCTURE	TENANT
RENT INCREASES	10% EVERY 5 YEARS
OPTIONS	4 X 5 YEARS
OPTIONS TO PURCHASE	NONE
GUARANTOR	CORPORATE

*ESTIMATED DATES

NWC LANGTON DR & SAN PEDRO AVE
SAN ANTONIO, TX

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INVESTMENT HIGHLIGHTS

Brand New 2020 Construction, Rebuild of Successful Store - Tenant has been operating at the current location for over 50 years and has committed to the site with the construction of a new building and a new 20 year lease

20 Year, Absolute NNN Lease with Zero Landlord Responsibilities – Allows an investor the opportunity to acquire a NNN asset on a truly passive income structure

Strong Corporate, “A” Rated Investment Grade Tenant – Bridgestone/Firestone has an investment grade credit rating of “A” by S&P, giving it the highest credit rating in the auto-service sector

- Founded in 1900 Firestone is a wholly-owned subsidiary of the Bridgestone Retail Operations, LLC, which has four retail brands and over 2,200 locations nationwide
- In 2018, Bridgestone (NYSE: BRDCY) had revenue in excess of \$33.1 billion and ranked #365 on the Fortune 500 list

10% Rental Increases Every 5 Years - Provides an investor a strong hedge against inflation while increasing returns throughout primary term and options

Densely Populated, Infill San Antonio Location with Ideal Consumer Demographics – There are over 620,000 and over 250,000 households in the 7-mile demographic ring.

Strong Traffic Counts – Over 35,000 vehicles per day on San Pedro Ave

Texas has NO State Income Tax

TENANT OVERVIEW

FIRESTONE COMPLETE AUTO CARE

TYPE:	Automotive & Manufacturing
YEARS IN BUSINESS:	120+
NO. OF LOCATIONS:	2,200+
HEADQUARTERS:	Nashville, TN
WEBSITE:	www.firestone.com

Firestone Tire and Rubber Company is an American tire company founded by Harvey Firestone in 1900 initially to supply solid rubber side-wire tires for fire apparatus, and later, pneumatic tires for wagons, buggies, and other forms of wheeled transportation common in the era. In 1988, the company was sold to the Japanese Bridgestone Corporation. Since the company was founded, drivers have trusted Firestone Complete Auto Care to keep their vehicles running well. As America's auto care needs have grown and changed, so has Firestone. Firestone is the leading provider of maintenance, repairs and tires for a reason. The company believes in offering a total auto care experience that perfectly meets its customer's needs. Firestone's auto care advisors and service technicians take pride in understanding their client's vehicle from bumper to bumper. Firestone backs its services and repairs with a nationwide warranty that's good at every one of its convenient store locations.



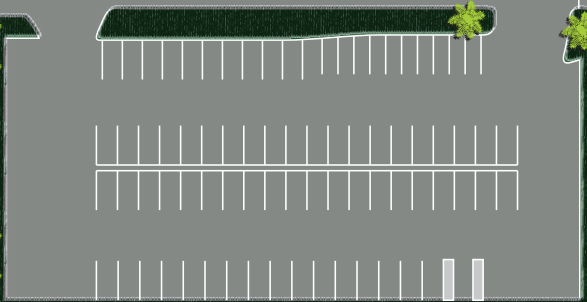
SITE PLAN



NEW FIRESTONE LOCATION
(UNDER CONSTRUCTION)

FUTURE QUIKTRIP
(EXISTING FIRESTONE LOCATION)

