

**MANAGEMENT FREE INVESTMENT - CORPORATE, ABSOLUTE NET LEASE WITH INCREASES**



Property Photo

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Listed in conjunction with  
**Bang Realty - Texas, Inc**  
Licence No. 9007017

**The Silver Group**  
1050 Northgate Drive #500  
San Rafael, CA 94903  
[www.thesilver-group.com](http://www.thesilver-group.com)

**Purchase Price: \$3,120,000**  
**Initial Cap Rate: 5.5%**

**Lease Terms:**

- **Approx. 7 Years of Primary Term**
- **ABSOLUTE NET LEASE**
- **Rents increase by 10% every 5 years**
- **Three x 5 year renewal options**

**Annual Rent Schedule:**

**\$156,000 Years 1 - 5**  
**\$171,600 Years 6 - 10 Current**  
**\$188,760 Years 11 - 15 (+10%)**

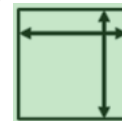
**Option Rent Schedule:**

**\$207,636 Years 16 - 20 (+10%)**  
**\$228,399 Years 21 - 25 (+10%)**  
**\$251,239 Years 26 - 30 (+10%)**

**Rent Start Date: August 26, 2016**



The subject property is a single tenant **Kneaders Bakery & Cafe** located in San Antonio, Texas. The Property consists of a ± 3,844 sf freestanding building on ± 1.09 acres of land at Loop 1604 and Culebra Road. Kneaders selected this outstanding location surrounded by a growing number of national retailers. Nearby traffic generators include **The Shops at Alamo Ranch (SuperTarget, JC Penney, Best Buy, Dick's Sporting Goods, Marshall's, Michael's Crafts, OfficeMax, Old Navy, PetSmart, Ross, Ulta Beauty, BJ's Brewery, Olive Garden, Buffalo Wild Wings, Chick-fil-A, Logan's Roadhouse, Freddy's Custard, Red Robin & Starbucks), Walmart Supercenter, Lowe's Home Improvement, Home Depot, H-E-B Grocery, Hobby Lobby, Floor & Decor, IHOP, Goodwill, Steak 'n Shake, In-N-Out Burger, Raising Cane's, Wendy's, McDonald's, Arby's, Dunkin Donuts, Schlotzky's, Burger King, Panda Express, Sonic and Taco Bell.** The site is also near several employers such as Wells Fargo Home Mortgage Operational Center, Northwest Vista College (± 17,000 students), Sea World San Antonio, a 250 acre marine mammal theme park, all located within a couple miles of the property. ***This is the ideal investment for anyone seeking long term, passive income.***



