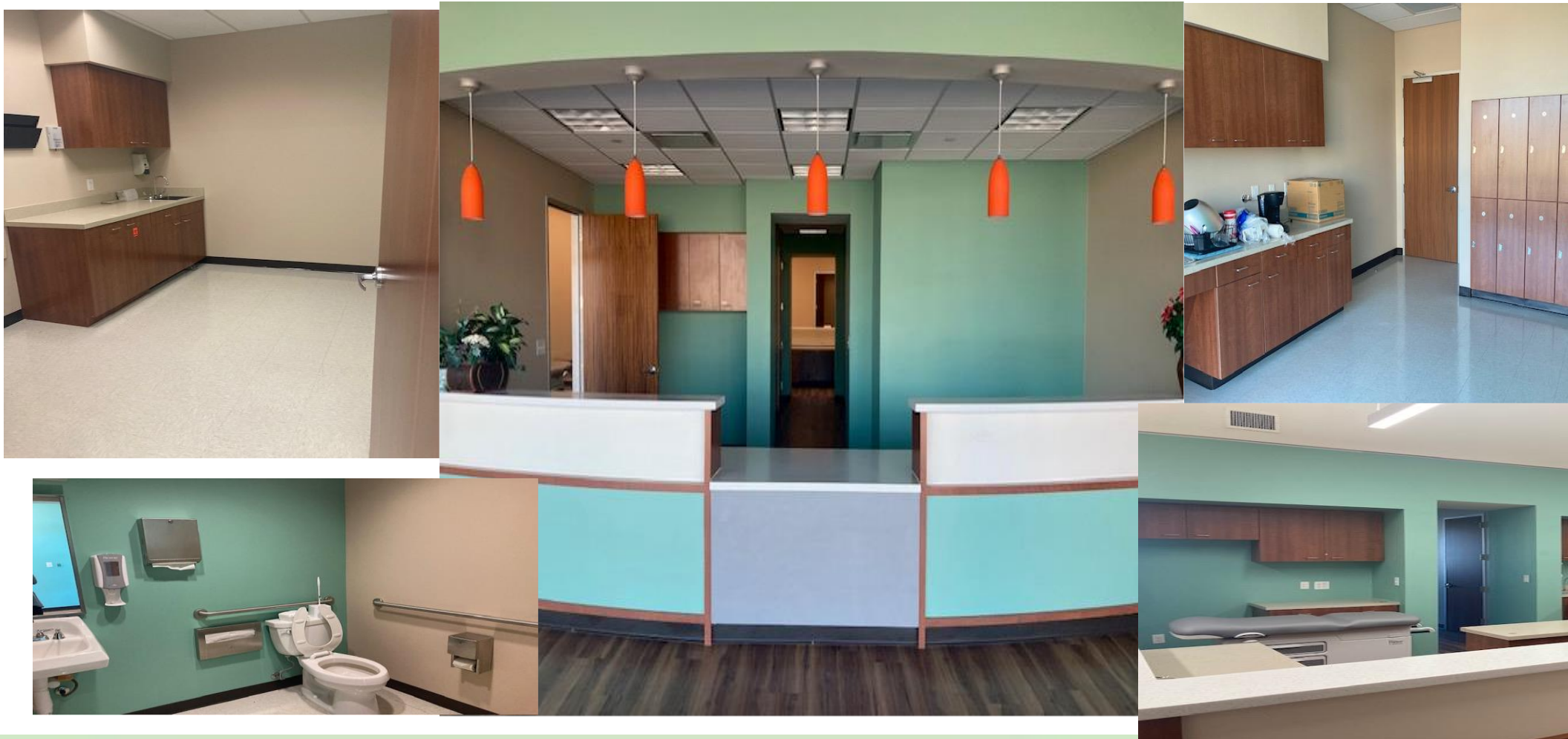


# 2<sup>nd</sup> Generation Medical Space Available



## Medical Space For Lease— 8000 Pat Booker



**Sarah Teel**

Broker

c: 210.323.6999

sarah@mslinvestments.com

**MSL Investments, LLC**

P.O. Box 592178

San Antonio, Texas 78259

The information in this package has been derived from sources believed to be accurate and reliable. MSL Investments makes no guarantees, representations, or warranties as to the accuracy of the information contained herein. Any assumptions, opinions, or projections regarding these properties do not necessarily represent the current or future performance of these properties.

