

NORTH CENTRAL SAN ANTONIO, TEXAS

SAN PEDRO CALL/SERVICE CENTER



FREESTANDING BUILDING WITH LARGE SURFACE PARKING AREA | HIGH TRAFFIC LOCATION
UNIQUE REPOSITION AND REDEVELOPMENT OPPORTUNITY

SAN PEDRO CALL/SERVICE CENTER



SECTION 1 EXECUTIVE SUMMARY



THE INVESTMENT OPPORTUNITY

CBRE, as exclusive advisor, is pleased to present to qualified investors a unique opportunity to acquire the San Pedro Call/Service Center, a 71,132-square-foot office building located in San Antonio's high-growth North Central submarket. The building is situated along the heavily trafficked San Pedro Avenue, which provides excellent access and visibility to over 40,000 vehicles per day. The San Pedro Call/Service Center offers investors a quality, 100% fee-simple interest in this property.

Ideally located in one of San Antonio's most sought after submarkets, the San Pedro Call/Service Center is within five minutes of Interstate Loop 410, US-281 and the San Antonio International Airport. This highly accessible property offers superb convenience and walkable amenities including restaurants, retail and hotel accommodations. The San Pedro Call/Service Center is also within a five-minute drive of North Star Mall, Park North, La Plaza Del Norte Shopping Center, San Pedro Crossing and Pavilions North Shopping Center. The property benefits from valuable access to a strong and abundant workforce residing within the surrounding residential neighborhoods.

The San Pedro Call/Service Center presents a compelling investment opportunity comprising quality real estate with a highly visible and accessible location in San Antonio's high-growth North Central submarket.



INVESTMENT HIGHLIGHTS



Existing Improvements & Infrastructure Ideal for Repositioning

- o Signature Customer Service Center
- o Multi-Tenant or Single-Tenant Use
- o Pad Development Opportunity



Prime Redevelopment Potential

- o Zoning is Commercial and Easily Convertible to Include Multifamily
- o Hospitality, Retail and Pad Retail Development



High-Growth North Central Submarket

- o Proximity to North Star Mall, which is the Highest Sales Volume Mall in the Entire San Antonio Market
- o Easy Accessibility to the San Antonio International Airport
- o Strong Fundamentals



Vibrant San Antonio Marketplace

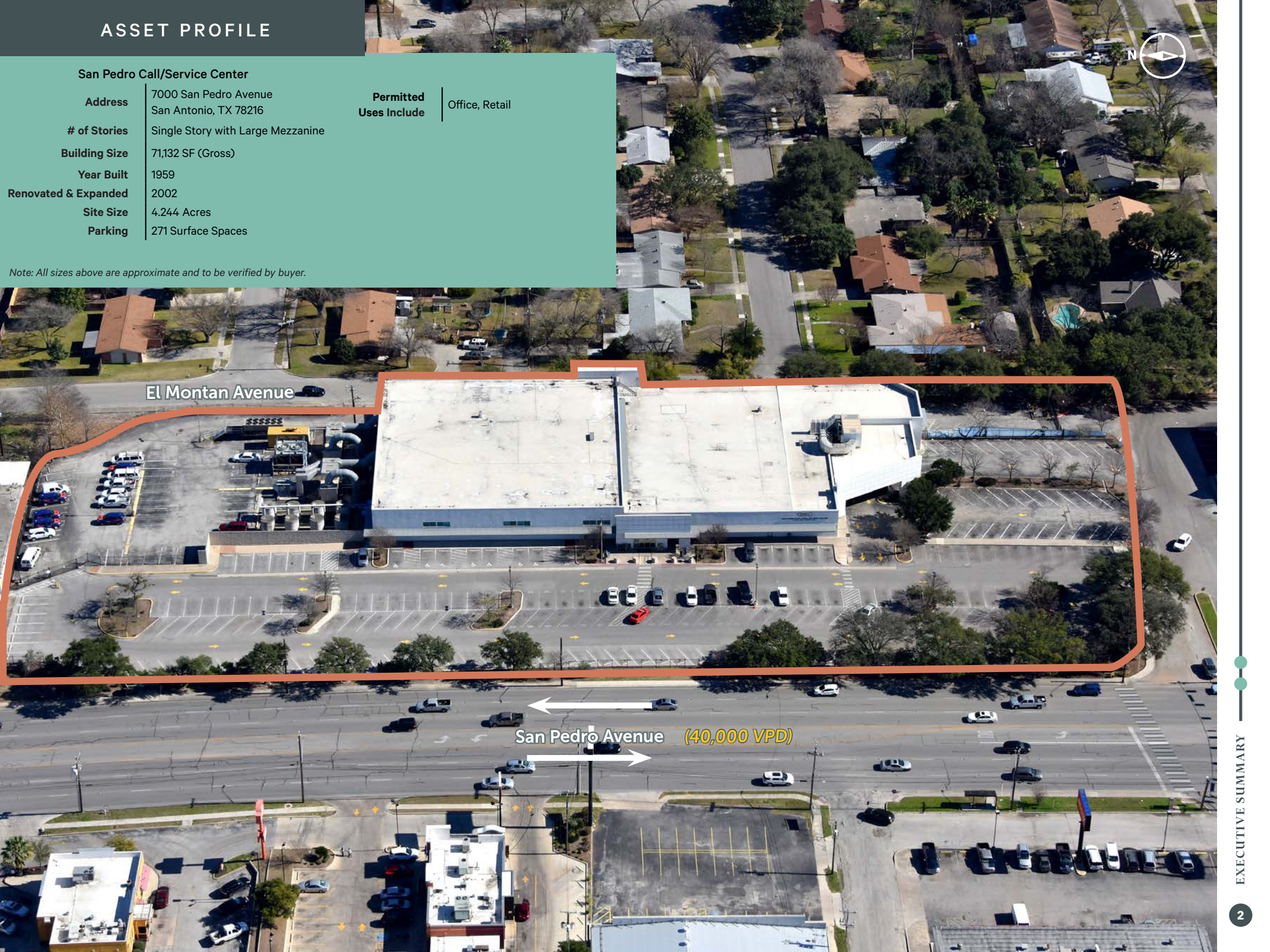
- o Top 20 Market for Investment
- o Leading Population & Job Growth

ASSET PROFILE

San Pedro Call/Service Center

Address	7000 San Pedro Avenue San Antonio, TX 78216	Permitted Uses Include	Office, Retail
# of Stories	Single Story with Large Mezzanine		
Building Size	71,132 SF (Gross)		
Year Built	1959		
Renovated & Expanded	2002		
Site Size	4.244 Acres		
Parking	271 Surface Spaces		

Note: All sizes above are approximate and to be verified by buyer.



El Montan Avenue

San Pedro Avenue (40,000 VPD)

EXCEPTIONAL REPOSITIONING OPPORTUNITY



Ideal Corporate Location

Numerous Possibilities Include Renovation, Expansion or Redevelopment
Adaptable for a Single User or as a Multi-Tenant Property



Lease up of High-Quality, Cost-Effective Space

Significant Value in the Lease up of 71,132 SF of Existing Contiguous Space
Established Infrastructure, Amenities & Market Presence



Limited Availability Creates Upward Pressure on Rents

Robust Demand Has Produced Single Digit Retail Vacancy Rent Growth
Very Few Remaining Sites in this Trade Area Available for Purchase and Development



Timely Opportunity to Compete for Large Tenants

Very Few Assets with Large Blocks of Space Available for Purchase
Rents Range from \$15.00-\$20.00 PSF (Triple Net) in Existing and New Construction

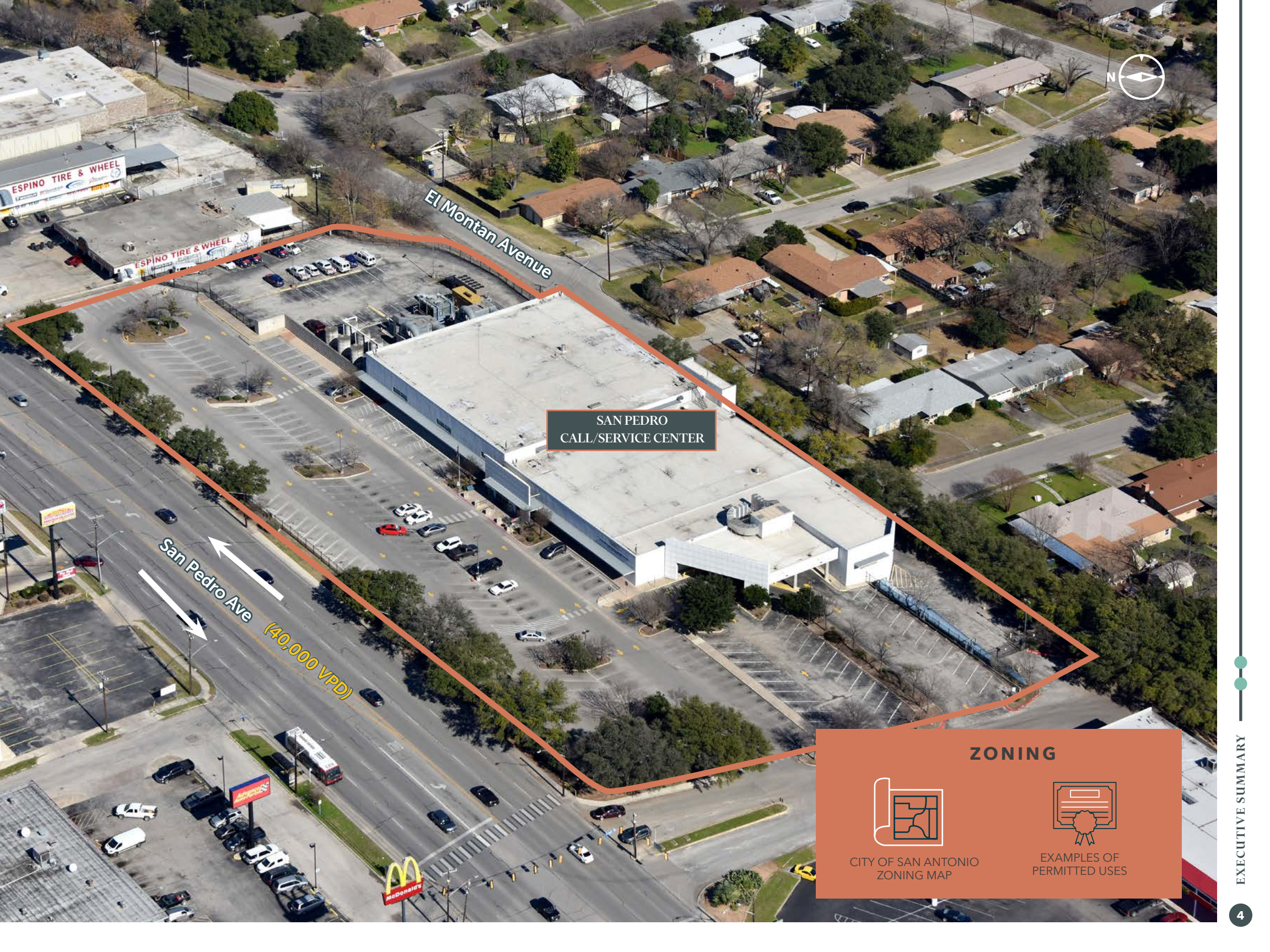


Well Positioned to Capitalize on Demand for Retail Pad Sites

Pad Development in the San Antonio Market is in High Demand
Highly Sought After Trade Area (North Central Submarket) for Retail Pad Sites
Dense Surrounding Residential Area with High Traffic Counts

Offered free and clear of existing financing, the San Pedro Call/Service Center allows investors to take advantage of historically strong lending markets, generating significant leveraged returns.






