JJ REAL CO.

RETAIL PROPERTY FOR LEASE

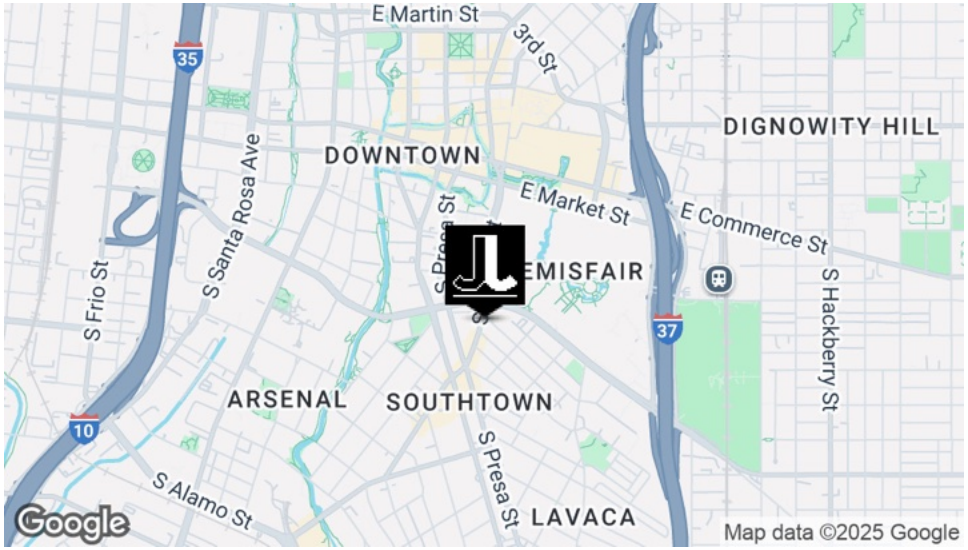
FIREHOUSE

604 S ALAMO, SAN ANTONIO, TX 78210

Presented By

JEREMY JESSOP
210.386.3970
jj@jjrealco.com
824 Broadway St, Suite 110San Antonio, TX 78215

Summary



OFFERING SUMMARY

Lease:	$50/SF/YR plus NNN
Building Size:	6,000+- SF
Patio:	1,400+-
Lot Size:	0.14 Acres
Levels 1:	Restaurant
Levels 2:	Private Dining
Year Built:	1924
Renovated:	2018
Market:	San Antonio
Submarket:	Downtown

PROPERTY OVERVIEW

Second generation restaurant in Downtown with patio ready for immediate operation

PROPERTY HIGHLIGHTS

- 6000+- sf turnkey space with 1400sf patio.
- Seating capacity inside for 132 plus 16 at the bar and additional 42 outside.
- Includes full FFE package -ideal for immediate operation.
- Prime location with excellent visibility.
- Ideal for upscale dining, private club, entertainment concept, destination driven brands and more.
- ADA compliant including elevator and sprinkler system.

JEREMY JESSOP
210.386.3970
jj@jjrealco.com

JJ Real Co
824 Broadway St, Suite 110 • San Antonio, TX 78215
210.386.3970 • jjrealco.com

Exterior Pictures

JEREMY JESSOP
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jj@jjrealco.com

JJ Real Co
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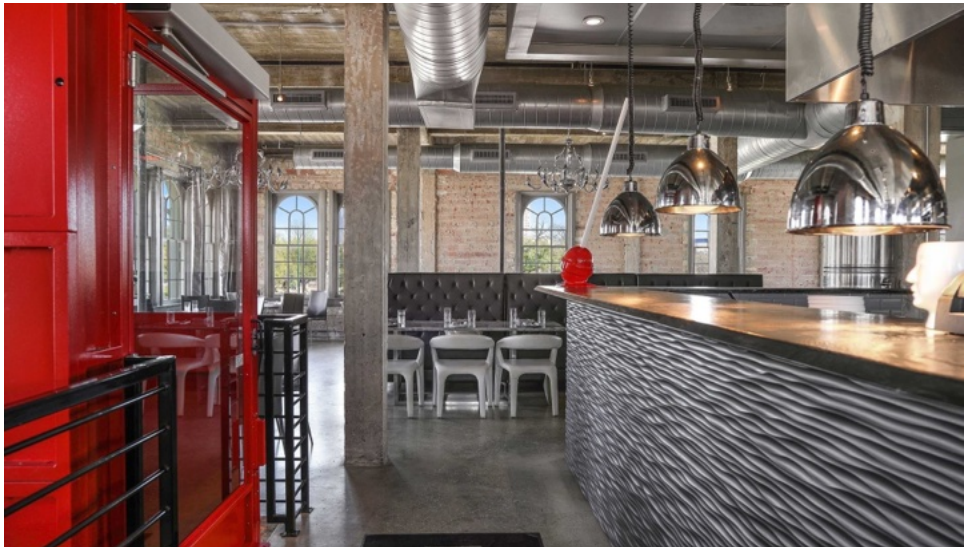
210.386.3970 • jjrealco.com

