

FOR LEASE

1011 BROADWAY
SAN ANTONIO, TEXAS 78215



The Flats at River North

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partners

Aerial View

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PROPERTY HIGHLIGHTS

- Available SF: 2,500–5,094 SF
- Highly visible ground-floor retail space in a well-trafficked setting with strong exposure.
- Consistent foot traffic driven by nearby residential and office populations throughout the day and evening.
- Modern building systems ideal for retail, restaurant, or service-oriented users.
- Prime location near the Pearl and just minutes from downtown.
- Positioned along one of the area’s most active retail corridors with steady weekday and weekend activity.
- Located within the affluent River North/Museum Reach district, surrounded by luxury multifamily, boutique hotels, and mixed-use developments attracting an upscale clientele.

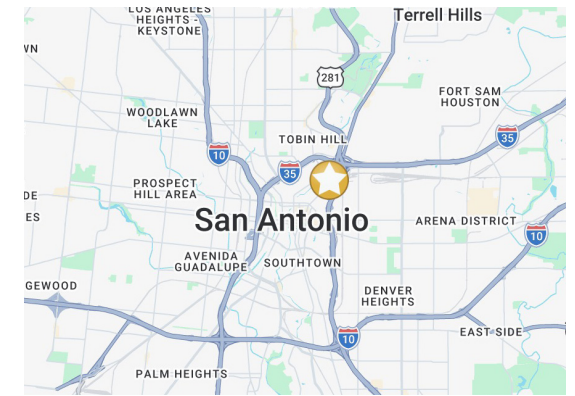
DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	13,664	129,315	342,560
Households	7,417	51,002	128,585
Avg HHI	\$109,572	\$95,293	\$91,693
Median Age	37.8	36.7	37.2

TRAFFIC COUNTS

Broadway: 12,299
I-37: 153,148
I-35: 173,324

TXDOT





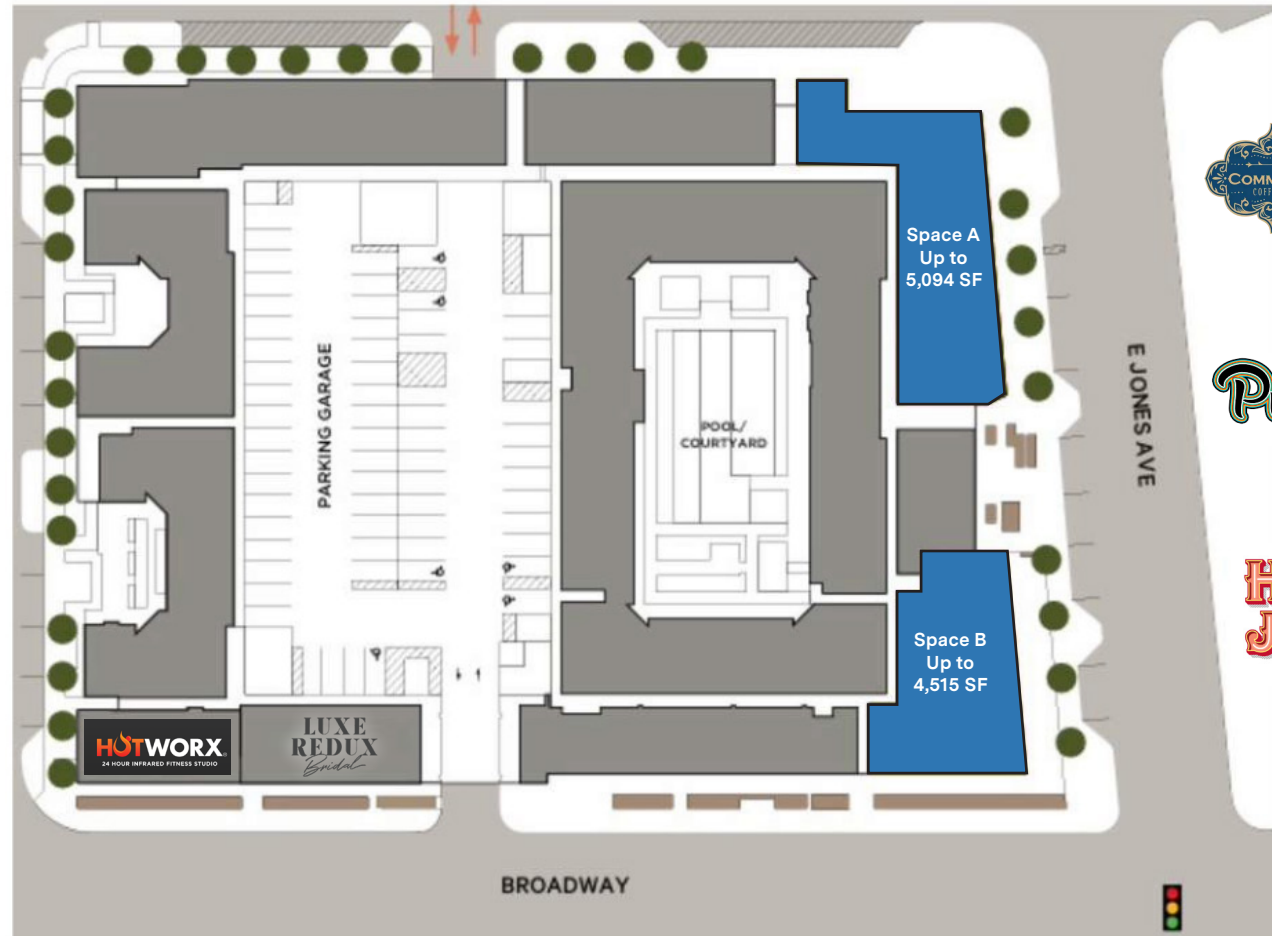
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Available Space

