



**2ND GEN RESTAURANT SPACE
FOR LEASE
±4,512 SQFT**

1032 S. Presa San Antonio, TX 78210

+/- 4,512 SQFT – 1032 S. Presa | 1

The image shows the interior of a restaurant. The space is bright and open, with a high ceiling and large windows on the left side. The floor is made of light-colored wood. In the foreground, there are several tables with colorful plastic chairs in shades of red, orange, yellow, and green. In the background, there is a bar area and a kitchen with a white wall and a large archway. The ceiling has a textured, grid-like pattern and a large ceiling fan with colorful tassels hanging from it. The overall atmosphere is casual and vibrant.

The Offering

Centro Properties and Braun Enterprises present 1032 S. Presa, a ±4,512 SF second-generation restaurant space in Southtown. Positioned on a prominent corner, the space features an open layout, built-out kitchen, bar area, and high ceilings—ideal for a turnkey food and beverage concept.

The Property includes ±40 on-site shared parking spaces, a rare amenity in this highly walkable urban submarket.

Located just 0.5 miles from Downtown San Antonio, the site benefits from proximity to the River Walk, Convention Center, and Hemisfair, along with strong surrounding residential density and affluent demographics.

Southtown and the surrounding areas continue to see significant growth, with 3,000+ Class A units delivered and major developments nearby, including the \$3B+ Project Marvel, set to further drive long-term demand.

Executive Summary

Suite Size: +/- 4,512 SF
Suites: One
Year Built: 1914
Submarket: Southtown
Property Type: Single-story Retail