Interior Pictures



JEREMY JESSOP
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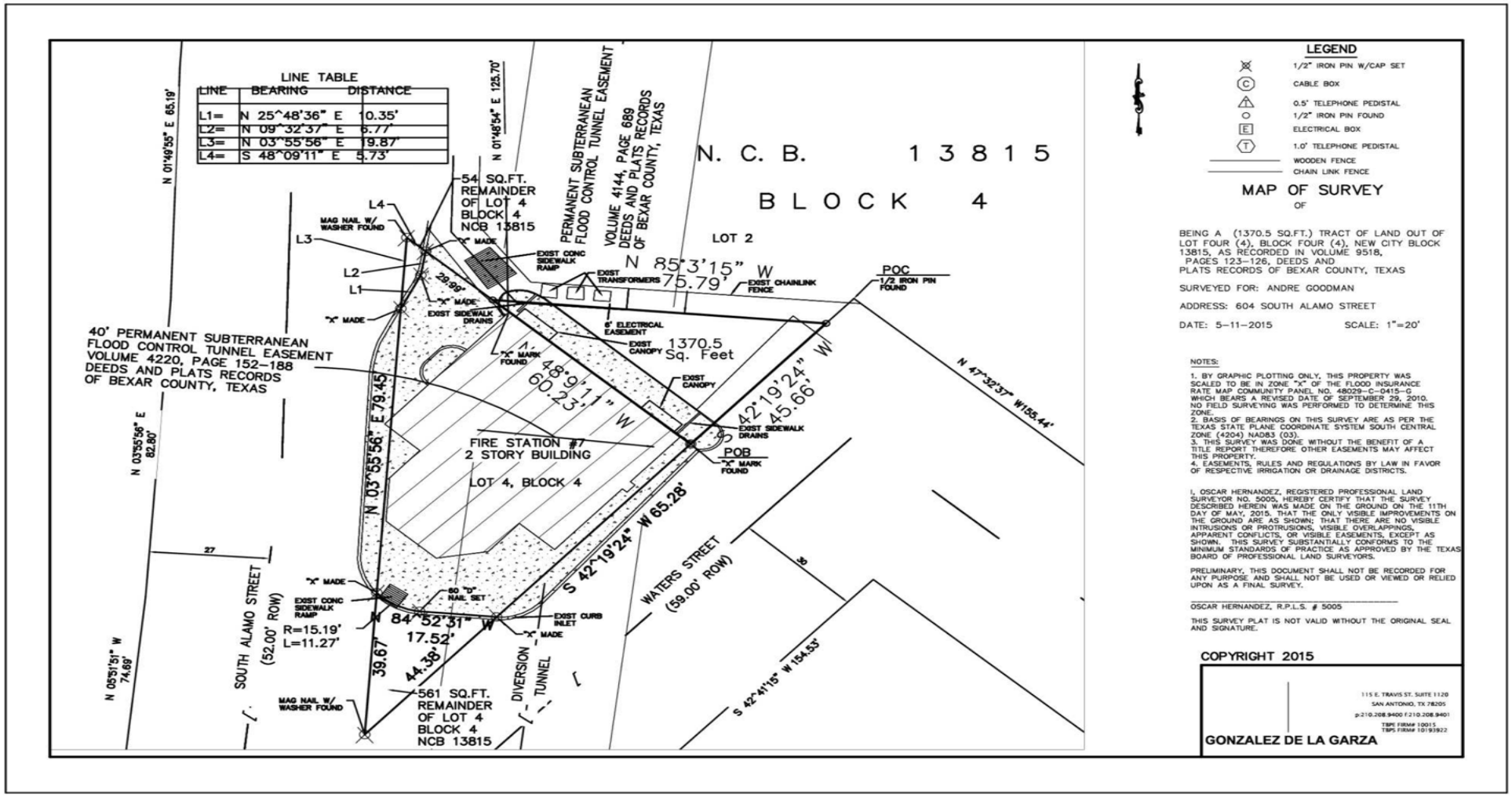
Survey



