

Retail Space For Lease

NAVARRO STREET
EST. **711** 1970
TRAVIS PARK
PLAZA

partners

2,464 SF Available

3,089 SF Available



Zane Martinez
Associate
210.823.8068
zane.martinez@partnersrealestate.com



Vicki Adelstein
Senior Vice President
210.885.0904
vicki.adelstein@partnersrealestate.com

ENTRADA
PARTNERS



Demographic Overview

	1 MILE	3 MILES	5 MILES
<i>Estimated Population</i>	11,377	144,853	365,888
<i>Estimated Total Employees</i>	45,263	96,800	155,230
<i>Estimated Annual Household Expenditure</i>	\$372.36 M	\$3.18 B	\$8.39 B
<i>Annual Food & Beverage</i>	\$57.15 M	\$491.14 M	\$1.29 B
<i>Annual Entertainment</i>	\$20.69 M	\$175.88 M	\$468.51 M

San Antonio, Texas

3rd 

FASTEST GROWING
ECONOMY

7th 

LARGEST CITY
IN THE U.S.

52K 

NEW JOBS IN THE LAST 5
YEARS

60 

NEW RESIDENTS PER DAY

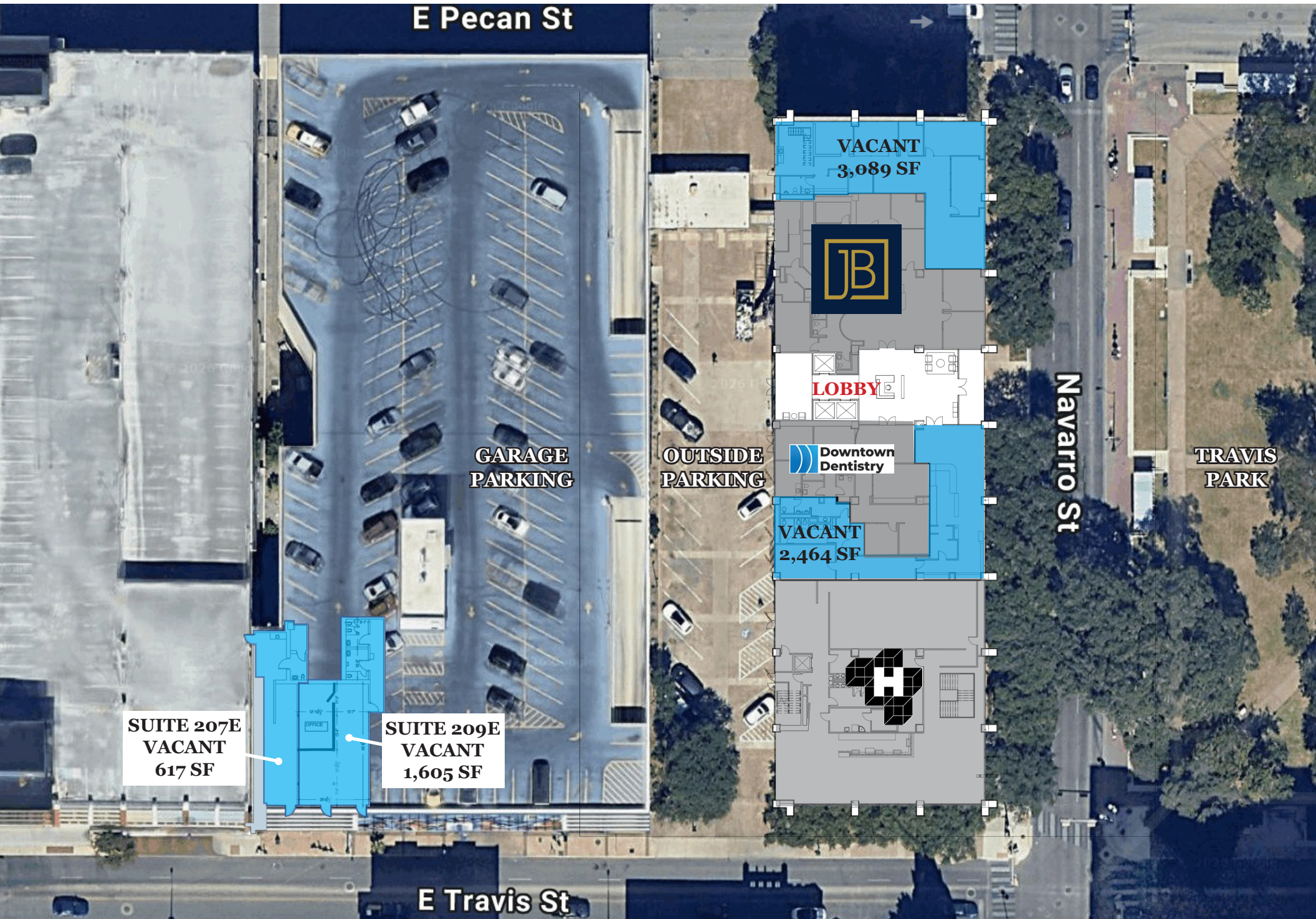
1.5 

MILLION RESIDENTS

27 

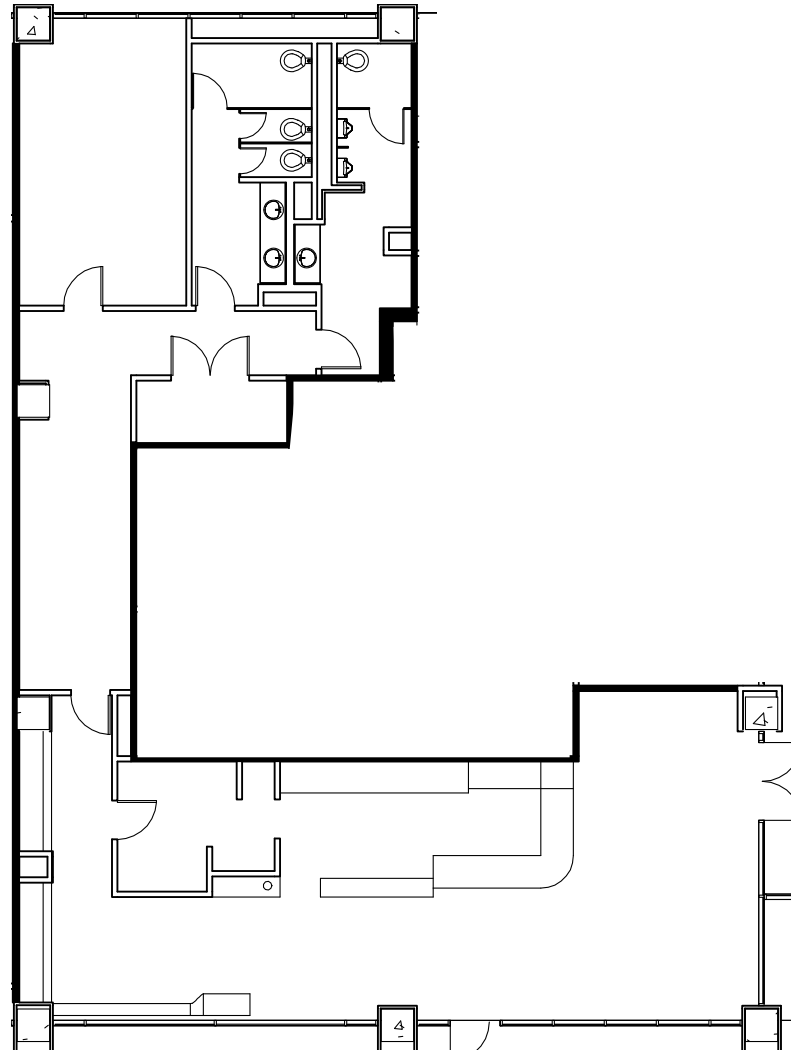
MAJOR HOSPITALS

Site plan



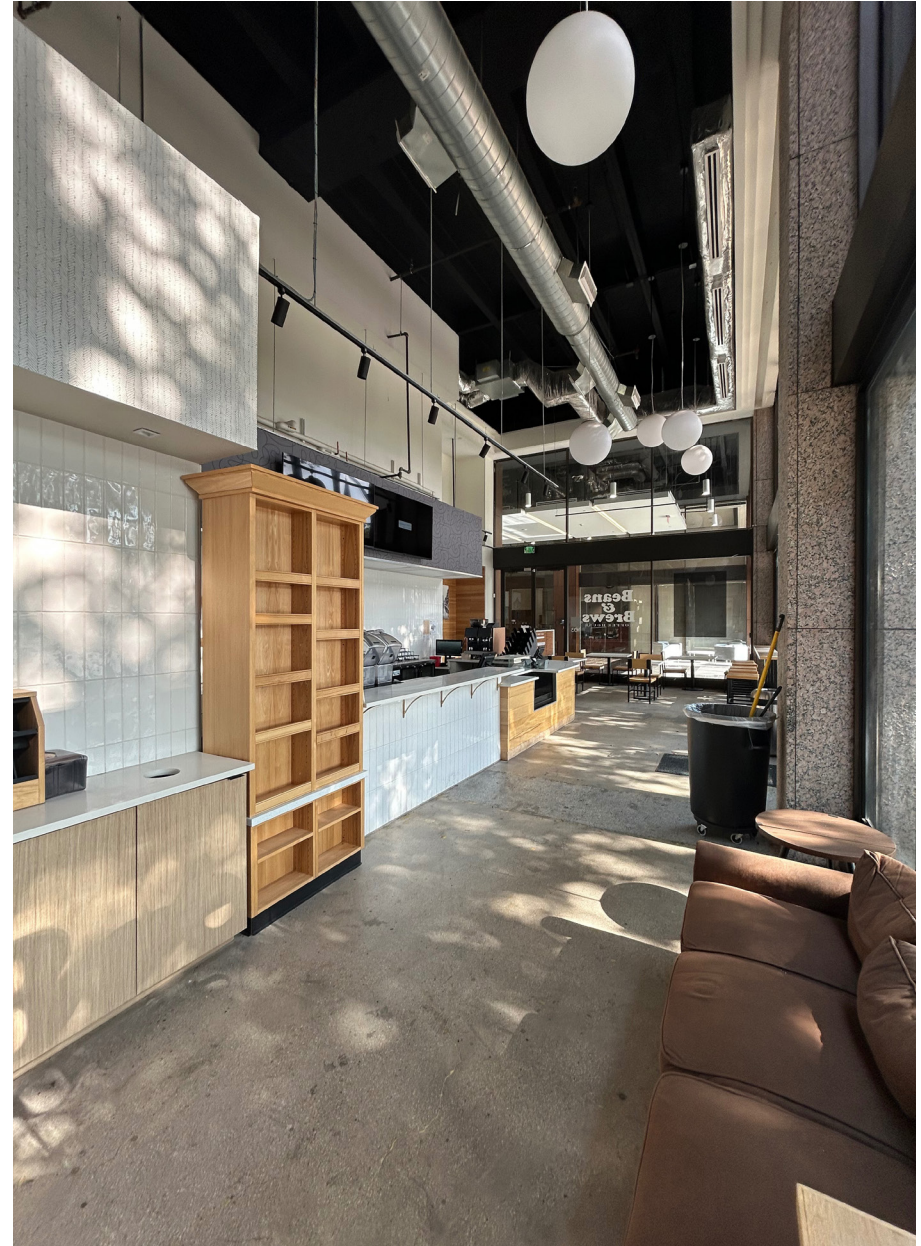
Suite 103 (2nd-Generation coffee shop)