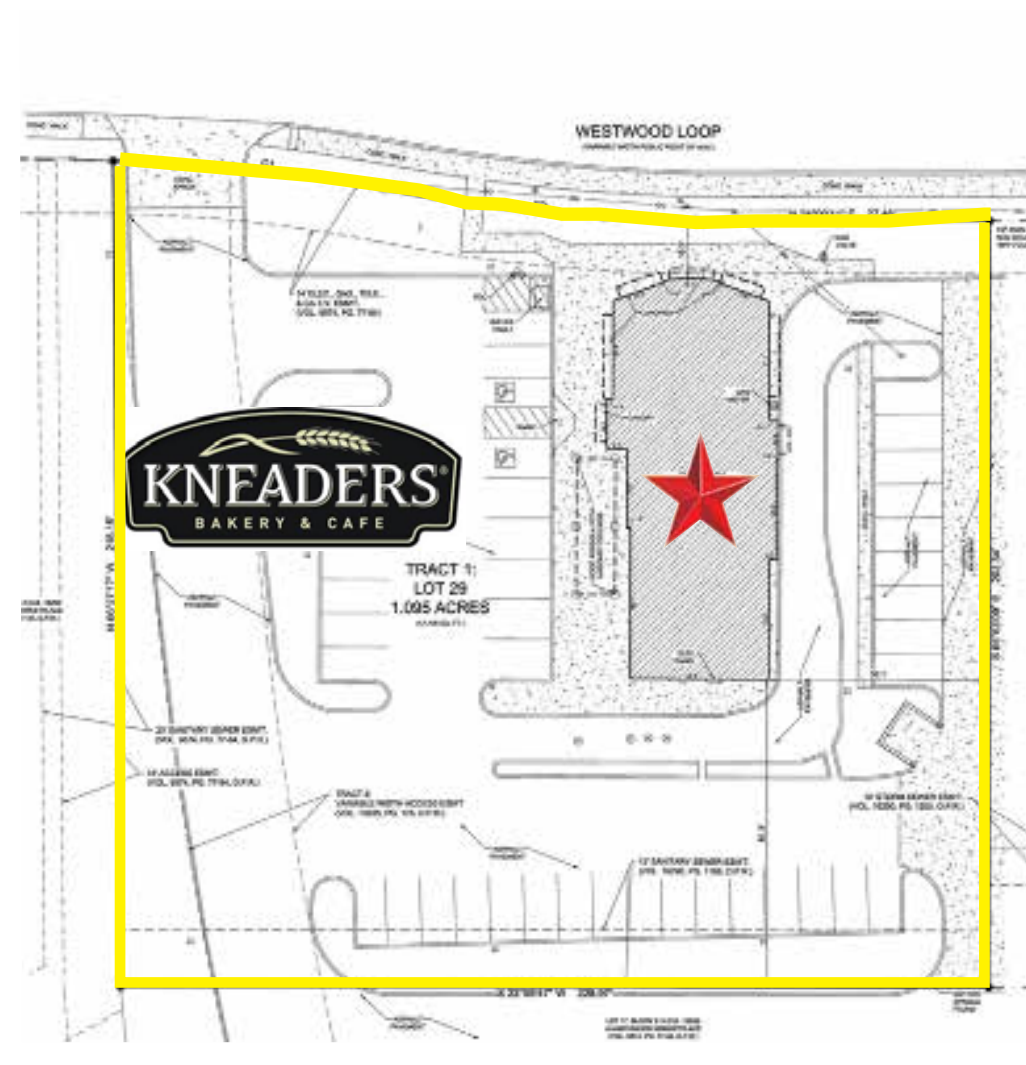
Land Area: ± 1.09 Acres (± 47,480SF)

Building Area: ± 3,844 SF



	<u>3 Mile</u>	<u>5 Mile</u>
Population:	111,500	256,700
Average HH Income:	\$106,180	\$100,330

The information contained herein has been received from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness and make no representation thereto. The above is subject to errors, omissions, or withdrawal from the market. THIS IS AN EXCLUSIVE OFFERING OF THE SILVER GROUP.