LANGTON DR



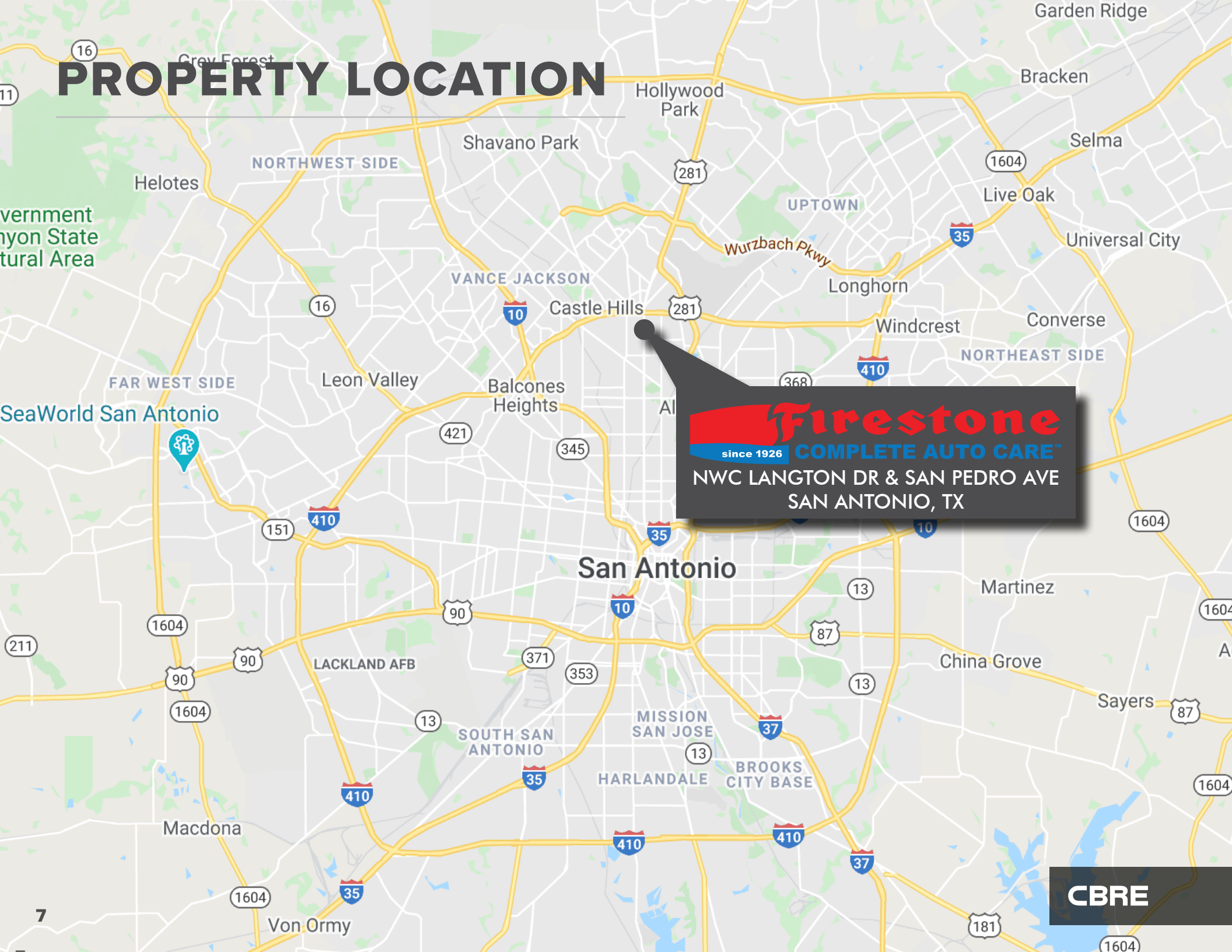
SAN PEDRO AVE



W RAMPART DR



PROPERTY LOCATION



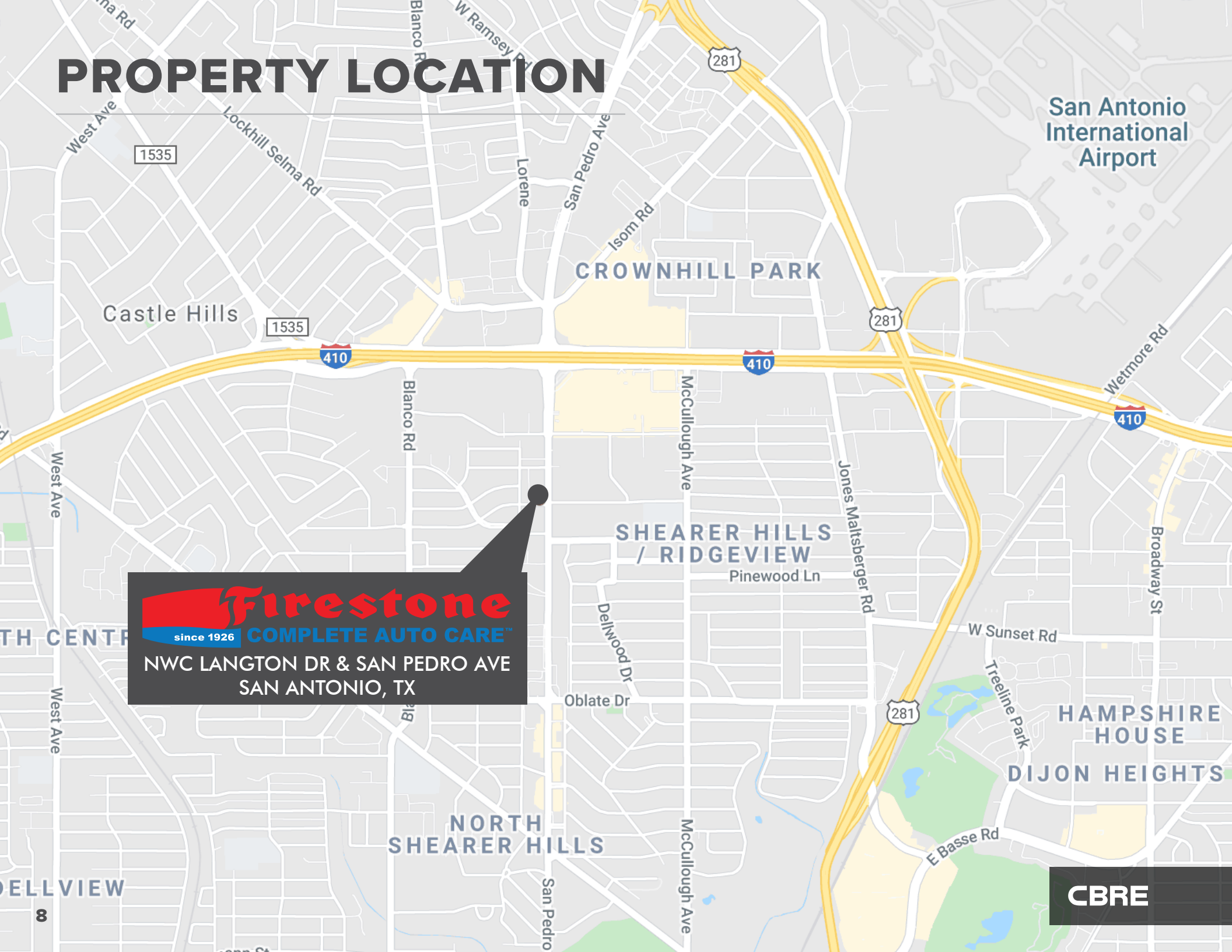
since 1926

COMPLETE AUTO CARE™

NWC LANGTON DR & SAN PEDRO AVE
SAN ANTONIO, TX



PROPERTY LOCATION



Firestone
since 1926 COMPLETE AUTO CARE™
NWC LANGTON DR & SAN PEDRO AVE
SAN ANTONIO, TX



PROPERTY LOCATION

**NEW FIRESTONE
LOCATION**
(UNDER CONSTRUCTION)

FUTURE QUIKTRIP
(EXISTING FIRESTONE LOCATION)