2,464 RSF



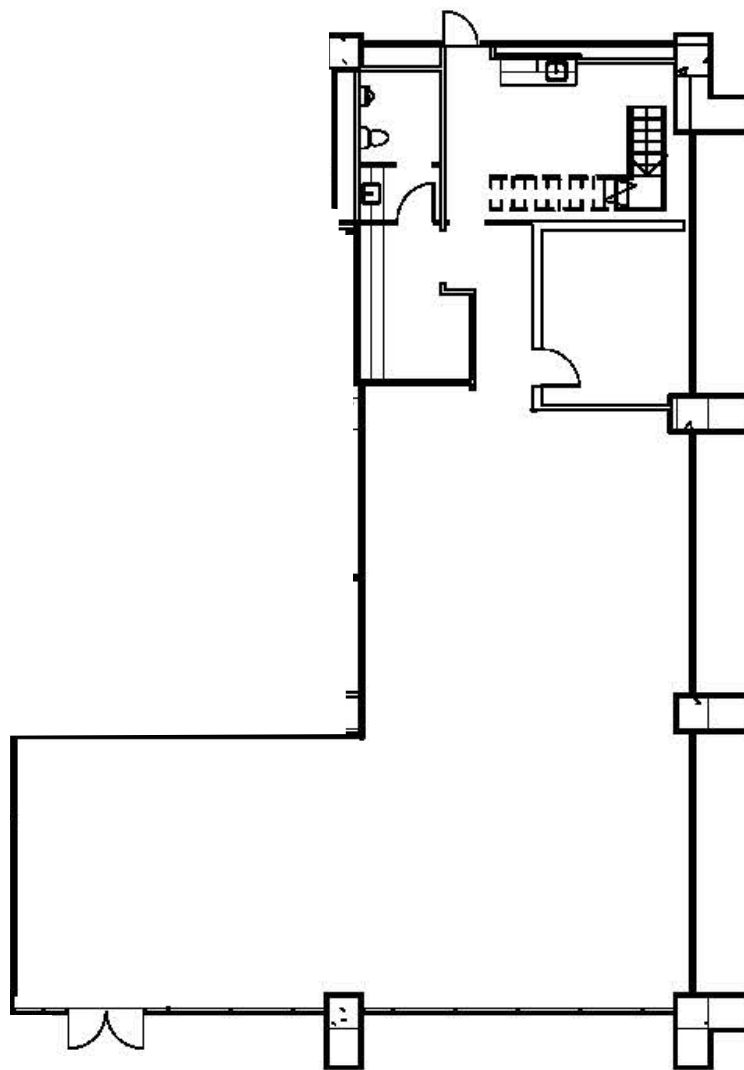
Suite 103 - 2,464 RSF

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Suite 104

3,089 RSF



Suite 104 - 3,089 RSF

