

**HISTORIC RETAIL
OPPORTUNITY**



**ALONG THE
RIVER WALK**



KENNETH HARTMANN
210.298.8536
kenneth.hartmann@streamrealty.com


STREAM®



**211 N. ST.
MARY'S ST.
IS IDEALLY
SITUATED
IN THE HEART OF
SAN ANTONIO'S
RIVER WALK.**

Positioned between the Courtyard San Antonio Riverwalk and the Holiday Inn, this two-story building was formerly home to **Potchernick's Sporting Goods**, one of the oldest continuously operating sporting goods stores in the United States, established in 1919.





211 N. ST. MARY'S ST. IS THE PERFECT OPPORTUNITY

for restaurant/retail users looking for space they can truly make their own in the tourist district of San Antonio.

*Conceptual renderings, actual design may change

**211 N. ST.
MARY'S ST.**



IN AN OPPORTUNITY ZONE



**FORMER POTCHERNICK'S
SPORTING GOODS STORE**



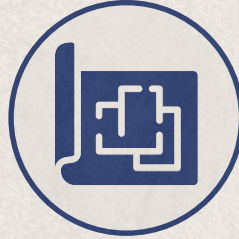
PRIVATE RIVER WALK ACCESS



TWO-STORY RETAIL SPACE



**BETWEEN COURTYARD
MARRIOTT (220 ROOMS) &
HOLIDAY INN (313 ROOMS)**



**D, HS RIO-3, AHOD
ZONING**

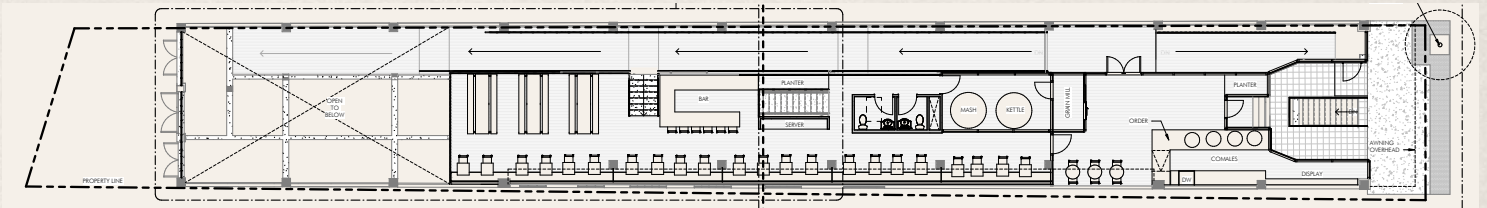


**1919
YEAR BUILT**

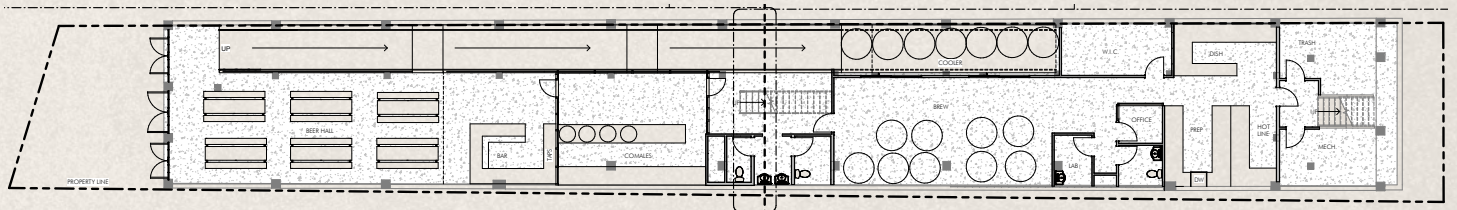


RENDERINGS COURTESY OF CLAYTON KORTE

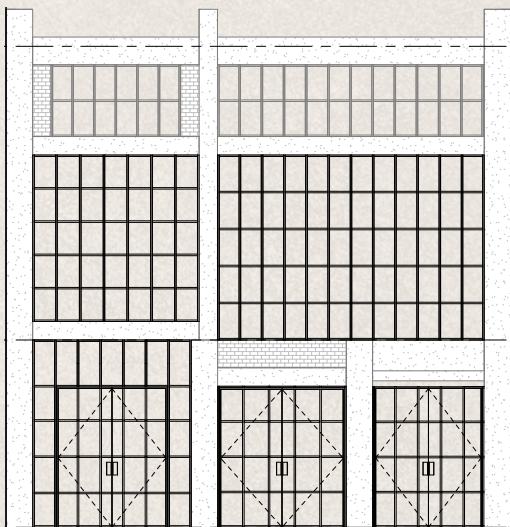
CONCEPTUAL FLOOR PLANS: 11,200 SF AVAILABLE FOR SALE



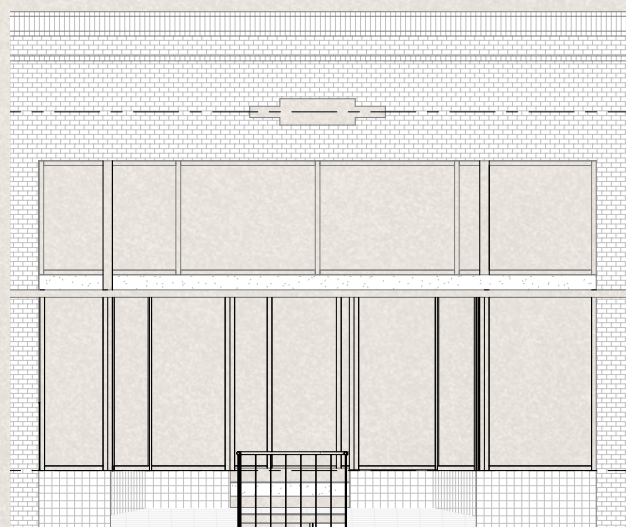
STREET LEVEL PLAN



RIVER LEVEL PLAN



RIVER VIEW ELEVATION

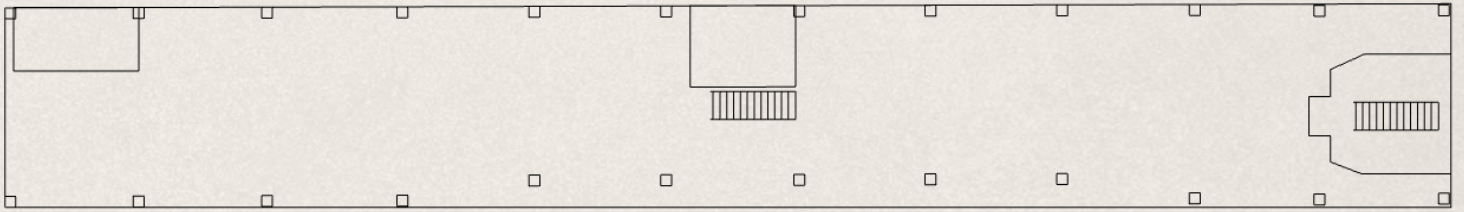


STREET VIEW ELEVATION

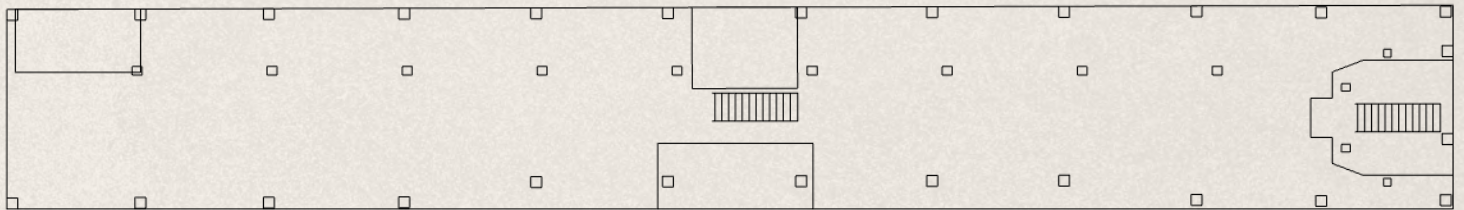
211 N. ST.
MARY'S ST.



