



TRIANGLE SHOPPING CENTER

SAN ANTONIO, TEXAS

 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)

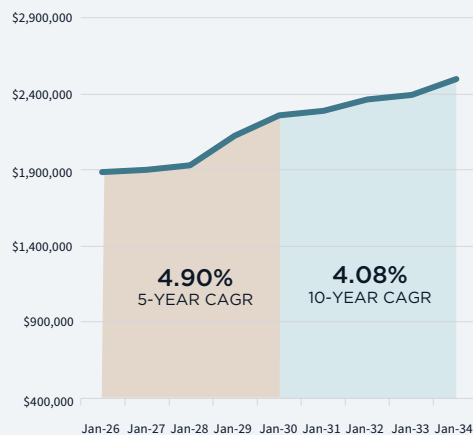
FINANCIAL SUMMARY

2023 Actual \$	\$1,000,000
2023 Average In-Place Rent	\$11.2
Revised Market Rent	24.0%
2023 Average Tenure	9.2 Years
2023 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

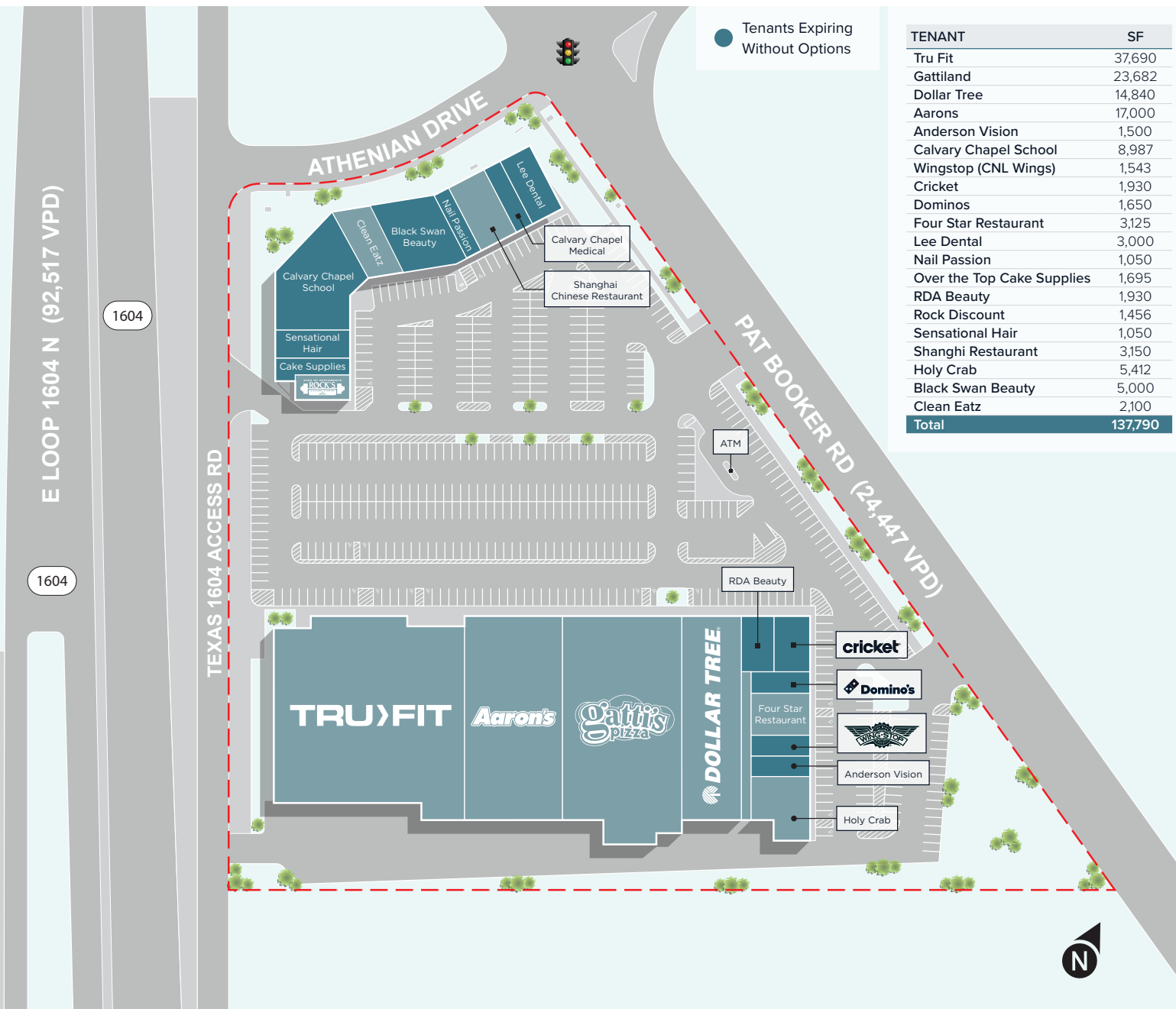
TENANT	SF	IN-PLACE RENT (PSF)	MARKET RENT (PSF)	% BELOW MKT	START DATE	EXP	OPTIONS REMAINING	TENURE	REMAINING TERM
Aaron's	17,000	\$11.00	\$24.00	54.2%	1/1/2010	1/1/2026	2.5 Yr Opt	2.7 Years	2.7 Years
Anderson Vision	1,500	\$11.00	\$24.00	54.2%	1/1/2017	1/1/2027	None	9.2 Years	9.2 Years
Black Swan Beauty	5,000	\$11.00	\$24.00	54.2%	1/1/2016	1/1/2026	None	9.2 Years	9.2 Years
Calvary Chapel of SA	8,987	\$11.00	\$24.00	54.2%	1/1/2016	1/1/2026	None	20.0 Years	2.7 Years
Clean Eatx	2,100	\$11.00	\$24.00	54.2%	1/1/2016	1/1/2026	None	9.2 Years	9.2 Years
Dollar Tree	14,840	\$11.00	\$24.00	54.2%	1/1/2010	1/1/2027	2.5 Yr Opt	20.7 Years	18 Years
Dominos	1,650	\$11.00	\$24.00	54.2%	1/1/2016	1/1/2026	None	20.0 Years	2.7 Years
Four Star Experience	1,625	\$11.00	\$24.00	54.2%	1/1/2016	1/1/2027	1.5 Yr Opt	9.2 Years	2.7 Years
Four Star Restaurant	1,500	\$11.00	\$24.00	54.2%	1/1/2016	1/1/2027	1.5 Yr Opt	9.2 Years	2.7 Years
Gattiland	23,682	\$11.00	\$24.00	54.2%	1/1/2010	1/1/2026	1.5 Yr Opt	10.0 Years	2.7 Years
Holy Crab	5,412	\$11.00	\$24.00	54.2%	1/1/2016	1/1/2027	1.5 Yr Opt	10.0 Years	2.7 Years
Lee Dental	3,000	\$11.00	\$24.00	54.2%	1/1/2016	1/1/2027	None	9.2 Years	9.2 Years
Mobile Link	1,930	\$11.00	\$24.00	54.2%	1/1/2016	1/1/2027	None	9.2 Years	9.2 Years
Nail Passion	1,050	\$11.00	\$24.00	54.2%	1/1/2016	1/1/2026	None	20.0 Years	2.7 Years
Over the Top Cake Supplies	1,695	\$11.00	\$24.00	54.2%	1/1/2016	1/1/2027	None	9.2 Years	9.2 Years
RDA Beauty	1,930	\$11.00	\$24.00	54.2%	1/1/2017	1/1/2026	None	9.2 Years	2.7 Years
Rock Discount	1,456	\$11.00	\$24.00	54.2%	1/1/2016	1/1/2026	1.5 Yr Opt	9.2 Years	9.2 Years
Sensational Hair	1,050	\$11.00	\$24.00	54.2%	1/1/2017	1/1/2026	None	9.2 Years	2.7 Years
Shanghi Restaurant	3,150	\$11.00	\$24.00	54.2%	1/1/2016	1/1/2026	None	9.2 Years	9.2 Years
Tru Fit	37,690	\$11.00	\$24.00	54.2%	1/1/2017	1/1/2026	6.5 Yr Opt	10 Years	2.7 Years
Wingstop	1,543	\$11.00	\$24.00	54.2%	1/1/2016	1/1/2027	None	20.0 Years	2.7 Years
USAA ATM	0	\$11.00	\$24.00	54.2%	1/1/2016	1/1/2026	None	10.0 Years	2.7 Years
Leased	137,790							9.2 Years	9.2 Years
Vacant	0								
Total	137,790								

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

EXPIRATION SCHEDULE



SITE PLAN | ASSET POSITIONING



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



REGAL

IKEA

PEAKS AT LIVE OAK
200 Multifamily Units

SPRINGS AT LIVE OAK
300 Multifamily Units

FORUM AT OLYMPIA PARKWAY

Total Wine & More
BEST BUY
THE HOME DEPOT

ROSS
DRESS FOR LESS

OLD NAVY

BARNES & NOBLE
BOOKSELLERS

PET SMART

KOHL'S

TARGET

DSW

Academy
SPORTS + OUTDOORS
COSTCO
WHOLESALE

THE RUSH
FUN PARK

THE VILLAGE OF OLYMPIA HILLS

TRIANGLE
SHOPPING CENTER

PAT BOOKER RD 24,447 VPD

PALISADES PARK
303 Multifamily Units

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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