

Recent Lease Extension

Large-Format Store on 1.23 Acres

Visibility Along US 281 (164,915 VPD)

Mattress Firm SuperCenter

13103 San Pedro Ave, San Antonio, TX 78216



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Activity ID: ZAH0060363



7-ELEVEN
Chevron
Valvoline

EZPAWN
WOODCRAFT
Denny's
TAKE 5
BREWERY

extended
STAYAMERICA
Comfort
SUITES

TARGET
Starbucks

Country Side Plaza

Edible
ARRANGEMENTS
JAMES AVERY
FedEx
verizon
JIMMY JOHN'S
Franklin
Financial

Embassy Oaks
Shopping Center

Texas MedClinic
Corporate Office

San Pedro Square
Retail Center

H-E-B
Here Everything's Better.

VALERO **K**

Comerica

THE HOME
DEPOT



Walgreens



DOLLAR TREE

RapidCare
Emergency Room

HOBBY LOBBY
SANTIKOS
ENTERTAINMENT



Starbucks
CAIPOPE
MEXICAN GRILL



BURGER
BOY



Olive
Garden



CAVA

TACO CABANA

EMBASSY
MINIATURE
GOLF

goodwill

LUCKY STRIKE

W Bitters Rd
42,820 VPD

HOOTERS

at&t

snooze
mattress + wellness

Subject Property

**MATTRESS
FIRM**

US 281
164,915 VPD

Burlington
AUTOFIT

Panera
BREAD

The Offering

Price:

\$3,479,000

Cap Rate:

7.15%

NOI:

\$248,908



Investment Highlights

Recent Lease Extension | Corporate-Guaranteed Lease With 6.9 Years Remaining

The double-net lease is guaranteed by Mattress Firm's corporate entity. The tenant is responsible for the operation, management, and maintenance of the common area, including the parking area, landscaping, HVAC and more. The tenant has also recently invested capital in the property, including repaving and restriping the parking lot. Landlord responsibilities are limited to the foundation and roof replacement.

Exceptional Visibility Along US 281 (164,915 VPD) With Direct San Pedro Avenue Access

Positioned along San Pedro Avenue, the site provides direct access to US 281 and is surrounded by national retailers including Target, H-E-B, The Home Depot, PetSmart, and Hobby Lobby.

Dense and Affluent North San Antonio Trade Area With 245,212 Residents and \$106,317 Average Household Income

The property serves a dense North San Antonio trade area supported by 245,212 residents, 344,111 daytime employees, and average household income exceeding \$106,317 within a five-mile radius. Nearby office users, medical facilities, and surrounding commercial activity support consistent consumer traffic throughout the day.

Approximately Five Miles to San Antonio International Airport (10M+ Annual Passengers)

The airport generates an estimated \$5.2 billion to \$7.4 billion in annual economic impact for the Greater San Antonio area and supports approximately 46,000 to 55,000 regional jobs.



Investment Highlights

14,565-SF Mattress Firm SuperCenter Format on 1.23 Acres

The subject property operates as a Mattress Firm SuperCenter — a larger, flagship store format. At 14,565 square feet, the building is significantly larger than a typical Mattress Firm store (which generally ranges from 3,500–5,000 SF), allowing the tenant to carry a broader product assortment and serve higher customer volume.

Outparcel to Multi-Tenant Power Center Anchored by Burlington

The property is positioned as an outparcel to a multi-tenant power center anchored by Burlington, with additional outparcels including Panera Bread and Twin Liquors.

Largest Mattress Retailer in the U.S. | 2,000+ Locations Nationwide

Mattress Firm is the largest specialty mattress retailer in the United States, providing investors with a nationally recognized, corporate-guaranteed income stream backed by one of the most established brands in the single-tenant net lease space.

Austin–San Antonio Metro Population Projected to Grow by 3M+ by 2050

Often referred to as the “Austin–San Antonio Metroplex,” the Central Texas corridor is projected to become one of the nation’s largest population centers, with significant growth anticipated between Austin, San Marcos, New Braunfels, and San Antonio over the coming decades.

