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BRIMHALL RETAIL CENTER

11163 TX-1604 Loop | San Antonio, TX 78254



PROPERTY LINK <https://dhrp.us/property/brimhall/>
DRONE FOOTAGE <https://youtu.be/SUwtl9wmD5g>



FOR SALE



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OFFERING SUMMARY

DH Realty Partners (DHRP) is pleased to present Brimhall Retail Center, a fully occupied 16,000 SF retail property positioned along Loop 1604, with over 96,768 vehicles passing daily. Brimhall is situated in northwest San Antonio—one of the city's fastest-growing and highest-income corridors—with immediate access to major residential growth, established employment centers, and UTSA's 35,000+ student campus. The property's two-building configuration sits on a 1.6-acre site with concrete parking and monument signage, offering investors direct connectivity to a population exceeding 251,444 within a 5-mile radius and a average household income of \$99,470.

Northwest San Antonio continues to experience a sustained population growth rate well above the regional average, supported by new Class A residential developments and significant commercial expansion. Brimhall's position captures this momentum, with tenants positioned to benefit from the corridor's robust daytime and evening traffic, proximity to La Cantera and The RIM, and established presence in a trade area projected to see continued economic and population growth. This offering represents an opportunity to acquire a stabilized retail asset in a high-trajectory submarket with clear long-term upside.



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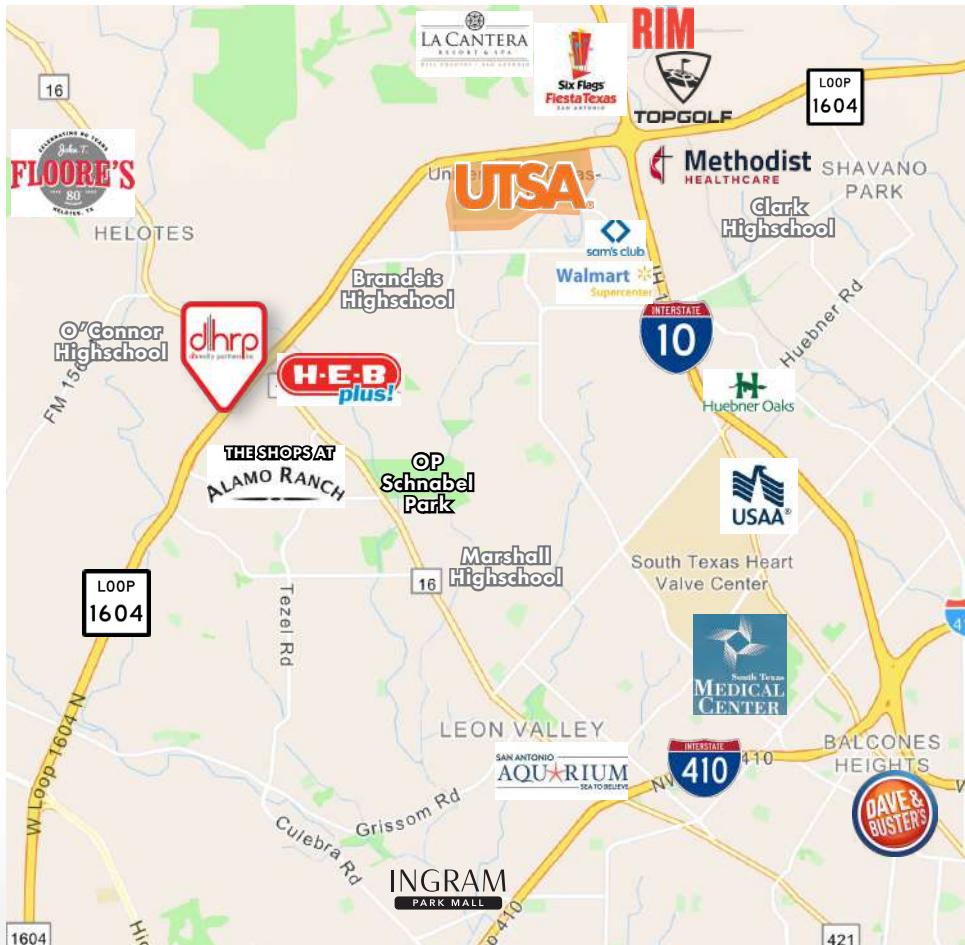
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HIGHLIGHTS