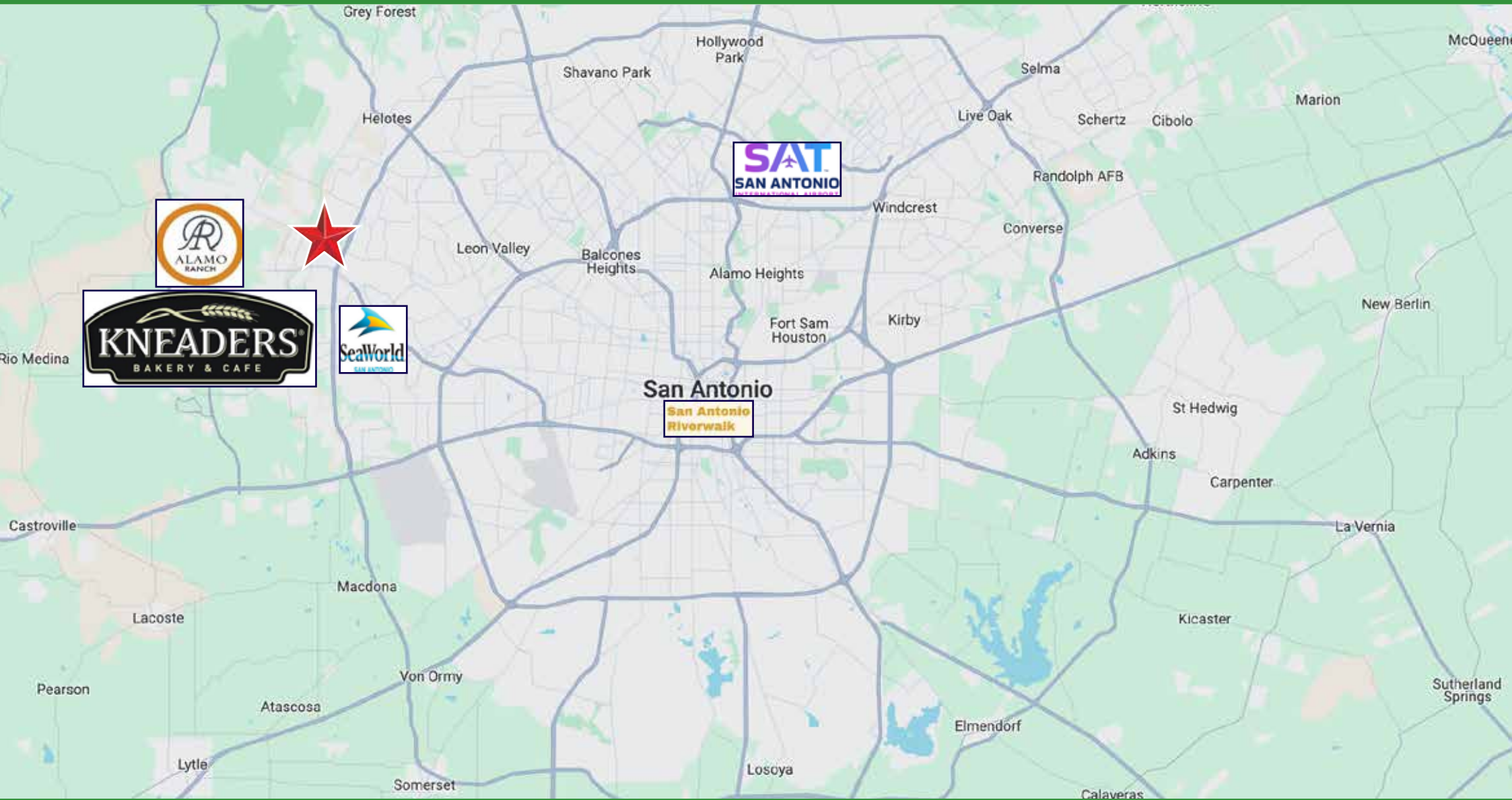


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**ABOUT THE TENANT**

**Kneaders Bakery & Cafe**  
**2023 Sales Estimate: Approx. \$90 Million**  
**Operating 48 Locations in Western U.S.**  
**Headquartered in Orem, Utah**



Kneaders Bakery & Cafe was founded in 1997 by Gary and Colleen Worthington. The Kneaders story began after Gary and Colleen retired as successful Subway franchisees. Their interest led them to develop an authentic European hearth bread. After their studies at the American Institute of Baking and the San Francisco Baking Institute, the Worthington's set out to create their artisan breads. They imported their first hearthstone, steam infusion oven from Verona, Italy and in 1997, the first Kneaders Bakery & Cafe opened in Orem, Utah. The award-winning fast-casual restaurant uses only the highest-quality ingredients to create fresh European hearth breads, delicious sandwiches, mouthwatering pastries, hearty soups and refreshing salads, all made in-house each day. All restaurants have a retail section and also offer a variety of custom-made and themed gift baskets in addition to providing catering services. Kneaders Bakery & Café currently operates 48 corporate-owned and franchised locations in eight western states.

**ABOUT THE AREA**



San Antonio, Texas, is a bustling metropolis renowned for its rich history, vibrant culture, and thriving economy. With a population exceeding 1.5 million residents, it stands as the second most populous city in Texas and the seventh-largest city in the United States. This demographic diversity contributes to a dynamic cultural tapestry, with a significant Hispanic community shaping the city's identity.

