

Future Car Wash & Retail Space

5902 Bandera Rd, San Antonio, TX 78238

New ±4,800 SF Retail Building for Lease | Car Wash Opportunity Negotiable

Retail
Leasing Opportunity

Leasing Brochure



Rendering Image

MATTHEWS™

Exclusively Listed By



Andreas Nava

Associate

(214) 466-2758

andreas.nava@matthews.com

License No. 826217 (TX)



Lee Cordova

Vice President

(214) 692-2191

lee.cordova@matthews.com

License No. 714883 (TX)

Broker of Record

Patrick Graham

Lic No. 528005 (TX)

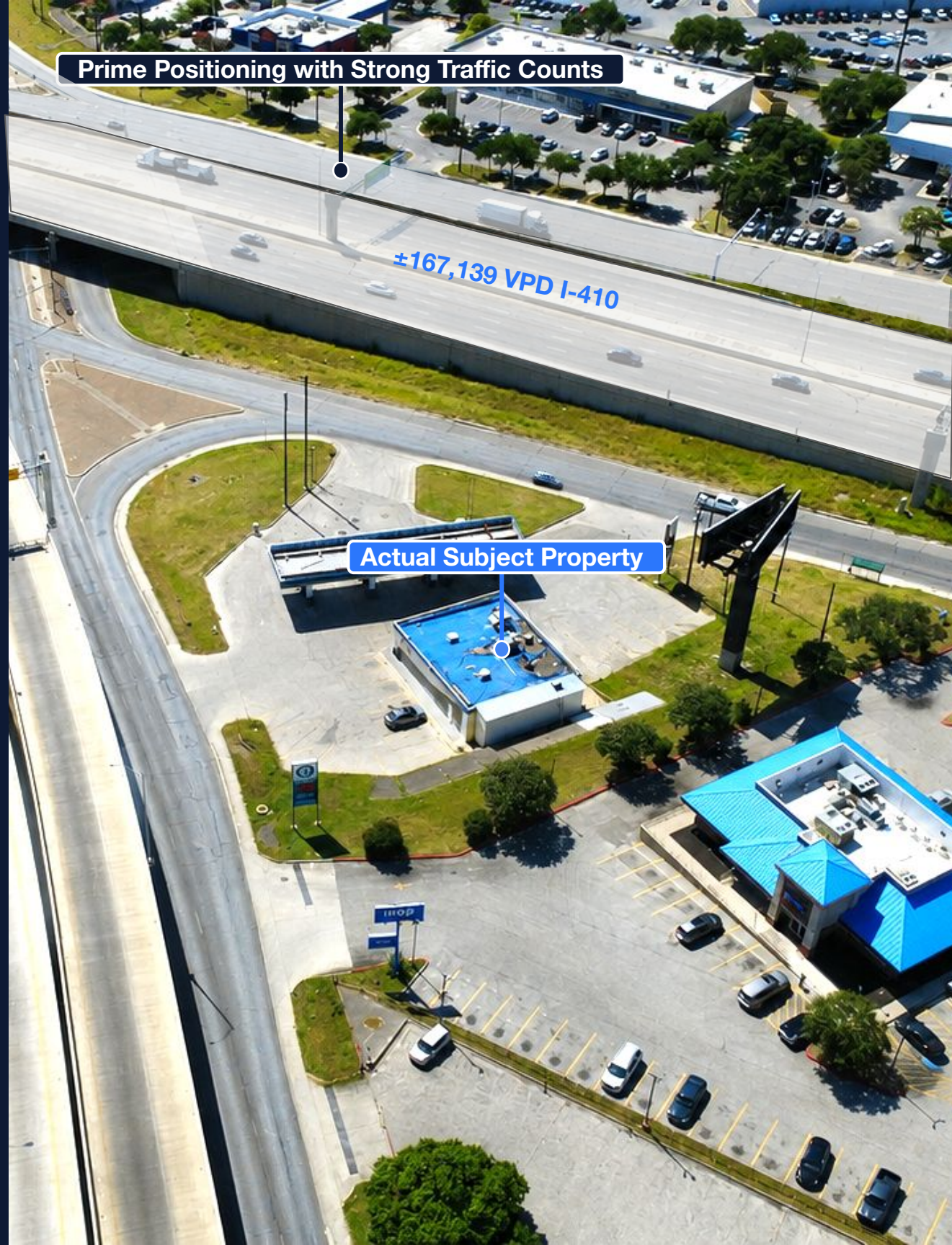
Firm Lic No. 9005919 (TX)