- 100% occupied multi-tenant shopping center with NNN leases
- 96,768+ vehicles per day on Loop 1604
- Positioned near major retail destinations: The Rim, La Cantera Mall, and Alamo Ranch
- 124,000+ residents within 3-mile radius
- Approximately 5 miles from UTSA Main Campus
- 13 miles to San Antonio International Airport
- Concrete parking lot with monument signage providing multi-tenant visibility
- Two points of ingress/egress for optimal traffic flow

BUILDING SIZE

Building 1: 7,600 SF
 Building 2: 8,400 SF
Total Building Size: 16,000 SF

PARKING RATIO

4.52 per 1,000 SF

YEAR BUILT

2018-2019

LAND SIZE

1.6 AC

LEASE TYPE

NNN

ZONING

C-3, City of San Antonio

SALE PRICE

Contact Brokers

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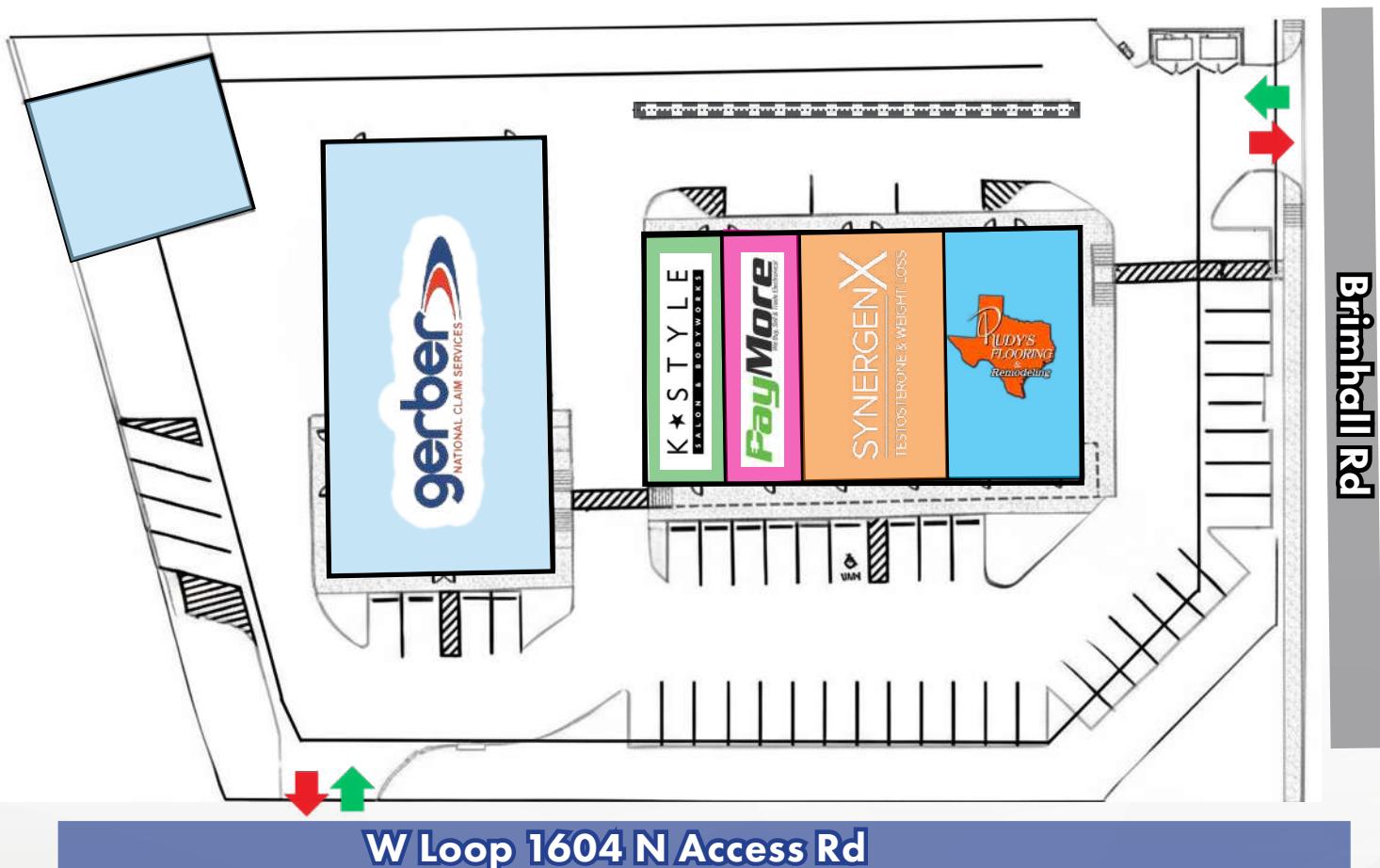
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SITE PLAN

