

CENTRO

PROPERTIES



FOR SALE OFFERING



SAN FERNANDO ARTS

526 SAN FERNANDO ST., SAN ANTONIO, TX 78207

About the Building

The San Fernando Arts is an 11,832 Sf, two-story historical building located in San Antonio’s Vista Verde neighborhood. It was built in 1949 and today houses a diverse collection of businesses. The property lies in an opportunity zone and presents a value-add proposition for investors.

Executive Summary

- Building Size: +/-11,832 Sf
- Stories: Two
- Foundation: Pier and Beam
- Land Size: +/-0.22 acres
- Tenancy: Multiple
- Value-Add Property with in-place cash flow
- Number of Suites: Nine (9)
- Year Built: 1949
- Property Type: Industrial/Creative-Use
- Parking: On Site and Street
- Surrounding Uses: Multi-Family, Industrial, Commercial
- Zoning: I-2
- Pricing: Inquire with Broker

Proximate Businesses



Location Analysis

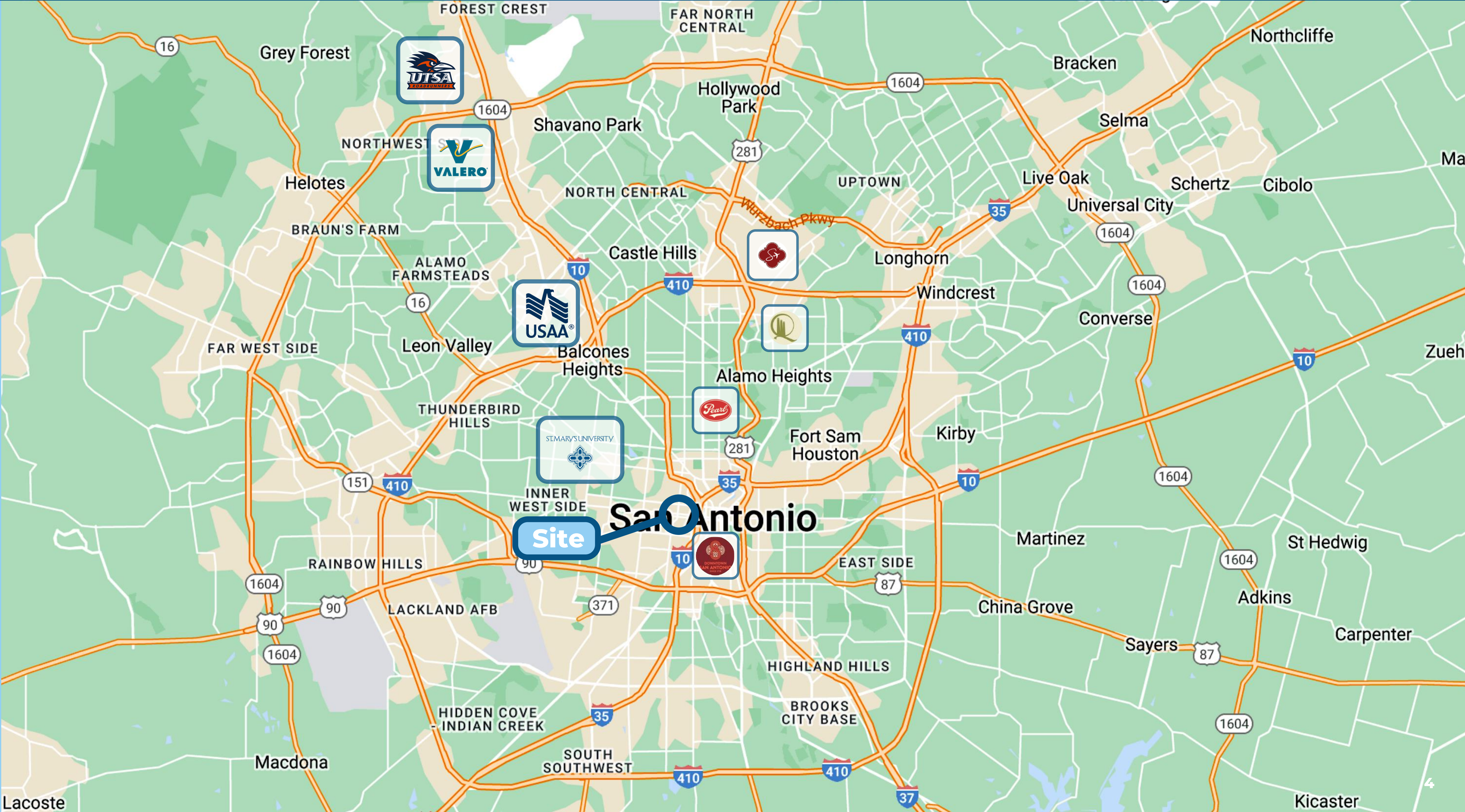
The Subject Property is located at 526 San Fernando St. in San Antonio, Texas. The property sits near a major highway, as well as the city's thriving CBD and UTSA's downtown campus.

The Subject is conveniently positioned near Interstate 35. I-35 is a major N-S highway that begins at the Texas-Mexico borders and traverses over 1,500 miles northward through seven states before reaching its terminus in Duluth, Minnesota. In San Antonio this highway provides direct and indirect transportation to nearly every corner of the city. I-35 intersects with Loop 1604 twice and with Loop 410 three times. In addition to cutting through San Antonio's outer and innermost loops, the stretch of Interstate 35 positioned near the Subject has the unique distinction of providing direct access to Interstate 10 West (0.89 miles from the Subject as the crow flies) and U.S. 281 (two miles as the crow flies). Tenants leaving the Subject for their respective destinations can access I-35, just 0.3 miles south at the Frio St-I-35 convergence.

The immediate area surrounding the Subject is dense and infill in nature with a unique mix of commercial and government tenants. It also features several newer multi-family properties and a dense neighborhood of blue-collar residents. Paleo Car Care, which operated as Poppe Automotive for over 40+years, is located across the street from the Subject and is leading the car care revolution. In addition to maintenance services, they launched an app in 2021 providing direct to consumer gas delivery, which has been extremely successful. Other nearby businesses and points of interest include Alamo Candy Company, Lucy's Doggy Day Care & Spa, Ruby City, USPS, Sherwin William Paints, San Pedro Creek and many more. Southtown is directly accessible via Frio St./S. Alamo and lies less than a mile east of the Subject.

The most groundbreaking factor that will shape this neighborhood for the foreseeable future is the current expansion of UTSA's downtown campus. In late 2017, UTSA announced an ambitious plan to add over 15,000 students to their west side footprint by 2028. The new campus will focus heavily on data sciences and will include over 2MM Sf of instructional, research, office, library, support and auxiliary space. The first building, UTSA's School of Data Science, will open in January of 2023 at a cost of over \$90MM and usher in 400 new students and 30 world-class faculty members. By 2028, the campus will have 21 more buildings at a cost of over \$1 billion. 526 San Fernando sits across the street from the southern border of property and will benefit greatly from its proximity to this development.