El Montan Avenue


SAN PEDRO
CALL/SERVICE CENTER

San Pedro Ave
(40,000 VPD)

ZONING



CITY OF SAN ANTONIO
ZONING MAP



EXAMPLES OF
PERMITTED USES

PREMIER REDEVELOPMENT SITE



Flexible Zoning

San Pedro Call/Service Center is a centrally located property that is ideally positioned for many types of re-purposing. The location allows for a new headquarters, retail, multifamily, hospitality or even regional distribution. There will be many scenarios and buyer profiles interested in the opportunity to invest in this asset. Additionally, the strength of the San Antonio market will support the interest from potential buyers who will be drawn to the opportunity to control a unique, large-scale site in the North Central submarket.



Opportunity to Generate Value-Add/New Development Returns

Control of a Unique, Large Scale Site in the North Central Submarket



Superior Accessibility

Exceptional Ingress/Egress

Less Than One Mile to Loop 410 and Two Miles to Hwy 281



2½ Miles to San Antonio International Airport



● PROPERTY FEATURES



Front Retail



Open Floor
Concept

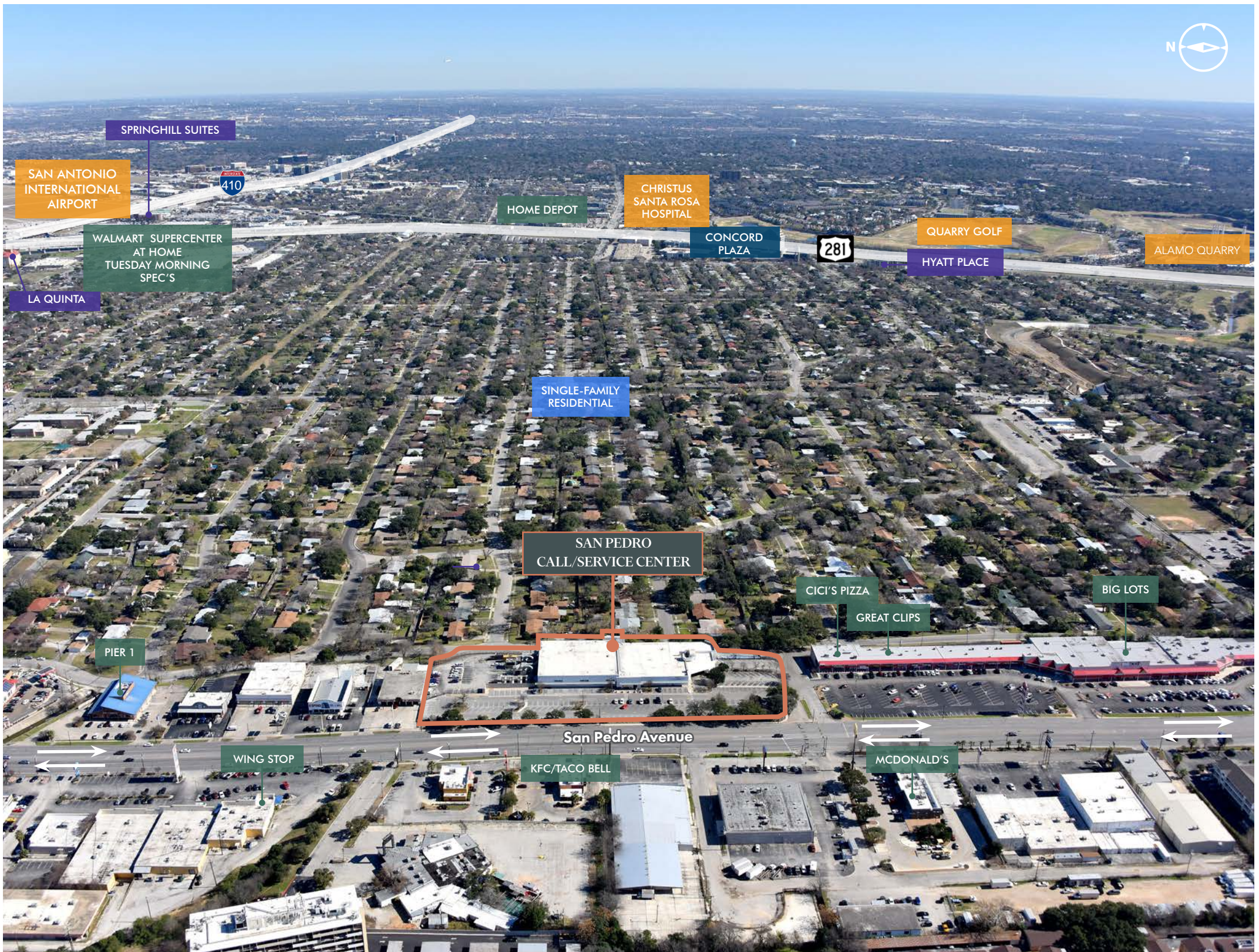


Office Space



Close Proximity to
North Star Mall

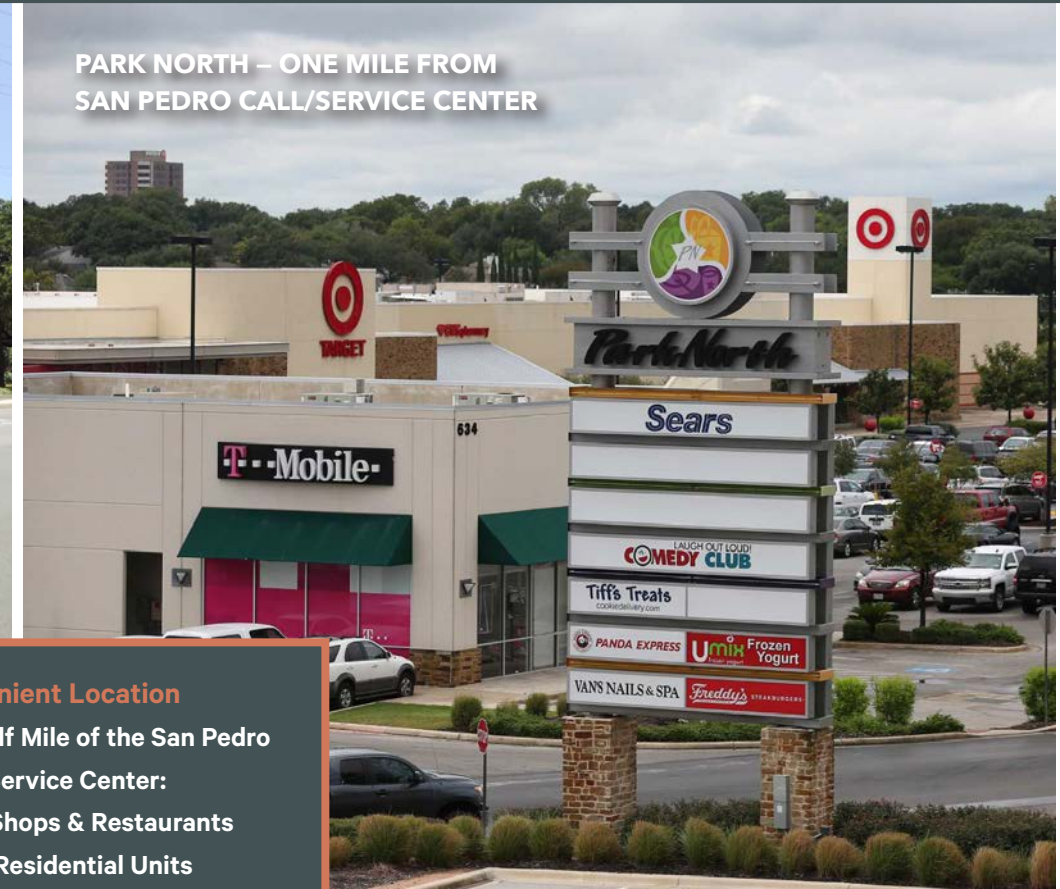
CONVENIENT AREA AMENITIES



**NORTH STAR MALL – ONE-HALF MILE FROM
SAN PEDRO CALL/SERVICE CENTER**



**PARK NORTH – ONE MILE FROM
SAN PEDRO CALL/SERVICE CENTER**



Convenient Location
Within One-Half Mile of the San Pedro
Call/Service Center:
30+ Retail Shops & Restaurants
3,400+ Residential Units
130+ Hotel Rooms
Excellent Access to Public Transit

**ALAMO QUARRY – 3 MILES FROM
SAN PEDRO CALL/SERVICE CENTER**





El Montan Avenue

San Pedro Avenue

VIBRANT NORTH CENTRAL SUBMARKET



Mature, Dense Residential Market with Continued High Growth
 Strong Amenities with Mass Transit Access
 Concentration of Single-Family Residential Neighborhoods

Significant North Central Presence



North Central's Excellent Market Fundamentals | 2021



Office Snapshot

Inventory:	10.4 MSF
Occupancy:	81.6%
Class A Avg. Asking Rents:	\$33.20 PSF

Source: CBRE Insights



Multifamily Snapshot

Inventory:	15,647 Units
Occupancy:	94%
Avg. Asking Rents:	\$1,068 Per Month
12 Mo. Absorption Units:	745

Source: CoStar



Hotel Snapshot

Inventory:	7,604 Rooms
Occupancy:	64.9%
Revenue Per Available Room:	\$57.57
Avg Daily Rate:	\$88.71

Source: Costar



Retail Snapshot

Inventory:	22.1 MSF
Occupancy:	95.7%
Avg. Asking Rents:	\$21.00 PSF (NNN)

Source: CoStar | Triple Net (NNN)

VIBRANT SAN ANTONIO MARKETPLACE



America's 7th Largest City

Strategic Geographic Location
Emerging City & Workforce of the Future



Increasingly Diverse Economy

Expanding Tech, New Energy & Healthcare/Bioscience Employment
Strong Financial Services, Military & Advanced Manufacturing Presence



Pro-Business Environment

Low Costs of Living and Doing Business
Gross Metro Product of \$116 Billion — up 4.5% Year over Year



Rapidly Growing Population

#1 Large City for Population Growth
#4 Large Metro for Millennial Population Growth



Strong Job Growth

131,000+ Net New Jobs (Last Five Years)
Five-Year Growth Rate of 14%

Urban Land Institute and PwC ranked San Antonio the #20 market for investment in their "Emerging Trends in Real Estate 2019."