Zoning: C-2 IDZ C-2 IDZ S NCD-1

Parking: +/- 40 shared surface parking spaces

Lease Offering

5 - 7 Years
LEASE OFFERING

Inquire with Broker
PRICING

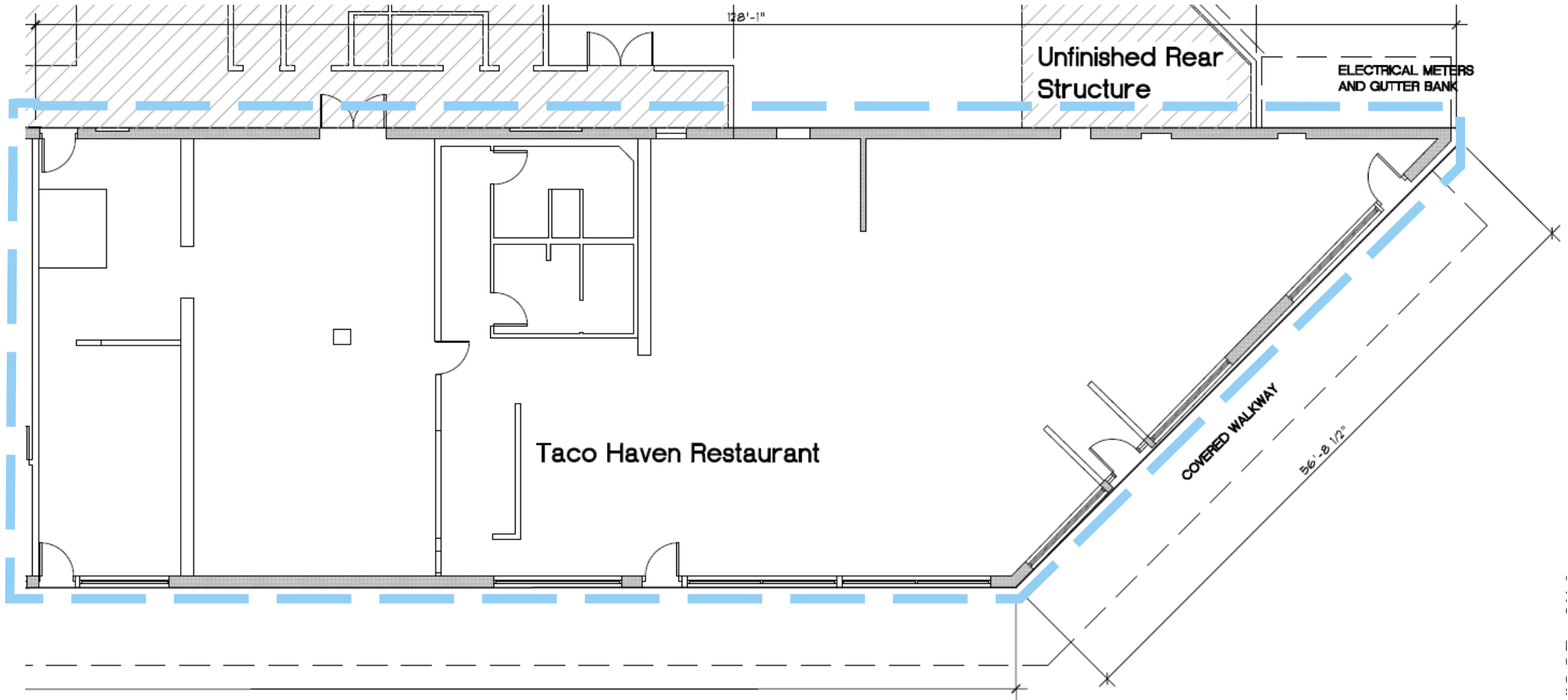
+/- 4,512
SQUARE FEET

2
BATHROOMS

Lease Structure: Triple Net Lease
Renewal Options: Negotiable



Floorplan



Demographic Overview



LOCATION

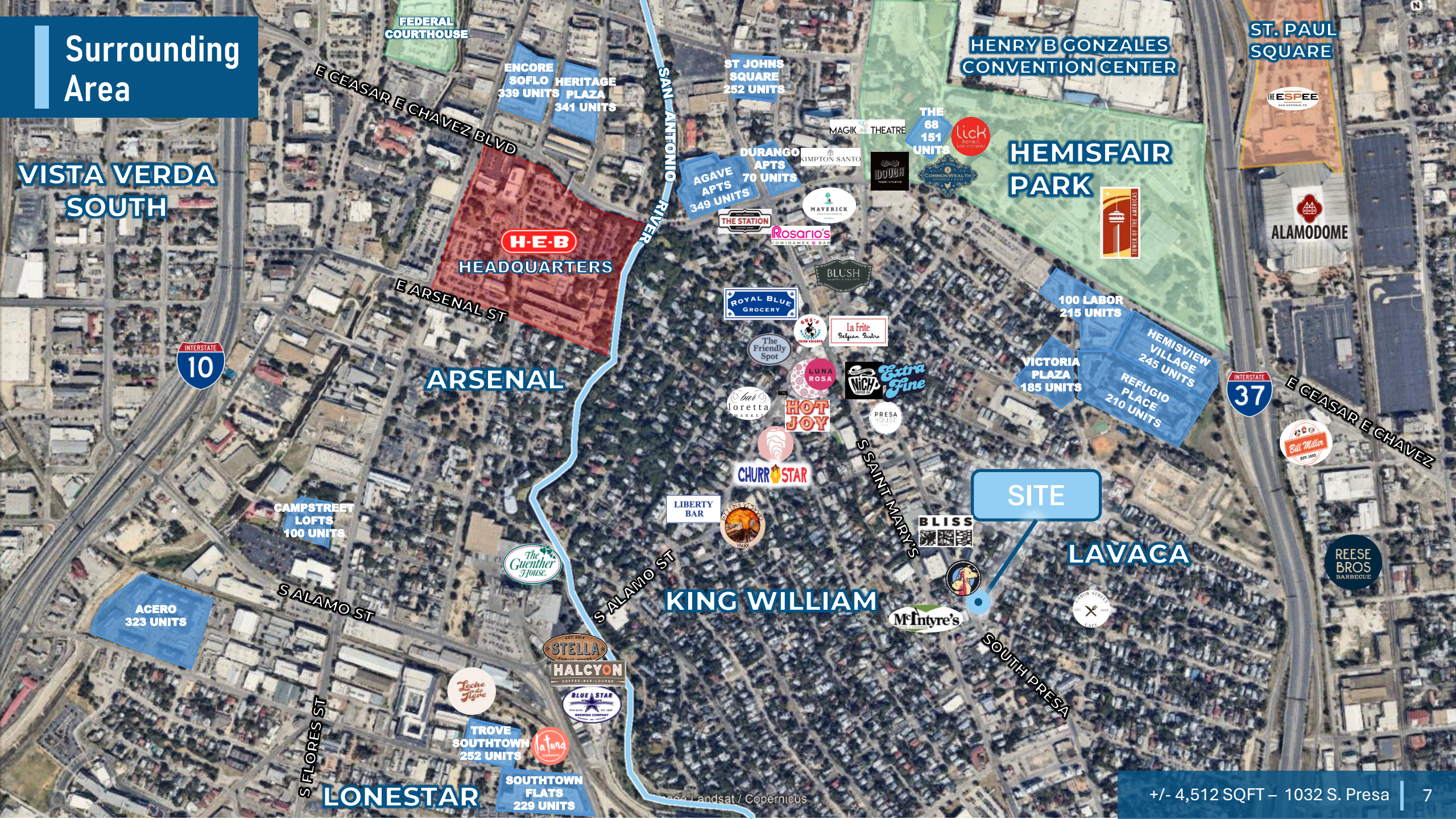
Southtown is one of San Antonio's most dynamic urban submarkets, known for its walkability, historic character, and strong live-work-play environment just south of Downtown. The area is anchored by a growing base of affluent residents, professionals, and local businesses, including major employers like H-E-B and United Way. Over the past decade, Southtown has added 3,000+ Class A units, driving density and sustained demand. Its proximity to the River Walk, Convention Center, and Hemisfair ensures consistent foot traffic and visibility. With continued investment and the upcoming \$3B+ Project Marvel nearby, Southtown is well-positioned for continued long-term growth within San Antonio's urban core.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<i>Est. Population</i>	14,423	152,823	356,163
<i>Daytime Population</i>	83,051	249,980	462,296
<i>Avg HH Income</i>	\$57,224	\$44,988	\$51,914

NEIGHBORS



Surrounding Area



VISTA VERDA SOUTH



FEDERAL COURTHOUSE

ENCORE SOFLO 339 UNITS
HERITAGE PLAZA 341 UNITS

ST JOHN'S SQUARE 252 UNITS

HENRY B GONZALES CONVENTION CENTER

ST. PAUL SQUARE

THE ESPEE

HEMISFAIR PARK

ALAMODOME

DURANGO APTS 70 UNITS
AGAVE APTS 349 UNITS

H-E-B HEADQUARTERS

E ARSENAL ST

ARSENAL

100 LABOR 215 UNITS

VICTORIA PLAZA 185 UNITS

HEMISVIEW VILLAGE 245 UNITS

REFUGIO PLACE 210 UNITS



E GEASAR E CHAVEZ

CAMPSTREET LOFTS 100 UNITS

SITE

LAVACA

REESE BROS BARBECUE

S ALAMO ST

KING WILLIAM

BLISS

ACERO 323 UNITS

S ALAMO ST

S FLORES ST

LONESTAR

TROVE SOUTHTOWN 252 UNITS

SOUTHTOWN FLATS 229 UNITS

STELLA

HALCYON

BLUE STAR

Leche Flaine

La Tinda

Image Landsat / Copernicus

+/- 4,512 SQFT - 1032 S. Presa

Downtown



King William District

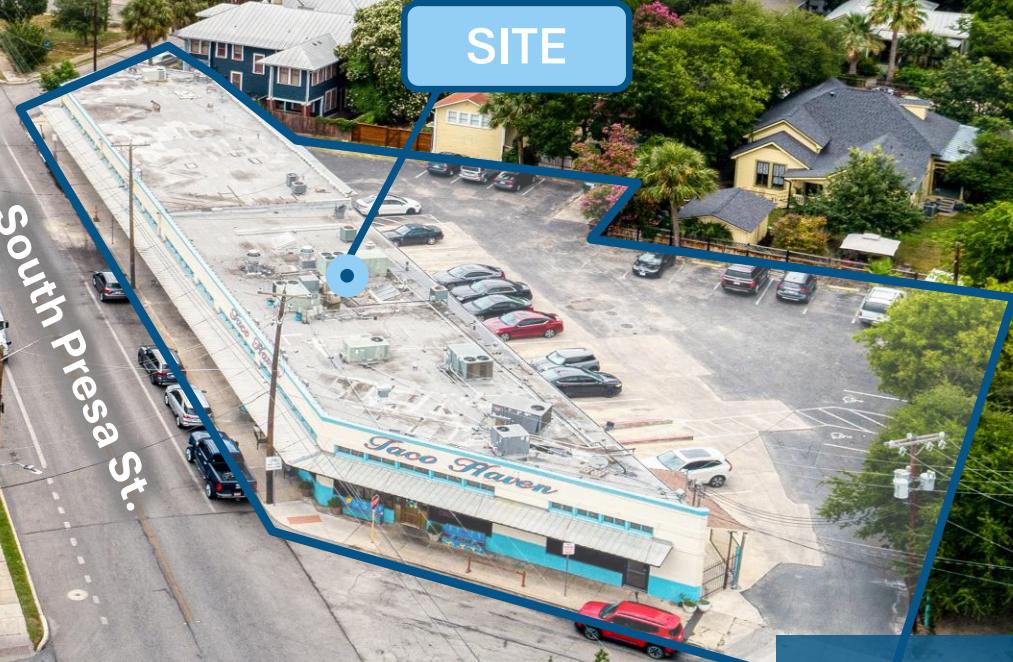


LaVaca District



South St Mary's St.

South Presa St.





SITE

Eager St.

Vance St.

South Presa St.

40 Shared
Parking Spaces

SITE

South Presa St.







INTERIORS







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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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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