JEREMY JESSOP
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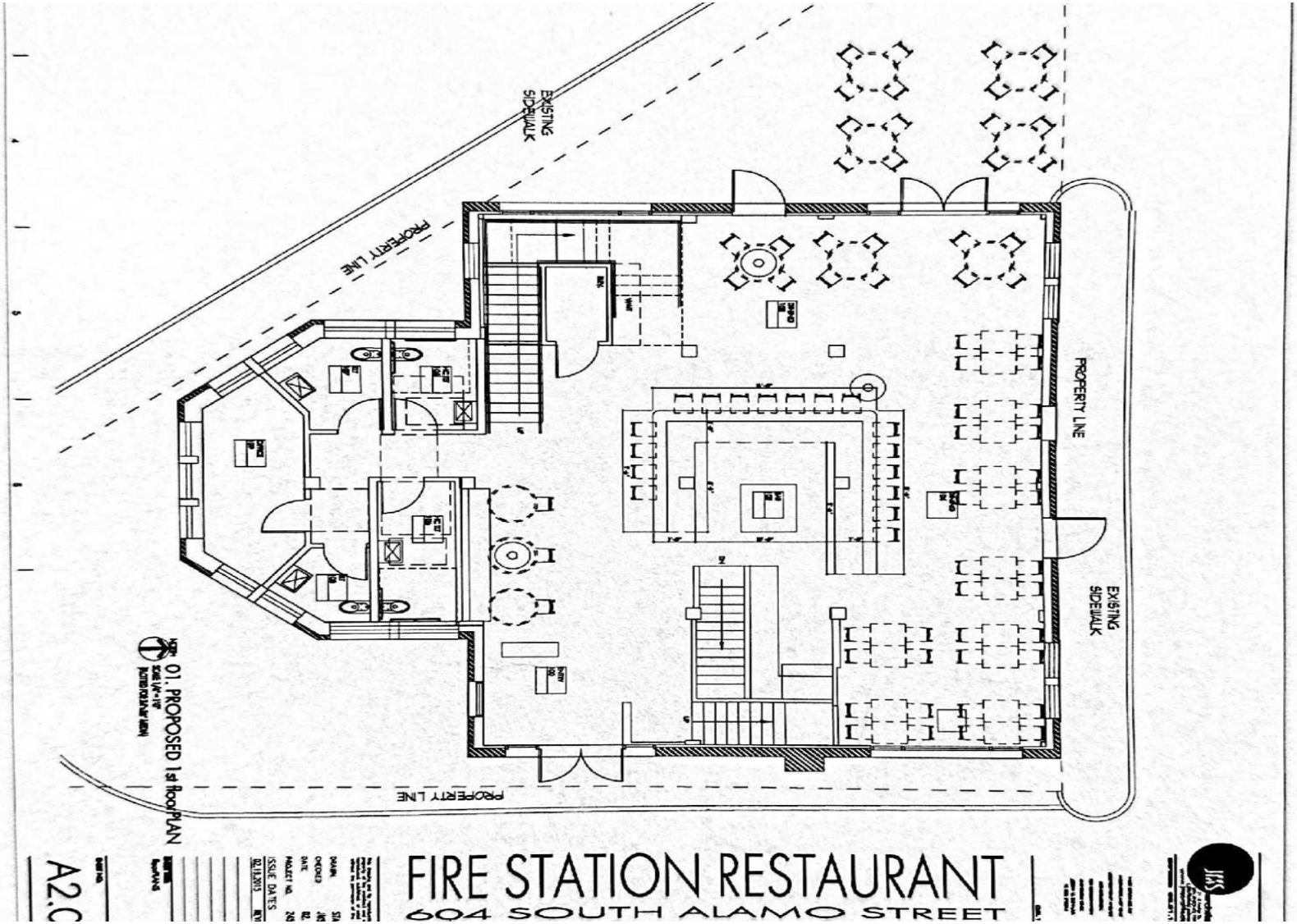
Floor plan I