SAN PEDRO CALL/SERVICE CENTER



SECTION 2 PROPERTY DESCRIPTION



SITE/ACCESS

San Pedro Call/Service Center is located on 4.244 acres in San Antonio, Texas. Located in the North Central submarket, the property is six miles north of downtown San Antonio and 2.5 miles to the San Antonio International Airport. The property is two miles west of US-281 and one mile south of I-410.

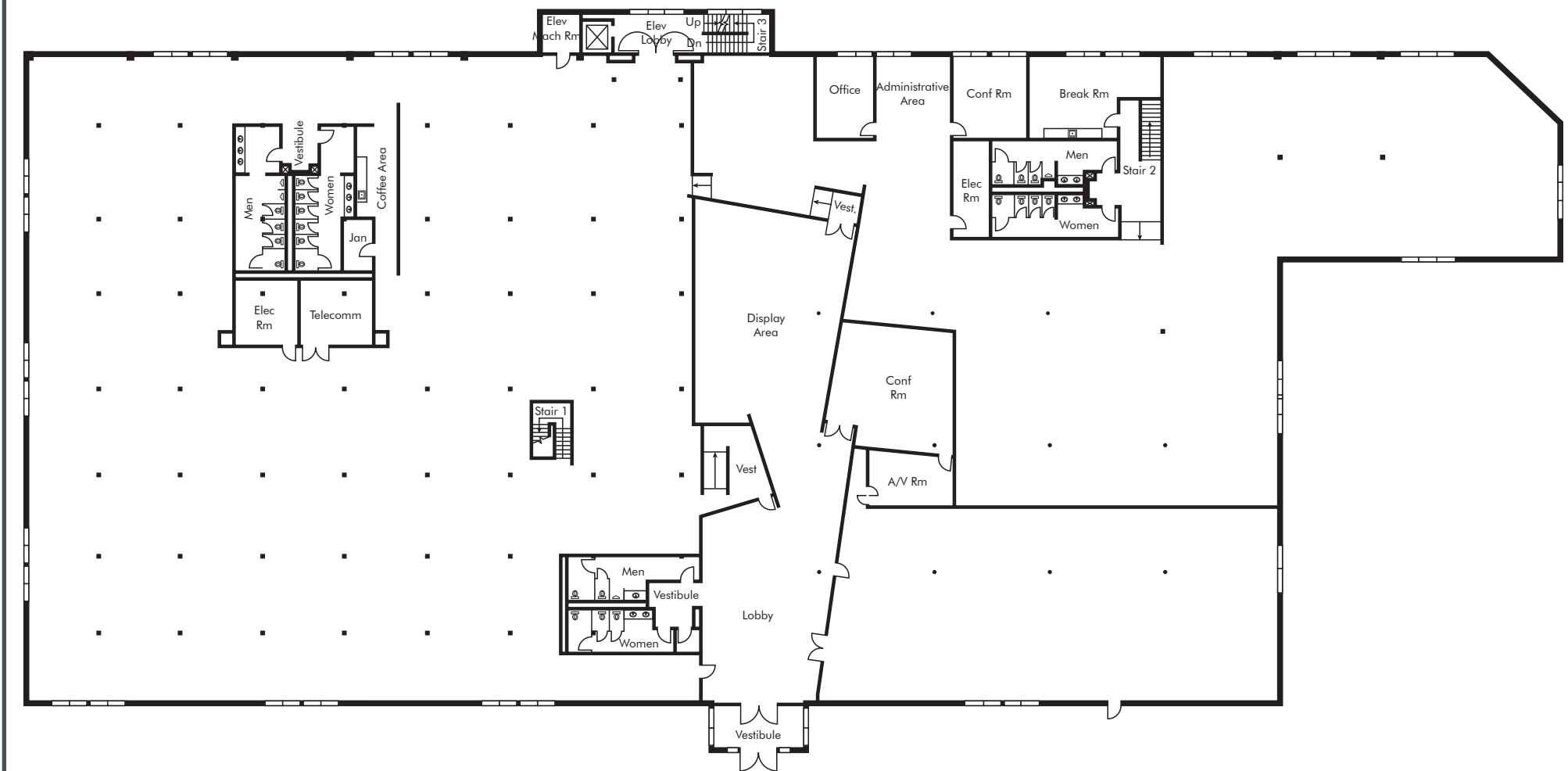
The San Pedro Call/Service Center is located on the east side of San Pedro Avenue at Cage Avenue. Access to the San Pedro Call/Service Center is provided via four curb cuts along Cage Avenue on the south and one curb cut along El Montan Avenue on the east.

The partially fenced site is bound to the west by San Pedro Avenue with freestanding retail and restaurants across the street. To the south is Cage Avenue and a strip retail center, to the east is El Montan Avenue and single-family residences, and to the north is an automotive service center.

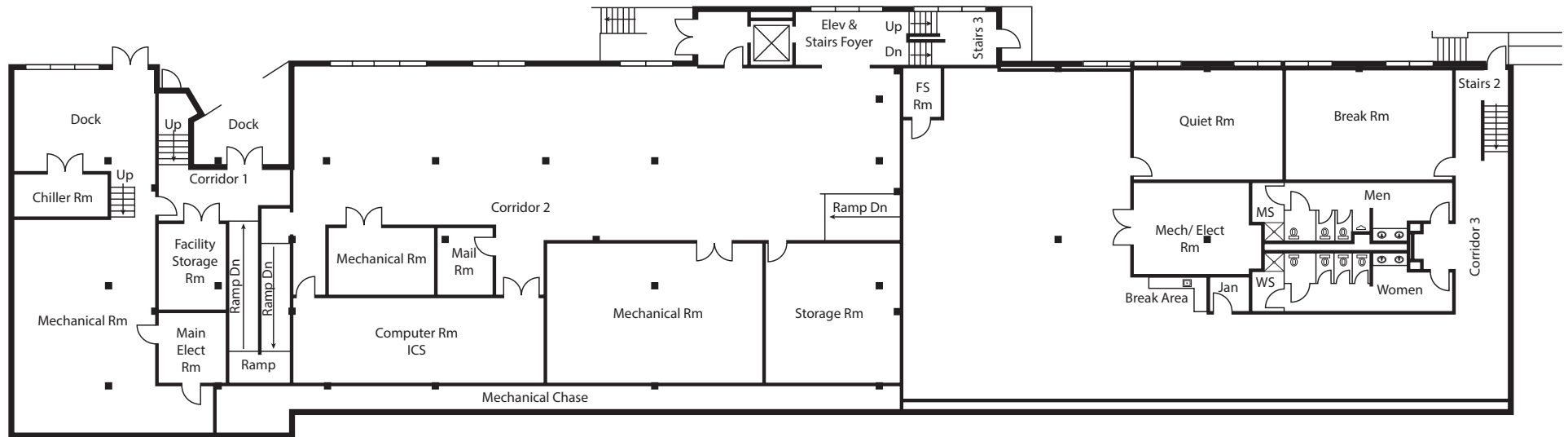


- AREA RESTAURANTS**
- 1 Cheesecake Factory
 - 2 Salt Grass Steakhouse
 - 3 Pappadeaux Seafood Kitchen
 - 4 Shake Shack
 - 5 Longhorn Steakhouse
 - 6 Twin Peaks
 - 7 La Madeleine
 - 8 Dough Pizzeria Napoletana