Lease Abstract

\$3,479,000

Listing Price

7.15%

Cap Rate

» Address: **13103 San Pedro Ave, San Antonio, TX 78216**

» Rentable Square Feet: **14,565**

» Price/SF: **\$238.86**

» Year Built: **1995**

» Lot Size: **1.23 Acres**

» Type of Ownership: **Fee Simple**

» Ownership: **Public**

» Tenant: **Corporate Store**

» Lease Guarantor: **Corporate**

» Lease Type: **Double Net**

» Roof and Structure: **Landlord Responsible**

» Initial Lease Term: **10 Years**

» Lease Commencement Date: **11/7/2005**

» Rent Commencement Date: **4/16/2006**

» Lease Expiration Date: **4/30/2033**

» Term Remaining: **6.9 Years**

» Increases: **21% at Final Option**

» Options: **One, 5-Year Remaining**

Lease Term	Monthly Rent	Annual Rent	Cap Rate
5/1/2028-4/30/2033 (Extended Term)	\$20,742.30	\$248,907.60	7.15%
5/1/2033-4/30/2038 (Final Option)	\$25,096.97	\$301,163.64	8.66%

Summary

Base Rent (\$17.09/SF)	\$248,908
Net Operating Income	\$248,908
Total Return (7.15%)	\$248,908

Notes: Tenant responsible for Real Estate Taxes, Insurance & CAM, preventative maintenance of HVAC; Landlord replacement of roof, keep foundation in good repair and water tight condition (excluding exterior walls, plate glass; windows, doors, and other exterior openings; window and door frames, modeling; closure devises, locks and hardware; special store fronts; lighting, heating, air conditioning, plumbing and other electrical, mechanical and electromotive installation equipment and fixtures; signs, placards, decorations, or other advertising media of any type; and interior painting or other treatment of exterior walls)

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

San Antonio International Airport



DOWNTOWN SAN ANTONIO

Vista at Interpark

Interpark Blvd
4,698 VPD



Bexar County Precinct 3



Wurzbach Pkwy
22,932 VPD



One Countryside Place
Corporate Office



Subject Property



MATTRESS FIRM SuperCenter



US 281
164,915 VPD

San Pedro Ave



Tenant Overview

The Stats

- » Tenant Name: **Mattress Firm**

- » Options to Terminate: **No**

- » Options to Purchase: **No**

- » Right of First Refusal: **No**

- » No. of Locations: **2,000**

- » Headquartered: **Houston, Texas**

- » Web Site: **www.mattressfirm.com**

- » Years in the Business: **35+**

The logo for Mattress Firm, featuring the words "MATTRESSFIRM" in a bold, white, sans-serif font with a red underline, set against a red background.

Mattress Firm | Subsidiary of Somnigroup International (NYSE: SGI) | 2,000+ Locations | 49 States | 35+ Years in Business

Mattress Firm is the largest specialty mattress retailer in the United States, operating over 2,300 stores across 49 states and serving millions of customers annually. Headquartered in Houston, Texas, the company has built a dominant national presence over its 35+ year history by positioning itself as the premier one-stop destination for sleep products across all price points. Mattress Firm carries the industry's most recognized brands including Tempur-Pedic, Sealy, Serta, Purple, and Beautyrest, giving consumers access to the widest selection of mattresses, bases, and sleep accessories under one roof. The company operates both traditional

and flagship SuperCenter format locations, with the latter deployed selectively in its highest-volume trade areas to serve maximum customer demand. In 2023, Mattress Firm was acquired by Tempur Sealy International (NYSE: TPX), one of the world's largest bedding manufacturers and the maker of the iconic Tempur-Pedic and Sealy brands. The acquisition, valued at approximately \$4 billion, created a vertically integrated sleep products powerhouse — combining the nation's largest mattress manufacturer with the nation's largest mattress retailer.



Market Overview

Home to the Alamo and famous River Walk, the San Antonio metro is located in the southern portion of central Texas.

The metro encompasses eight counties: Bandera, Atascosa, Kendall, Comal, Bexar, Guadalupe, Medina and Wilson. Situated only 160 miles from Nuevo Laredo, Mexico, San Antonio is an easy drive on I-35 from the border and serves as a major gateway between the United States and Mexico. The area is further enhanced by an extensive transportation network that provides shipping options to domestic and international markets, as well as the Eagle Ford Shale formation that runs through Atascosa and Wilson counties.

