



TRIANGLE SHOPPING CENTER

SAN ANTONIO, TEXAS



The central graphic features the title 'TRIANGLE SHOPPING CENTER' in large, bold, white capital letters. Below it, 'SAN ANTONIO, TEXAS' is written in a smaller, teal font. At the bottom is the JLL logo, which consists of three stylized vertical ovals followed by the letters 'JLL'.



INVESTMENT HIGHLIGHTS

**ROBUST
DEMOGRAPHICS IN A
DENSELY POPULATED
LOCATION**

**ESTABLISHED RETAIL
CORRIDOR WITH TOP
RANKED TENANTS**

**SIGNIFICANT UPSIDE
VIA 23% BELOW
MARKET RENTS**

**HIGH PERFORMING
TENANCY**

**STRONG TENANCY
WITH STABLE CASH
FLOW**



PROPERTY DASHBOARD

PROPERTY SUMMARY

Address	2921-2935 Pat Booker Rd Universal City, TX
Year built	1980
Property GLA	137,790
Land Area	10.36 Acres
In-Place Occupancy	100%
Parking Spaces	510 Spaces (3.7/1,000 SF)

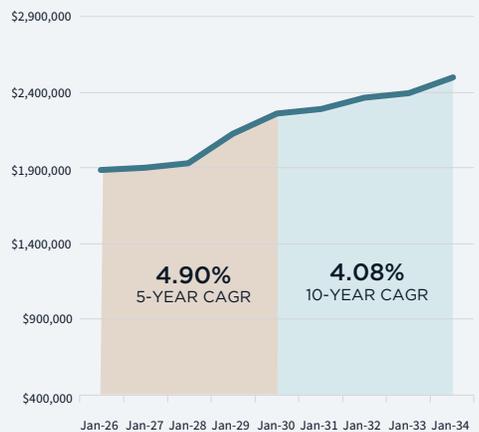
FINANCIAL SUMMARY

Net Operating Income	\$1,100,000
Net Average in-Place Rent	\$8.00
Revenue Per Square Foot	\$7.99
Net Average Rent	\$8.10
Net Average Remaining Lease Term	3.7 Years

Rollover Summary

Within 3 Years of Operation	60.8%
Within 5 Years of Operation	94.8%
5-YR CAGR	4.90%
10-YR CAGR	4.08%

NOI GROWTH CHART



TENANT SUMMARY

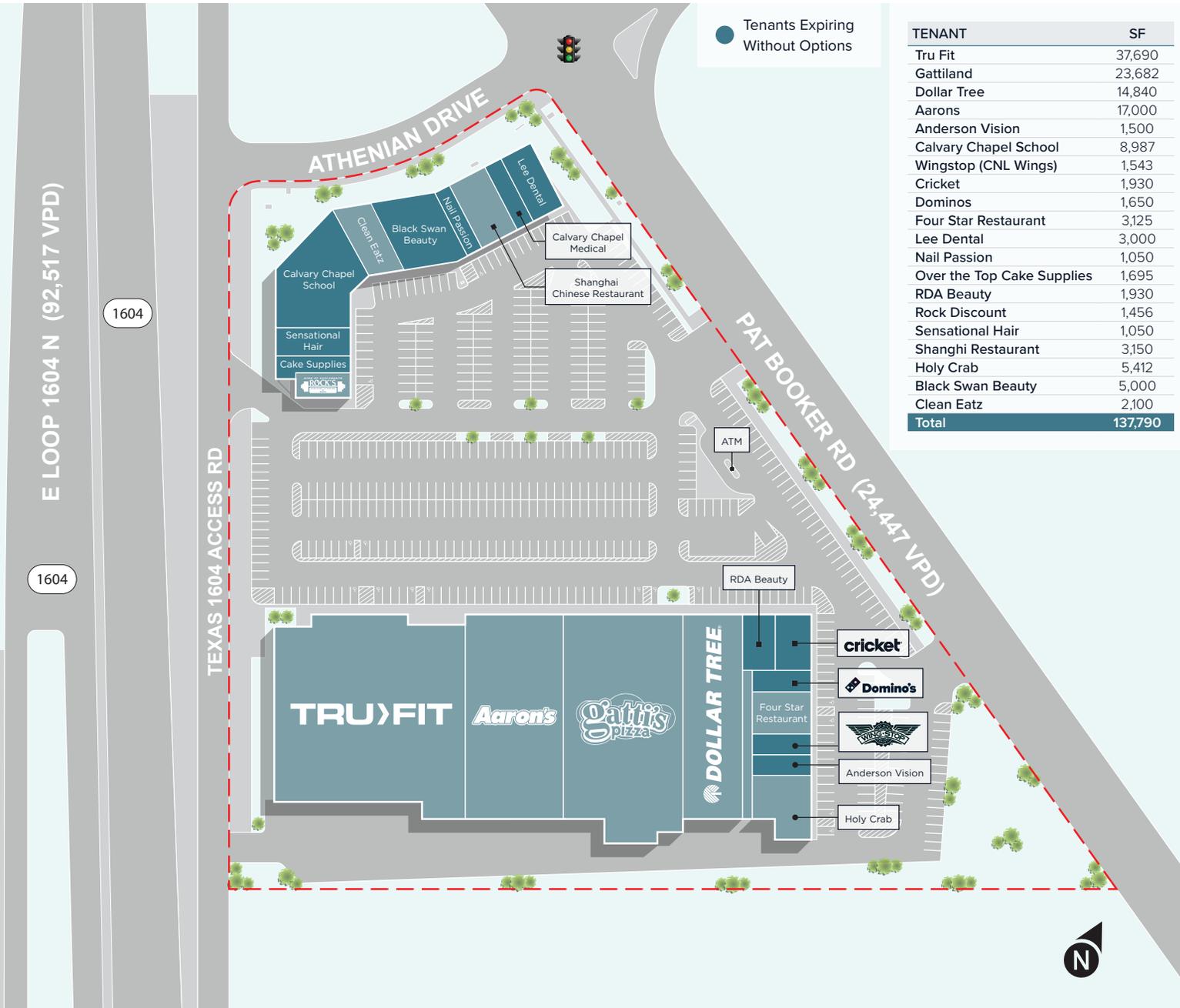
TENANT	SF	IN-PLACE RENT (PSF)	MARKET RENT (PSF)	% BELOW MKT	START DATE	EXP	OPTIONS REMAINING	TENURE	REMAINING TERM
Aaron's	17,000	\$12.00	\$12.00	0.0%	1/1/20	1/31/25	1.0 x 5.0	3.7 Years	3.7 Years
Anderson Vision	1,500	\$12.00	\$12.00	0.0%	1/1/20	1/31/25	None	3.7 Years	3.7 Years
Black Swan Beauty	5,000	\$12.00	\$12.00	0.0%	1/1/20	1/31/25	None	3.7 Years	3.7 Years
Calvary Chapel of SA	8,987	\$12.00	\$12.00	0.0%	1/1/20	1/31/25	None	3.7 Years	3.7 Years
Clean EatZ	2,100	\$12.00	\$12.00	0.0%	1/1/20	1/31/25	None	3.7 Years	3.7 Years
Dollar Tree	14,840	\$12.00	\$12.00	0.0%	1/1/20	1/31/25	1.0 x 5.0	3.7 Years	3.7 Years
Dominos	1,650	\$12.00	\$12.00	0.0%	1/1/20	1/31/25	None	3.7 Years	3.7 Years
Four Star Experience	1,625	\$12.00	\$12.00	0.0%	1/1/20	1/31/25	1.0 x 5.0	3.7 Years	3.7 Years
Four Star Restaurant	1,500	\$12.00	\$12.00	0.0%	1/1/20	1/31/25	1.0 x 5.0	3.7 Years	3.7 Years
Gattiland	23,682	\$12.00	\$12.00	0.0%	1/1/20	1/31/25	1.0 x 5.0	3.7 Years	3.7 Years
Holy Crab	5,412	\$12.00	\$12.00	0.0%	1/1/20	1/31/25	1.0 x 5.0	3.7 Years	3.7 Years
Lee Dental	3,000	\$12.00	\$12.00	0.0%	1/1/20	1/31/25	None	3.7 Years	3.7 Years
Mobile Link	1,930	\$12.00	\$12.00	0.0%	1/1/20	1/31/25	None	3.7 Years	3.7 Years
Nail Passion	1,050	\$12.00	\$12.00	0.0%	1/1/20	1/31/25	None	3.7 Years	3.7 Years
Over the Top Cake Supplies	1,695	\$12.00	\$12.00	0.0%	1/1/20	1/31/25	None	3.7 Years	3.7 Years
RDA Beauty	1,930	\$12.00	\$12.00	0.0%	1/1/20	1/31/25	None	3.7 Years	3.7 Years
Rock Discount	1,456	\$12.00	\$12.00	0.0%	1/1/20	1/31/25	1.0 x 5.0	3.7 Years	3.7 Years
Sensational Hair	1,050	\$12.00	\$12.00	0.0%	1/1/20	1/31/25	None	3.7 Years	3.7 Years
Shanghi Restaurant	3,150	\$12.00	\$12.00	0.0%	1/1/20	1/31/25	None	3.7 Years	3.7 Years
Tru Fit	37,690	\$12.00	\$12.00	0.0%	1/1/20	1/31/25	1.0 x 5.0	3.7 Years	3.7 Years
Wingstop	1,543	\$12.00	\$12.00	0.0%	1/1/20	1/31/25	None	3.7 Years	3.7 Years
USAA ATM	0	\$12.00	\$12.00	0.0%	1/1/20	1/31/25	None	3.7 Years	3.7 Years
Leased	137,790								
Vacant	0								
Total	137,790								

*Assumed expiration date, see note on assumptions page for more details

EXPIRATION SCHEDULE



SITE PLAN | ASSET POSITIONING



TENANT	SF
Tru Fit	37,690
Gattiland	23,682
Dollar Tree	14,840
Aarons	17,000
Anderson Vision	1,500
Calvary Chapel School	8,987
Wingstop (CNL Wings)	1,543
Cricket	1,930
Dominos	1,650
Four Star Restaurant	3,125
Lee Dental	3,000
Nail Passion	1,050
Over the Top Cake Supplies	1,695
RDA Beauty	1,930
Rock Discount	1,456
Sensational Hair	1,050
Shanghi Restaurant	3,150
Holy Crab	5,412
Black Swan Beauty	5,000
Clean Eatz	2,100
Total	137,790

44%
National Tenancy

23%
Below Market Rents

13 Tenants
Expiring W/Options

14.2
Years of Tenure

PREMIER POSITION IN ESTABLISHED RETAIL ENCLAVE

TENANT	RANK (30-MILE)	RANK (TX)
Five Below	1/14	1/150
Bath & Body Works	1/12	2/95
Old Navy	1/10	3/84
Firehouse Subs	1/12	5/115
IKEA	1/1	3/5
PetSmart	2/14	16/146
TJ Maxx	2/4	9/61
Panera Bread	3/11	22/111
Ross	5/23	23/218

*Source: PlacerAI

FORUM AT OLYMPIA PARKWAY

PEAKS AT LIVE OAK
 200 Multifamily Units

THE VILLAGE OF OLYMPIA HILLS

SPRINGS AT LIVE OAK
 300 Multifamily Units

PAT BOOKER RD 24,447 VPD

PALISADES PARK
 303 Multifamily Units

LOOP
 1604

92,517 VPD

35
 -200,173 VPD

FLOURISHING SAN ANTONIO ECONOMY

While it has consistently led the nation in economic growth and stability, the Alamo City is undergoing an urban revival that has picked up significant pace in recent years. San Antonio is experiencing rapid urbanization as young professionals and businesses are taking notice of the abundant opportunities it has to offer. Among Texas' big four metro areas, San Antonio stands out for its diversified economy, attractive quality of life, a growing technology ecosystem, and favorable cost of living.

RICH HISTORY & URBAN RENAISSANCE

- Traditionally known for its rich multi-cultural history, the Riverwalk, Alamo & family tourist destinations
- Celebrated for its emerging culinary and arts scene, entertainment destinations, outdoor activities, and newly revitalized areas such as The Pearl and Southtown
- Explosive urban growth: recently announced \$450 million Alamo Plaza redevelopment and \$90 million UTSA downtown tech & security focused expansion



RICH HISTORY & URBAN RENAISSANCE

No. 1

America's Next Boom Town
Forbes

TECH

Hotspot
Inc.

Nation's 2nd

Highest Growth of Millennials
Brookings

Top 5

Economic Performance
Brookings

Top 10

Must Visit Destinations
Forbes

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