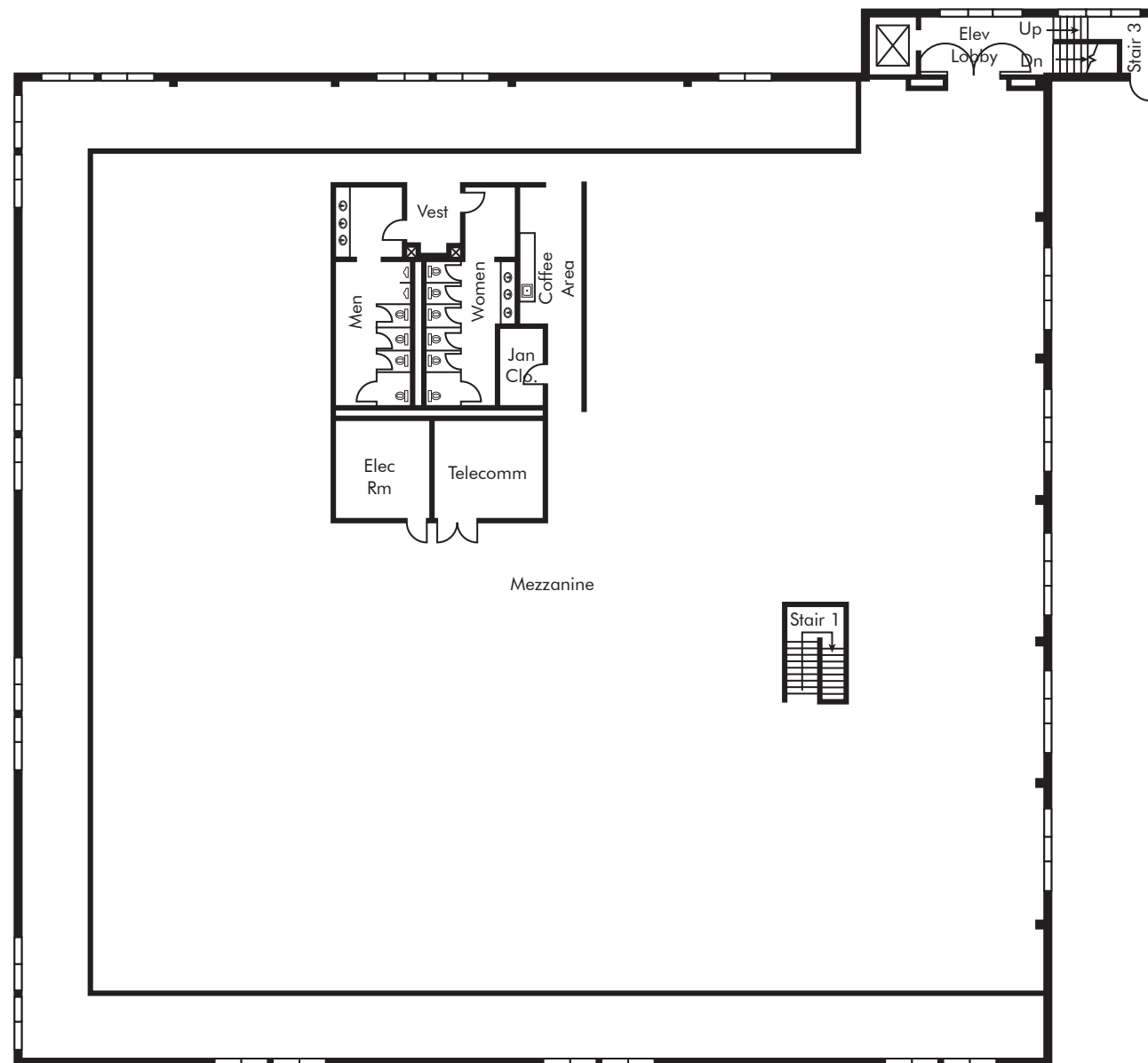
PRIMARY LEVEL FLOOR PLAN



LOWER LEVEL FLOOR PLAN



MEZZANINE LEVEL FLOOR PLAN



SAN PEDRO CALL/SERVICE CENTER

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Building Summary

Originally completed in 1959, the San Pedro Call/Service Center has a primary office level at grade, in addition to a partial second floor at the north end of the building and a partial lower level at the west side of the building. A mezzanine and partial basement were added as part of a total renovation and expansion in 2002. A large steel-framed porte-cochere for drive-through customer service was also added in 2002. Amenities include four electric vehicle charging stations at the north employee parking lot and outdoor seating areas. The property also has 271 surface parking spaces.



CONSTRUCTION DETAILS

Structure

Original basement overhead framing is metal decking with concrete fill supported by open web joists, with concrete columns and beams. The original building superstructure is steel framing with structural steel columns, roof beams and open web joists supporting corrugated metal roof decking. Perimeter concrete masonry unit (CMU) walls are non-load-bearing.

Foundation

The 2002 renovations included the addition of a mezzanine level within the existing space, supported by drilled pier foundations and steel columns. A partial basement and partial slab on grade consist of a concrete framing system with reinforced concrete columns and beams along with concrete foundation walls at below-grade areas.

Exterior Walls

The building's façade is primarily field-applied EIFS extending from grade to the roof line or the top of parapet where applicable. The substrate is CMU, which served as the exposed façade material prior to the 2002 renovation.

Architectural metal siding panels enhance the main entry and the customer service porte-cochere area at the south end of the building.

Windows

The exterior glass system comprises double-pane, insulated, tinted glazing set within aluminum. Windows (replaced in 2002) are fixed pane, windowsills are aluminum or sloped EIFS, and lintels are steel.

Doors

The building's primary entrances have automatic sliding doors. Set into a conventional storefront system, the insulated glass has aluminum finished metal frames. Automatic openers are at the main San Pedro Avenue entrance.

Loading Docks

A dedicated loading area is slightly recessed under the building, at an angle along the rear/east elevation. A coiling metal overhead door opens to a small receiving area.

Roof

The building's roof is a 60-mil reinforced single-ply PVC (polyvinyl chloride) membrane applied over rigid insulation and corrugated steel/concrete decking. The system was manufactured by Carlisle/Duro-Last/Johns Manville/GAF and is approximately 16 years old.



BUILDING SYSTEM DETAILS

HVAC

Heating and cooling for the building is supplied by a central system that includes the following.

- Two 100-ton Aroace absorption chillers (2002, only one in use) that produce supplemental heat from the chilled water system.
- One portable York-water-sourced chiller (added within the last few years; capacity of less than 100 tons).
- One 54-ton York reciprocal chiller (2002).
- Marley two-cell cooling tower (located in north service yard).
- One 150-MBH Cleaver Brooks natural gas-fired hot water boiler (located in basement mechanical room, replaced since 2002).

Water treatment for the cooling towers is provided by an automatic treatment station for Nalco.

Conditioned air is distributed via VAV and/or fan-powered boxes using conditioned air generated by five main built-up air handlers (York).

Perimeter zone VAVs have electric re-heat strips.

Supplemental heating at the stairway/elevator lobbies is provided by an electric baseboard system, located below the windows at the exterior walls.

The data center is served by split systems including two DX Liebert systems with pad-mounted, air-cooled condenser units in the north service yard and fan units adjacent to the data room.

The building has a direct digital control system (Johnson Controls Backnet, upgraded in 2018).

Plumbing

The building was replumbed in 2002. The system has a backflow prevention device, check valve, OS&Y isolating valves and water meter with remote reading capability.

Domestic hot water is generated by several individual tank-type, non-commercial grade, electric-resistant water heaters at various locations throughout the building. The water heaters are generally 40 to 75 gallons, manufactured by Rheem, AO Smith or similar.

Electrical

Electrical power is provided to the building in a dedicated main electrical room in the basement. Service is 2,000-amp, 480/277, three-phase, four-wire. The facility is centrally metered, and each area has its own distribution panel with a capacity of 225 amps.

Emergency Generator

The building's generator is a package-type, natural gas-powered unit manufactured by Caterpillar. Rated at 260 kW, it provides power via an automatic transfer switch to numerous power panels and circuits throughout the building for emergency lighting, the fire alarm system and assigned critical power needs when operating.

Site Lighting

Site lighting was updated in the 2002 renovation and is provided by a combination of lighting standards and building-mounted lights. Controls are a combination of timers and photocells.

Vertical Transportation

The building has one ThyssenKrupp hydraulic passenger elevator (2,100 pounds).

Stainless steel cab doors open to the front and rear as there is a slight change in elevation at the basement levels. To accommodate this, the elevator is a four-stop system. Controllers are solid-state, ThyssenKrupp TAC20.

Fire Protection & Life Safety

The office building is fully protected by a supervised wet pipe sprinkler and standpipe system. The system includes a fire department Siamese connection, an OS&Y valve chained open that is tamper switch protected, standpipe flow switches and a fire command station.

A pre-action system protects the data center.

Fire detection is provided by a zoned central system that monitors sprinkler flow, heat detectors, horn/strobe devices and pull stations throughout the building. All devices report to the main fire alarm control panel located in the basement riser room. The fire panel is monitored by Western States Fire Protection and was upgraded in 2016 to a new Gamewell panel by Honeywell.

Security

A 24-hour manned security desk at the main lobby monitors and limits building access.

INTERIOR FINISHES

Primary Building	The building has an extensive open entrance lobby area that also serves as a customer service informational area and access corridor.
Lobby	
Walls	Painted drywall.
Floor Coverings	Ceramic tile flooring.
Ceilings	Painted drywall, curved metal panels with acoustic tile sections suspended below the partially exposed underside of the roof deck, with exposed metal decking, open web joists, mechanicals and lighting.
Lighting	Primarily features recessed light fixtures.



TENANT/OFFICE AREAS

Floor Coverings	Primarily commercial-grade carpet tiles.
Walls	Painted drywall or vinyl-covered drywall.
Ceilings	Acoustic ceiling tile systems or open ceilings exposing structure and mechanicals.
Lighting	Mostly recessed fluorescent with recessed or ceiling-mounted incandescent fixtures for accenting.



OTHER

Drive Through	Located at the south end of the building, a large steel-framed porte-cochere for drive-through customer service was added in 2002.
Fencing	Black painted steel picket fencing encloses much of the site perimeter, open for customer access at the front and secured with three vehicular gates and pedestrian gates at the north and east employee parking and service areas.
Seating Areas	Benches and tables are under steel framed canopies along the east elevation at the rear of the building.
Landscaping	Landscaping includes trees, shrubs, mulch beds maintained by an irrigation system with automatic timers. There is also an out-of-service 30,000 gallon stormwater irrigation system that was installed in 2002.

ZONING

The base zoning district of the San Pedro Call/Service Center is “Commercial District (C).”

Property	Zoning
San Pedro Call/Service Center	C-2 (Commercial District)



CITY OF SAN ANTONIO
ZONING MAP



EXAMPLES OF
PERMITTED USES





ZONING DETAIL

C-2: COMMERCIAL DISTRICT (SEC. 35-310.10)

This district accommodates community commercial uses, with unlimited building size.

 **Additional Detail**



SAN PEDRO CALL/SERVICE CENTER



SECTION 3
NORTH CENTRAL
SUBMARKET



OVERVIEW

NORTH CENTRAL SAN ANTONIO

The North Central submarket is a prime destination with demand for retail and office space continuing to outpace new supply. With proximity to the San Antonio International Airport and the CBD, the submarket sits at one of the most heavily trafficked intersections in San Antonio—Loop 410 and Highway 281.

Home to several large tenants including Whataburger, the North Central submarket remains an attractive location for office users. Development is booming with several office projects currently underway including the Pearl Office Towers, Hill Country Village and Inwood Village. Over 618,000 square feet of office space was under construction at the end of the first quarter 2019. In addition, nearly 90,000 square feet of retail product is underway, with over 40,000 square feet added in the first three months of 2019. This submarket features strong demand for space and offers quality amenities as well as proximity to nearby restaurants, hotels and other attractions.

The North Central submarket is a prime destination for retailers and office tenants.

It features strong demand for space that offers quality amenities as well as proximity to nearby restaurants, hotels and other attractions.





North Central Major Employers



SURROUNDING RETAIL



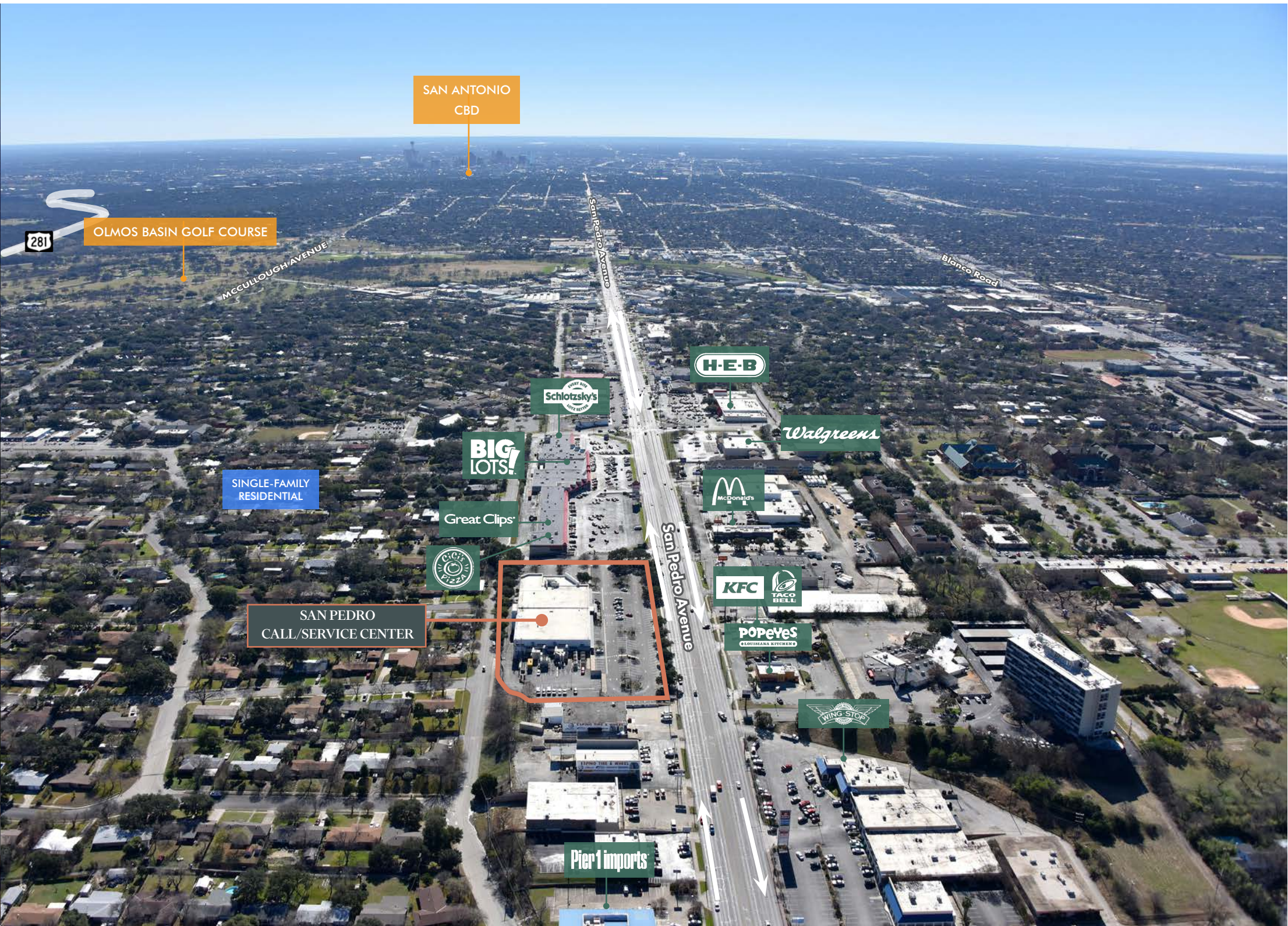


DEMOGRAPHICS

	1 Mile Radius	3 Miles Radius	5 Miles Radius
2021 Population	14,111	120,859	350,420
% Population Change 2010-2021	1.2%	1.0%	1.3%
% Population Change 2021-2026	0.9%	0.9%	1.0%
2021 Est. Median Age	37.4	36.6	36
2021 Est. Households	5,655	47,320	143,324
2026 Prj. Households	5,887	49,216	149,625
2021 Est. Median Household Income	\$54,972	\$52,734	\$52,677
2021 Est. Avg. Household Income	\$67,313	\$76,193	\$75,478

SURROUNDING RETAIL





SAN ANTONIO
CBD

OLMOS BASIN GOLF COURSE

281

McCullough Avenue

San Pedro Avenue

Blanco Road

SINGLE-FAMILY
RESIDENTIAL

SAN PEDRO
CALL/SERVICE CENTER

H-E-B

Schlotzsky's

BIG
LOTS!

Walgreens

Great Clips

PIZZA
HUT

McDonald's

San Pedro Avenue

KFC

PIZZA
BELL

POPEYES
LOUISIANA KITCHEN

WING-STOP

Pier 1 imports

SAN PEDRO CALL/SERVICE CENTER



SECTION 4
SAN ANTONIO
MARKET

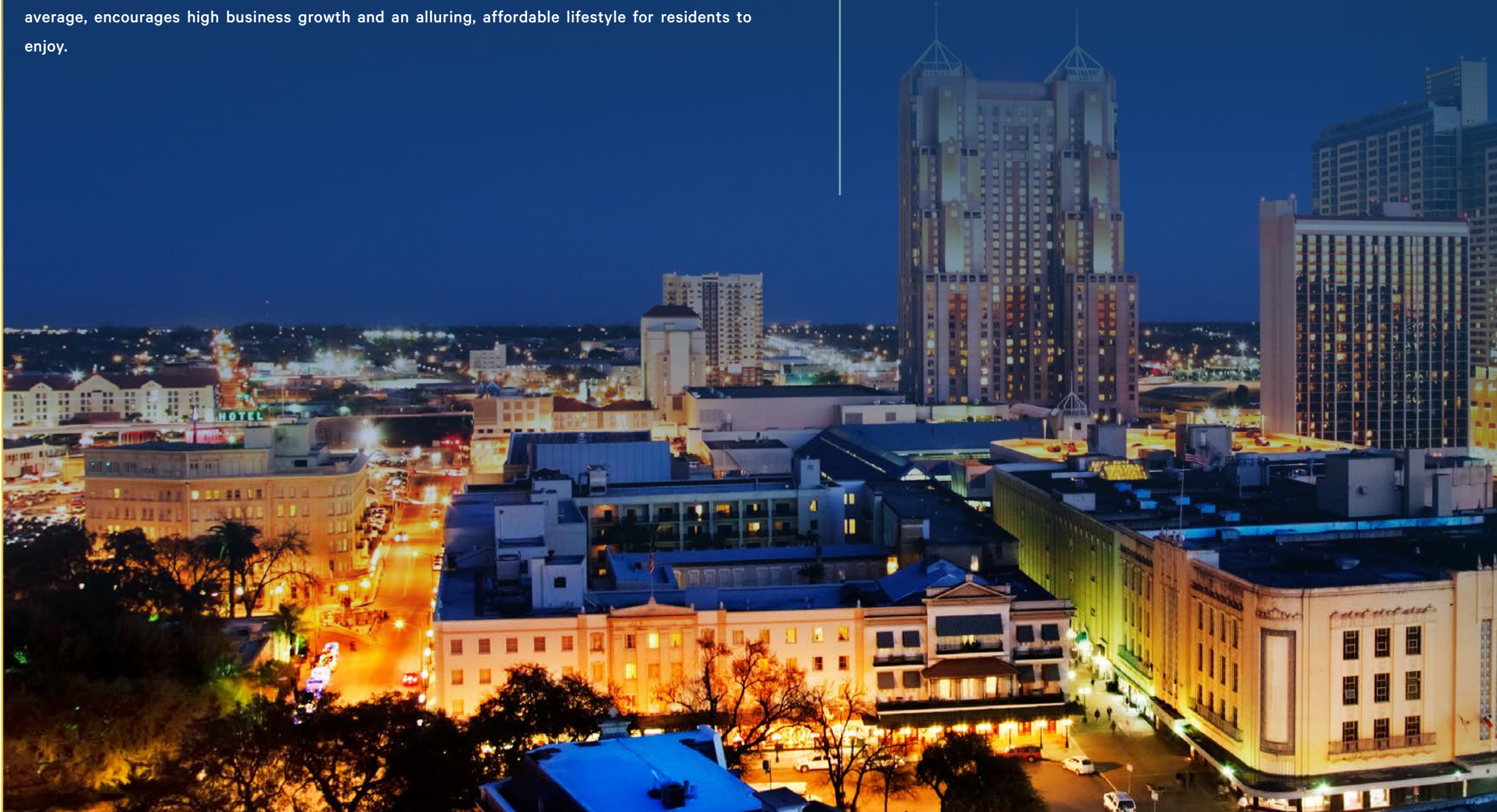


TOP SOUTHWEST MARKET PLACE

One of the fastest growing markets in the United States, San Antonio is the nation's seventh-largest city and the second-largest city in Texas and the Southwest U.S. With 2.5 million residents, the San Antonio metropolitan statistical area (MSA) has grown by more than 17% since 2010 and is projected to increase another 9.4% by 2023. San Antonio recently ranked #1 for large city overall population growth and #4 among large metros for millennial population growth.

San Antonio, with its impressive population and job growth, maintains an affordability that is complemented by big city amenities. The city's cost of living, which is 12% lower than the U.S. average, encourages high business growth and an alluring, affordable lifestyle for residents to enjoy.

The seventh-largest city in the nation, San Antonio is the second-largest city in the state of Texas and across the Southwest U.S.



SAN ANTONIO | KEY HIGHLIGHTS



Pro-Business Community



Strong Gross Metro Product



Low Costs of Living & Doing Business



Strong & Diverse Industry Mix



Favorable Tax Climate



Top-Ranked Population Growth



One of the Nation's Fastest-Growing Airports



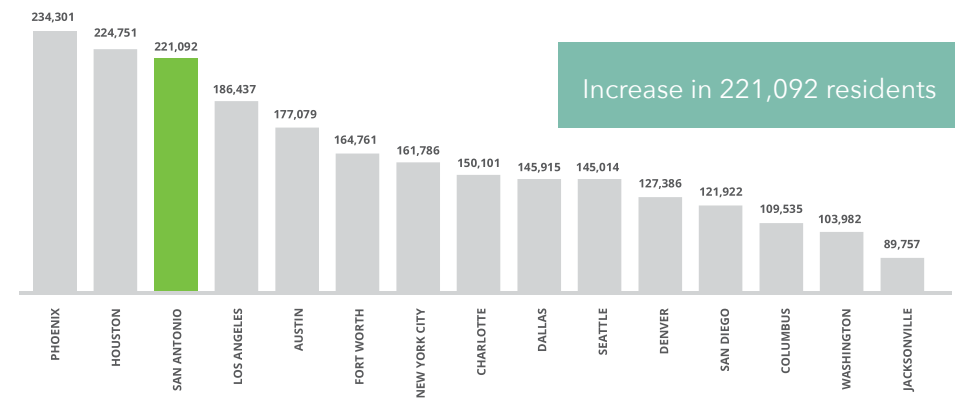
Well-Educated, Young Workforce



Excellent Quality of Life

SAN ANTONIO'S POPULATION GROWTH

CITIES WITH THE LARGEST NUMERIC POPULATION GROWTH BETWEEN 2010-2019



Source: CBRE Q1 2021 Research

The Alamo City has become a gravitational region for growth and development after having weathered the recent Great Recession and energy price volatility better than the state overall.



GROWING, DIVERSIFIED ECONOMY

Key Economic Drivers

San Antonio's increasingly diversified economy features an expanding base of companies from the tech, new energy and healthcare/biosciences sectors. It also maintains a strong financial services, military, aerospace/aviation, and advanced manufacturing presence.

Information Technology/Cybersecurity

- Annual economic impact of more than \$10 billion
- Over 140 cyber security companies with 40 of them headquartered in San Antonio
- 35,000 professionals in the technology sector, with over 80 companies serving the San Antonio defense cluster
- #2 cyber security hub in the Nation
- 900+ Department of Labor-designated IT companies
- 56,000+ science and technology workforce



San Antonio's military presence and association with scientific research has helped create a unique combination of cyber resources useful to many business operations. and unique culture.

- San Antonio Economic Development Foundation

New Energy

- Home to CPS Energy — the largest municipally-owned, vertically integrated, gas and electric utility company in the U.S.
- Leader in innovation in the renewable energy sector, spurring a solar manufacturing and clean energy technology hub in San Antonio
- Flex Path — strategic approach to incorporate a low or non-carbon emitting energy source while leveraging economic development
- Annual economic impact exceeding \$1.4 billion, over 900 jobs and \$200 million in educational and capital investment



Healthcare/Life Sciences

- Employs 1 out of 6 San Antonio workers
- 2,295 ongoing research projects with 13 research organizations
- San Antonio is home to military medicine and the Department of Defense's largest medical center
- Annual economic impact of over \$40 billion



Brooke Army Medical Center

Financial Services

- Employs more than 60,500 people
- Home to USAA, the largest Texas-based financial firm
- Several banks are headquartered in San Antonio, including Frost Bank, Broadway Bank, Jefferson Bank, Bank of San Antonio, USAA, SWBC and Lonestar Capital Bank.



As Texas continues to lead the nation as the land of economic opportunity — as reported by Forbes in terms of job creation, wealth formation and overall growth — San Antonio stands out as a unique city undergoing transformative growth and is thriving while maintaining its genuine and unique culture.

- San Antonio Economic Development Foundation

Military

- Known as “Military City, USA” with a strong historical military presence
- One of the nation’s largest active and retired military populations
- Military presence benefits residents through its world-class medical care
- Four major military bases comprise “Joint Base San Antonio”
- Annual economic impact of Joint Base San Antonio totals \$41.3 billion



FORT SAM HOUSTON

Randolph Air Force Base
Lackland Air Force Base



Camp Bullis

Aerospace/Aviation

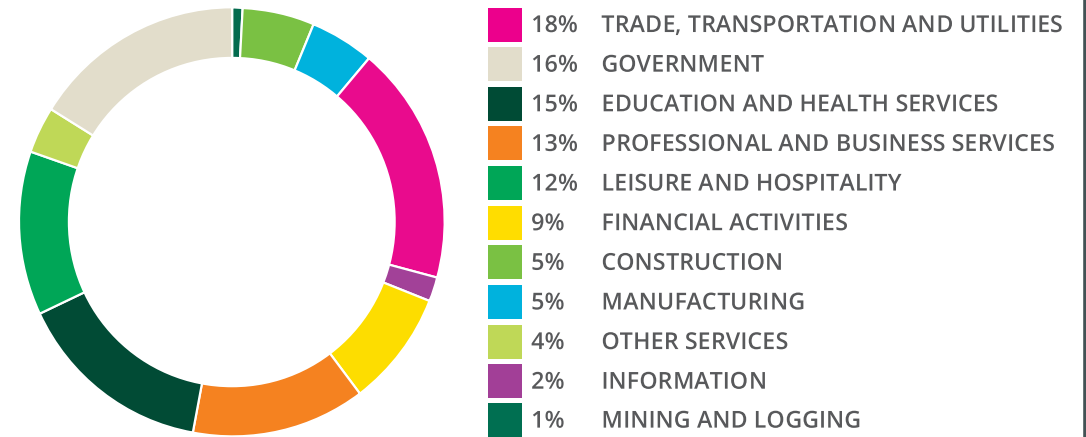
- Local aerospace industry has grown over 400% in the last 25 years
- Provides high-wage jobs to over 13,000 San Antonio residents
- 18+ aerospace and aviation companies in the San Antonio MSA
- Employers primarily concentrated at and around Port San Antonio and the San Antonio International Airport
 - o Port San Antonio — A 1,900-acre platform for aerospace, heavy industrial and international logistics with an industrial airport and railport
 - o San Antonio International Airport — Provides commercial airline service and has fixed-base operators offering a breadth of services including global logistics support and maintenance for commercial and military aircraft



SAN ANTONIO’S INDUSTRY DIVERSIFICATION

INCREASINGLY DIVERSIFIED

SAN ANTONIO ECONOMY



Source: CBRE Q1 2021 Research

Advanced Manufacturing

- Employs over 51,000 San Antonio residents
- Over 1,000 manufacturing and distribution employers in San Antonio
- Large and diverse industry, with a local representation of every major sector of U.S. manufacturing
- One of 12 cities chosen by the U.S. Department of Commerce to join its “Investing in Manufacturing Communities Partnership Program” (2015)
- Annual economic impact of \$40.5 billion



Source: San Antonio Economic Development Foundation

NATION-LEADING JOB GROWTH


TEXAS

 **±705,000**
Annual New Jobs

 **Fastest Growing**
State In the Nation

 **±96%**
Employment Rate

SAN ANTONIO

 **±118,000**
Jobs Bounced Back since
May 2020

 **39.6%**
Job Growth Rate over the
Next 10 years

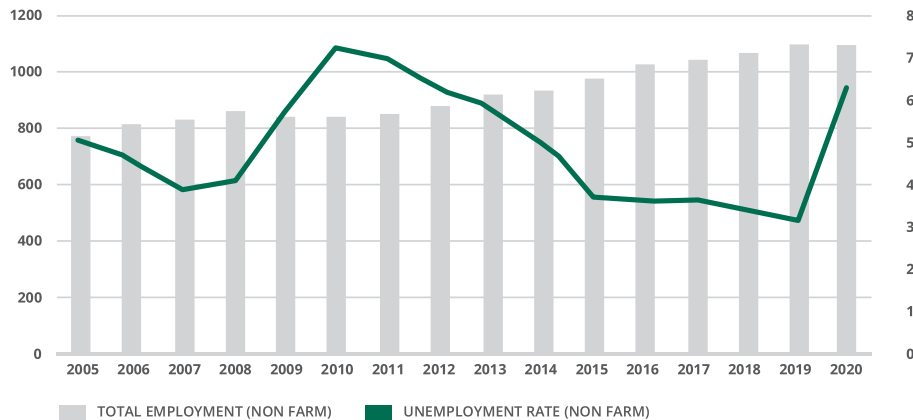
UNEMPLOYMENT RATE

 **3.7%**
for SAN ANTONIO

 **3.7%**
for the U.S.

OVERALL EMPLOYMENT REMAINS HEALTHY

SAN ANTONIO LABOR FORCE & UNEMPLOYMENT



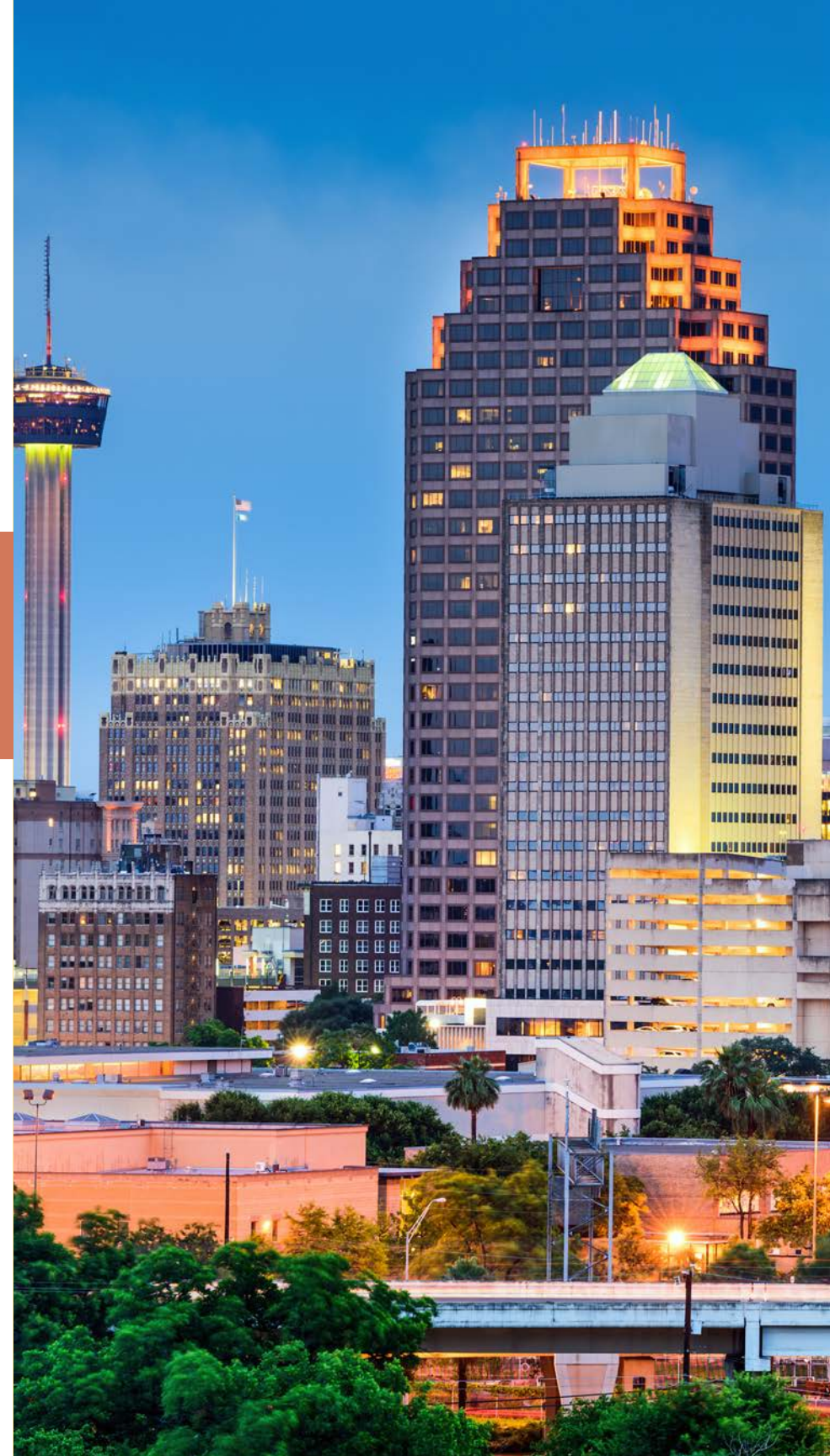
37,200
JOBS LOST DEC
2019-DEC 2020

118,151
JOBS BOUNCED
BACK SINCE
MAY 2020

169,155
JOBS BOUNCED
BACK SINCE
APRIL 2020

184,701
JOBS ADDED
SINCE DEC 2010

Sources: BestPlaces.net, Seidman Institute, U.S. Census Bureau, Moody's Analytics, Bureau of Labor Statistics, San Antonio Report, US News & World Report, World Population Review, CBRE Q1 2021 Research



Ranked the #1 large city for population growth and the #4 metro for attracting millennials, San Antonio is projected to add another 1.1 million new residents by 2040.

- San Antonio Economic Development Foundation



POPULATION GROWTH | COST OF LIVING



2.5+ MILLION

Current San Antonio Metro Residents



± 120

New Residents Per Day



17%

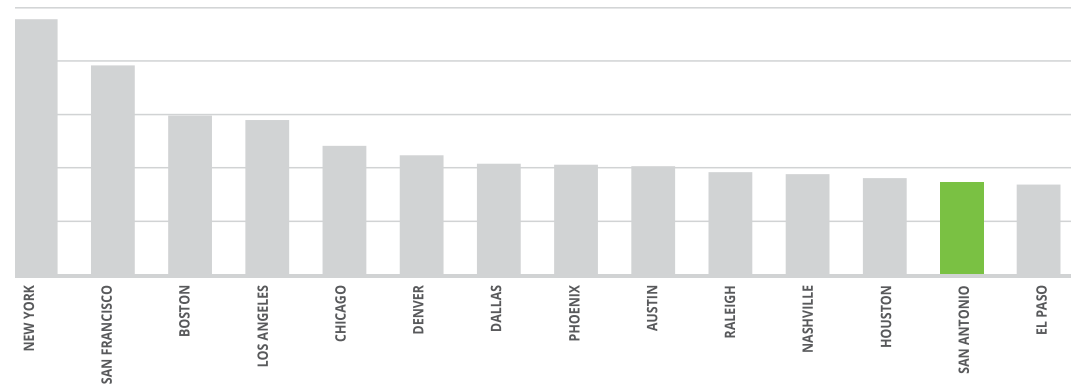
Population Increase since 2010



1.1 MILLION

New Residents by 2040

COMPETITIVE COST OF LIVING



Source: CBRE Q1 2021 Research

SIGNIFICANT CORPORATE PRESENCE

MAJOR EMPLOYERS





















San Antonio promotes a healthy and diverse economy, to the benefit of its business community. It features a mix of well-established financial services firms, rapidly growing biomedical and biotech companies, a booming new energy sphere, a flourishing IT presence and emerging cybersecurity field along with a robust advanced manufacturing sector that produces everything from aircraft to Toyota trucks.

San Antonio's desirable lifestyle and affordability for both businesses and residents have enabled it to attract and retain a wide range of successful companies.



CORPORATE HEADQUARTERS IN SAN ANTONIO

Numerous Fortune 500 companies and other nationally recognized firms have operations based in the San Antonio area, including corporate or regional headquarters for the following:

Company	Industry Description	Local Employees	Company	Industry Description	Local Employees
	Super Market Chain	20,000		Check Printing	1,500
 (Fortune #100)	Financial Services & Insurance	17,000	 An Acelity Company	Medical Supplies	1,400
 (Fortune #31)	Oil & Gas	11,500	 [1] (Fortune #90)	Oil Refiner & Petroleum Products	1,300
 Acelity™ <small>Long Point</small>	Healthcare Equipment	5,000		Medical Devices	1,100
	IT Managed Hosting Solutions	3,300		Energy	550
	Utilities	3,000		Media	500
 (Global Fortune #6)	Auto Manufacturing	2,900		Retail	400
 (Fortune #452)	Media & Advertising	2,800		Restaurant	250
	Financial Services	2,300		Computer Technology	100
	Insurance	1,700		Technology	100

Source: San Antonio Economic Development Foundation

Excludes Independent School Districts, Local, County and State Governments

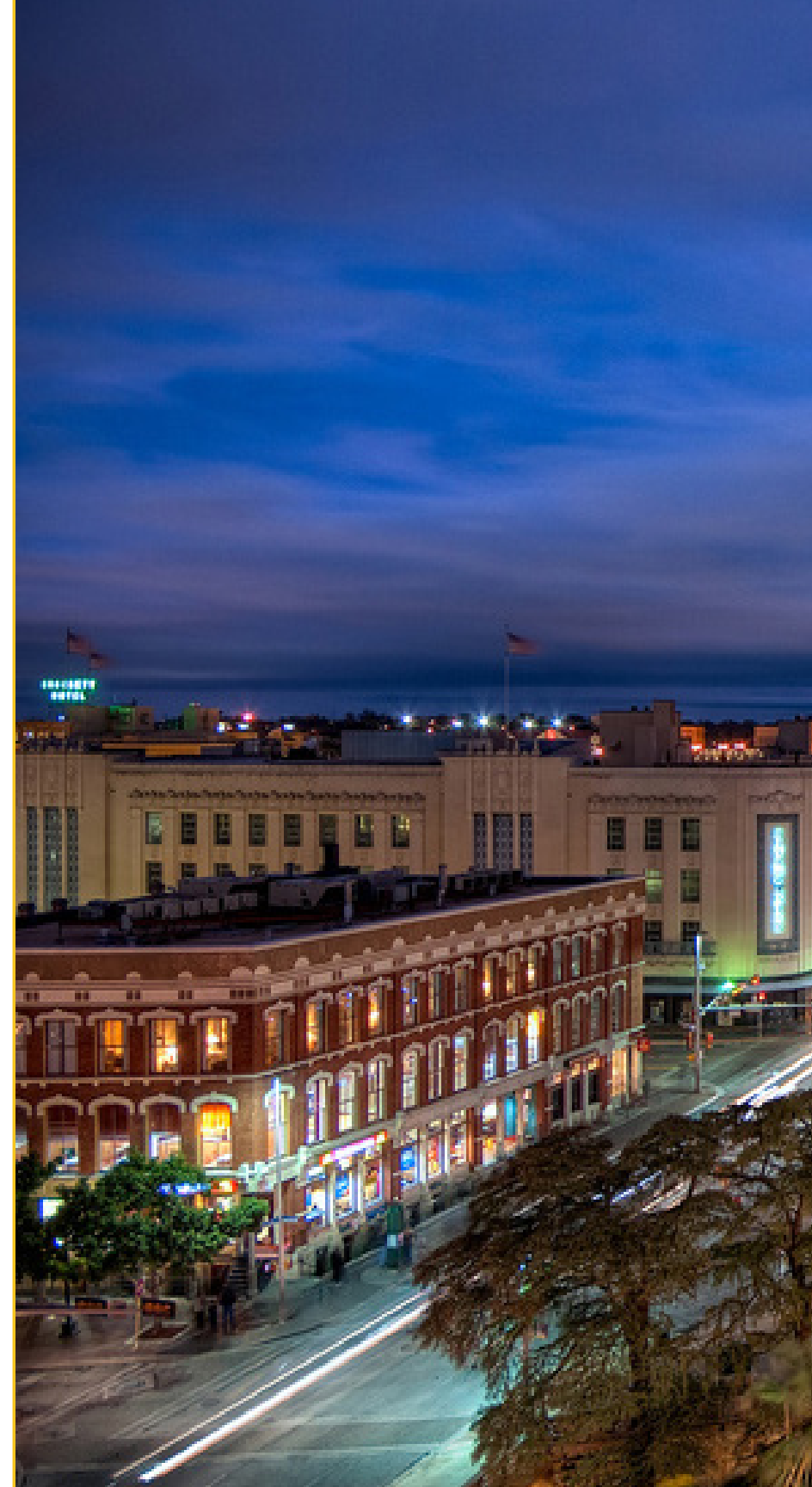
Companies shown are based in San Antonio with the exception of Oracle, Hulu and Petco.

[1] Andeavor was recently acquired by Marathon Petroleum Corporation

RECENT, NOTABLE EXPANSIONS AND RELOCATIONS (SINCE 2017)

San Antonio's big-city business amenities and small-market ease of living has made it a preferred corporate location. Along with Boeing and StandardAero, the following companies either located significant new operations or expanded existing operations in San Antonio:

Company	# Jobs	Type
 USAA®	1,500	Expansion
 OKIN	1,400	Relocation
 TJX	1,000	Relocation
 EY	600	Relocation
 PENFED CREDIT UNION	600	Expansion
 hulu	500	Relocation
 WELLS FARGO	350	Expansion
 CaptureRx	314	Expansion
 StandardAero	235	Expansion
 BD	150	Expansion
 BAKKAVOR	140	Relocation
FREEDOM SECURITY ALLIANCE	120	Relocation
 AMERIVET	100	Expansion
COASTAL LIFE TECHNOLOGIES	100	Expansion
 TAKUMI STAMPING INC.	80	Expansion
LKZ	50	Relocation





Labor force talent is growing across San Antonio as the number of workers with a bachelor's degree increased by four percentage points over the last decade. Growth in enrollment at area universities is contributing to the emerging labor force.

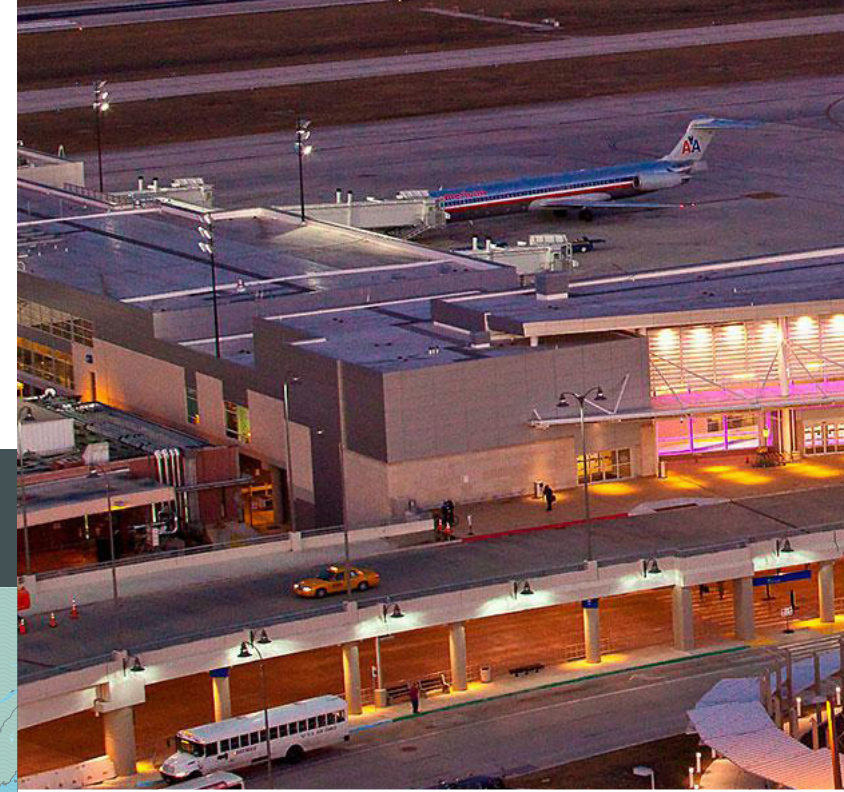
- Moody's Analytics

TRANSPORTATION ADVANTAGES

OVERVIEW

San Antonio is served by an excellent infrastructure of highways and interstates, railways, public transportation, and major airport. Its central location and international airport give local businesses a competitive advantage in the U.S. and global marketplace. Markets anywhere in the country or the world can be easily accessed, making San Antonio an ideal location for regional, national and international operations.

SAN ANTONIO INTERNATIONAL AIRPORT 50+ NONSTOP DESTINATIONS





SAN ANTONIO INTERNATIONAL AIRPORT



- ±260 Daily flights, including 50+ nonstop destinations
- Located 15 minutes from downtown San Antonio, easily accessible via Loop 410 and U.S. 281
- One of the lowest-cost air travel markets in the U.S.
- Served by nine major commercial airlines — including American, Delta, United, and Southwest Airlines
- Annual economic impact of more than \$5 billion, supporting over 97,500 local jobs

San Antonio International Airport was named the #1 airport with 5-15 million passengers in North America in its 2018 Airport Service Quality Awards by the Airport Council International.



DISTANCES & FLIGHT TIMES TO MAJOR U.S. METROS

Destination	Highway Miles	Flight Times
Atlanta	875	1:52
Chicago	1,045	2:16
Dallas	245	0:43
Denver	795	1:52
Houston	188	0:34
Los Angeles	1,202	2:46
Minneapolis	1,103	2:21
New York	1,578	3:23
Orlando	1,036	2:14
Seattle	1,782	4:03
Toronto	1,433	3:22
Washington, D.C.	1,382	2:55

INTERSTATES & HIGHWAYS

The San Antonio metro has one of the most progressive and comprehensive urban freeway systems in North America. Its efficient traffic flow offers residents efficient commutes that average only 24 minutes, placing San Antonio among the nation's top cities for best commutes.



This southernmost cross-country Interstate Highway in the Southern U.S. stretches from the Pacific Ocean to Jacksonville, Florida. In Texas, it traverses from El Paso to Houston, and in San Antonio forms the west and south boundaries of the CBD.



I-35 is a major Interstate Highway with a cross-country, north-south route stretching from Laredo, Texas to Duluth, Minnesota. Interstate 35 is the ninth-longest Interstate and the third-longest north-south Interstate Highway. In San Antonio, it traverses along the west and north sides of the CBD and continues north to Austin and Dallas/Fort Worth.



This Texas interstate highway originates at the north end of the CBD, forms the eastern border of downtown San Antonio and continues to the southeast for a total of 143 miles where it terminates at Corpus Christi.



As San Antonio's inner loop, I-410 offers direct access to San Antonio International Airport at the north side of the city.



Also known as the Charles W. Anderson Loop, this highway encircles San Antonio (beyond I-410) and totals nearly 100 miles. Intersecting with I-10, I-35, US 281, I-37, and US 90, it offers connectivity from urban San Antonio to its growing suburban residential neighborhoods.



U.S. Route 281 is a north-south highway traveling over 1,800 miles from the Texas/Mexico border to the North Dakota/Canada border. In San Antonio, it connects the CBD to the San Antonio Airport and Hill Country to the north while continuing south to its terminus at Brownsville, Texas.




US 90 cross the southern U.S. states, from Florida to west Texas. In San Antonio, it crosses the southern part of the city, running from the south end of downtown and connecting with Lackland Air Force Base to the southwest.



NATIONAL RECOGNITION

Forbes named San Antonio one of the best places for business and careers, one of the top cities for job growth and education, and a top city for cost of doing business. The metro area was recognized by U.S. News & World Report as one of the “Best Places to Live in the USA.” With the cost of living significantly lower than the national average, the positive business climate and the excellent education options, San Antonio is a prime location for businesses and residents alike.



#1

Cyber-Security Program in the U.S. at University of Texas at San Antonio

–Visit San Antonio, 2020

Best Financially Managed Big City in America

– San Antonio Gov., 2018

Best Cities for Conferences

– Smart Asset 2018

Top 10 City for Tech Jobs in the U.S.

–Visit San Antonio, 2020

#7

Most Affordable US Cities to Live In

–Money Crashers 2019




#4

Market for Millennial Homebuyers

– San Antonio Business Journal 2022

Highest Economic Growth over the Last 10 Years

– Brookings 2019



#1

Best Places to Visit in Texas

–U.S. News & World Report 2021



#14

Best Cities to Live in the USA

–U.S. News & World Report 2018



ST. MARY'S UNIVERSITY

HIGHER EDUCATION



Home to 15 colleges & universities

Student population of over 160,000

Provides a steady stream of young, well-educated residents



UNIVERSITY OF TEXAS - SAN ANTONIO



UNIVERSITY OF THE INCARNATE WORD



TRINITY UNIVERSITY

EXCEPTIONAL QUALITY OF LIFE

San Antonio offers an affordable and exceptional quality of life with an inviting array of historical destinations, premier golf courses and resorts, professional sports, public parks and gardens, rivers and trails from downtown to the edges of the city.

- Significant attractions include The Alamo, River Walk, Market Square, Sea World of Texas, Schlitterbahn Waterpark, and Six Flags Fiesta Texas.
- As part of the famed Texas Hill Country, San Antonio is home to many of the state's most picturesque and exclusive destination resorts.
- San Antonio offers many exciting spectator sports and is most notably home of the NBA's five-time world champion San Antonio Spurs.
- Outdoor activities include camping, hiking, fishing, sailing, white water sports, hunting and boating.

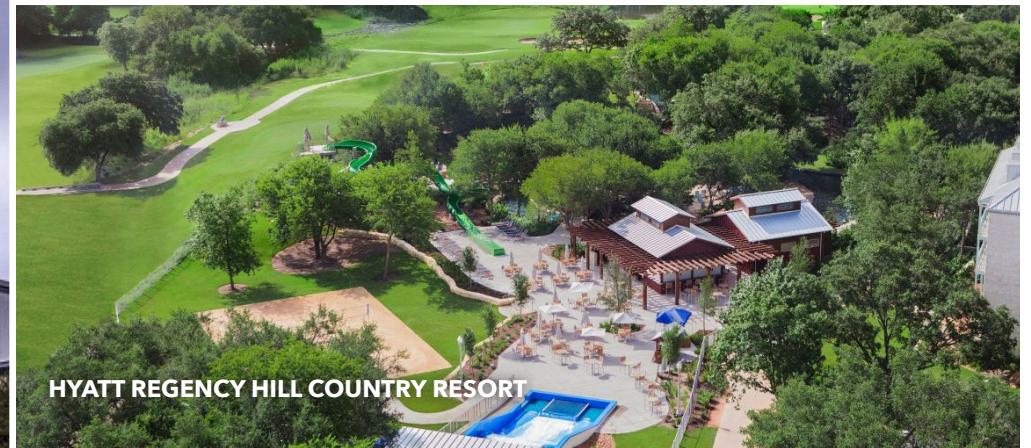
AT&T CENTER: HOME OF THE SAN ANTONIO SPURS



JW MARRIOTT SAN ANTONIO RESORT TPC GOLF COURSE – HOSTS THE PGA'S ANNUAL VALERO TEXAS OPEN



LA CÁNTERA RESORT & SPA



HYATT REGENCY HILL COUNTRY RESORT



SCHLITTERBAHN WATERPARK



SAN PEDRO CALL CENTER



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SAN PEDRO CALL/SERVICE CENTER

EXCLUSIVE MARKETING ADVISORS

ANDREW PRICE

First Vice President

210.602.9468

andrew.price@cbre.com

DANIEL WALL

Associate

210.253.6040

daniel.wall1@cbre.com

DEBT & STRUCTURED FINANCE

CASEY KNUST

Executive Vice President

512.499.4950

casey.knust@cbre.com

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