MATTHEWS™

Prime Positioning with Strong Traffic Counts

±167,139 VPD I-410

Actual Subject Property



Property Overview

Future Car Wash & Retail Spaces
5902 Bandera Rd, San Antonio, TX 78238



Lease Highlights

Contact Agent
Lease Rate

±4,800 SF
GLA (New Building)

Property Highlights

- **Prime Northwest San Antonio Location** – Positioned along Bandera Road, one of the area's primary retail corridors, just minutes from the Bandera Rd / Loop 410 interchange.
- **Excellent Visibility & Access** – Signalized intersection with outstanding ingress/egress, strong frontage, and exposure along Bandera Road.
- **High-Traffic Corner** – Highly visible location at the intersection of Loop 410 (approximately 167,139 VPD) and SH 16 (approximately 43,537 VPD), with Bandera Road carrying approximately 35,112 vehicles per day.
- **Established Retail Corridor** – Surrounded by major national retailers, including Walmart, H-E-B, and other regional shopping destinations that generate consistent daily consumer traffic.

The Opportunity

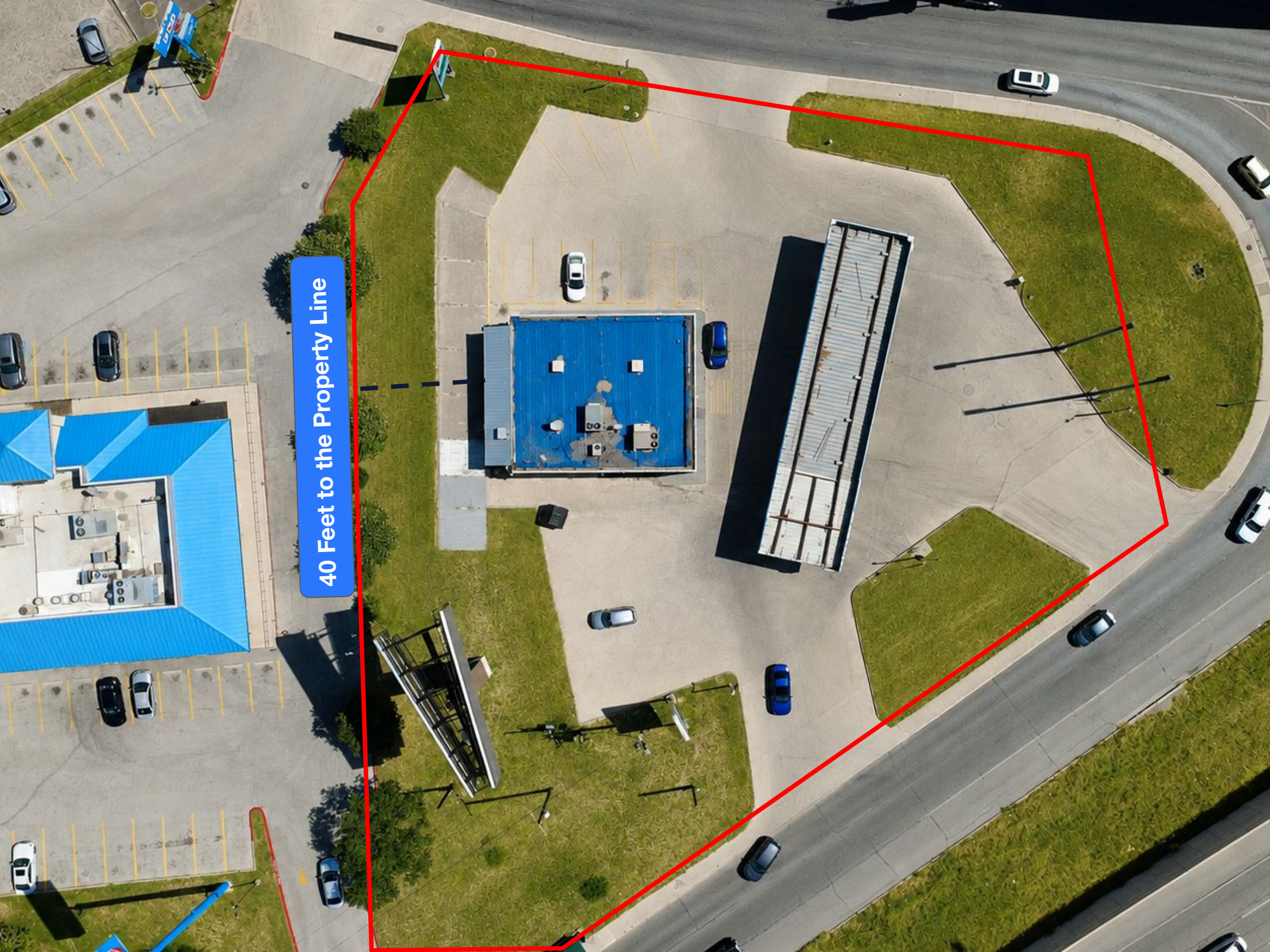
- **Mixed-Use Development Opportunity** – Planned development includes a new retail building, retail expansion, and an express tunnel car wash with dedicated vacuum stations.
- **Flexible Leasing Options** – Turnkey build-outs available for qualified tenants with customizable suite configurations suited for retail, QSR, medical, and service-oriented users.

Car Wash Highlights

- **Strong First-Year Revenue Projections** – Projected to generate approximately \$1.8 million in first-year gross revenue.
- **Limited Competitive Supply** – Nearest competing express car wash is approximately 2 miles away, supporting strong market positioning and customer capture.



40 Feet to the Property Line





sam's club

 Serenity Residences
±268 Units

 Hidden Meadow Apartments
±159 Units

CINEMARK™

 Diamond Ridge
±304 Units

Walmart
Supercenter

 Amber Hill
±244 Units

 Mission at Medical Apartments
±453 Units

DISCOUNT
TIRE

CHEVROLET



ExtraSpace
Storage

ANCIRA

Schlotzsky's

Quest

16

410

 Subject Property

Chick-fil-A

 Pearl Park
±188 Units

 Pat M Neff Middle School
±810 Students

Jason's deli

ihop

LA FITNESS

H-E-B

 Copper Mill Apartments
±344 Units

FedEx
Ship Center



 SST Discovery
±508 Students

TOYOTA



Google Earth



Car Wash

New Building

Parking &
Tesla Chargers

Vacuum Canopy

N

Market Overview

Future Car Wash & Retail Spaces
5902 Bandera Rd, San Antonio, TX 78238



SAN ANTONIO, TX

1,460,000
Total Population

\$65,056
Median HH Income

547,883
of Households

52.4%
Homeownership Rate

\$235,700
Median Property Value



Local Market Overview

San Antonio is one of the fastest-growing major metros in Texas, supported by steady population expansion, a diversified employment base, and a cost of living that remains below the national average. As the second-largest city in the state, it anchors a regional economy driven by healthcare, military, tourism, financial services, and advanced manufacturing. Population growth has been fueled by both domestic migration and strong household formation, supported by attainable housing and a business-friendly tax environment. The city’s youthful median age and expanding labor force provide long-term economic momentum, while household incomes continue to trend upward alongside job creation.

Beyond its economic scale, San Antonio offers a distinctive blend of historic character and modern development. The urban core has experienced significant reinvestment, with mixed-use districts, hospitality growth, and corporate expansions reinforcing downtown’s role as a cultural and employment center. Surrounding suburban communities continue to attract new residential and commercial development, supported by expanding infrastructure and access to major transportation corridors including Interstate 10, Interstate 35, and Interstate 37. With strong institutional presence, sustained in-migration, and diversified industry drivers, San Antonio remains a stable and competitive market within the broader Texas growth corridor.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	13,004	120,322	351,025

Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	5,563	50,745	142,738

Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$79,848	\$87,577	\$91,054

SAN ANTONIO, TX

Economic Overview

San Antonio Accolades & Stats

- San Antonio is a major tourist destination, drawing over 41 million visitors annually and contributing to local spending.
- San Antonio's cost of living is 10% below the national average, attracting new residents and businesses.
- The San Antonio–New Braunfels MSA added over 30,000 jobs in the last year, indicating a robust employment market.

Economic Drivers

San Antonio has a **large, diversified, and steadily growing economy** anchored by healthcare, education, military and defense, tourism, and logistics. With a population of over 1.4 million, the city benefits from strong job growth and a relatively low unemployment rate, though wages and median household income remain below national averages. Major assets like Joint Base San Antonio, Port San Antonio, and a growing tech and cybersecurity presence support long-term stability, while tourism and hospitality continue to play an outsized role. Overall, San Antonio's economy is **resilient and expanding**, with opportunities tied to workforce development and higher-wage industry growth.

MATTHEWS™

Exclusively Listed By



Andreas Nava

Associate

(214) 466-2758

andreas.nava@matthews.com

License No. 826217 (TX)



Lee Cordova

Vice President

(214) 692-2191

lee.cordova@matthews.com

License No. 714883 (TX)

Patrick Graham | Broker of Record | Broker Lic No. 528005 (TX) | Firm Lic No. 9005919 (TX)

This Leasing Package contains select information pertaining to the business and affairs of **5902 Bandera Rd, San Antonio, TX, 78238** ("Property"). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.



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.

11-2-2015



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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date