

824

BROADWAYST



For Sale or Lease

partners

Property Overview

824 Broadway is prominently located in the dynamic River North District, featuring the coveted Broadway Street address. Its prime positioning near major thoroughfares ensures easy access to Downtown, The Pearl, and a diverse mix of restaurants, shops, and local landmarks. The central location provides high visibility and convenience, making it an ideal choice for professionals seeking a vibrant and accessible setting.

1,108-6,342

Available RSF

9,637

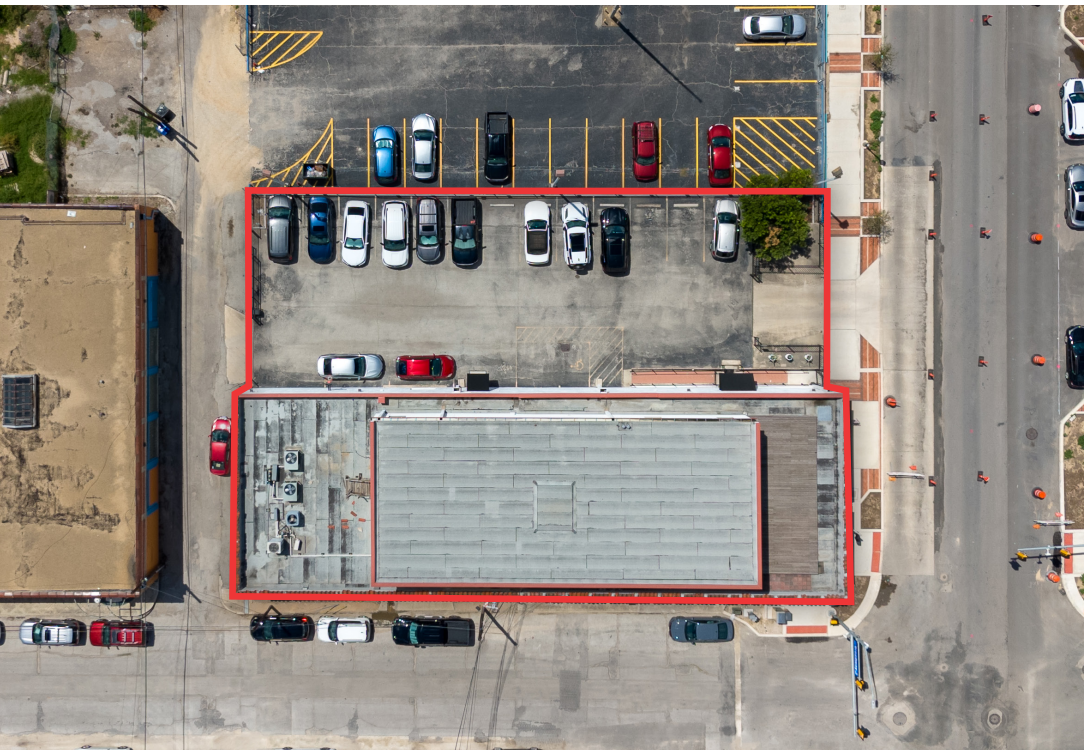
Building Size RSF

2

Stories

15

Parking Spaces | Up to 52 Available

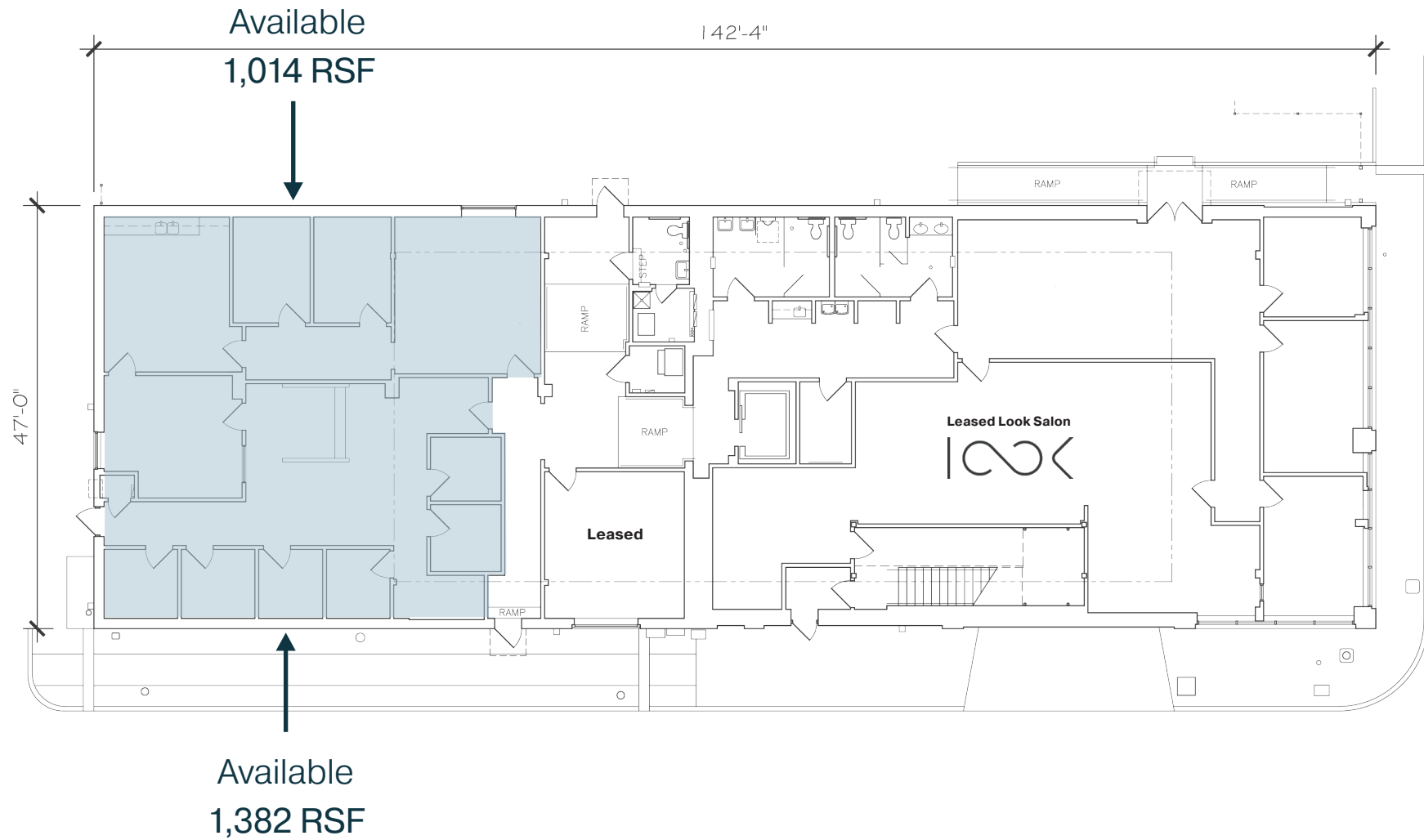


Level 1

1,014 - 2,396 RSF

824

BROADWAY 街



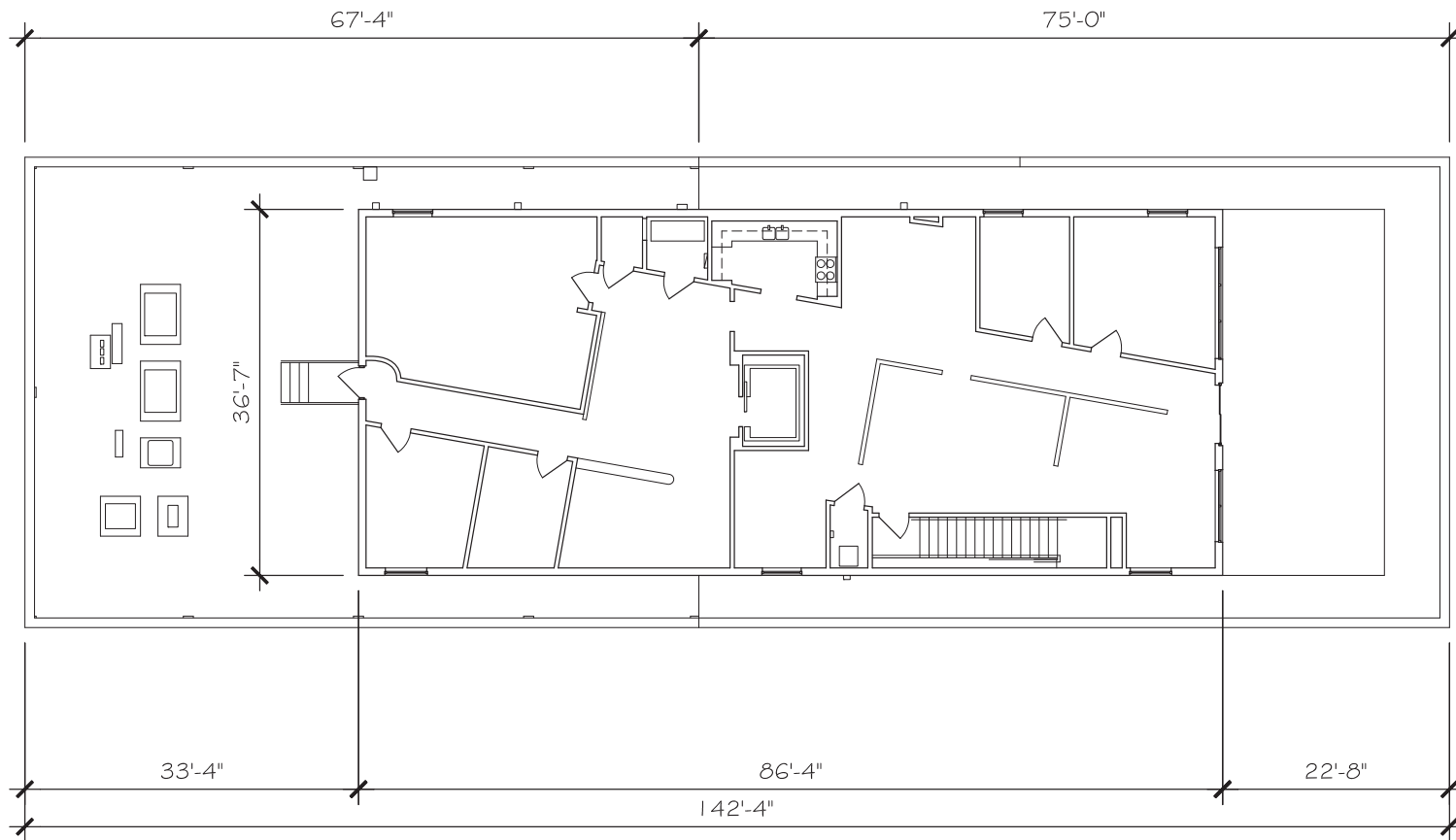
Level 2

Suite 204 - 3,763 RSF

Available September 1

824

BROADWAY 街



Tenant Highlight

Look Salon

824

BROADWAY 街



LOOK

partners

Available Suites

824
BROADWAY 8



partners

Property Highlights

824

BROADWAY 街

Accessibility Easy access to all parts of CBD, IH-35, IH-37 and Highway 281

Nearby Amenities Close to dining, shopping, and entertainment options, providing a lively and walkable neighborhood
Minutes from downtown, the riverwalk, and the greater Pearl district

Prime Location Situated in the vibrant Broadway Corridor, a highly sought-after area near downtown San Antonio