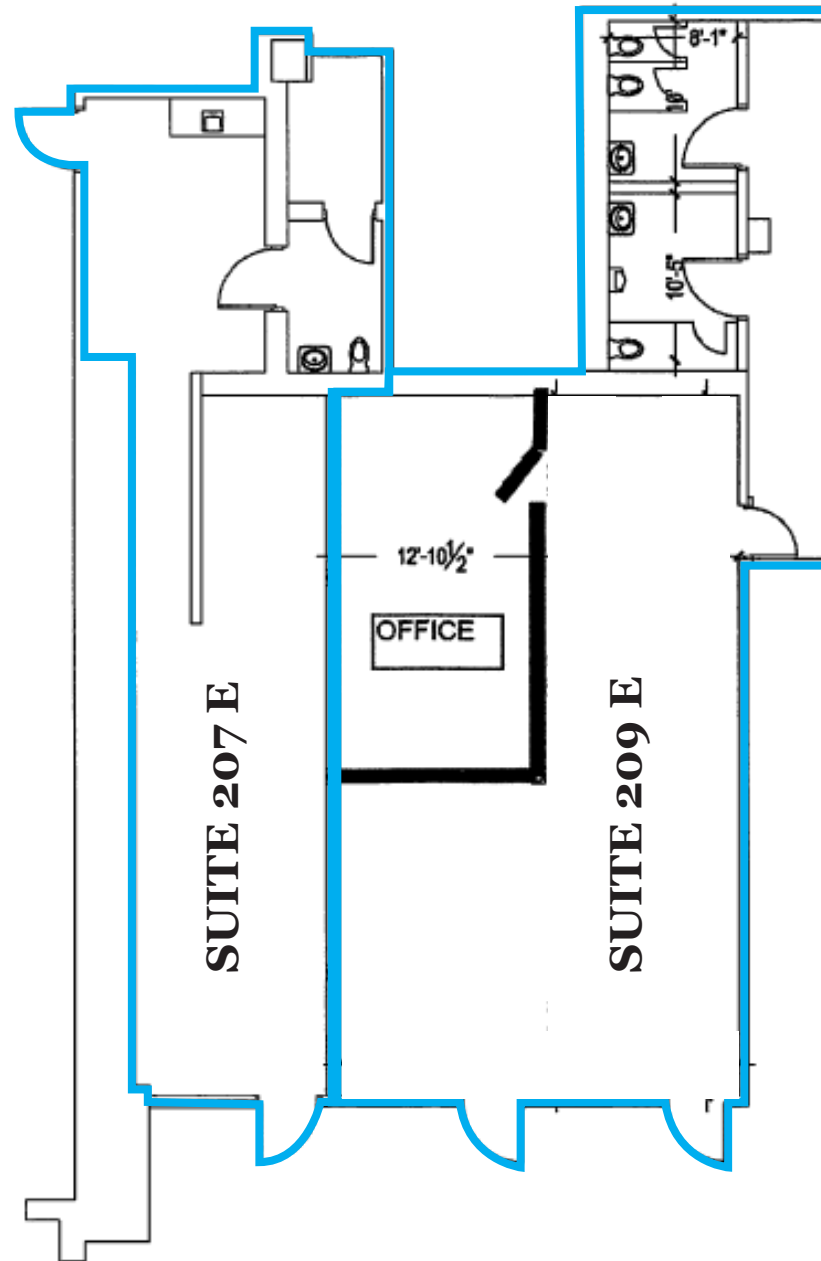
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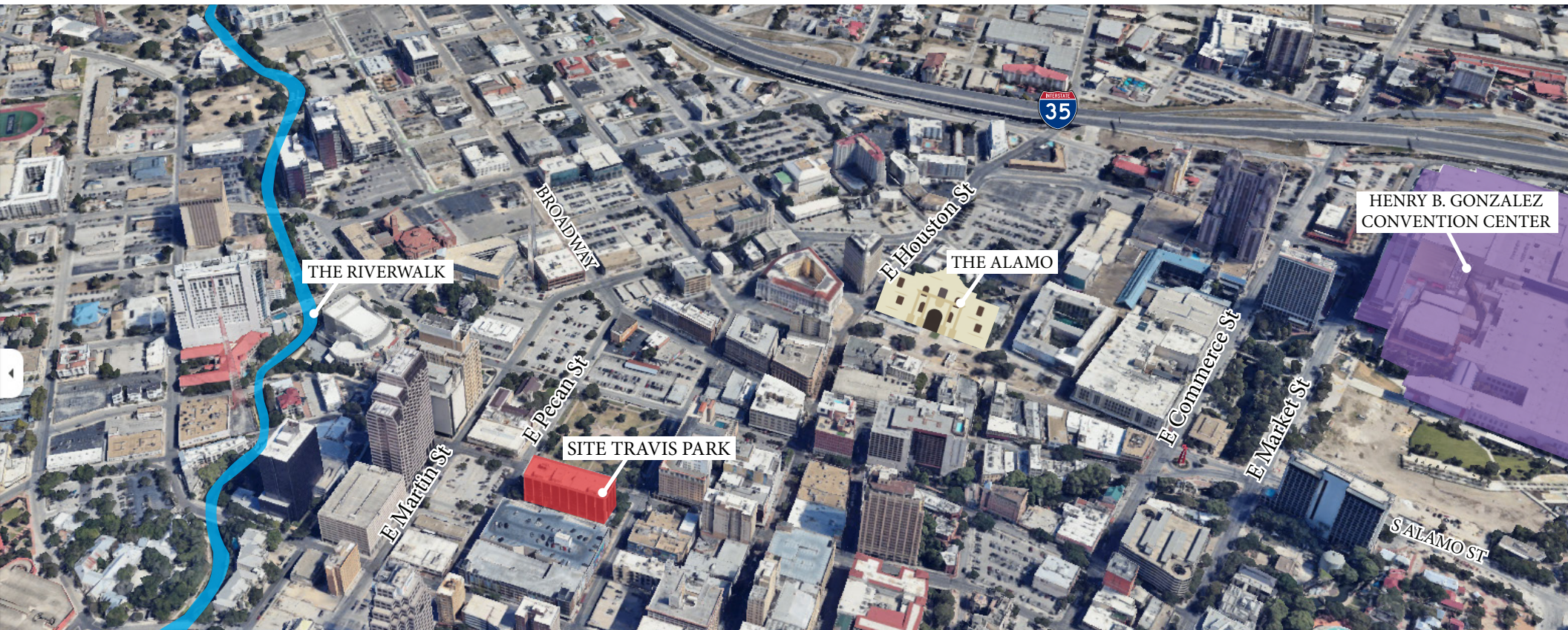
Suite 207 E- 209 E

