



# 100% Net Leased Multi Tenant

180 Springtown Way, San Marcos, TX 78666



**Growing Community**

**Excellent Location**

**Thriving Retail Hub**

**Renz & Renz**  
Local Roots; National Reach

## Net Leased Multi Tenant Asset

180 Springtown Way, San Marcos, TX 78666

List Price	\$3,633,000
Cap Rate	6%
Rent	\$18,168 Monthly   \$218,016 Annually
Building Size	2 units totaling 6,000 SF McAlister's Deli: 3,500 SF Chi'Lantro: 2,500 SF
Lot Size	Approx. 34,495 SF
Year Built	2017

## Property Highlights

- Excellent High Traffic Location
- Excellent Demographics
- Thriving Retail Area
- Interstate 35 Exposure
- Close to Major Housing Complexes
- Close to Texas State University
- Quality Tenants In Place
- Stabilized Investment
- 100% Leased

## Investment Summary

This Multi Tenant asset within Springtown Plaza offers the opportunity for an investor to acquire a fully-leased retail pad with scheduled rent increases in Austin's largest suburb. This property is situated in a dominant retail zone less than half a mile from the flagship campus of Texas State University and is outparcel to a mixed-use student housing project. The asset benefits from a strong retail location within a growing retail hub, strong visibility with free-way-visible pylon signage, and excellent demographics. With excellent exposure along Springtown Way and Thorpe Lane near the junction of East Hopkins Street and I-35 (Combined AADT 153,520), an investor will benefit from scheduled increases in income, a diversified income stream, and asset appreciation with this property.

## Tenant Summary

Tenant Trade Name	McAlister's Deli
Lease Guarantor	The Saxton Group, LLC
Lease Type	
Current Rent	\$11,710 Monthly   \$140,520 Annually
Landlord Responsibilities	
Original Lease Term	10 Years
Lease Comencement Date	June 16, 2017
Current Lease Expiration Date	June 30, 2027
Term Remaining on Lease	2.5+ years remaining
Rental Increases	Yes
Options	Two 5-year options

## Lease Increases & Option Breakdown

		Monthly Rent	Annual Rent
Year 6-10	CURRENT	\$11,710	\$140,520
Option 1	7.1.2027 - 6.30.2032	\$12,881	\$154,577
Option 2	7.1.2032 - 6.30.2037	\$14,169	\$170,035



### About Tenant

Nearly three decades ago, a dentist from Oxford, Mississippi had a vision to turn an abandoned movie-set diner into a small, yet charming, neighborhood restaurant & gathering place.

That vision became a reality when the first McAlister's opened its doors in 1989. The menu then would still feel familiar today packed with the craveable sandwiches, spuds and salads we're known for – and of course our famous McAlister's Sweet Tea.

Not only has our menu remained true to its roots, so have our values. Today, with more than 500 restaurants in 28 states, we're still dedicated to serving great food with genuine hospitality. We invite you to come for the food and stay for the experience. Bring your family, meet your neighbors, celebrate that big win with your teammates or make new friends that share the same love for sweet tea and sandwiches as you – we mean it when we say that our table is your table.



## Tenant Summary

Tenant Trade Name	Chi'Lantro
Lease Guarantor	Chi'Lantro - #11 LLC
Lease Type	
Current Rent	\$6,458 Monthly   \$77,496 Annually
Landlord Responsibilities	
Original Lease Term	10 Years
Lease Comencement Date	December 1, 2023
Current Lease Expiration Date	November 30,2033
Term Remaining on Lease	9+ years remaining
Rental Increases	Yes
Options	Two 5-year options



**CHI'LANTRO**  
Korean + Mexican Fusion

### About Chi'Lantro

Jae Kim, founder and CEO of Chi'Lantro, started a food truck business by maxing out his credit cards and taking out his total savings of \$30,000 to pursue his dream of running a Korean Tex-Mex fusion food truck business in 2010. Jae Kim has been featured in Food and Wine, Cooking Channel, and Food Network with his creation, The Original Kimchi Fries. In 2017, Jae won a deal with Barbara Corcoran on ABC's Shark Tank.

Chi'Lantro is Based in Austin, Texas is an award winning restaurant, and catering company with a passion for creating diverse, Korean BBQ Inspired® cuisine. The name "Chi'Lantro" is a combination of the words "kimchi" and "cilantro".

World famous, The Original Kimchi Fries – hot French fries with homemade caramelized kimchi, Korean BBQ, topped with fresh herbs, sesame seeds and homemade sauce, is Chi'Lantro's one of stapled items which are served more than 200,000 times a year.

## Lease Increases & Option Breakdown

		Monthly Rent	Annual Rent
Year 1-5	CURRENT	\$6,458	\$77,496
Year 6-10	12.1.2028 - 11.30.2033	\$7,131	\$85,575
Option 1	12.1.2033 - 11.30.2038	\$7,843	\$94,125
Option 2	12.1.2038 - 11.30.2043	\$8,629	\$103,550



# SAN MARCOS TEXAS

POPULATION  
**67,143**

MEDIAN AGE  
**25.2**

MEDIAN HOUSEHOLD INCOME

**\$47,394**

9.59% 1 YEAR GROWTH

NUMBER OF EMPLOYEES

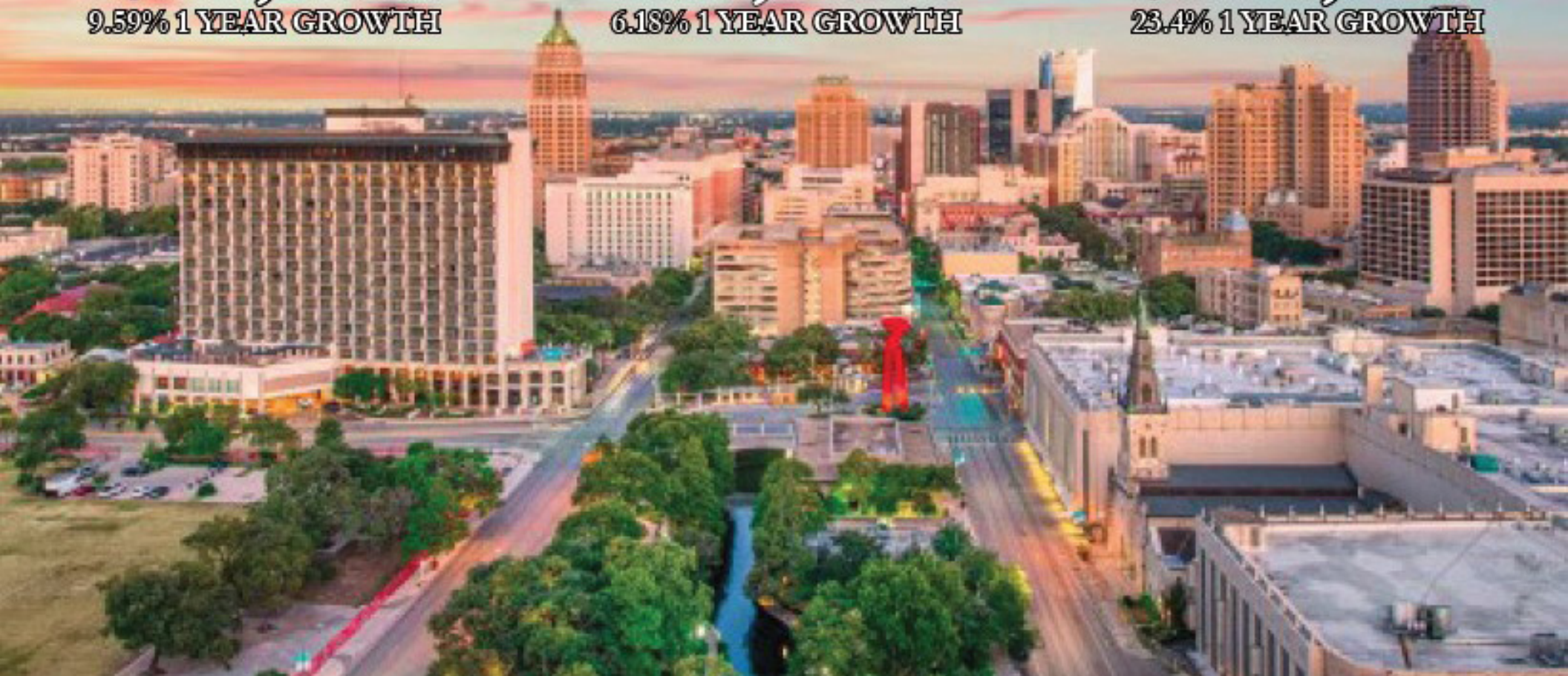
**36,899**

6.18% 1 YEAR GROWTH

MEDIAN PROPERTY VALUE

**\$248,300**

23.4% 1 YEAR GROWTH







# DISCLOSURE & NON-DISCLOSURE

Information contained herein was obtained from the owner or sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. Prospective buyers should investigate and verify all information pertaining to the property. Recievers of this information commit to using it solely for it's purpose and not to disseminate Seller or Tenant information for any other use.



Exclusively Listed By



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