Suite 101 Gerber 7,600 SF
Suite 201 K Style Salon 1,400 SF
Suite 202 Pay More 1,400 SF
Suite 203 SynergenX 2,800 SF
Suite 204 Rudy's Flooring 2,800 SF



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CURRENT TENANTS**Gerber National
Claim Services (GNCS)**

GNCS provides nationwide auto glass claims management and roadside assistance, using advanced technology and process excellence to ensure fast, accurate results. Its San Antonio office supports commercial and rental partners, managing a trusted network for glass repair, towing, and claims administration.

[Visit Website](#)**K Style Salon
& Bodyworks**

K Style Salons features Korean perms, advanced styling, and relaxing massage, offering a blend of beauty, wellness, and care. The team specializes in Dream-Origin Myofascia Unwinding for total rejuvenation and confidence. Each visit provides expert technique, personal attention, and a warm, restorative atmosphere.

[Visit Website](#)**Pay More**

SynergenX delivers personalized hormone therapy and wellness care, blending medical expertise with compassionate support to help clients feel and perform at their best. The clinic offers tailored treatments, consistent check-ins, and holistic options to boost energy, clarity, and balance. As a veteran-owned business, SynergenX builds lasting wellness partnerships.

[Visit Website](#)**SynergenX**

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[Visit Website](#)**Rudy's Flooring
& Remodeling**

Rudy's Flooring provides premium flooring, remodeling, and design services for homes and businesses. Staff guide clients to quality, affordable materials without high-pressure sales. Through direct supplier relationships and careful installation, Rudy's ensures durable results, fair pricing, and customer satisfaction from start to finish.

[Visit Website](#)

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San Antonio, TX

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POINTS OF INTEREST



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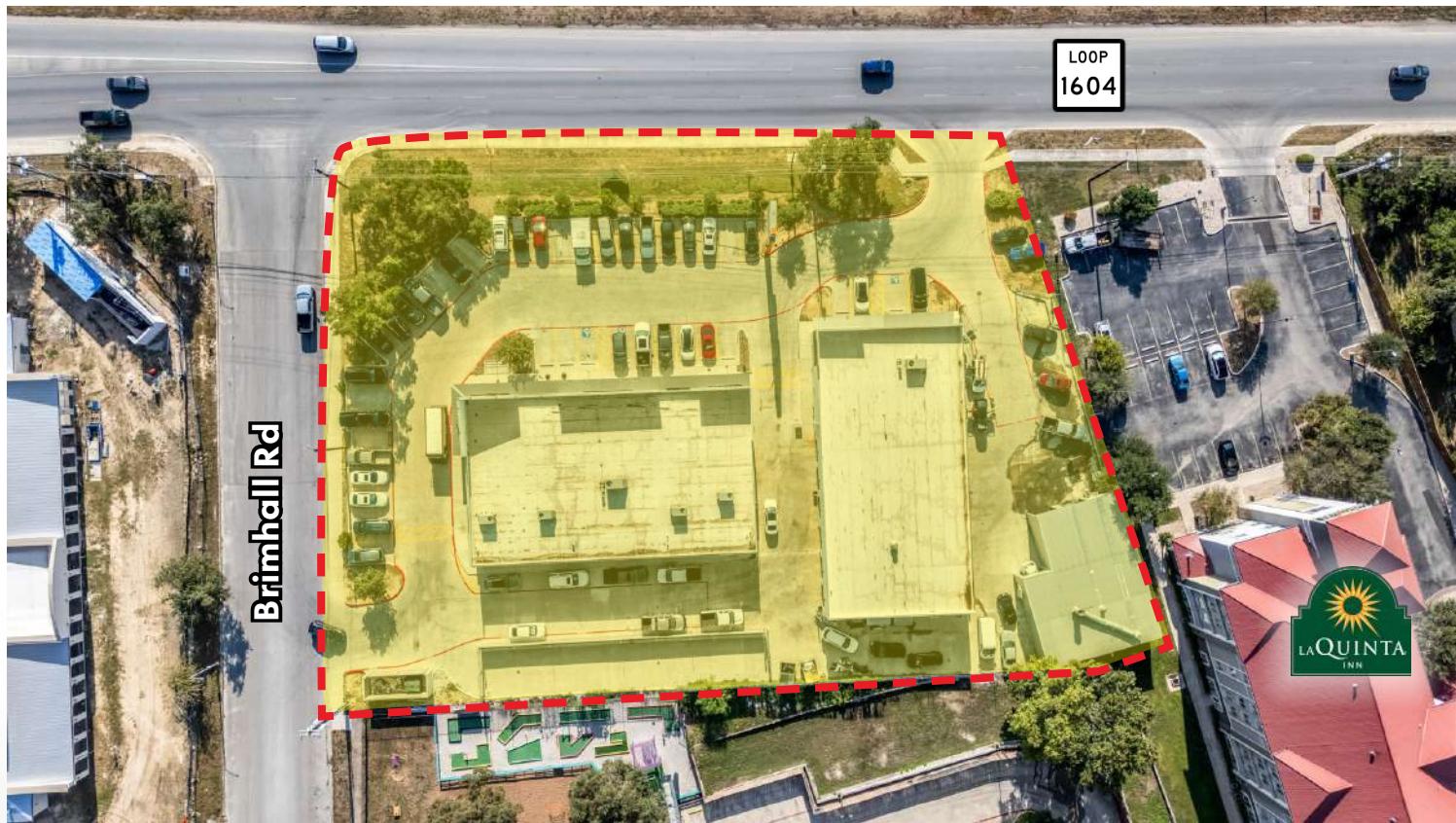
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TOP NEARBY DESTINATION MAP