617 - 2,222 RSF

SUITE	SIZE
207 E	617 SF
209 E	1,605 SF
207 E + 209 E	2,222 SF



Aerial Map



SAN ANTONIO RIVERWALK

- 11.5 to 14 Million people visit each year
- Generates about \$2.4 to \$3.5 Billion in economic activity each year.



THE ALAMO

- More than 1.6 million people visit each year
- Number 1 most visited place in Texas



HENRY B. GONZALES CONVENTION CENTER

- Hosts more than 300 events with over 750,000 attendees each year
- 1.6 Million square feet total with 514,000 contiguous.

Nearby Amenities

POINTS OF INTEREST

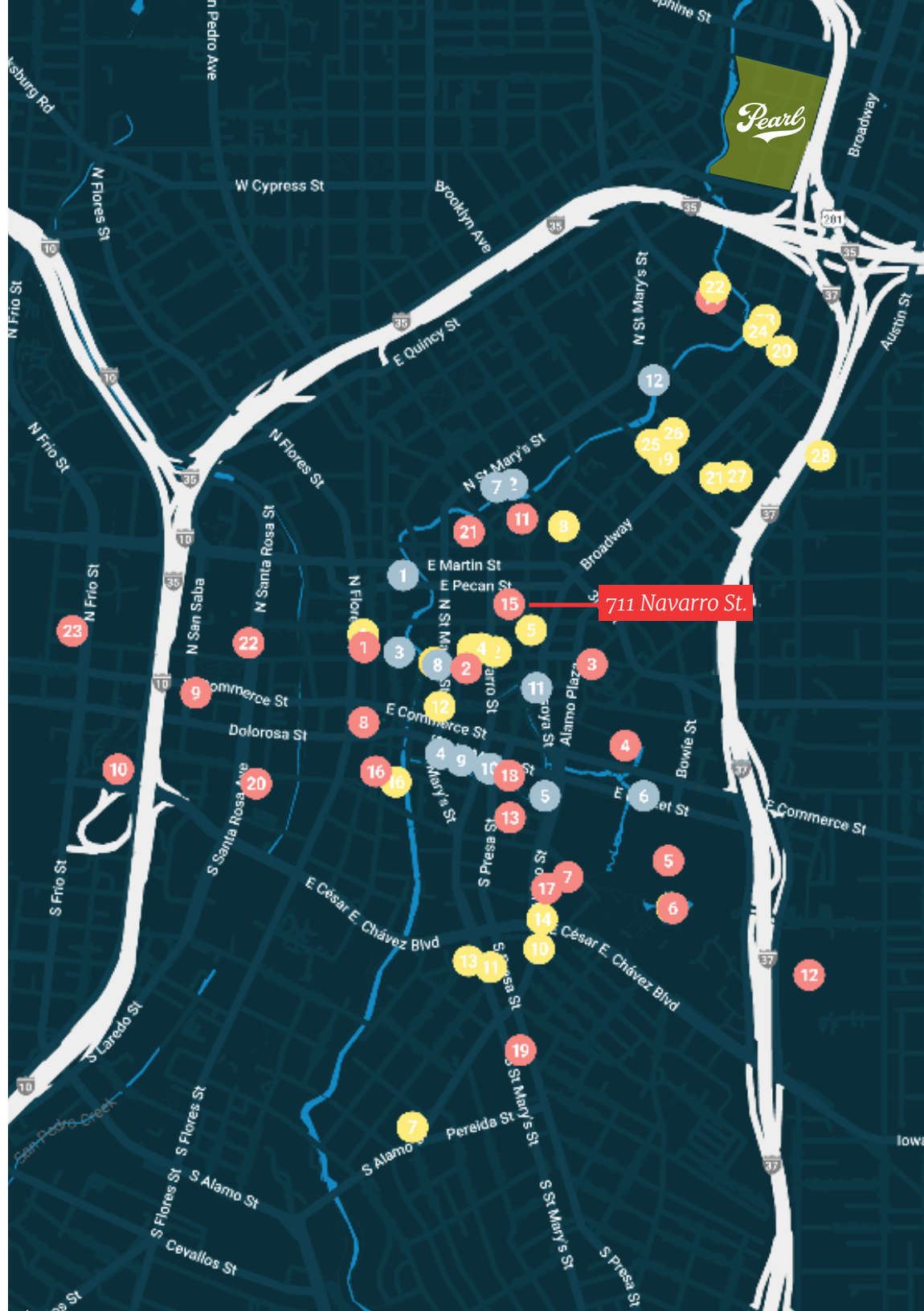
- 1 Legacy Park
- 2 Majestic Theatre
- 3 Alamo Plaza
- 4 Shops at Rivercenter
- 5 Henry B. González Convention Center
- 6 Tower of the Americas
- 7 Hemisfair Park
- 8 San Fernando Cathedral
- 9 Historic Market Square
- 10 UTSA Downtown Campus
- 11 Tobin Center for the Performing Arts
- 12 The Alamodome
- 13 La Villita Historic Village
- 14 San Antonio Museum of Modern Art
- 15 Travis Park
- 16 Bexar County Courthouse
- 17 Yanaguna Garden
- 18 Briscoe Western Art Museum
- 19 Southtown
- 20 United States Federal Courthouse
- 21 San Antonio Official Visitor Center
- 22 The Children's Hospital
- 23 VIA Centro Plaza

STAY

- 1 InterContinental