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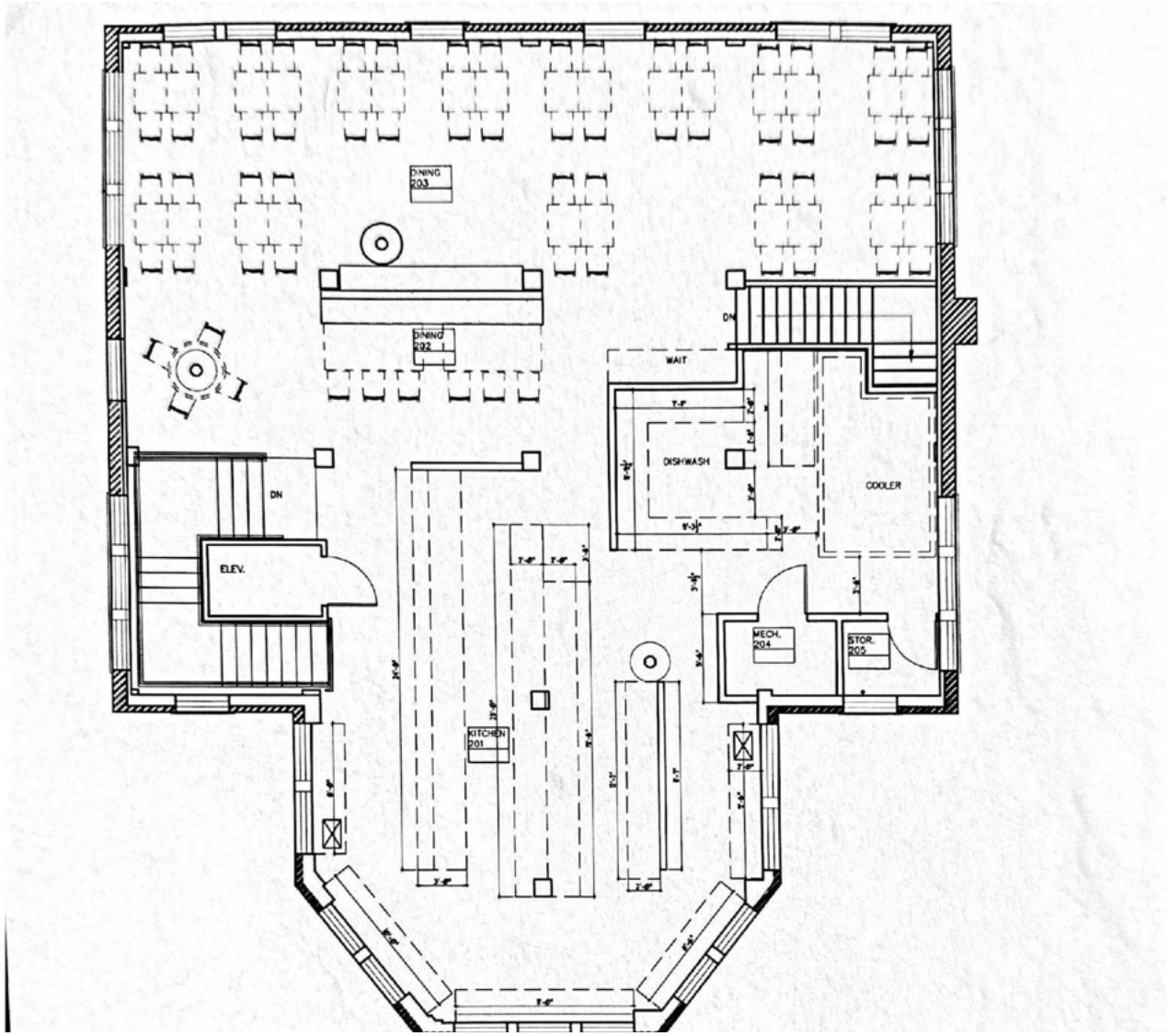
Floor Plan II