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DEMOGRAPHICS**1 Mile****3 Mile****5 Mile****Overview**

Population	13,996	112,460	251,444
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Pop density (per sq mile)	4,929	3,979	2,762
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Area (sq mi) - based on Census Block Groups	2.84	28.26	91.03
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Households

Households	4,598	36,540	85,352
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Family Households	3,443	(74.9%)	115	28,603	(78.3%)	120	60,985	(71.5%)	110
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Non-Family Households	1,155	(25.1%)	72	7,937	(21.7%)	62	24,367	(28.5%)	8
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Persons per Household	3.04	114	3.08	116	2.95	111
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Age

Median Age	35.22	93	33.35	88	32.2	85
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Household Income

Household Average Income	\$103,121.92	106	\$108,845.88	112	\$99,470.75	102
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**SAN ANTONIO MARKET OVERVIEW**

San Antonio is aptly known as "Military City, USA" due to its pivotal role in supporting the nation's defense. **Joint Base San Antonio (JBSA) is the largest military installation in the Department of Defense**, directly employing over 67,000 people and contributing an estimated \$55 billion to Texas's economy. Brooke Army Medical Center (BAMC), located at JBSA, stands out as **the largest DoD medical facility and a Level I Trauma Center**, providing critical care to both military and civilian populations.

The city's healthcare landscape is bolstered by the **900-acre South Texas Medical Center (STMC)**, home to hundreds of medical facilities and anchored by institutions like University Hospital, Methodist Healthcare, and UT Health.

As San Antonio's second-largest employer, the STMC underscores the city's strength in **healthcare** and **bioscience** industries.

San Antonio also boasts a thriving local economy, attracting businesses with its **central location, low taxes, and business-friendly policies**. Since 2018, over 100 companies have relocated to Texas from California, drawn by the city's low cost of living and impressive wage growth. Key industries such as aerospace, IT, and cybersecurity continue to flourish, with the aerospace sector alone **employing over 46,000 professionals**. These factors highlight San Antonio's sustained growth and its appeal as a hub for innovation, healthcare, and defense.

2.8M
TOTAL POPULATION

7TH
LARGEST CITY IN THE U.S.

16.7%
JOB GROWTH 2020-2025

15-20%
PROJECTED POPULATION GROWTH

14
ACCREDITED UNIVERSITIES & COLLEGES

60
NEW RESIDENTS PER DAY

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Information About Brokerage Services

Texas law requires all real estate license holders 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. **An owner's agent fees are not set by law and are fully negotiable.**

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 seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Designated Broker of Firm	147342	www.dhrp.us	(210)222-2424
Licensed Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Briggs	311372	danielbriggs@dhrp.us	(210)222-2424
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Matthew Baylor	510347	mbaylor@dhrp.us	(210)222-2424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission



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- 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.

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