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Suite Number	SF	Condition
Space A	5,094	Shell
Space B	4,515	Shell

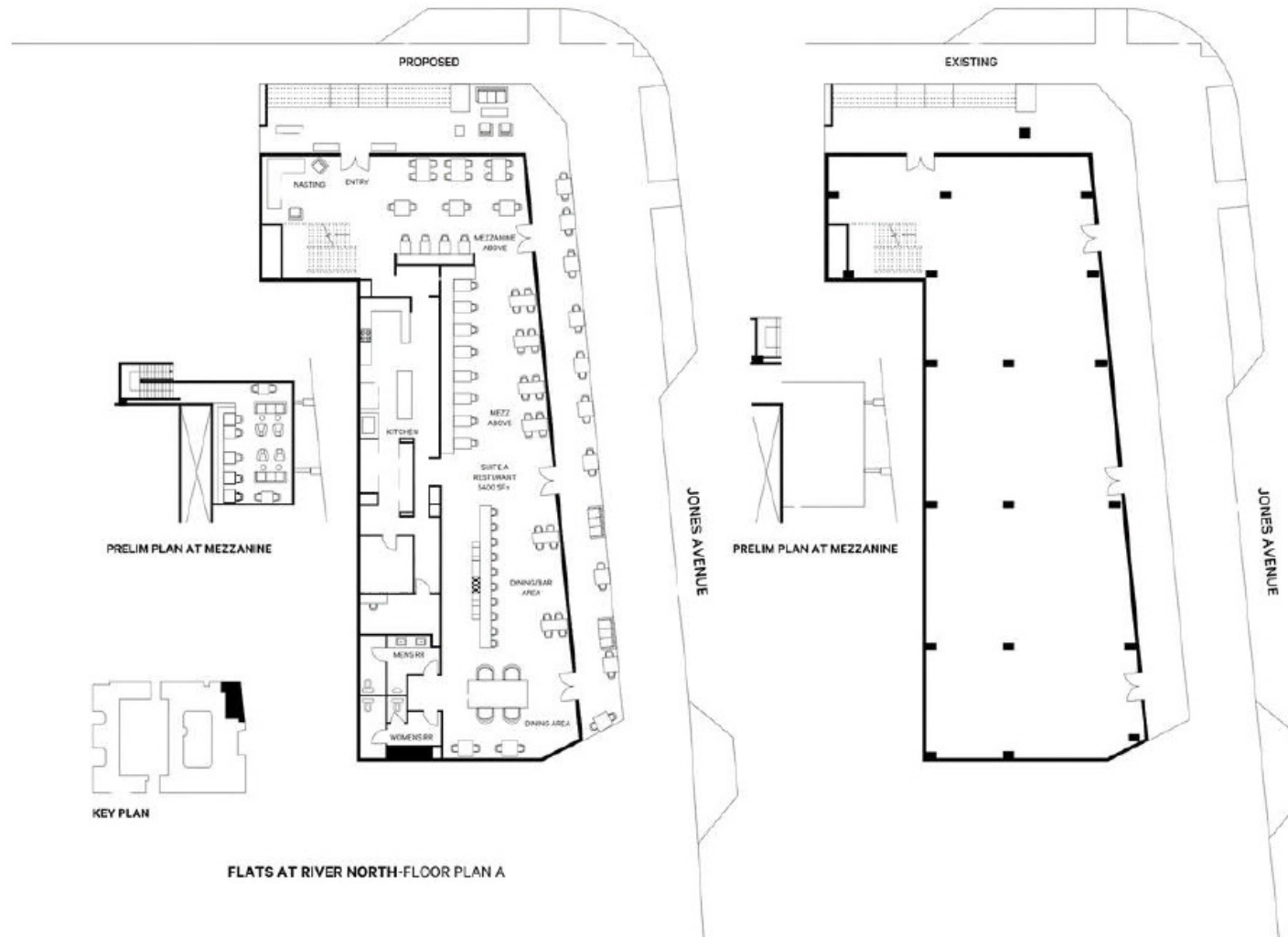


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Floor Plan Space A