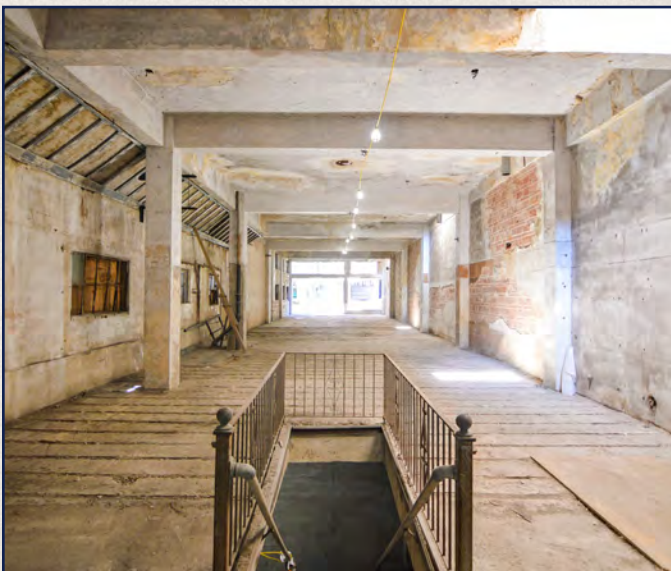
CURRENT FLOOR PLANS: 11,200 SF AVAILABLE FOR SALE



STREET LEVEL PLAN



RIVER LEVEL PLAN



 **211 N. ST.
MARY'S ST.**



THIS HIGHLY WALKABLE LOCATION INCLUDES EASY ACCESS TO DOWNTOWN SAN ANTONIO ATTRACTIONS,

including the historic Main Plaza and San Fernando Cathedral, Civic Park at Hemisfair, The Pearl, and the Theater District.



COURTYARD
BY MARRIOTT



**★
REVOLUCIÓN**
COFFEE + JUICE



RANGE
TUSCAN ITALIAN
STEAK • WINEBAR • FIELD

**TEXAS
de
BRAZIL**

OMNI LA MANSIÓN
DEL RIO

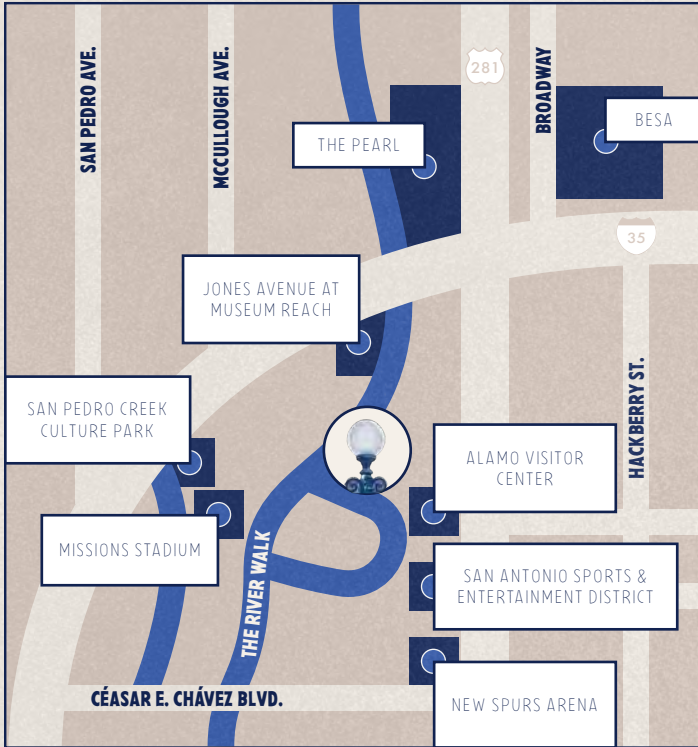
La Panadería
Bakery • Café

Hard Rock
CAFE

Chick-fil-ℵ

IRON CACTUS
MEXICAN GRILL & MARGARITA BAR





SAN ANTONIO IS IN THE PLANNING AND FUNDING STAGES OF ANOTHER EVOLUTION OF ITS DOWNTOWN, AIMING TO CREATE MORE GROWTH BETWEEN THE PEARL AND DOWNTOWN SAN ANTONIO.



The San Antonio Sports & Entertainment District includes a new Spurs Arena and expanded Convention Center as well as the completion of the Hemisfair Park master plan and a new live events venue.

Other development projects are also underway, including a large renovation to The Alamo Visitor Center and a new stadium for the San Antonio Missions.

In all, the projects total more than \$4.5 billion worth of investment going into the area before 2032.



**39 MILLION
SAN ANTONIO
VISITORS
ANNUALLY**

204
RESTAURANTS

61
HOTELS

181
RETAIL

53
POINTS OF INTEREST

16
COFFEE SHOPS

63
BARS

WITHIN .5 MILES



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