San Antonio's economy is robust and multifaceted, driven by various industries that have flourished over the years. The city serves as a hub for healthcare, boasting world-class medical facilities and a growing biotechnology sector. Major employers in this sector include the University of Texas Health Science Center at San Antonio, Methodist Healthcare System, and Baptist Health System.

Additionally, San Antonio is home to a thriving military presence, with installations such as Lackland Air Force Base, Fort Sam Houston, and Randolph Air Force Base. These military facilities not only provide essential defense capabilities but also support a range of civilian jobs and businesses catering to military personnel and their families.

The energy sector is also significant in San Antonio's economy, with companies like Valero Energy Corporation, Tesoro Corporation, and CPS Energy playing key roles in oil refining, energy production, and distribution.

Moreover, financial services are a prominent component of San Antonio's economy, with USAA, one of the largest financial services companies in the world, headquartered in the city. USAA provides a range of financial products and services to military members and their families, contributing to the city's economic diversity and stability.


Other major employers in San Antonio include H-E-B Grocery Company, one of the largest privately held supermarket chains in the United States, and Rackspace Technology, a leading provider of managed cloud services and hosting solutions.

In summary, San Antonio's blend of cultural richness, demographic diversity, and economic vitality makes it a dynamic and desirable place to live, work, and visit. With a population that continues to grow and an economy that thrives on innovation and resilience, the city is poised to maintain its status as a leading urban center in the United States.

# Demographics - Kneaders Bakery & Cafe

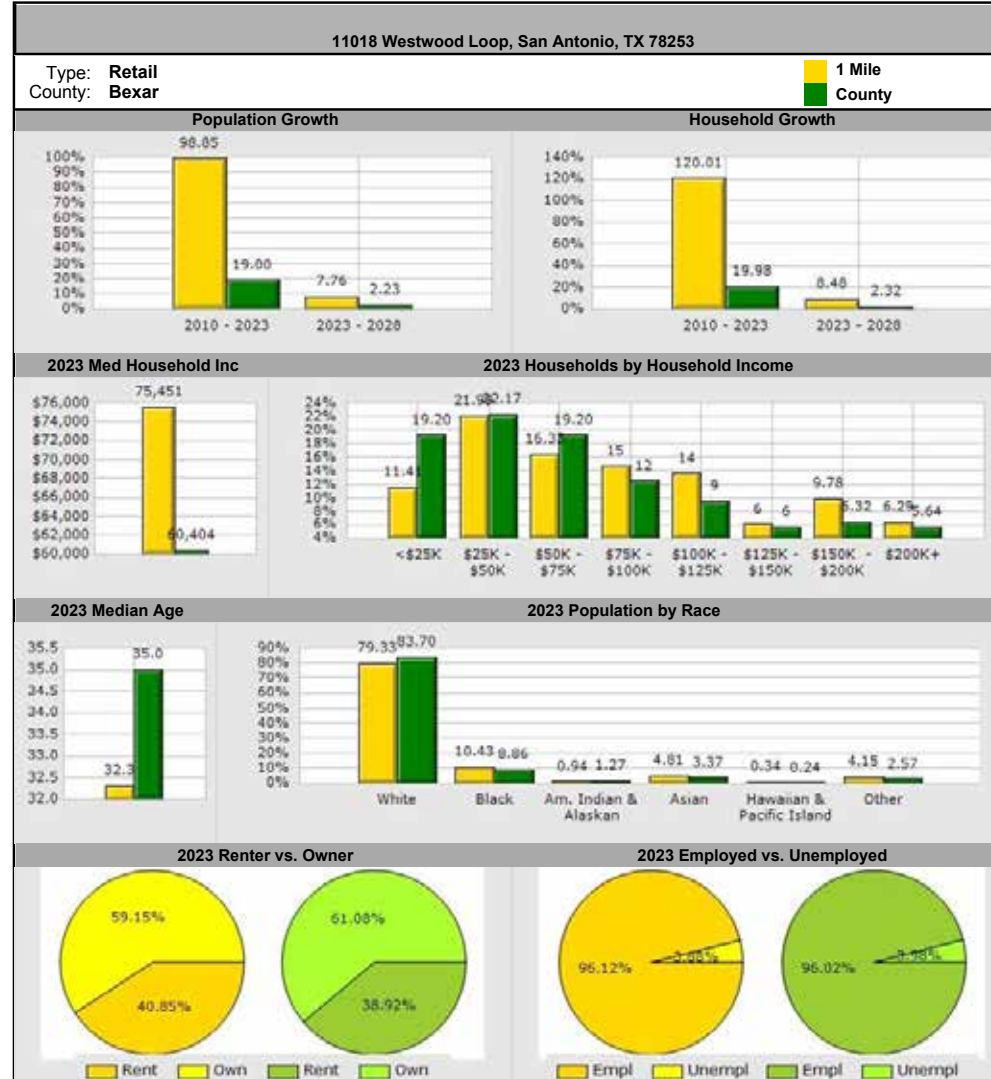
11018 Westwood Loop, San Antonio, TX 78253