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Floor Plan Space B

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FLATS AT RIVER NORTH-FLOOR PLAN B

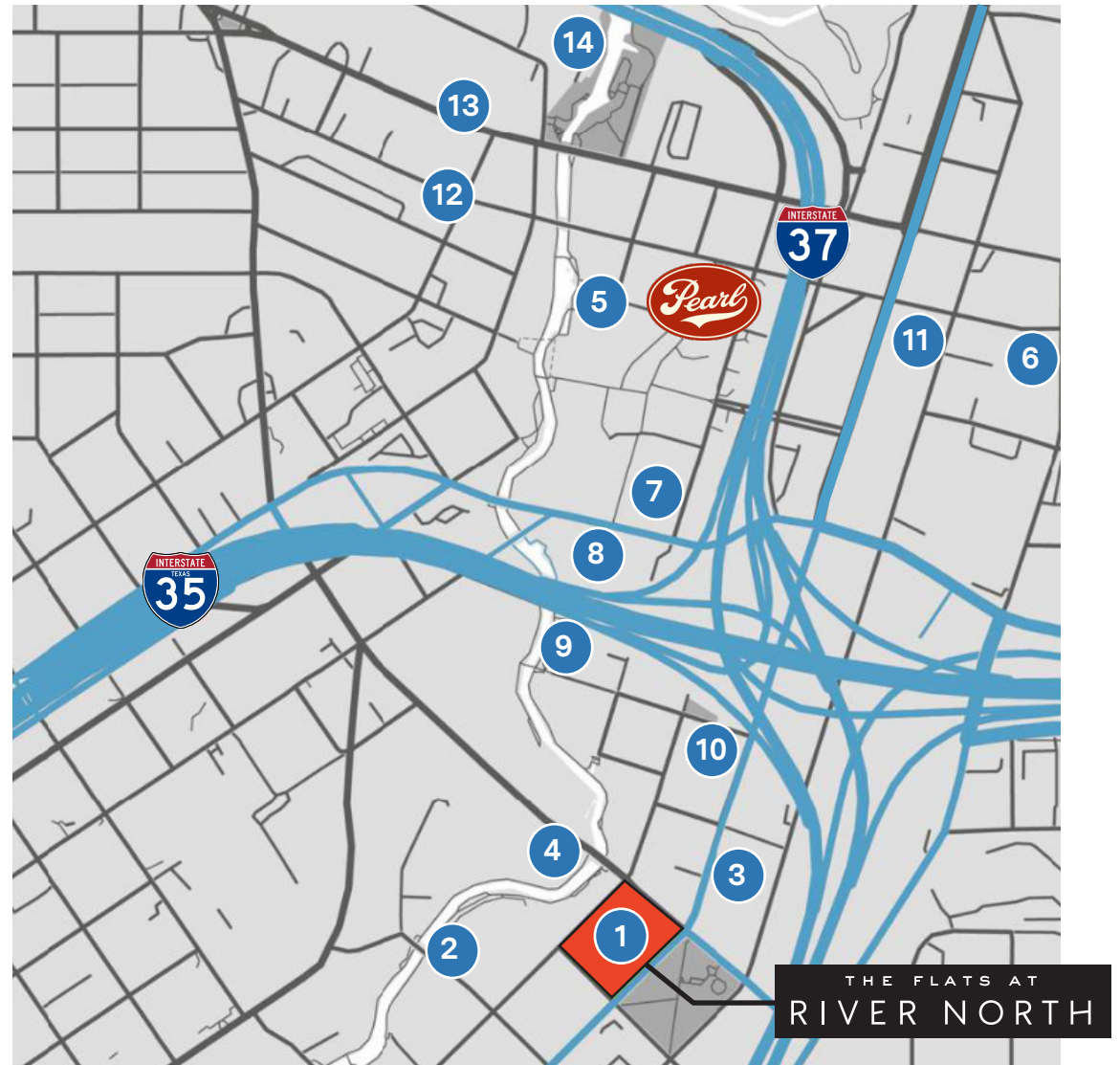
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Apartment Units

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1	The Flats at River North	283 Units
2	120 9th St	220 Units
3	Rivera	302 Units
4	Jones and Rio Apartments	283 Units
5	1221 Broadway St	311 Units
6	Encore Grayson	386 Units
7	Can Plant Residences at Pearl	293 Units
8	Southline	244 Units
9	Rivers House Apartments	261 Units
10	1800 Broadway	230 Units
11	Cellars at Pearl	122 Units
12	Elmira at Myrtle	299 Units
13	The Josephine	261 Units
14	Tin Top at the Creamery	283 Units



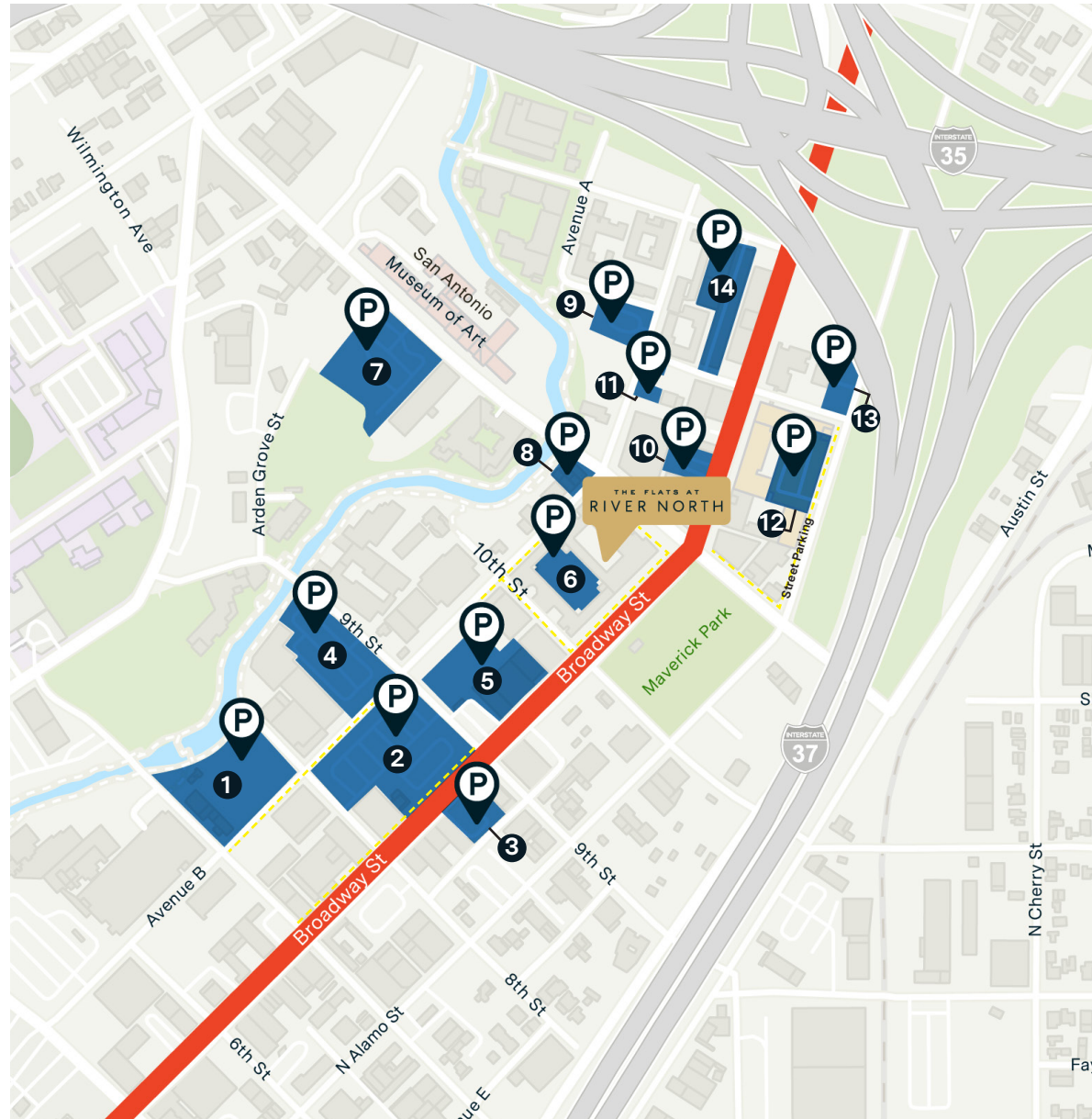
Parking Lot Map

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- Parking Garage
- Street Parking

#	Spots Available
1	100+
2	268
3	100+
4	100+
5	100+
6	77
7	100+
8	15
9	134
10	10+
11	10+
12	100+
13	20+
14	100+

The Flats at River North Parking



River North: Explore The Cultural Scene

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Transformative Redevelopment: Significant capital improvements have reshaped the Broadway Corridor into a more connected and user-friendly destination.

Improved Accessibility: Expanded sidewalks, updated curbs, and enhanced drainage and lighting systems elevate safety and pedestrian experience.

Enhanced Mobility Options: Added bike infrastructure and designated ride-share and taxi zones improve overall connectivity and convenience.

High-Growth Urban Corridor: Ongoing infrastructure upgrades support continued commercial and residential expansion in a rapidly evolving area.



Downtown

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Transformational Corridor Improvements: The Broadway Corridor's multimillion-dollar redevelopment has created a more modern, accessible, and well-connected urban environment.

Upgraded Streetscape: Expanded sidewalks, enhanced lighting, and improved drainage systems support greater walkability and safety.

Seamless Transit Access: Bike-friendly infrastructure and designated rideshare zones make commuting and access more efficient.

Strong Growth Potential: Ongoing infrastructure enhancements position the area for continued commercial and residential expansion.

Proximity to Iconic Destinations: Located near major San Antonio landmarks including the The Alamo, San Antonio River Walk, Alamodome, and Tower of the Americas.

Rich Cultural & Tourism Hub: Steps from Market Square, La Villita Historic Arts Village, and the Briscoe Western Art Museum, drawing consistent year-round visitors.

Historic & Entertainment District: Surrounded by architectural landmarks like San Fernando Cathedral and premier venues such as the Majestic Theatre and Aztec Theatre.

Future-Driven Development: Positioned near transformative projects like Project Marvel, a multi-billion-dollar initiative shaping the city's next phase of growth.





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.

11-03-2025



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.

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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Bill Coats	710200	bill.coats@partnersrealestate.com	210-446-3655
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date