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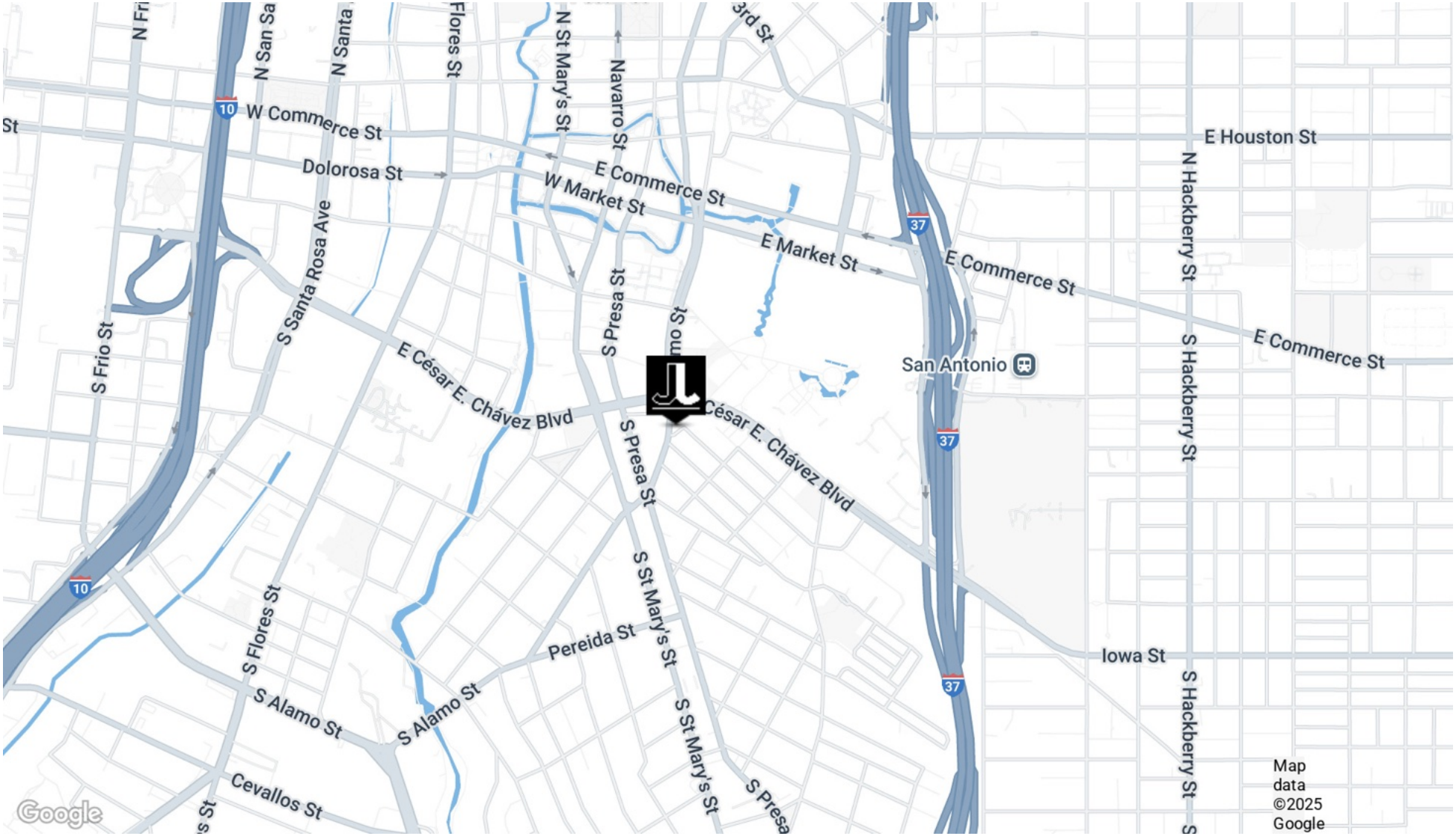
Location



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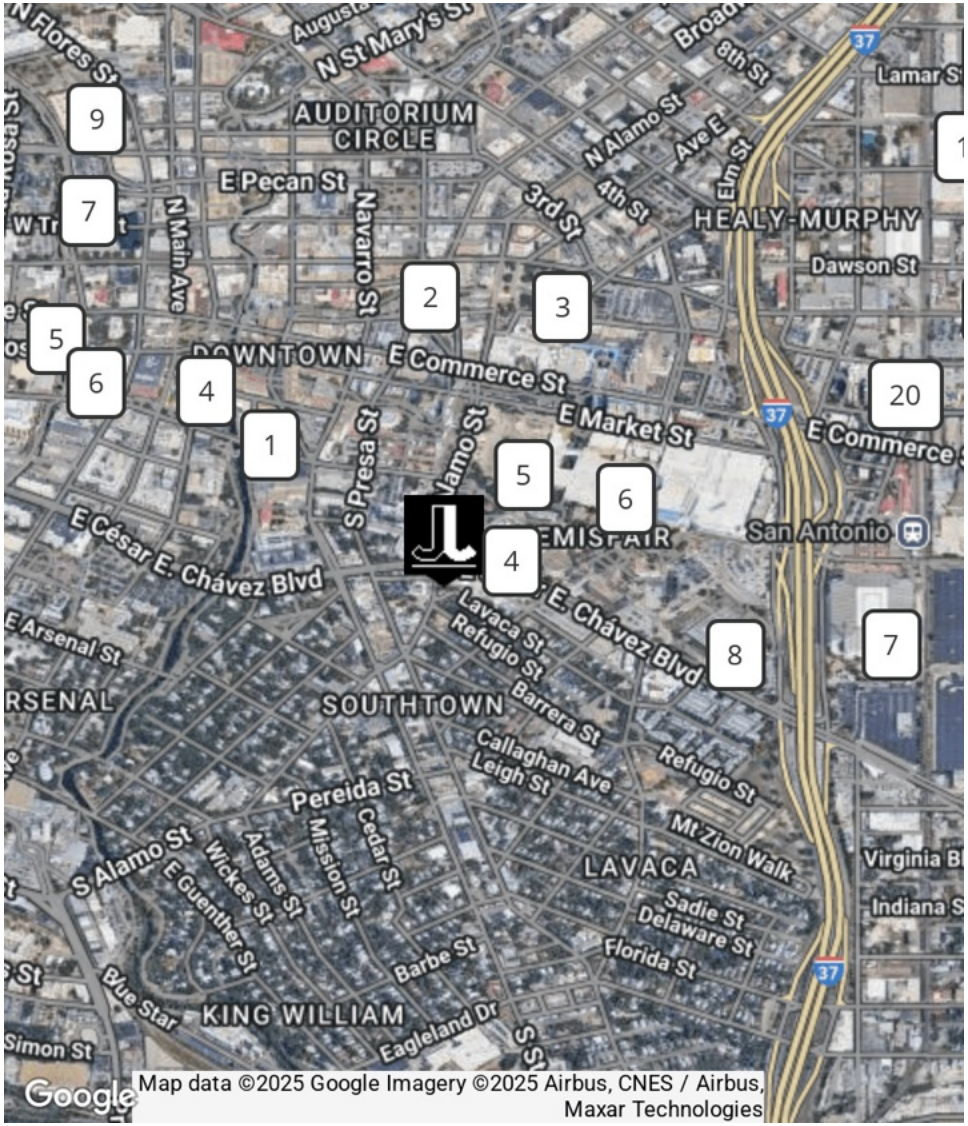
Downtown San Antonio

BULLETS HEADLINE

- 1.Downtown San Antonio
- 2.-Riverwalk
- 3. The Alamo
- 4. Hemisfair Park
- 5. Civic Park
- 6. Convention Center
- 7. Alamodome
- 8. New Spurs Arena (proposed)
- 9. San Antonio Mission Ball Park
- 10. Market Square
- 11. The Pearl
- 12. River North
- 13 Hays Street Bridge
- 14 Texas Research & Technology Foundation
- 15. Dignowity Park
- 16. Skate Park
- 17 UTSA campus
- 18. Via
- 19. Government Hill
- 20. St. Paul Square



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San Antonio Highlights

SAN ANTONIO HIGHLIGHTS

- Fastest Growing City in the Nation- US Census Bureau 2023. Seventh largest city in the U.S and second most populated city in Texas.
- Vibrant downtown area rich in culture and history is host to more than 39 million visitors a year.
- Home to eight universities, including Division I schools, the University of Texas at San Antonio (UTSA) and University of the Incarnate Word, as well as the Alamo College System.
- Best Places To Live in Texas-U.S. News and World report 2023 with cost of Living 13% less than US Average and Safest Big City in Texas- Wallethub 2023
- Strong Military presence with four major military bases comprise Joint Base San Antonio (JBSA): Randolph Air Force Base, Fort Sam Houston, Lackland Air Force Base and Camp Bullis
- Prime center of commerce with over 150K companies. San Antonio has a strong company base including H-E-B, