

SAN ANTONIO CROSSING

SAN ANTONIO, TEXAS



The Offering

Jones Lang LaSalle ("JLL") is pleased to exclusively offer San Antonio Crossing (the "Property"), a 100% occupied, 145,819 SF shopping center with a robust, high-performing tenant roster including Academy, Conn's, Half Price Books and HEB Plus! (Shadow Anchor). With direct access to N Loop 1604, the Property draws over 1 million annual visitors, benefiting from a heavily trafficked intersection with visibility to over 125,000 vehicles per day. The Property offers a stable in-place cash flow with over 5.8 years of WALT remaining and 94% of its income stream generated from national tenancy. In addition to a diversified tenant roster, San Antonio Crossing is a unique opportunity for investors to acquire a high-performing power center significantly below replacement cost with the investment flexibility and optionality due to separately parceled retail pads.



Property Summary

Address	11600 Bandera Rd, San Antonio, TX 78250
Occupancy	100%
Square Footage	145,819
Year Built	1999 / 2004 / 2022
Land Area	17.27 Acres
Parking	796 Spaces (5.46 / 1,000 SF)
WALT	5.89 Years
Website	www.shopsatsacrossing.com



Major Tenant Summary

Tenant	Square Feet	% of Property	LXD
Academy	63,636	43.64%	Jan-31
Conn's	40,913	28.06%	Oct-28
Half Price Books	8,000	5.49%	Nov-24
Torchy's Tacos	4,400	3.02%	Sep-31
Orange Theory Fitness	3,000	2.06%	May-27
Starbucks	1,900	1.30%	May-32
	121,849	83.56%	6.38

The Asset

Dominant Retail Intersection

With over 1.7M of retail and visibility to 125,000+ vehicles per day

Grocery Integrated Center

#3 Trafficked grocer in the country

Assumable Debt

Provide investors the ability to assume accretive financing terms

Separately Parceled Pad Sites

Provide ability to spin off pads and lower basis

High Performing Tenancy

94% of income from national tenancy



Conn's

- Tenant Recently Executed Five-Year Renewal through Oct-28

Academy
SPORTS+OUTDOORS

- 472k Annual Visitors
- LXD: Jan-31

2 Separately Parceled Pads Provide Investment Flexibility



Demographic Snapshot

Within a 5-Mile Radius



92,465
Households



39,314
Housing Units
(within a 3-mile radius)



19%
Population Growth
Since 2010



251,330
Population



\$263,900
Average Home Value
(within a 3-mile radius)



\$9.2B
Annual Consumer
Spending Power



125,960 VPD
N Loop 1604



34,595 VPD
Bandera Road



\$107,000
Average Household
Income



43.6%
Hold a bachelor's
degree or Higher
(within a 3-mile radius)

High Growth Northwest San Antonio



Dominant H-E-B PLUS!



H-E-B
plus!

#2

Visited H-E-B
in Texas

307

H-E-B Locations
in Texas

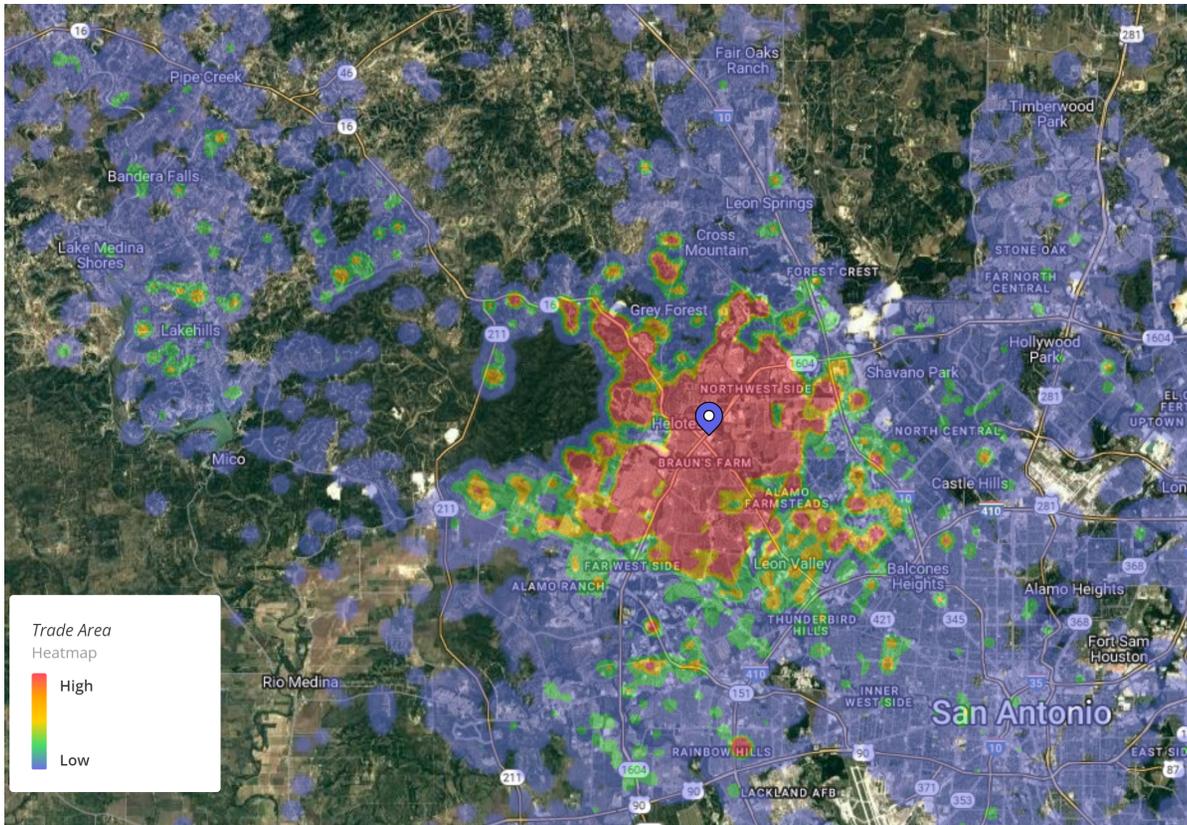
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Trafficked Grocer
in the Country

3.1 Million

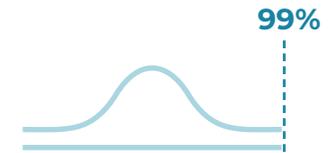
Visitors in the
past year

#3 U.S. Shopping Center Ranking By # Visits



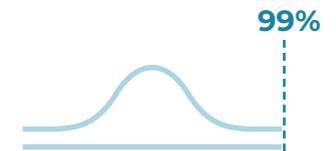
Nationwide

3 / 30,469



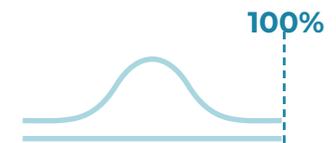
Texas

3 / 2,237



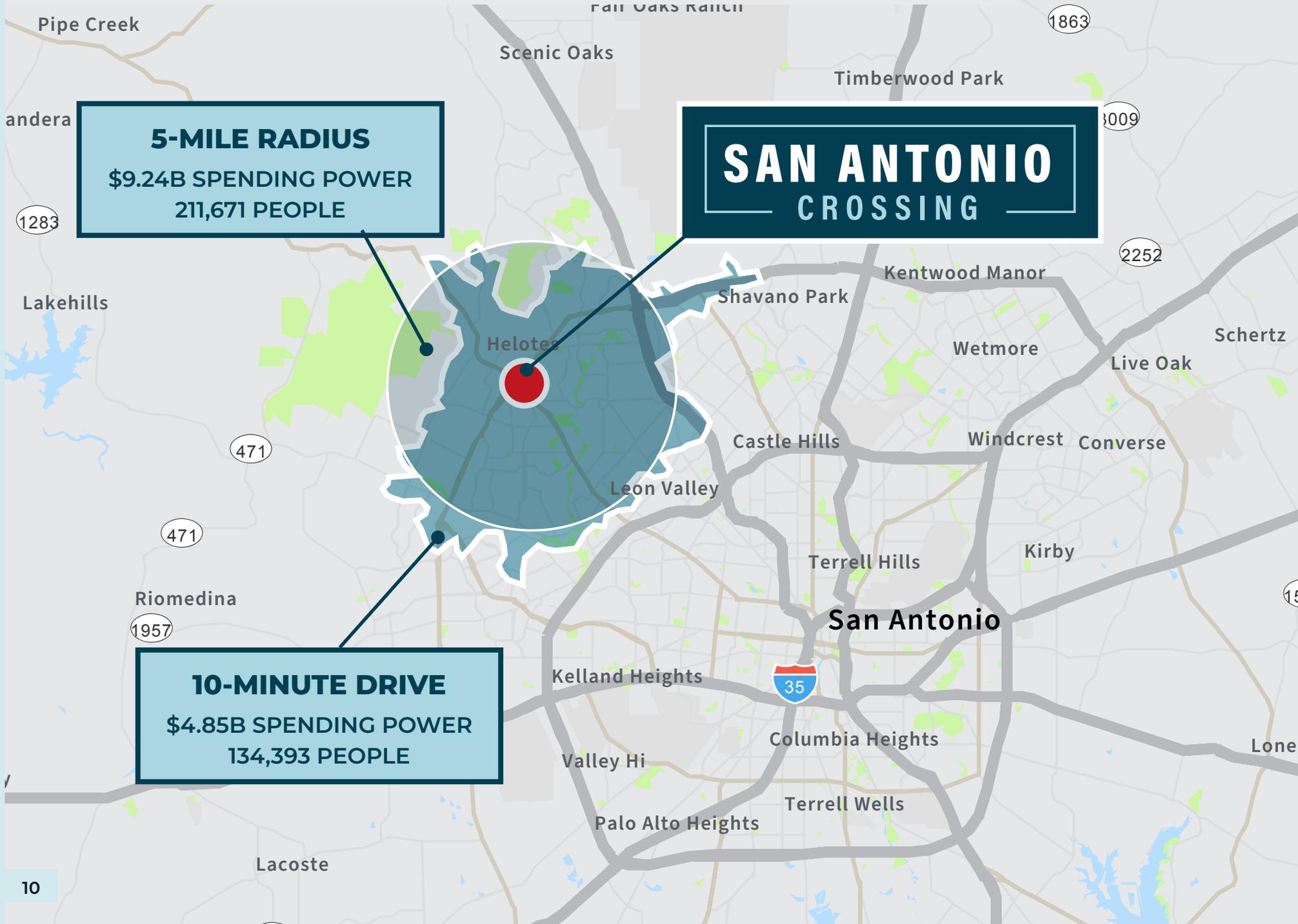
50 miles

1 / 145



Rank	Property Name	Address	MSA	Annual Visits (placer.ai)
1	Mi Tienda	3800 Little York Rd	Houston, TX	3,190,387
2	H-E-B	5313 Saratoga Blvd	Corpus Christi, TX	3,149,246
3	H-E-B	9238 N Loop 1604 W	San Antonio, TX	3,093,760
4	Meijer	3955 US-31	Traverse City-Cadillac, MI	3,077,335
5	H-E-B	3323 SE Military Dr	San Antonio, TX	3,057,976
6	Meijer	1997 E Beltline Ave NE	Grand Rapids-Kalamazoo-Battle Creek, MI	3,056,280
7	H-E-B	7004 S Zanzamora St	San Antonio, TX	3,026,500
8	H-E-B	9710 Katy Freeway	Houston, TX	3,004,889
9	H-E-B	1821 S Valley Mills Dr	Waco-Temple-Bryan, TX	2,994,245
10	Market Basket	170 Everett Avenue	Boston, MA (Manchester, NH)	2,973,172

Significant Local Spending Power



5-MILE RADIUS

\$9.24B SPENDING POWER
211,671 PEOPLE

SAN ANTONIO
CROSSING

10-MINUTE DRIVE

\$4.85B SPENDING POWER
134,393 PEOPLE

Site Plan



Suite #	Tenant	SF	Suite #	Tenant	SF	Suite #	Tenant	SF
100	Conn's	40,913	A-110	Torchy's Tacos	4,400	B-118	Ace Cash Express	1,080
107	Academy	63,636	B-102	Firehouse Subs	1,800	B-126	Dentistry for Children	2,815
A-100	Great Clips	1,200	B-106	Orange Theory Fitness	3,000	C-101	Tropical Smoothie Cafe	1,208
A-101	Armstrong McCall	1,800	B-108	Ann's Nail & Beauty	1,200	C-102	Nothing Bundt Cakes	1,792
A-103	Game Over	1,800	B-110	H&R Block	1,800	C-104	Yogurt Zone	1,152
A-106	Half Price Books	8,000	B-114	GNC	1,200	SA-II-100	Starbucks	1,900
A-109	Hillje Music	1,200	B-116	Wayne's Wings	1,085	SA-II-101	MOD Pizza	2,838



Internationally recognized as a leading provider of cybersecurity



Largest active & retired military populations in the U.S.



2nd fast growing city in the country Increase of 17,237 residents between 2020-2021



120 people moving to San Antonio per day.

Population of 1.6M expected to double by 2040



Millennial population among fastest-growing in the nation



Competitive cost of living, 13.1% less than U.S. average



“If Clearly, San Antonio offers businesses a very high quality lifestyle, low cost of living, abundance of higher education institutions, and availability of skilled labor. The decision to retain our headquarters in San Antonio was influenced by these factors, as well as the future potential for growth and continued prosperity.”

JIM LAFOON
SSFCU PRESIDENT AND CEO



39 Million
annual visitors



\$15 Billion
Annual Economic
Impact From
Visitor Spending



Top 10
must visit
destinations

International Trade Center

- » Ideally positioned along the USMCA corridor, handling 50%+ of Mexico-U.S. trade flow
- » Logistical functionality bolstered by 1,900-acre multimodal Port San Antonio hub
- » Large multinational corporate presence including Boeing, Lockheed Martin, Toyota, Navistar and Xerox

IT & Cybersecurity Hub

- » Recognized by the NSA as one of the nation's leading cities for cybersecurity activity
- » Global employers including EY, PwC, Booz Allen Hamilton, Lockheed Martin and The Hut Group are expanding cybersecurity operations in San Antonio

Strong Military Presence

- » Known as “Military City” due to its long history of multiple military and defense installations
- » Home to one of the greatest concentrations of active and retired military populations in the nation: 283,000+ military & military service employees in the MSA
- » Four major military bases comprise Joint Base San Antonio (JBSA):
 - Randolph Air Force Base
 - Fort Sam Houston
 - Lackland Air Force Base
 - Camp Bullis

SAN ANTONIO

CROSSING

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