# Property Details



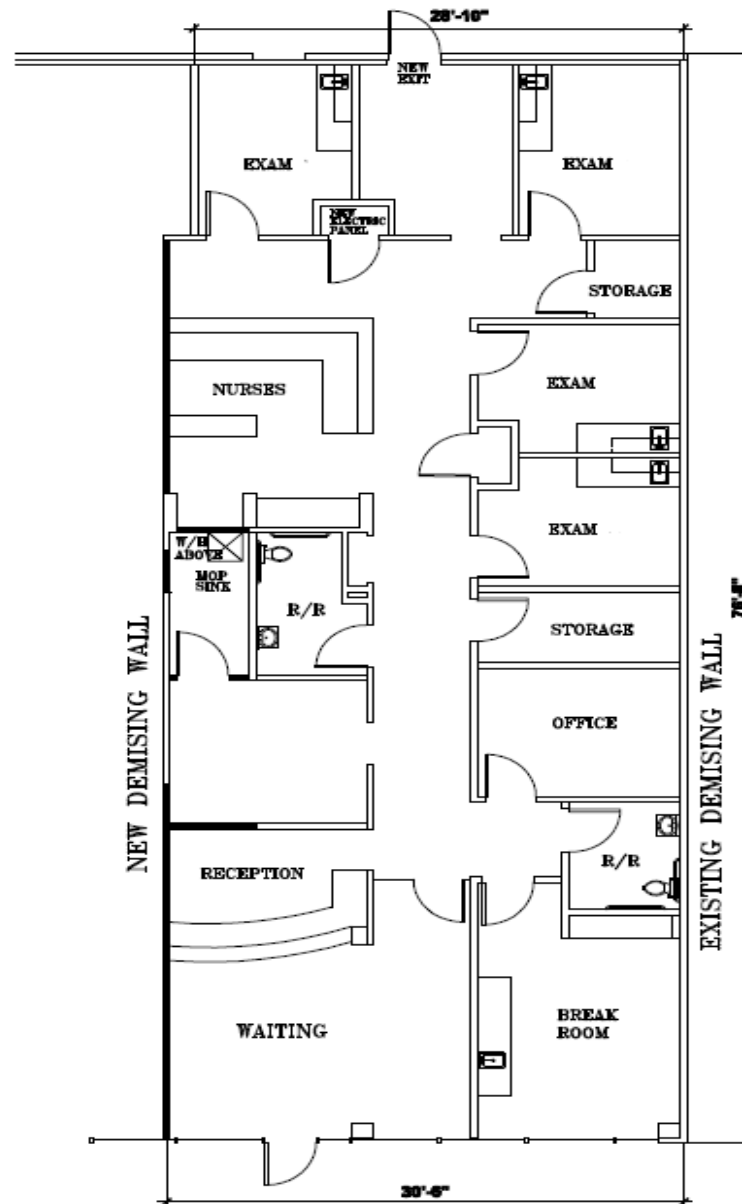
<b>Property:</b>	<b>CADILLAC PLAZA</b>
<b>Address:</b>	8000 Pat Booker Road San Antonio, Texas 78233 Just east of I-35 and south of Loop 1604
<b>Size:</b>	Medical Suite 104 2,318 sf feet
<b>Zoning:</b>	C-3 (City of San Antonio)
<b>Base Rent Rate:</b>	\$30.00 NNN
<b>TI Allowance:</b>	TBD
<b>Operating Expenses:</b>	All Leases are Triple Net 2024 estimated NNN expenses: \$9.50 psf
<b>Parking Ratio:</b>	5.2/1,000 sf
<b>Building &amp; Pylon Signage</b>	Both available to Tenant

Property is located in northeast San Antonio, on Pat Booker Rd with access from both Loop 1604 and I-35 and is just north of *Methodist Hospital* Northeast campus. The center has an attractive stucco exterior with great curb appeal and offers terrific parking and signage. Extensive finish outs with exams with water, nurse observation counter, reception with waiting room, breakroom, (2) ADA restrooms and administrative offices.