## Demographic Summary Report

11018 Westwood Loop, San Antonio, TX 78253				
Building Type: <b>General Retail</b>	Total Available: <b>0 SF</b>			
Secondary: -	% Leased: <b>100%</b>			
GLA: <b>3,844 SF</b>	Rent/SF/Yr: -			
Year Built: <b>2016</b>				
Radius	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2028 Projection	14,398	116,929	265,748	
2023 Estimate	13,361	111,489	256,766	
2010 Census	6,719	75,659	195,830	
Growth 2023 - 2028	7.76%	4.88%	3.50%	
Growth 2010 - 2023	98.85%	47.36%	31.12%	
<b>2023 Population by Hispanic Origin</b>				
2023 Population	7,882	65,885	150,805	
<b>2023 Population</b>				
White	10,600 79.34%	91,540 82.11%	212,011 82.57%	
Black	1,393 10.43%	10,122 9.08%	22,696 8.84%	
Am. Indian & Alaskan	126 0.94%	1,165 1.04%	2,641 1.03%	
Asian	643 4.81%	4,414 3.96%	10,063 3.92%	
Hawaiian & Pacific Island	45 0.34%	319 0.29%	706 0.27%	
Other	553 4.14%	3,928 3.52%	8,649 3.37%	
U.S. Armed Forces	281	1,502	3,438	
<b>Households</b>				
2028 Projection	5,332	40,183	91,369	
2023 Estimate	4,915	38,186	88,107	
2010 Census	2,234	24,991	65,934	
Growth 2023 - 2028	8.48%	5.23%	3.70%	
Growth 2010 - 2023	120.01%	52.80%	33.63%	
Owner Occupied	2,908 59.17%	30,098 78.82%	67,008 76.05%	
Renter Occupied	2,008 40.85%	8,088 21.18%	21,099 23.95%	
<b>2023 Households by HH Income</b>				
Income: <\$25,000	561 11.41%	2,472 6.47%	7,319 8.31%	
Income: \$25,000 - \$50,000	1,081 21.99%	5,441 14.25%	13,083 14.85%	
Income: \$50,000 - \$75,000	803 16.33%	7,070 18.52%	17,616 19.99%	
Income: \$75,000 - \$100,000	720 14.65%	6,171 16.16%	13,462 15.28%	
Income: \$100,000 - \$125,000	664 13.51%	6,220 16.29%	13,542 15.37%	
Income: \$125,000 - \$150,000	297 6.04%	3,546 9.29%	8,265 9.38%	
Income: \$150,000 - \$200,000	481 9.78%	4,481 11.74%	9,625 10.92%	
Income: \$200,000+	309 6.29%	2,783 7.29%	5,195 5.90%	
<b>2023 Avg Household Income</b>	\$92,548	\$106,182	\$100,330	
<b>2023 Med Household Income</b>	\$75,451	\$91,646	\$86,208	

## Demographic Market Comparison Report

1 mile radius



The information contained herein has been received from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness and make no representation thereto. The above is subject to errors, omissions, or © 2024 CoStar Group - Licensed to The Silver Group - 518105.

3/12/20

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees 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 duties and responsibilities of the broker, you should resolve those questions before proceeding.

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)