San Pedro Ave

San Pedro Ave

W Rampart Dr

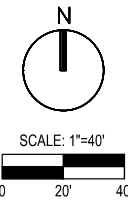
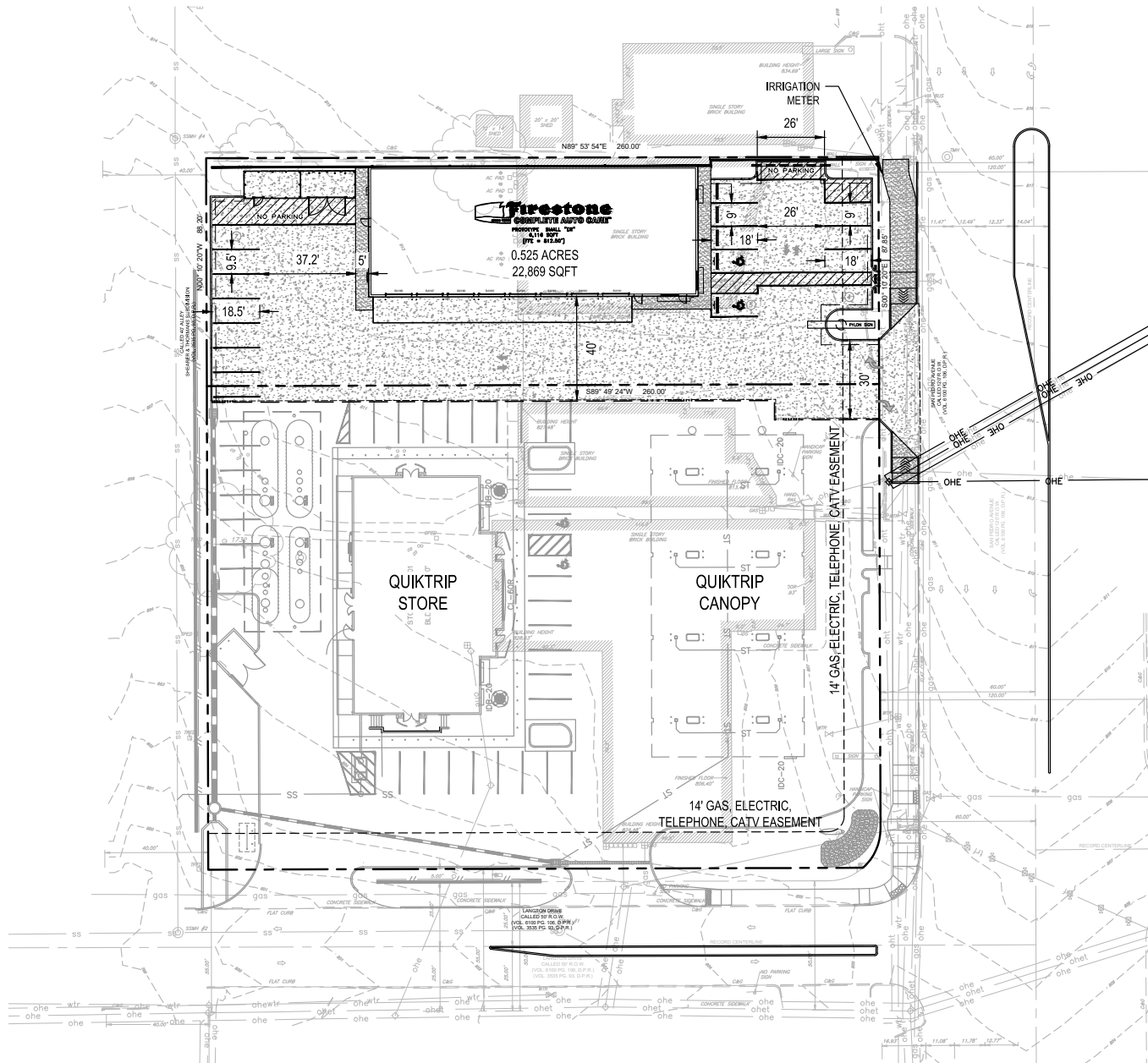
W Rampart Dr

Langton Dr

Langton Dr

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PROPERTY LOCATION



- LEGEND**
- PROPERTY LINES
 - BUILDING ENVELOPE
 - CONCRETE CURBING (BACK OF CURB OVER FACE OF CURB)
 - PROPOSED 1-1/2" DOMESTIC WATER LINE
 - PROPOSED 6" FIRE SERVICE WATER LINE
 - PROPOSED UNDERGROUND ELECTRIC
 - PROPOSED 1" GAS LINE
 - PAVEMENT MARKINGS (PAINTED)
 - CONCRETE SIDEWALKS
 - RIGID PAVEMENT (CONCRETE)
 - RETAINING WALL (SEE STRUCTURAL PLANS)
 - WHEEL STOP
 - PARKING SPACE COUNT
 - STANDARD ACCESSIBLE PARKING SPACE WITH A.D.A. PAINTED MARKINGS
 - STANDARD ACCESSIBLE CURB RAMP

CoSA PARKING REQUIREMENTS
(SEC. 35-526 - PARKING AND LOADING STANDARDS)
GOVERNING DEVICE, CODE OF ORDINANCES OF SAN ANTONIO, TEXAS,
CHAPTER 35 (UNIFIED DEVELOPMENT CODE)

FACILITY GROSS FLOOR AREA (GFA): 6,116 SQ-FT
PERMITTED USE [Table 526-3a] "AUTO AND LIGHT TRUCK - oil, lube and tune up"

REQUIRED: MINIMUM - 1 per 500 sf GFA of sales and service building
MAXIMUM - 1 per 375 sf GFA of sales and service building

PARKING COUNT CALCULATIONS:

	MINIMUM	MAXIMUM
REQUIRED -	12	16
PROVIDED -	16	16

ACCESSIBLE PARKING

REQUIRED (CAR / VAN) -	1 / 1	N/A
PROVIDED (CAR / VAN) -	2 / 2	N/A

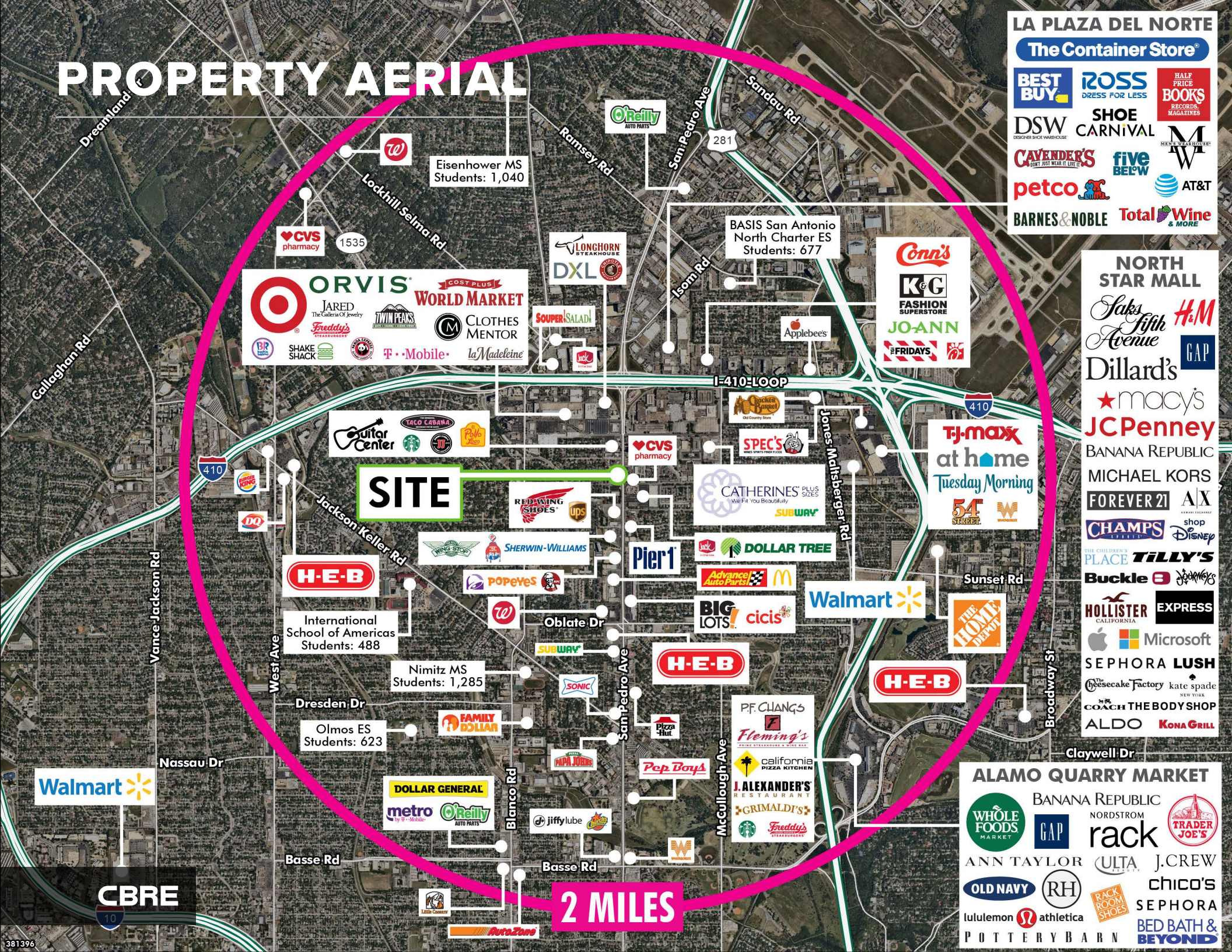
CoSA SETBACK REQUIREMENTS
(SEC. 35-310.01 - LOT AND BUILDING DIMENSIONS TABLE)
GOVERNING DEVICE, CODE OF ORDINANCES OF SAN ANTONIO, TEXAS,
CHAPTER 35 (UNIFIED DEVELOPMENT CODE)