## Medical Space For Lease – 8000 Pat Booker



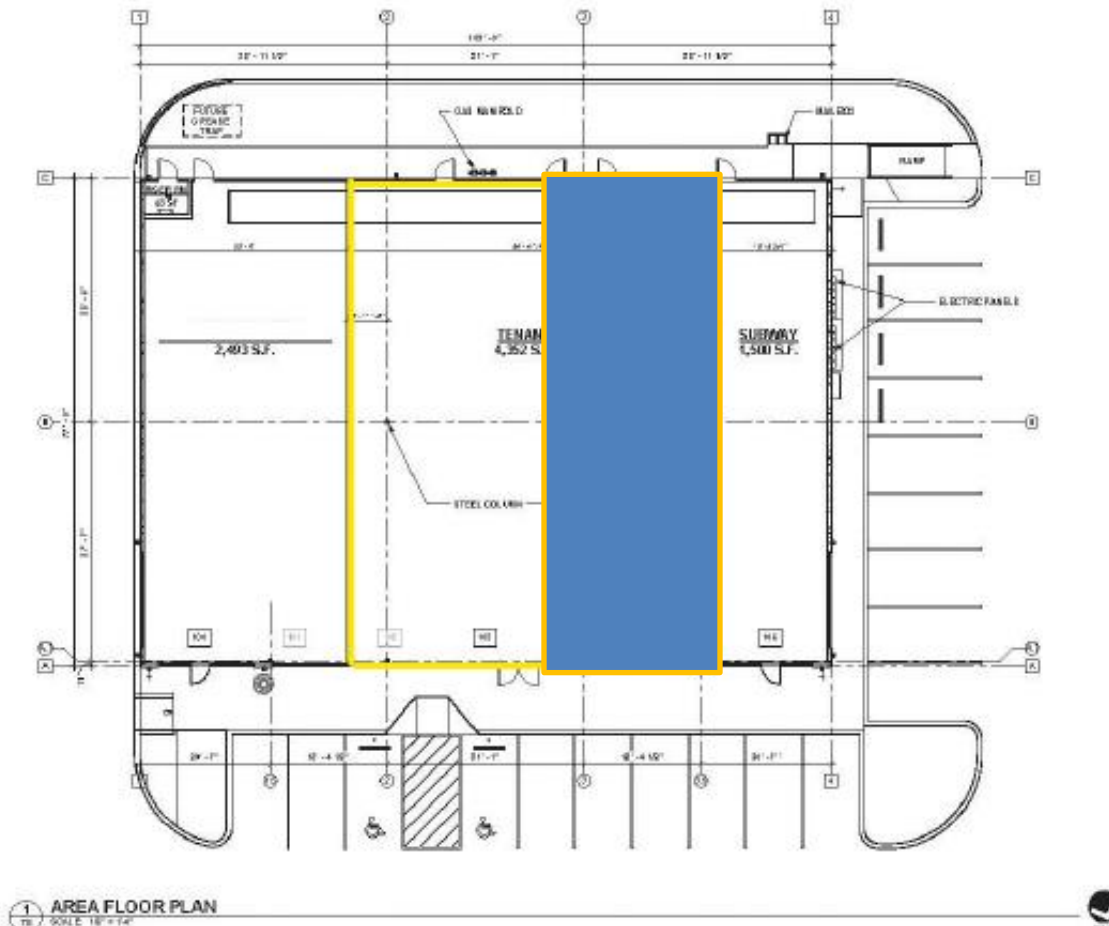
# Suite 104 Floor Plan- 2,318 sf



**PROPOSED PLAN**  
**SUITE 102**  
**2318 SQ. FT.**

## Medical Space For Lease – 8000 Pat Booker

# Site Plan



**Medical Space For Lease – 8000 Pat Booker**

# Aerial Location



## Medical Space For Lease – 8000 Pat Booker

# Demographics

Population	3 mile	5 mile
2010 Population	73,855	199,229
2023 Population	93,495	238,356
2028 Population Projection	96,501	245,323
Annual Growth 2010-2023	2.0%	1.5%
Annual Growth 2023-2028	0.6%	0.6%
Median Age	36.8	36.7
Bachelor's Degree or Higher	26%	26%
U.S. Armed Forces	992	2,864

Population By Race	3 mile	5 mile
White	71,807	178,860
Black	12,642	37,874
American Indian/Alaskan Native	972	2,726
Asian	4,084	9,034
Hawaiian & Pacific Islander	431	966
Two or More Races	3,559	8,895
Hispanic Origin	40,989	103,830

Housing	3 mile	5 mile
Median Home Value	\$170,095	\$173,597
Median Year Built	1998	1994

Households	3 mile	5 mile
2010 Households	27,792	71,695
2023 Households	35,022	85,984
2028 Household Projection	36,122	88,522
Annual Growth 2010-2023	2.7%	2.2%
Annual Growth 2023-2028	0.6%	0.6%
Owner Occupied Households	24,532	61,768
Renter Occupied Households	11,590	26,754
Avg Household Size	2.6	2.7
Avg Household Vehicles	2	2
Total Specified Consumer Spending (\$)	\$1B	\$2.6B

Income	3 mile	5 mile
Avg Household Income	\$78,105	\$82,167
Median Household Income	\$66,106	\$68,071
< \$25,000	4,951	11,911
\$25,000 - 50,000	7,017	17,156
\$50,000 - 75,000	8,325	18,914
\$75,000 - 100,000	5,566	13,385
\$100,000 - 125,000	3,981	9,733
\$125,000 - 150,000	2,281	6,039
\$150,000 - 200,000	2,046	5,788
\$200,000+	855	3,056

