

# Showroom and Industrial Space For Lease

2625 Broadway | San Antonio, TX



**FOR LEASE**

4,000 - 28,130 SF  
Available

Contact  
Broker  
Price

## ABOUT THE PROPERTY

- Rare opportunity For Lease along Broadway Street
- Retail / Showroom fronting Broadway with attached office space
- Large Warehouse with Dock High & Bay doors
- Close proximity to Downtown, Pearl District, Alamo Heights, and Brackenridge Park
- Easy access to I-35, Hwy 281/I-37, I-10
- Warehouse Clear Height: 16'
- 2 Oversized Grade Level Doors
- 1 Dock High Loading Door
- Fenced Yard

## JOIN THESE RETAILERS



## TRAFFIC COUNTS

Broadway Street  
IH-35

19,696 VPD  
169,816 VPD



**1** **THE SOTO**  
141,453 SF Class A Office/Retail  
Mass timber construction



**2** **JEFFERSON BANK** there's more.  
New 118,000 SF Corporate Headquarters  
Class A Office Space



**3** **ENCORE LOWER BROADWAY**  
Encore Lower Broadway has a 386 unit MF Building under construction & Broadway East is a 1,887,656 SF mixed use development

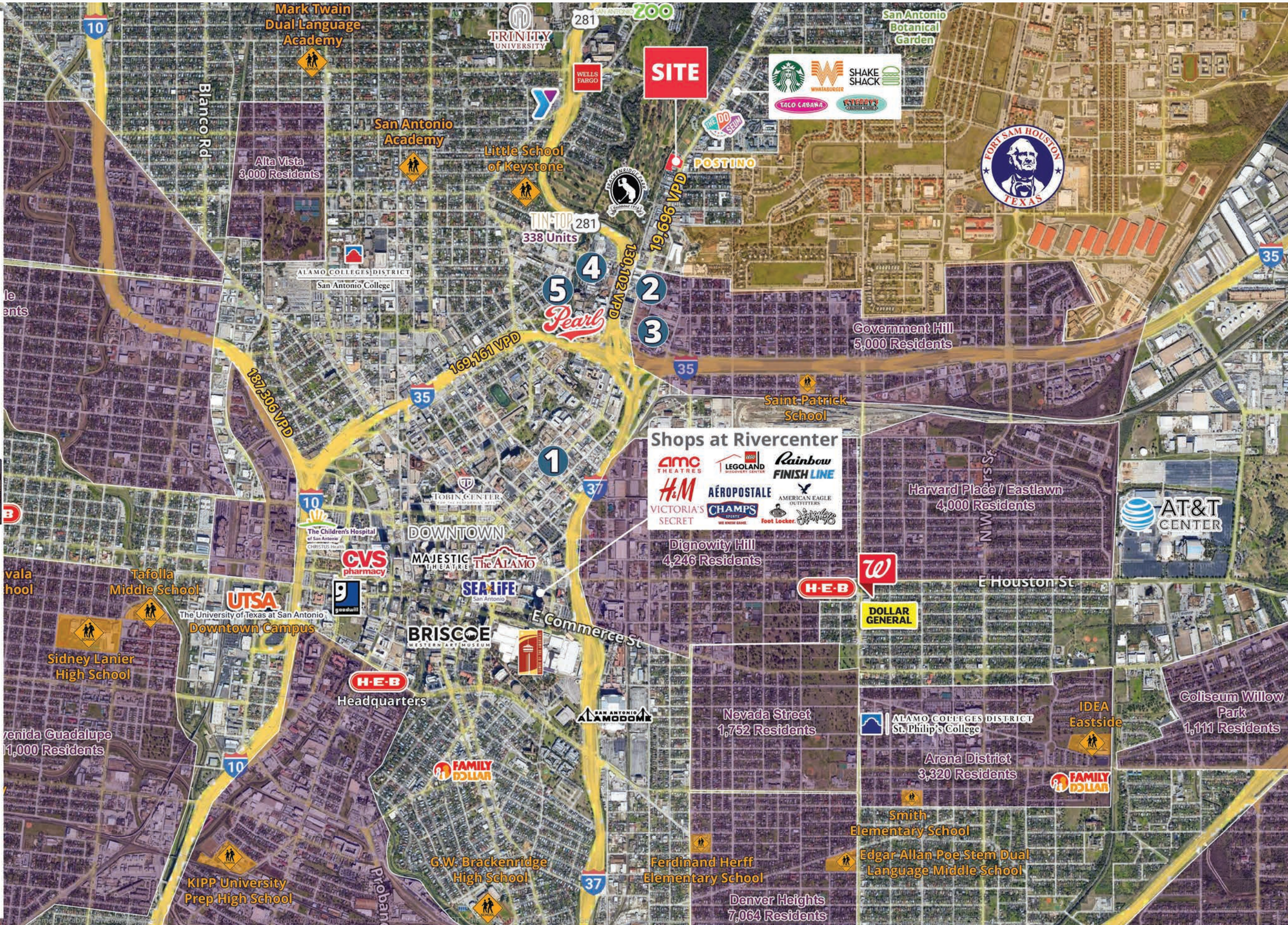


**4** **SOUTHLINE** **Can Plant** **CELLARS**  
Pearl has three apartment buildings:  
Southline - 223 luxury apartments  
Can Plant - 293 luxury apartments  
Cellars - 122 luxury apartments



**5** **Offices at Pearl** **OXBOW**  
Full Goods Office Building: 85,575 SF Class A Office Space & OXBOW Building: 112,446 SF Class A Office Space

Tenants include: Big Sun Solar, Card and Co Architects, Method Architecture, RBC Wealth Mgmt, Shooters Films USA, The Nature Conservatory, WestEastDesign Group



**SITE**

**1**

**2**

**3**

**4**

**5**

**Shops at Rivercenter**  
AMC THEATRES, LEGOLAND, Rainbow FINISH LINE, H&M, AÉROPOSTALE, AMERICAN EAGLE OUTFITTERS, VICTORIA'S SECRET, CHAMPS, Foot Locker, Starbucks

**Dignowity Hill**  
4,246 Residents

**Harvard Place / Eastlawn**  
4,000 Residents

**Nevada Street**  
1,752 Residents

**ALAMO COLLEGES DISTRICT**  
St. Philip's College

**Arena District**  
3,320 Residents

**Denver Heights**  
7,064 Residents

**Coliseum Willow Park**  
1,111 Residents

**Mark Twain Dual Language Academy**

**San Antonio Academy**

**Little School of Keystone**

**POSTINO**

**Saint-Patrick School**

**Tafolla Middle School**

**MAJESTIC THEATRE**

**SEA LIFE**

**BRISCOE WESTERN MUSEUM**

**Sidney Lanier High School**

**H-E-B Headquarters**

**G.W. Brackenridge High School**

**Ferdinand Herff Elementary School**

**Smith Elementary School**

**Edgar Allan Poe Stem Dual Language Middle School**

**KIPP University Prep High School**

**187,306 VPD**

**169,161 VPD**

**150,102 VPD**

**19,696 VPD**

**TIN-TOP 338 Units**

**Alta Vista 3,000 Residents**

**Government Hill 5,000 Residents**

**Vala school**

**Nevada Guadalupe 11,000 Residents**

**UTSA Downtown Campus**

**TOBIN CENTER**

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# Site Aerial

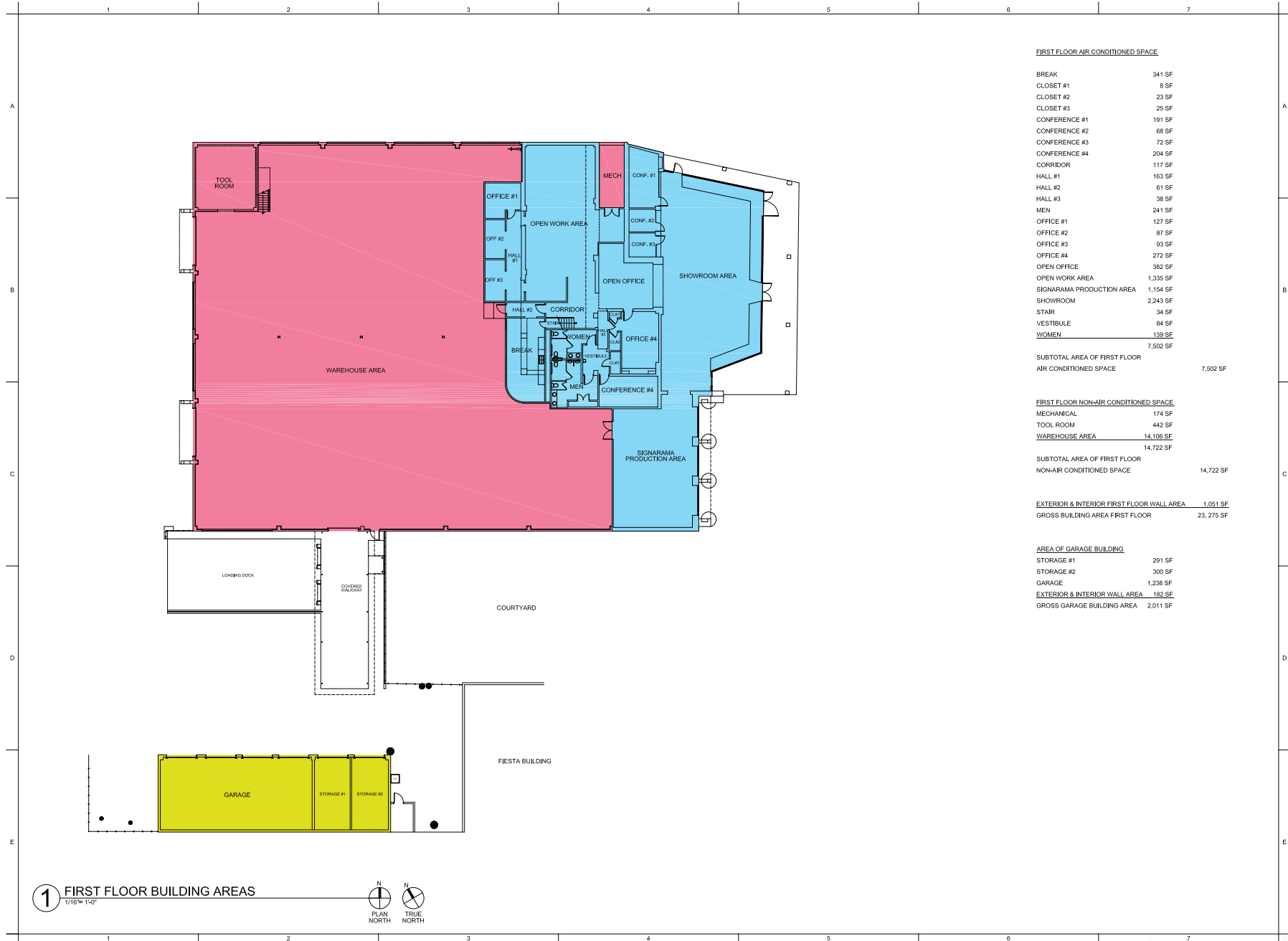
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## DEMOGRAPHIC HIGHLIGHTS

### Population

	2 miles	5 miles	10 miles
2023 Estimated Population	11,025	104,778	318,344
2028 Projected Population	12,964	106,964	317,453
Projected Annual Growth Rate 2023 to 2028	3.29%	0.41%	-0.06%

### Daytime Population

	2 miles	5 miles	10 miles
2023 Daytime Population	18,676	211,278	453,539
Workers	13,683	157,855	276,843
Residents	4,993	53,423	176,696

### Income

	2 miles	5 miles	10 miles
2023 Est. Average Household Income	\$91,242	\$99,961	\$78,615
2023 Est. Median Household Income	\$58,703	\$53,845	\$47,111

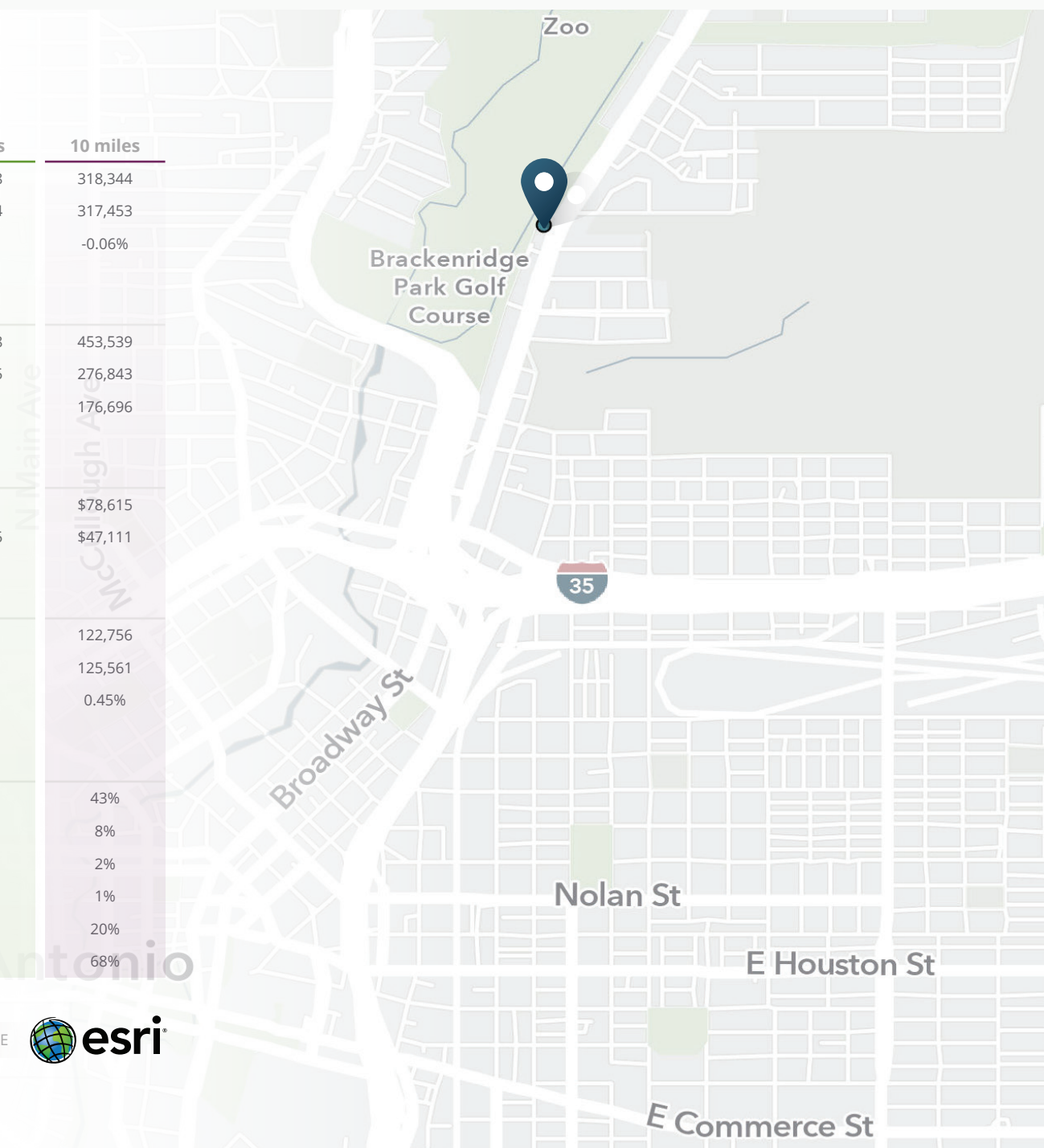
### Households & Growth

	2 miles	5 miles	10 miles
2023 Estimated Households	5,394	42,232	122,756
2028 Estimated Households	6,740	44,813	125,561
Projected Annual Growth Rate 2023 to 2028	4.56%	1.19%	0.45%

### Race & Ethnicity

	2 miles	5 miles	10 miles
2023 Est. White	57%	49%	43%
2023 Est. Black or African American	5%	8%	8%
2023 Est. Asian or Pacific Islander	4%	2%	2%
2023 Est. American Indian or Native Alaskan	1%	1%	1%
2023 Est. Other Races	12%	17%	20%
2023 Est. Hispanic	45%	57%	68%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



# Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



**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.

SRS Real Estate Partners	9005621	wes.babb@srsre.com	512.236.4600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Wes Babb	349786	wes.babb@srsre.com	512.236.4646
Designated Broker of Firm	License No.	Email	Phone

**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.

Webb Sellers	589055	webb.sellers@srsre.com	210.504.2781	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
Drew Allen	656732	drew.allen@srsre.com	210.504.1242	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date





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