FRONT: 35' MAXIMUM
SIDE: 10' MINIMUM
REAR: 30' MINIMUM



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PROPERTY AERIAL



SITE

Eisenhower MS
Students: 1,040

BASIS San Antonio
North Charter ES
Students: 677

CVS
pharmacy

ORVIS
The Galleria Of Jewelry

WORLD MARKET
COST PLUS

CLOTHES MENTOR

SHAKE SHACK

Freddy's

TWIN PEAKS

La Madeleine

T-Mobile

SOUPER SALADI

DLX

LONGHORN STEAKHOUSE

O'Reilly AUTO PARTS

Guitar Center

TACO CABANA

Starbucks

Polo

H-E-B

International
School of Americas
Students: 488

Nimitz MS
Students: 1,285

Olmos ES
Students: 623

Walmart

DOLLAR GENERAL

metro

O'Reilly AUTO PARTS

jiffylube

CBRE

2 MILES

LA PLAZA DEL NORTE

The Container Store

BEST BUY

ROSS DRESS FOR LESS

HALF PRICE BOOKS RECORDS MAGAZINES

DSW DESIGNER SHOE WAREHOUSE

SHOE CARNIVAL

CAVENDER'S

five BELOW

AT&T

petco

BARNES & NOBLE

Total Wine & MORE

NORTH STAR MALL

Saks Fifth Avenue

H&M

GAP

Dillard's

macy's

JCPenney

BANANA REPUBLIC

MICHAEL KORS

FOREVER 21

AX

CHAMPS

shopDisney

THE CHILDREN'S PLACE

TILLY'S

Buckle

HOLLISTER CALIFORNIA

EXPRESS

Apple

Microsoft

SEPHORA

LUSH

The Cheesecake Factory

kate spade

COACH

THE BODY SHOP

ALDO

KONA GRILL

ALAMO QUARRY MARKET

WHOLE FOODS MARKET

BANANA REPUBLIC

NORDSTROM

GAP

rack

TRADER JOE'S

ANN TAYLOR

ULTA

J.CREW

OLD NAVY

RH

chico's

lululemon

athletica

SEPHORA

POTTERY BARN

bed bath & beyond

PROPERTY AERIAL



- NORTH STAR MALL
- Saks Fifth Avenue
- H&M
- GAP
- Dillard's
- macy's
- JCPenney
- BANANA REPUBLIC
- MICHAEL KORS
- FOREVER 21
- AX
- CHAMPS SPORTS
- shop Disney
- THE CHILDREN'S PLACE
- TILLY'S
- Buckle
- JOHN DEERE
- HOLLISTER CALIFORNIA
- EXPRESS
- Apple
- Microsoft
- SEPHORA
- LUSH
- The Cheesecake Factory
- kate spade
- COACH
- THE BODY SHOP
- ALDO
- KONA GRILL