Market Overview



Population

2.7 Million

(Proj. Growth 2024-2029: +4.6%)

Households

995K

(Proj. Growth 2024-2029: +5.1%)

Median Age

36

(U.S. Median: 39)

San Antonio Continues to Benefit From Sustained In-Migration Trends

San Antonio is one of the fastest-growing major metros in Texas and serves as a critical economic hub for South and Central Texas. The metro supports a population of approximately 2.7 million residents and continues to experience sustained household formation driven by corporate expansion, military presence, and in-migration trends. Household growth is expected to continue through 2029 as the region benefits from relative affordability, expanding infrastructure investment, and a diversified employment base.

The regional economy is anchored by healthcare, military operations, cybersecurity, advanced manufacturing, logistics, and professional services. Joint Base San Antonio — one of the largest military installations in the United States — supports a substantial employment base and contributes significant economic activity throughout the region. Healthcare systems including HCA Healthcare, Methodist

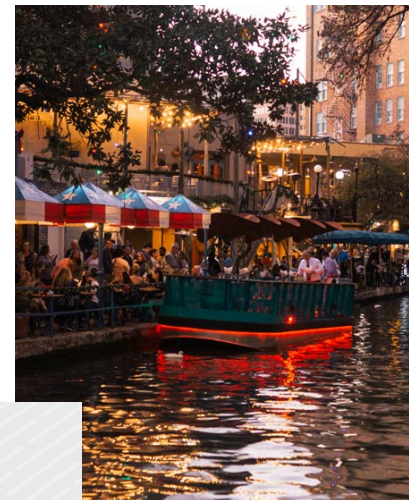
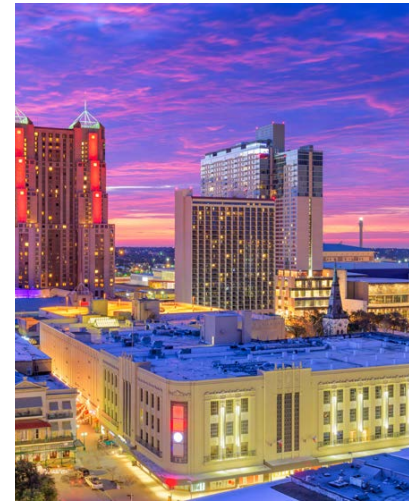
Healthcare, and University Health further reinforce San Antonio's role as a regional medical center.

San Antonio also benefits from its strategic location along Interstate 35, which connects the metro to Austin, Dallas-Fort Worth, and Laredo, supporting regional distribution and trade activity. Ongoing industrial expansion and population growth continue to drive demand across retail, residential, and service-oriented sectors throughout the metro.

Higher education institutions including The University of Texas at San Antonio and Trinity University contribute to workforce development and support the area's growing technology and cybersecurity industries. Corporate investment, infrastructure improvements, and sustained residential growth continue reinforcing San Antonio's position as one of Texas' primary economic and population centers.

Highlight

Joint Base San Antonio supports more than 80,000 military and civilian personnel, making it one of the largest military economic drivers in the United States.