## Medical Space For Lease – 8000 Pat Booker



# Traffic Counts

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Village Oak Dr	Oak TerDr SW	5,655	2022	0.13 mi
C W Anderson Loop	I- 35 NW	67,201	2022	0.22 mi
Anderson Loop	I- 35 Access Rd N	92,517	2022	0.25 mi
Athenian Dr	Centerbrook N	10,864	2022	0.39 mi
I- 35	Pat Booker Rd SW	157,031	2022	0.41 mi
North Pan Am Expressway	Mc Morris Blvd SW	180,141	2022	0.42 mi
I- 35	C W Anderson Loop NE	8,137	2022	0.46 mi
Centerbrook	Brookline SE	592	2022	0.46 mi
Village Oak Dr	Shin Oak Dr NE	1,408	2022	0.48 mi
Pat Booker Road	Athenian NW	20,729	2020	0.48 mi

## Medical Space For Lease – 8000 Pat Booker



**OFFERING DISCLAIMER**

**HAZARDOUS MATERIALS DISCLOSURE**

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals, minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and if any, they may wish to include in transaction documents regarding the Property.

**AMERICANS WITH DISABILITIES ACT DISCLOSURE**

The United States Congress has enacted the Americans With Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professional of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

PROPERTY \_\_\_\_\_

I Certify that I have provided \_\_\_\_\_ the Prospective Buyer or Tenant, with a copy of this information.

BROKER or AGENT: \_\_\_\_\_ DATE: \_\_\_\_\_

I have received, read and understand this information.

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: \_\_\_\_\_  
DATE: \_\_\_\_\_

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: \_\_\_\_\_  
DATE: \_\_\_\_\_



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

## **Information About Brokerage Services**

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The

broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

---

Buyer, Seller, Landlord or Tenant

Date