



SouthBank – 111 W Crockett St. San Antonio, TX

The River Walk - Anchor Restaurant Opportunity

ABOUT



PROJECT INFORMATION

SouthBank is a 46,704-square-foot retail and restaurant destination prominently located along the iconic San Antonio River Walk – the #1 tourist attraction in Texas.

Positioned in the heart of San Antonio's historic district, the property benefits from exceptional foot traffic, with the River Walk drawing more than 37 million visitors annually and contributing nearly \$14 billion to the local economy. The surrounding area includes major hotels, the Henry B. González Convention Center, and numerous cultural landmarks, creating a consistent flow of both tourist and local consumer traffic throughout the year.

SouthBank features a curated mix of eight established, high-performing concepts, including Hard Rock Café, Paesano's, Howl at the Moon, and County Line. The property's average tenant tenure exceeds 20 years, reflecting strong sales performance, operational stability, and long-term brand alignment with the market.

With direct River Walk frontage and built-in visibility within a high-volume pedestrian corridor, South Bank offers retailers and restaurant operators a proven opportunity to engage a diverse and active consumer base in one of Texas' most dynamic hospitality-driven environments.

DETAILS

- Option 1 at 4,300 SF
- Option 2 at 6,000 SF (Includes Fat Tuesday on Street Level)

TRAFFIC COUNTS

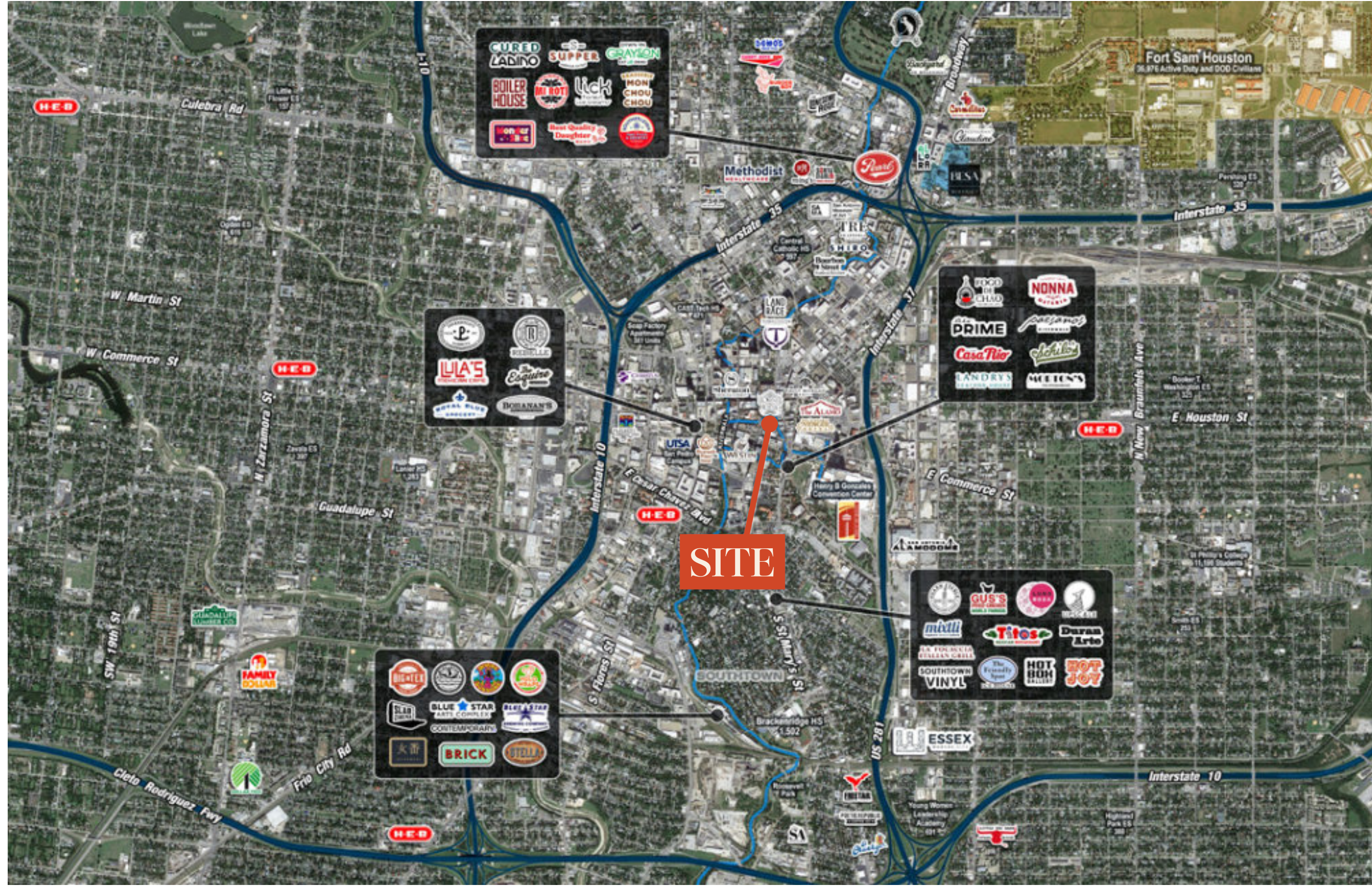
- East Commerce Street 17,958 VPD
- West Market Street 15,846 VPD
- Navarro Street 9,527 VPD