Nearby Amenities

POINTS OF INTEREST

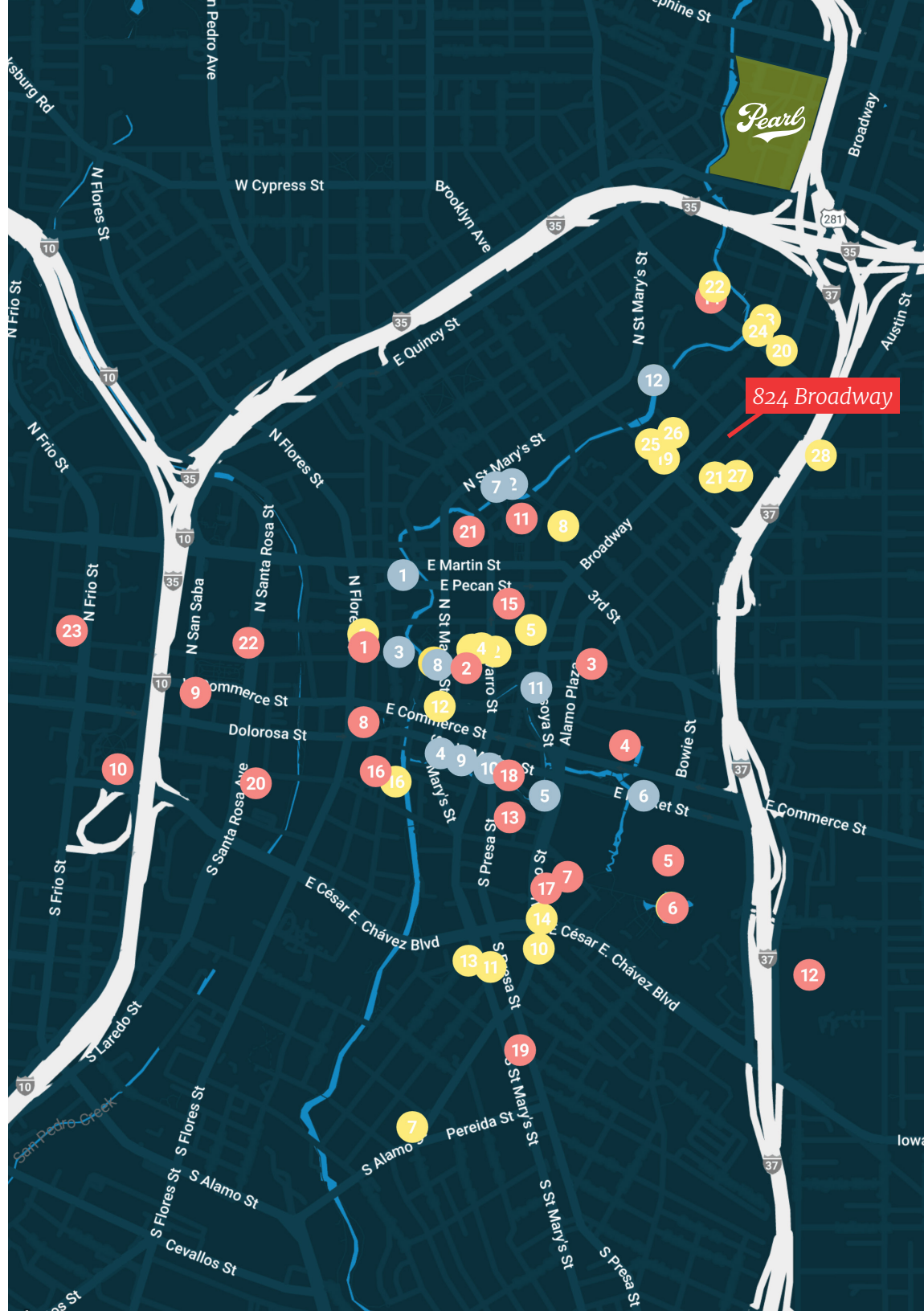
- 1 Legacy Park
- 2 Majestic Theatre
- 3 Alamo Plaza
- 4 Shops at Rivercenter
- 5 Henry B. González Convention Center
- 6 Tower of the Americas
- 7 Hemisfair Park
- 8 San Fernando Cathedral
- 9 Historic Market Square
- 10 UTSA Downtown Campus
- 11 Tobin Center for the Performing Arts
- 12 The Alamodome
- 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





Demographic Overview

	1 MILE	3 MILES	5 MILES
Total Population	13,496	131,278	356,151
Daytime Employees	42,801	97,018	156,866
Total Annual Household Expenditure	\$457.28 M	\$3.11 B	\$8.37 B
Annual Food & Beverage	\$67.09 M	\$459.16 M	\$1.23 B
Annual Entertainment	\$25.62 M	\$173.29 M	\$468.29 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

Portfolio Opportunity



800 Broadway

9,494 SF
BUILDING SIZE

Vacant
OCCUPANCY

10
PARKING SPACES

824 Broadway

9,637 SF
BUILDING SIZE

30.85%
OCCUPANCY

16
PARKING SPACES

811-817 N Alamo

3 (.15 Acres) Lots
SIZE

Approx \$69K Annually
PARKING INCOME

52
PARKING SPACES

SALES PRICE: CONTACT BROKER

PORTFOLIO OPPORTUNITY



824

BROADWAY



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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.



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.

PCR Brokerage San Antonio, LLC dba Partners	9003952	licensing@partnersrealestate.com	713-629-0500
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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
Lindsey Tucker	488300	lindsey.tucker@partnersrealestate.com	210-446-3655
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date