- 2 Thompson
- 3 Embassy Suites
- 4 Homewood Suites
- 5 Palacio del Rio
- 6 Marriott Riverwalk
- 7 Hotel Indigo
- 8 Hotel Valencia
- 9 The Westin Riverwalk
- 10 Hotel Contessa
- 11 Hyatt Regency
- 12 Wyndham Garden

FOOD & DRINK

- 1 Pinkertons BBQ
- 2 La Panaderia
- 3 Bohannon's
- 4 The Palm
- 5 Texan Sizzle
- 6 Bourbon Street Seafood Kitchen
- 7 Liberty Bar
- 8 Stout's Signature
- 9 Roadmap Brewing Co.
- 10 Battalion
- 11 Rosario's Comida Mex & Bar
- 12 Domingo
- 13 Station Cafe
- 14 Dough Pizzeria Napolitana
- 15 Chart House
- 16 The Gavel
- 17 Dorrego's
- 18 Make Ready Market
- 19 Idle Beer Hall & Brewery
- 20 NOLA Brunch & Beignets
- 21 Roadmap Brewing Co.
- 22 Tre Trattoria
- 23 Hops & Hounds
- 24 Elsewhere Garden Bar & Kitchen
- 25 Pete's Tako House
- 26 Mila Coffee
- 27 The Lucky Duck



Property Overview

Travis Park Plaza sits in the vibrant heart of downtown San Antonio, with co-tenants including Hopscotch and Jefferson Bank, and a 2nd generation coffee shop space available for lease. Just steps from iconic landmarks such as the Alamo, the River Walk, and the Majestic Theatre, this property offers a prime location for retail businesses seeking visibility, foot traffic, and cultural relevance.