DEMOGRAPHICS

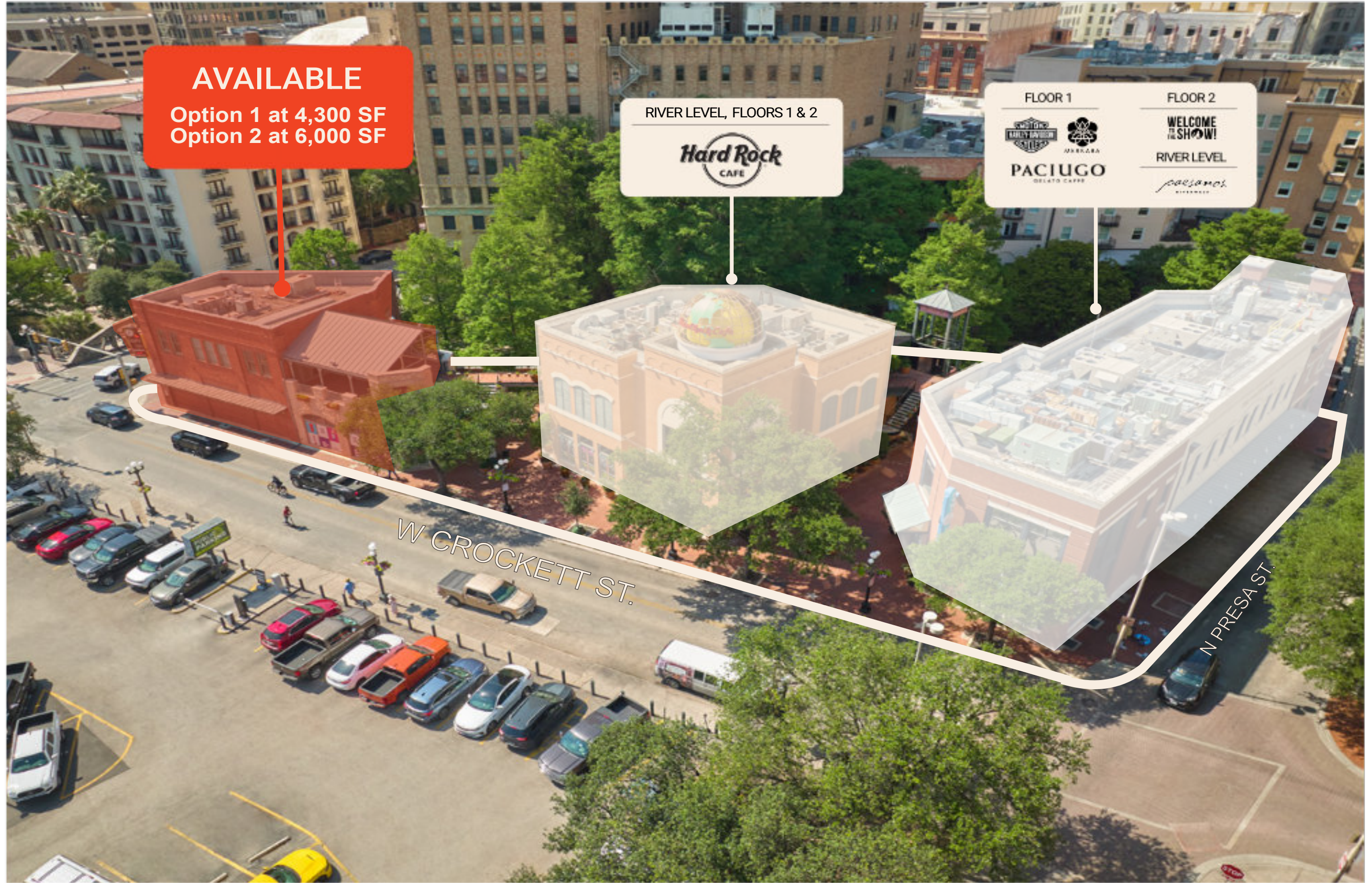
Distance	1MI RADIUS	3 MI RADIUS	5 MI RADIUS
2025 Total Population	10,703	133,376	339,215
2025 Total Daytime Population	92,119	229,171	428,738
Average Household Income	\$87,567	\$68,634	\$73,232