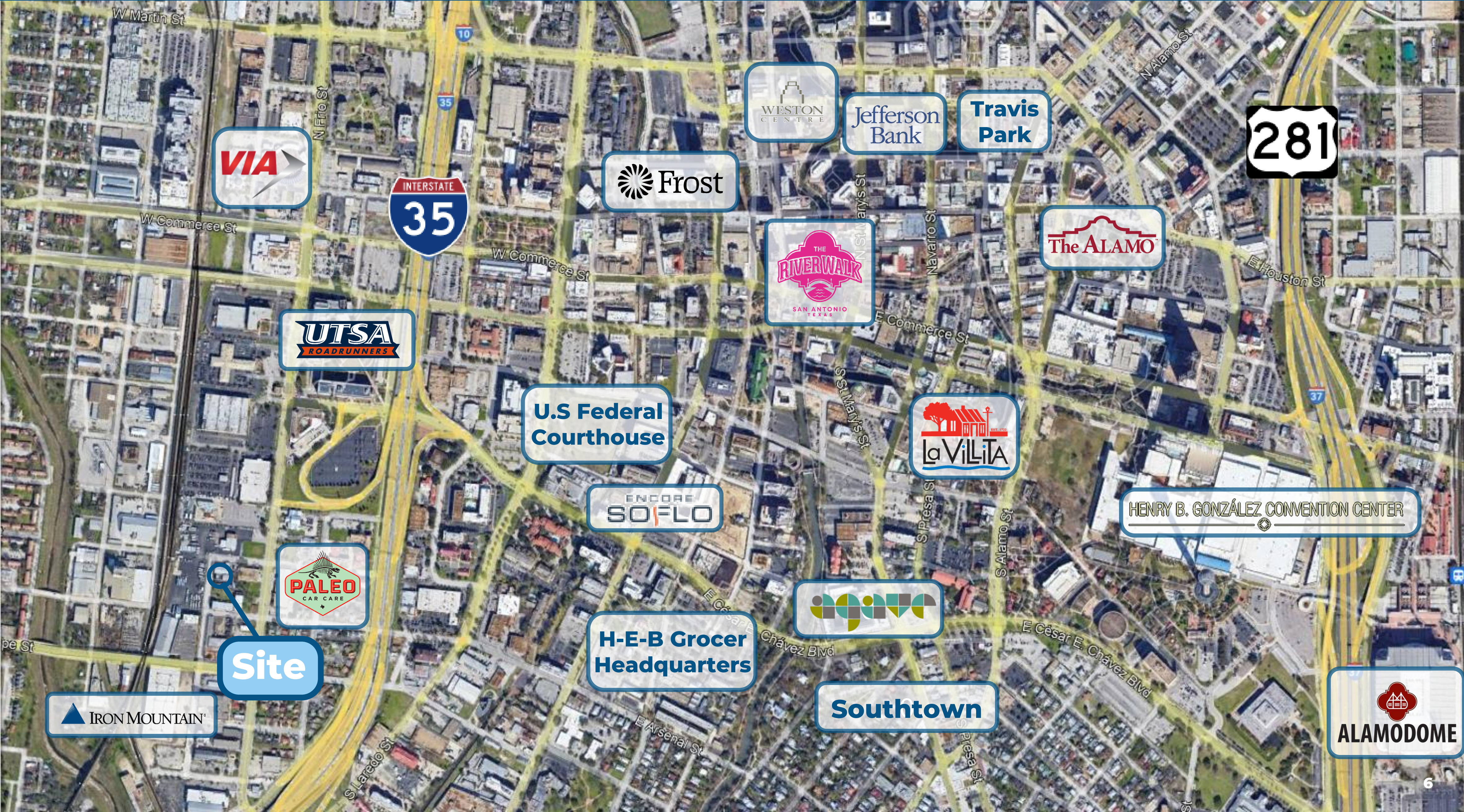
San Antonio City Aerial



Downtown San Antonio



Downtown Aerial



Site Aerial



Site Aerial



Site

**701 S. Frio-Also
Available for Sale
11,500 Sf**

**B. Martinez
Tortilla Factory**



Site Aerial



Frost
Bank HQ

Tower Life
Building

Tower of the
Americas

Alamodome

H-E-B
Headquarters

Inspire
Apartments

UTSA School of
Data Sciences



Double Tree
Hotel

Paleo Car Care

701 S. Frio-Also
Available for Sale
11,500 Sf

West End Lofts-
Delivered 2022

Future UTSA
Downtown Campus

Site

S. Frio St.

El Paso St.

Exterior



Exterior



Interior



Interior



Executive Summary

Address	526 San Fernando St, San Antonio, TX 78207
Property Name	San Fernando Arts
Year Built	1949
Gross Building Area-SF	+/-11,832
Land-Acres	0.22
Land-SF	9,583
Zoning	I-2 H
Purchase Price	Inquire with Broker
Avg. Gross Rent/Sf	\$9.18
Avg Estimated Expenses/Sf	\$3.26
Current Lease Structures	Gross
Foundation	Pier and Beam
Ownership	Fee Simple

Rent Roll

Suites	Tenant	Status	Sq. Ft.	Annual Rent	Monthly Rent	Base Rent/Sf	Lease Type	Lease Commencement	Lease Expiration	Notes
A-1, C-2, E-2	JADA Group	Occupied	2,550	\$22,800	\$1,900	\$8.94	Gross	12/13/2019	12/31/2024	
B-1	Simple Staging	Occupied	900	\$9,120	\$760	\$10.13	NNN	5/1/2021	MTM	Vacates in August
A-2 & Garage	A-Pic Works	Occupied	2,056	\$15,600	\$1,300	\$7.59	Gross	6/1/2020	5/31/2023	
B-2	Artist	Occupied	1,000	\$10,800	\$900	\$10.80	Gross	1/1/2022	12/31/2024	
D-2	Charles Carrasco	Occupied	500	\$6,000	\$500	\$12.00	Gross	6/1/2022	12/31/2022	
	Totals		7,006	\$64,320	\$5,360	\$9.18				

NRA	9,406
Current SF Vacant (1)	2,400
Current Occupied %	75%

(1) There is currently one suite available for lease. The previous tenant occupied this suite for four years through June of 2022. We have been lightly marketing this space. The property is typically over 95% occupied and presents an affordable price point for the surrounding blue-collar community.

Operating Expenses

Estimated Operating Expenses		Expenses/Month	Annual Expenses Per/Sf
Taxes ⁽¹⁾	\$11,800	\$983	\$1.25
Insurance	\$5,409	\$451	\$0.58
Management Fees	\$2,794	\$233	\$0.30
Accounting	\$1,012	\$84	\$0.11
Utilities	\$4,408	\$367	\$0.47
Repairs & Maintenance	\$4,212	\$351	\$0.45
Contract Services	\$959	\$80	\$0.10
Administrative	\$114	\$9	\$0.01
Total ⁽²⁾	\$30,707	\$2,559	\$3.26

(1) Taxes are based on 2022 assessments.

(2) With the exception to taxes, expenses are based on 2021 figures.



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The information contained herein was obtained from the Landlord and other sources deemed reliable; however, there are no guarantees, warranties or representations as to the completeness or accuracy thereof.
The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal. information should be verified prior to purchase or lease



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Date

Regulated by the Texas Real Estate Commission

TXR-2501

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IABS 1-0 Date

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