Contact broker for leasing information.



Annual Retail
Consumer Expenditure
\$25,719m



Multi-Family Units
5,000k



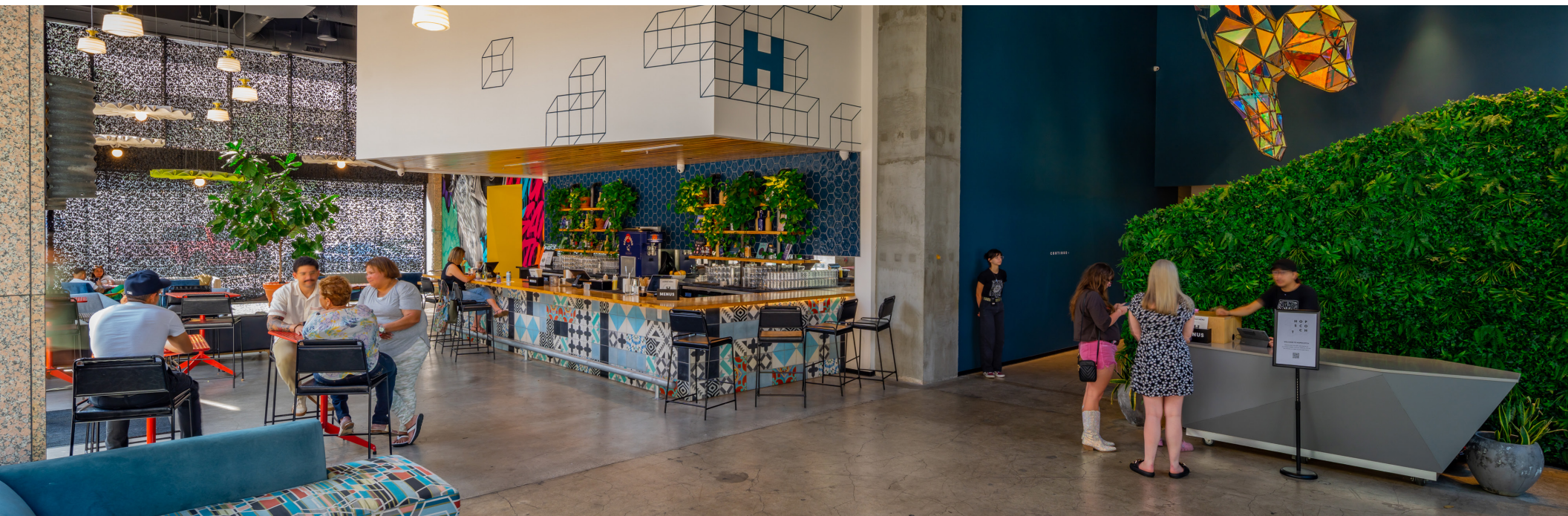
Hotel Rooms
14,000k

Vacancies

<i>Suite 103</i> (2nd-Generation coffee shop)		2,464 RSF
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<i>Suite 104</i>		3,089 RSF
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<i>Suite 209 E</i>		617- 2,222 RSF
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LISTED BY:

Vicki Adestein
Sr Vice Spresident
210.885.0904
vicki.adelstein@partnersrealestate.com

Zane Martinez
Associate
210.823.8068
zane.martinez@partnersrealestate.com



210 446 3655
112 E Pecan St, Suite 1515
San Antonio, TX 78205
www.partnersrealestate.com

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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.



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 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 opinions or advice 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 that 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.

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.

PCR Brokerage San Antonio, LLC dba Partners	9003952	licensing@partnersrealestate.com	713-629-0500
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-985-4626
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Vicki Adelstein	540915	vicki.adelstein@partnersrealestate.com	210-446-3655
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date