SURROUNDING NEIGHBORS









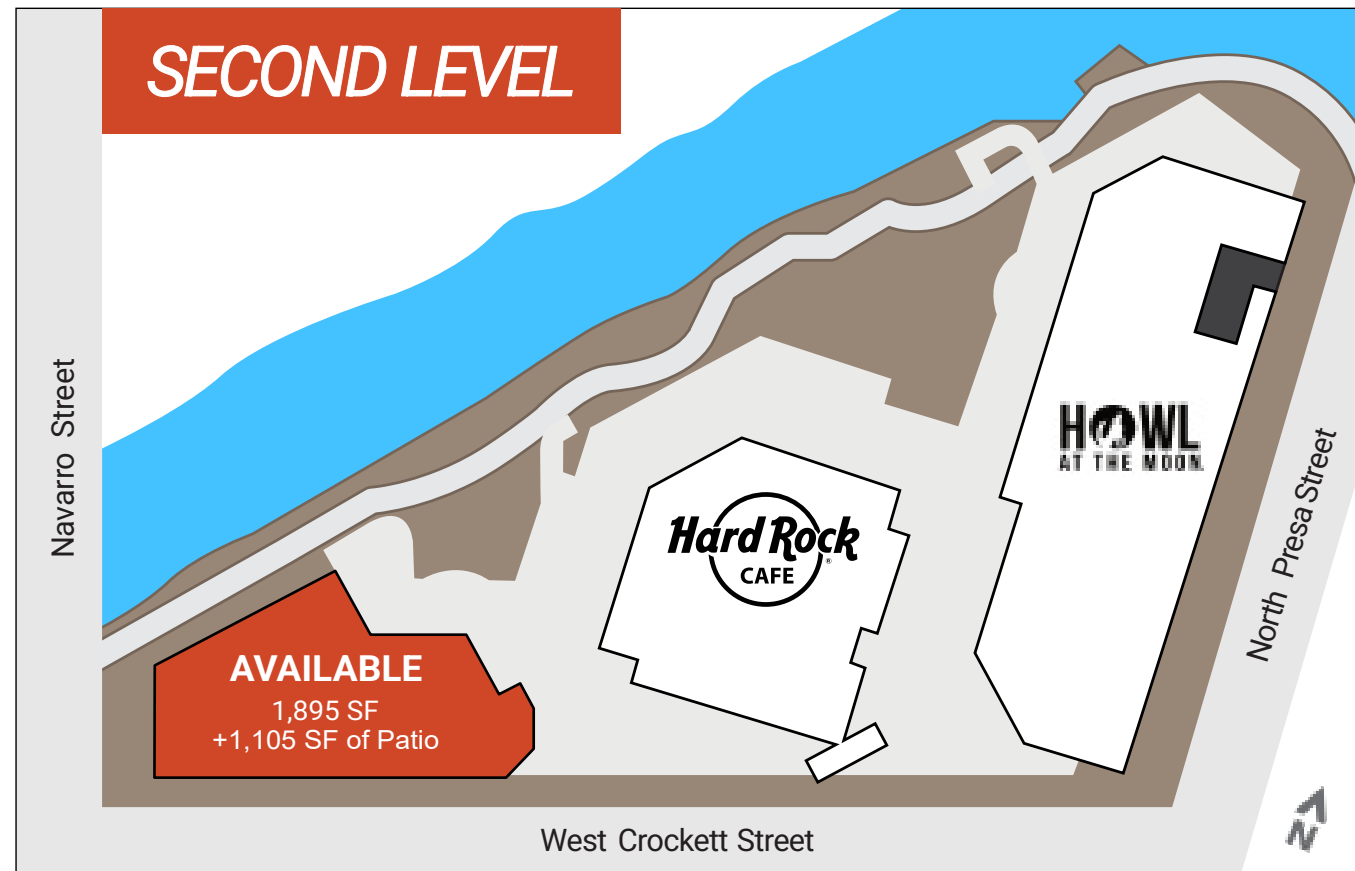
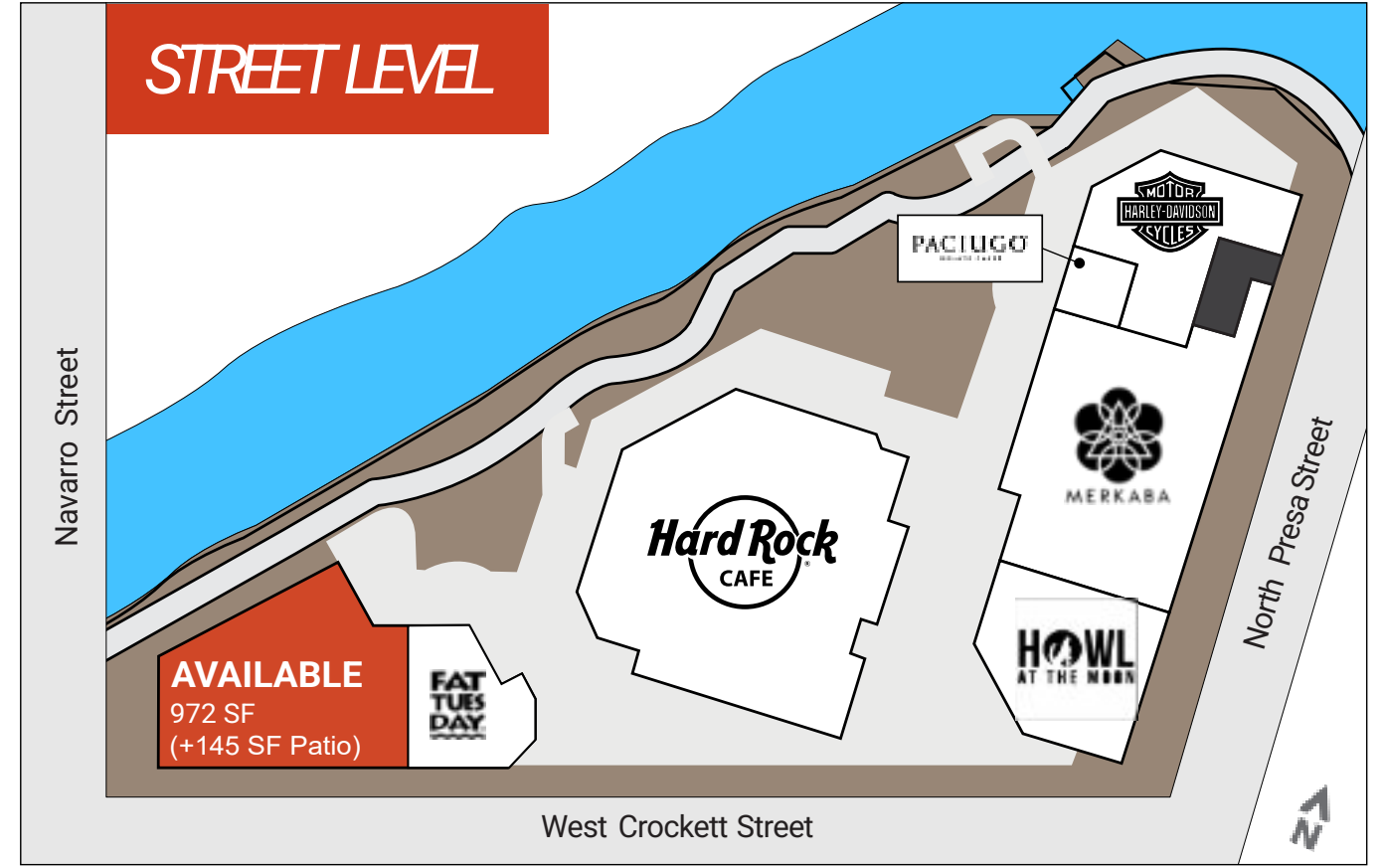
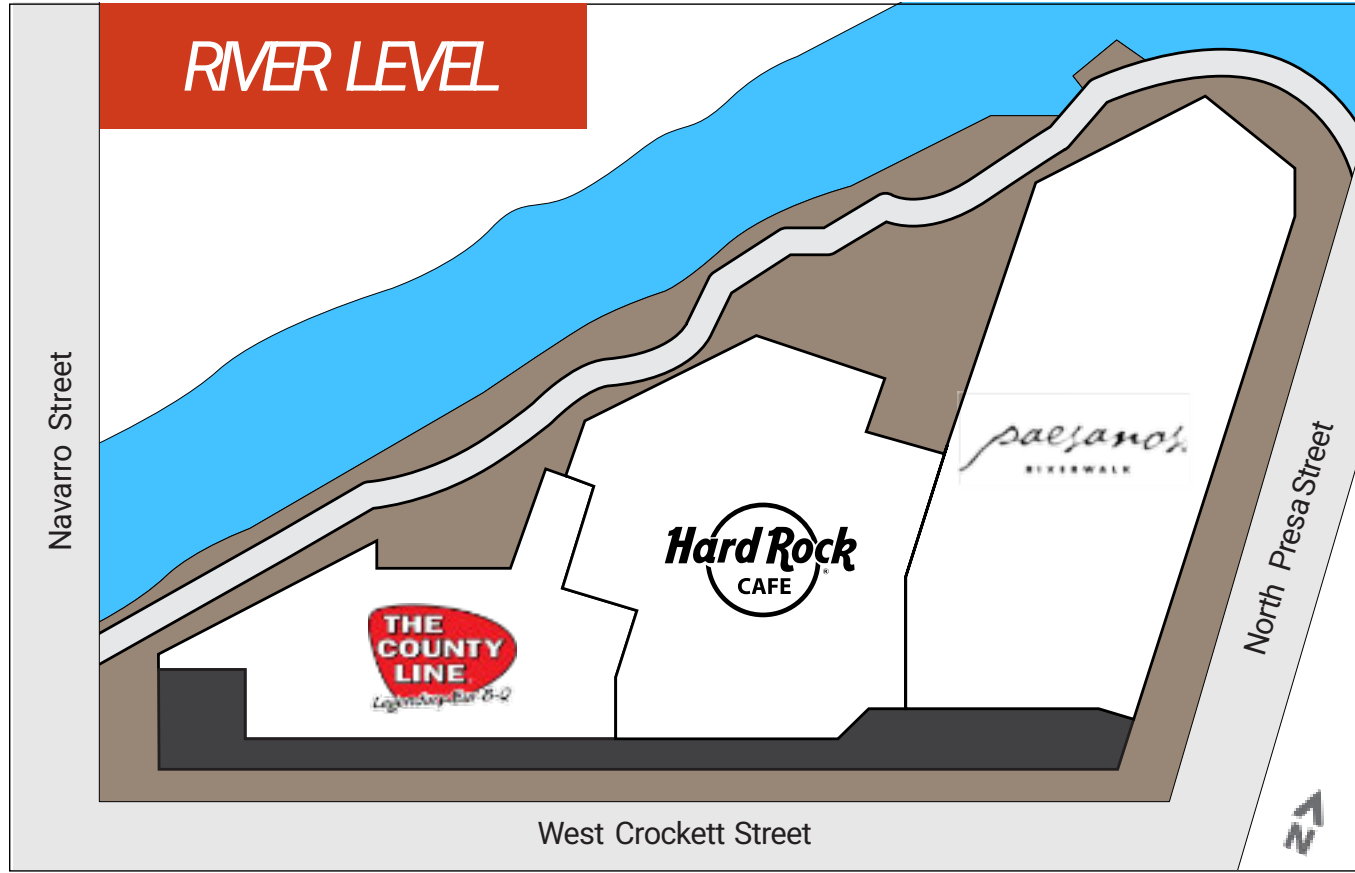
AVAILABLE
 Option 1 at 4,300 SF
 Option 2 at 6,000 SF

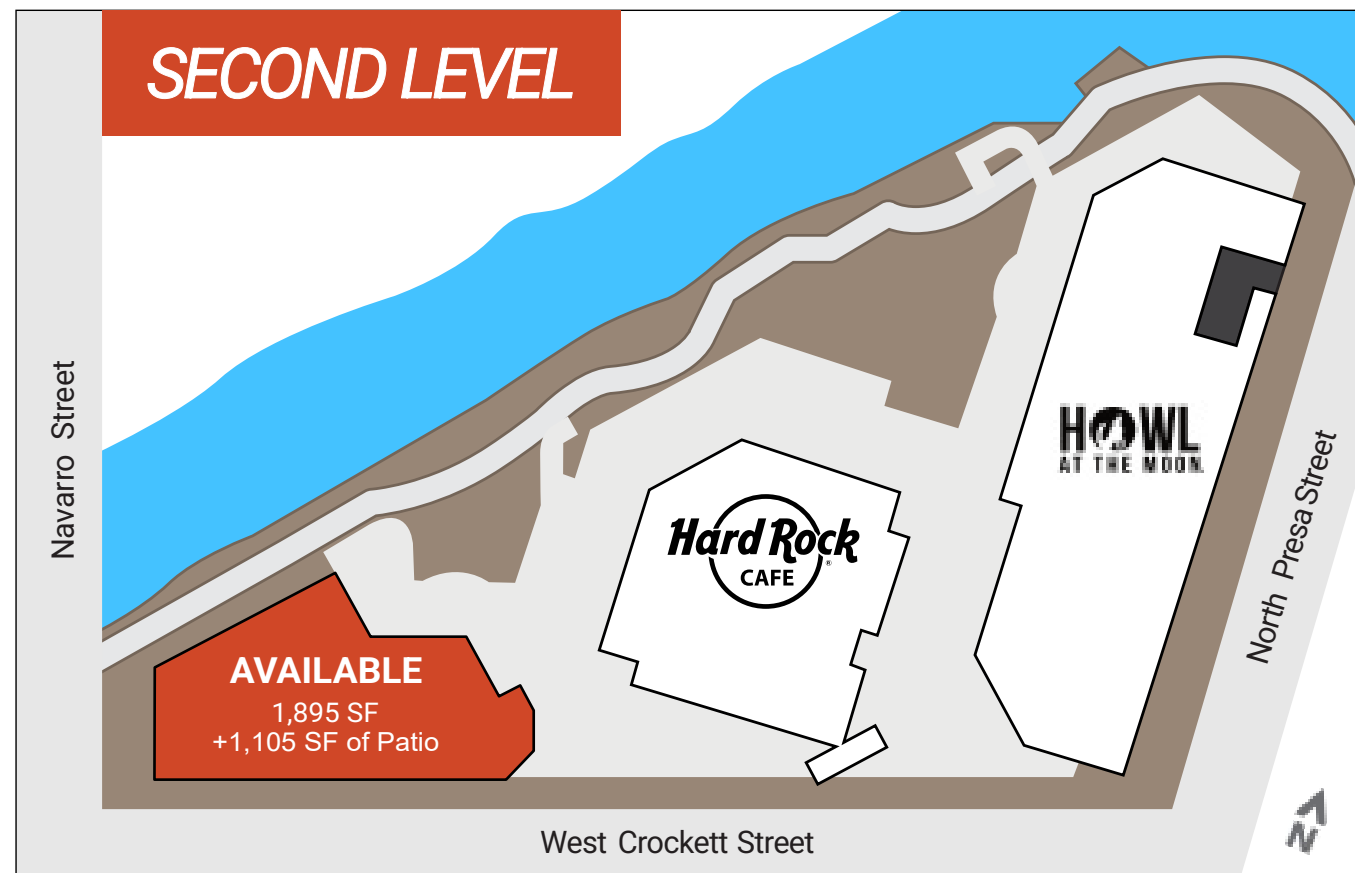
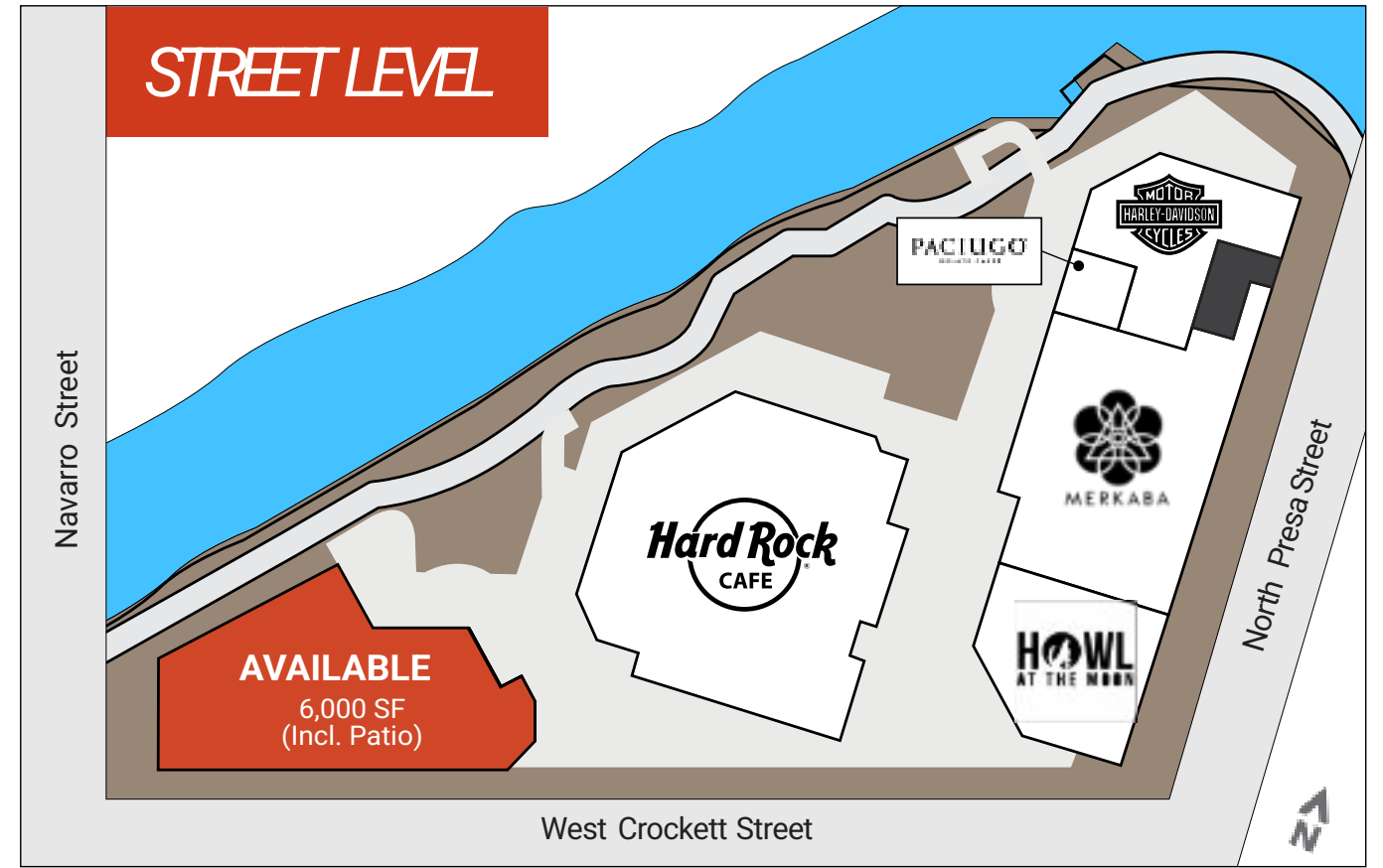
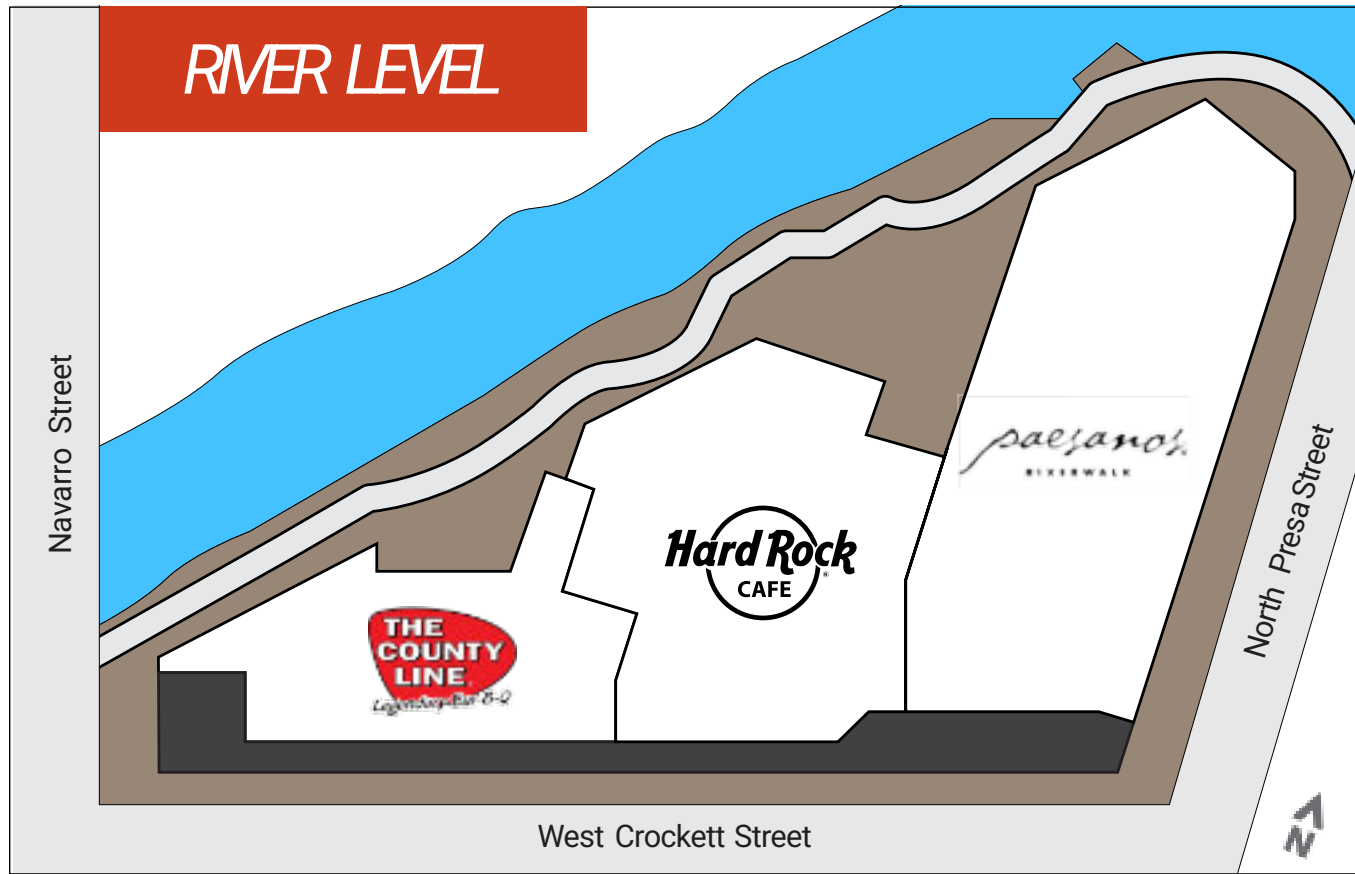
RIVER LEVEL, FLOORS 1 & 2
Hard Rock
 CAFE

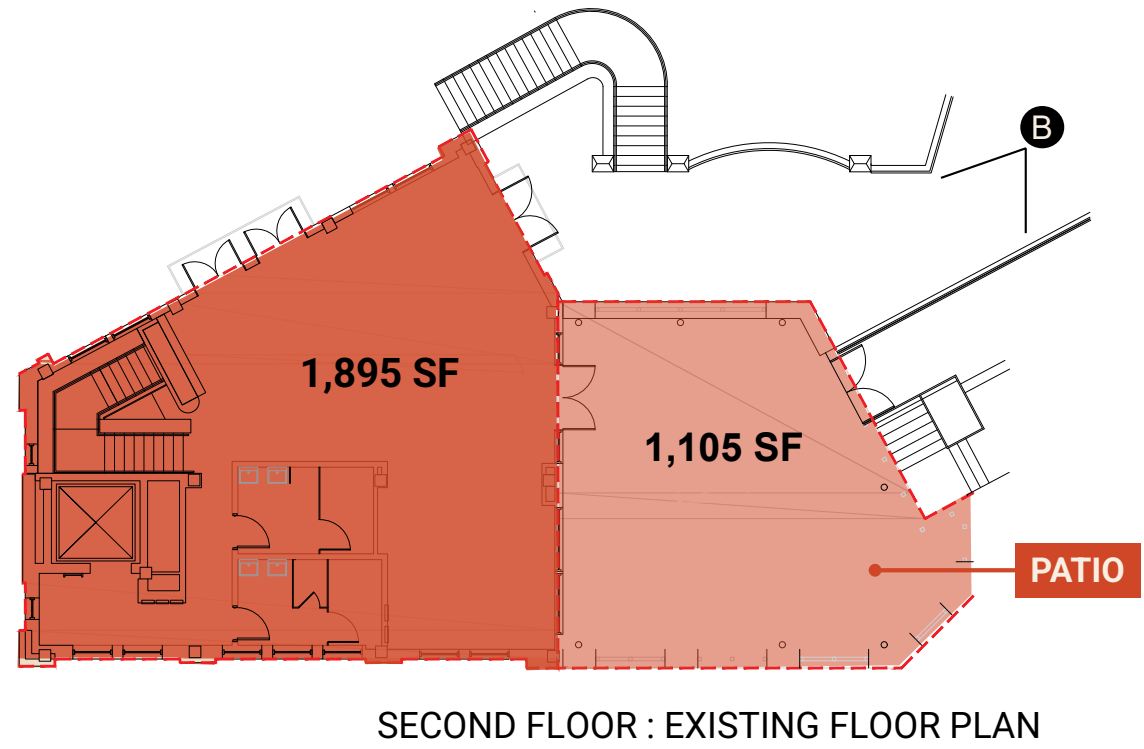
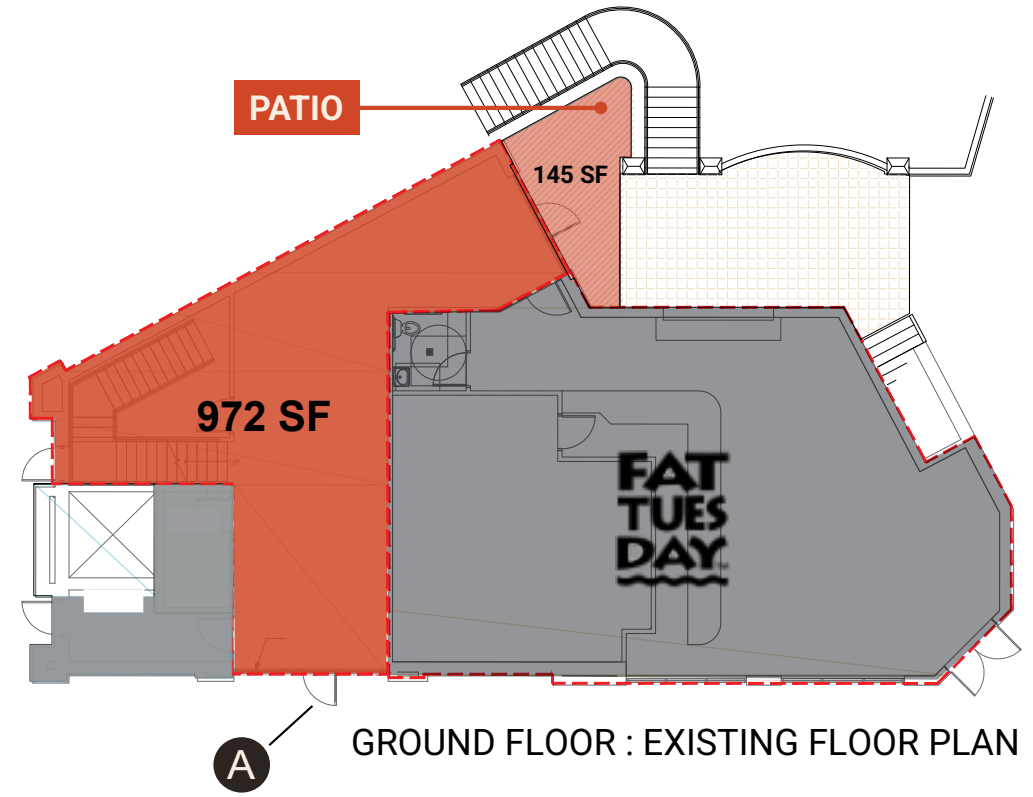
FLOOR 1	FLOOR 2
 PACIUGO DELATO CAFE	WELCOME TO THE SHOW! RIVER LEVEL

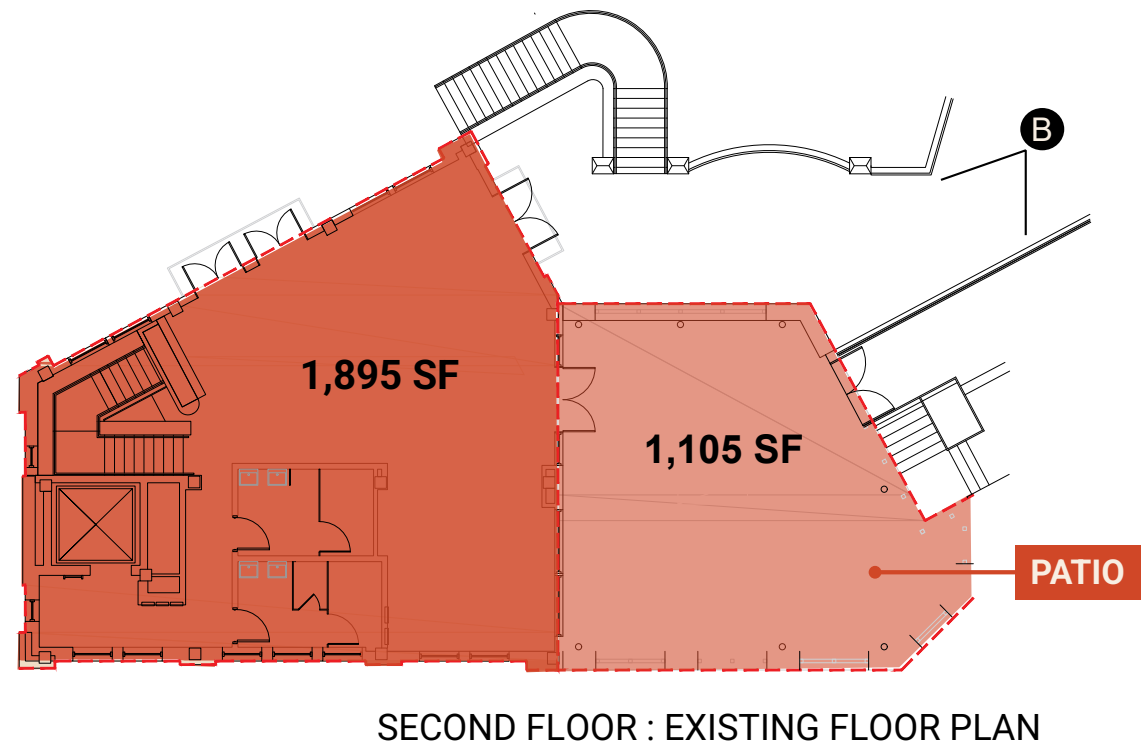
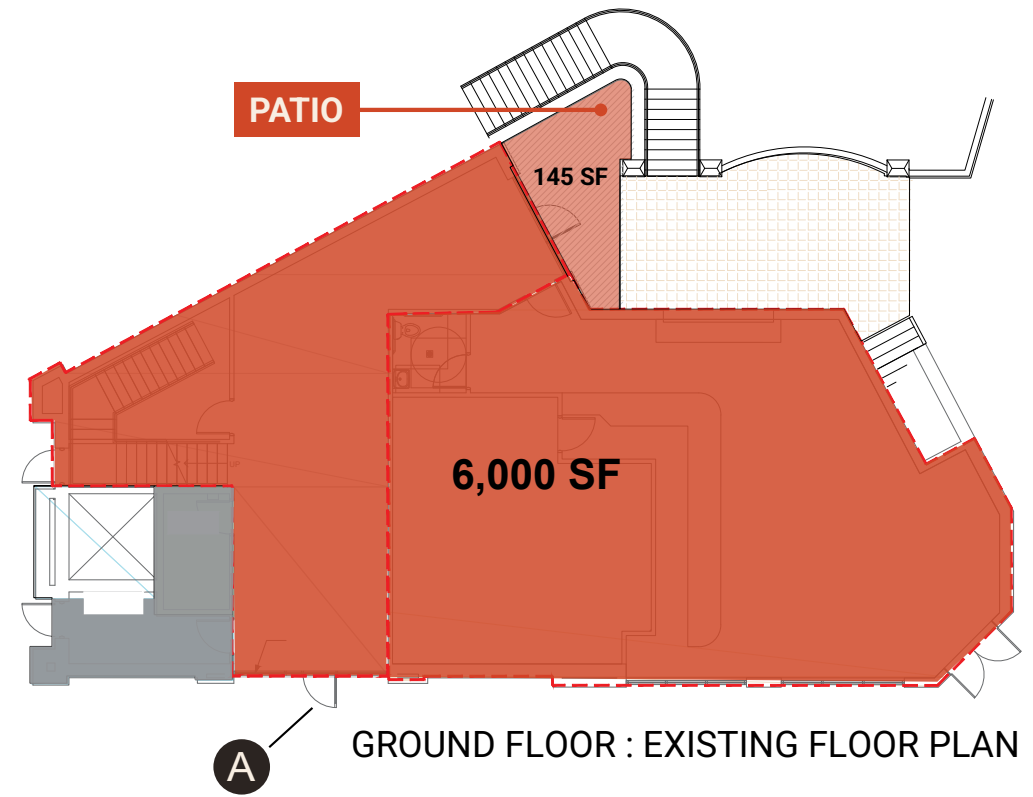
W CROCKETT ST.

N PRESA ST.













Ready to *break*
boundaries?



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For more information and leasing opportunities:

Lacee Jacobs

laceej@rebelretailadvisors.com

713.742.2268

Gideon Perritt

gideonp@rebelretailadvisors.com

713.364.8627



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.

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:
 - 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.

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.

Lacee Jacobs	644063	laceej@rebelretailadvisors.com	254.368.2871
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date