COST PLUS
WORLD MARKET
CLOTHES MENTOR

BBVA

Target
PLATO'S CLOSET
FREDDY'S STEAKBURGERS
T-Mobile
SALLY BEAUTY

SITE

RED WING SHOES
UPS

WING STOP
SHERWIN WILLIAMS

popesYes

KFC

Mt Sacred Heart School
Students: 367

0.5 MILES

39,943 VPD-18

San Pedro Ave

McCullough Ave

Pier 1

Ridgeview ES
Students: 610

Advance Auto Parts

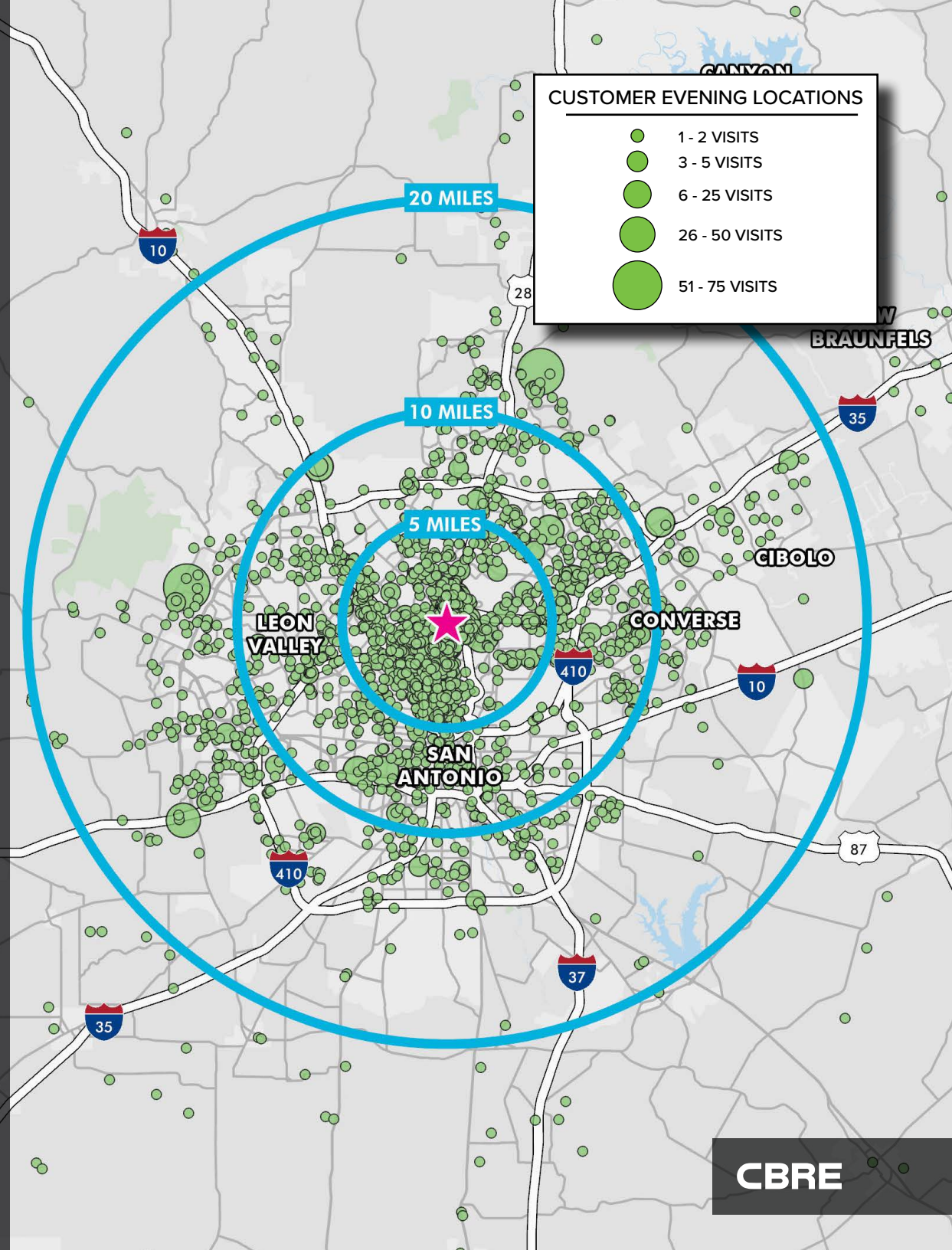
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WHERE ARE FIRESTONE'S VISITORS COMING FROM?

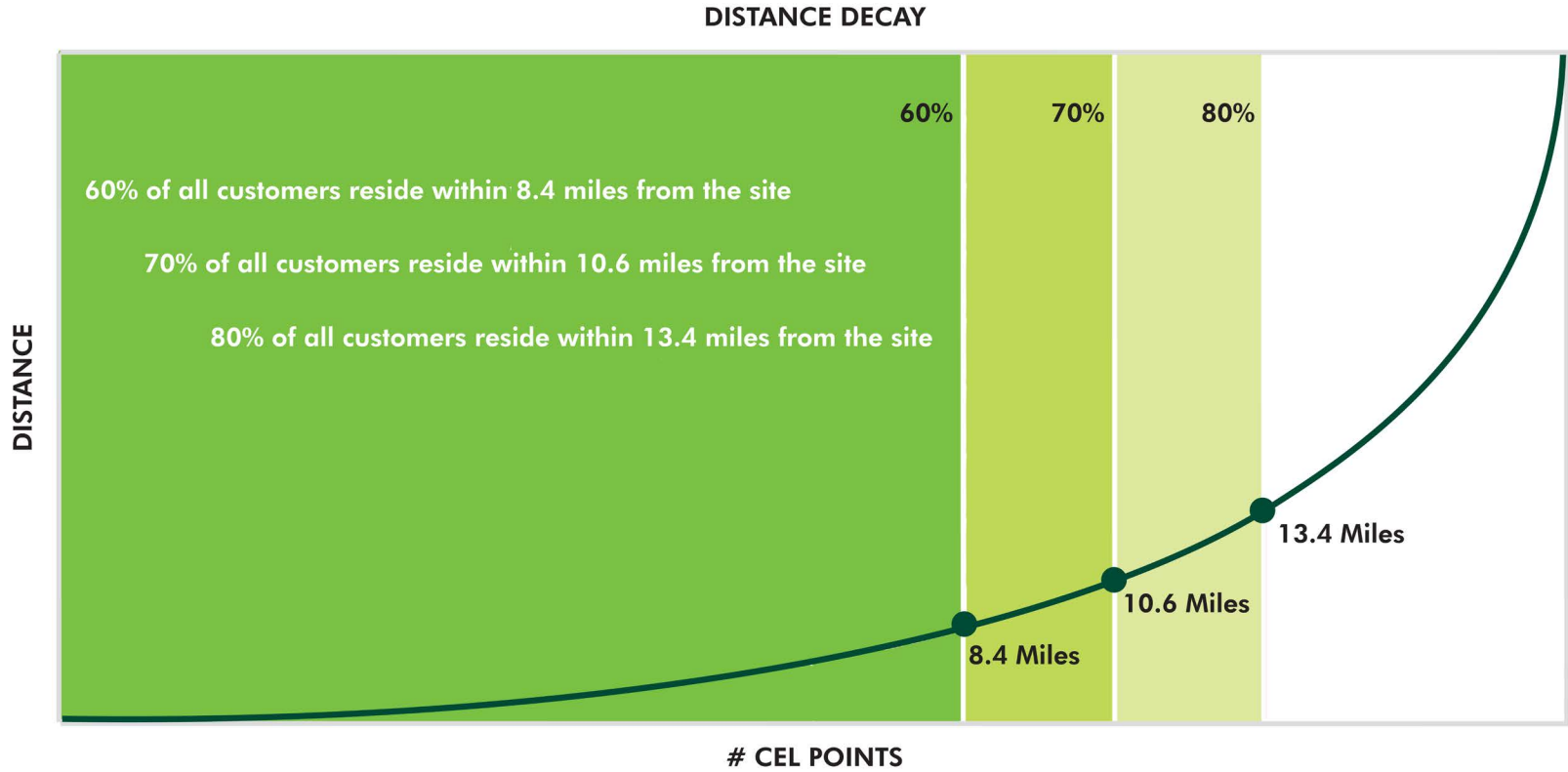
MASS MOBILE DATA STUDY ON FIRESTONE COMPLETE AUTO CARE

Firestone attracts visitors from all over Texas which increases the true market potential for retailers exponentially. The property is not only appealing to the local customer base in San Antonio, but also the large amount of people all throughout the state. To illustrate this, the map uses data sourced from a wide range of mobile apps that shows where visitors of Firestone are coming from. Therefore, each dot creates an accurate picture of customers that have visited Firestone in the past 12 months.

This map was created by CBRE's mobile technology platform called Mass Mobile Data (MMD). MMD is anonymous data gathered from the GPS trackers in one's devices. By analyzing the sophisticated mobile data, CBRE is able to paint a picture of any property's customer base.



CUSTOMER DRIVE DISTANCE DECAY



DEMOGRAPHICS

POPULATION (2019)

1 MILE	11,971
3 MILES	110,987
5 MILES	324,693
7 MILES	623,803

HOUSEHOLDS (2019)

1 MILE	5,006
3 MILES	44,467
5 MILES	137,583
7 MILES	251,952

AVG HH INCOME (2019)

1 MILE	\$68,691
3 MILES	\$72,903
5 MILES	\$74,420
7 MILES	\$70,896

TRAFFIC COUNTS (VPD)

SAN PEDRO AVE	35,070
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WHY SAN ANTONIO?

San Antonio is commonly known as “the heart of Texas.” Its geographic pin in the American Southwest and South Central Texas contribute to some of its most valued assets. Adding spice to San Antonio’s economic development momentum is its rich heritage of diverse cultures, business, military and pride that make the City sparkle with ambience. It is a special air that has been described as genuine, authentic, unique and real. These values have helped catapult San Antonio’s attraction for companies and young professionals.

**AMERICA’S 7TH
LARGEST CITY**

**ONE OF THE FASTEST
GROWING CITIES IN
THE U.S. WITH OVER 1.5
MILLION RESIDENTS**

**MOST VISITED
CITY IN TEXAS**

**RANKED BY CONDE NAST
TRAVELER AS THE #2 U.S.
TRAVEL DESTINATION**

**THE ALAMO IS THE MOST
VISITED ATTRACTION
IN TEXAS**

**RECOGNIZED AS THE #1
CITY FOR ECONOMIC
GROWTH POTENTIAL**

**SAN ANTONIO
HAS AVERAGED A
POPULATION GROWTH
RATE OF 1.5% OVER THE
LAST FEW YEARS**

SOURCE: DATAUSA.IO, WIKIPEDIA.COM, THE CULTURETRIP.COM, VACATIONSMADDEEASY.COM

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the “Owner”), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc. nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved 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 with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

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



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