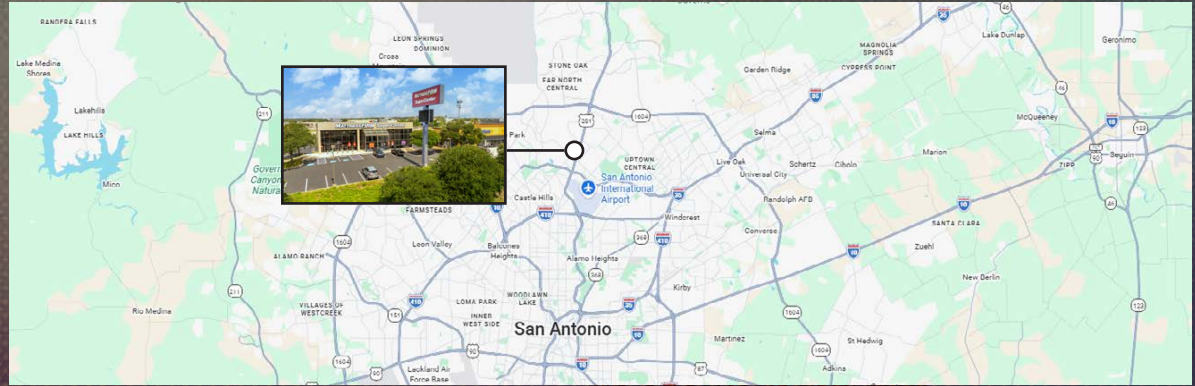


Demographic Overview

The property serves a dense and established North San Antonio trade area supported by 245,212 residents and 109,597 households within a 5-mile radius. Population within the trade area is projected to increase to 247,439 residents and 110,847 households by 2030, reflecting continued residential growth across the northern portion of the San Antonio metro. The area's average household income exceeds \$106,317, while median household income totals approximately \$87,147, supporting a stable consumer base with above-average spending capacity.

The surrounding area also supports a substantial daytime population of 344,111 employees, driven by nearby office users, healthcare facilities, retail employment centers, and regional commercial activity concentrated along the US 281 corridor. The property's position near US 281 and Loop 1604 places it within one of North San Antonio's primary commuter and commercial corridors, connecting affluent residential neighborhoods to major employment concentrations throughout the broader metro. Consistent daytime traffic patterns support sustained consumer activity throughout the day and reinforce the corridor's role as a regional retail and service destination.

Household income demographics further support long-term retail demand within the surrounding trade area. Approximately 37.79 percent of households within the 5-mile radius earn more than \$100,000 annually, while more than 20 percent earn in excess of \$150,000 per year. The area's demographic profile is complemented by an average household size of 2.25 persons and a balanced mix of owner-occupied and renter-occupied housing throughout surrounding neighborhoods.



	1 Mile	3 Mile	5 Mile
Population - 2030 Projection	6,516	83,005	247,439
Population - 2025 Estimate	6,405	81,855	245,212
Population - Growth 2025 - 2030	1.74%	1.41%	0.91%
Population - 2010 Census	6,334	81,324	239,103
Population - 2020 Census	6,515	83,118	249,797
Population - Growth 2010 - 2020	2.85%	2.21%	4.47%
Daytime Population	13,690	119,429	344,111
Households - 2030 Projections	3,335	38,586	110,847
Households - 2025 Estimate	3,290	38,076	109,597
2030 Est. Average Household Income	\$117,381	\$114,063	\$121,629
2025 Est. Average Household Income	\$101,833	\$99,067	\$106,317
2030 Est. Median Household Income	\$93,673	\$93,589	\$101,227
2025 Est. Median Household Income	\$81,874	\$80,686	\$87,147

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As the capital markets arm of the largest commercial real estate brokerage firm in the country, we finance a wide variety of single tenant property types across the nation.

We have access to current, product-specific market intelligence through information sharing among our national network of investment sales professionals, research experts, and financing originators. We partner internally to provide our clients with the insight to formulate the ideal capital plan that considers multiple financing options and assesses liquidity and risks.

2,474
Transactions

\$11.6B
Financing Volume

49
States Closed

MMCC
RESULTS

Marcus & Millichap
Capital Corporation

Reach out to the MMCC
Team for Financing Options

Duke Dennis
Director
(817) 932-6172
Duke.Dennis@marcusmillichap.com





Information About Brokerage Services

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code, **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 agent by 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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_____ <small>Licensed Supervisor of Sales Agent/Associate</small>	_____ <small>License No.</small>	_____ <small>Email</small>	_____ <small>Phone</small>
_____ <small>Sales Agent/Associate's Name</small>	_____ <small>License No.</small>	_____ <small>Email</small>	_____ <small>Phone</small>
Regulated by the Texas Real Estate Commission		_____ <small>Buyer/Tenant/Seller/Landlord's Initials</small>	_____ <small>Date</small>
		Information available at www.trec.texas.gov IABS 1-2	

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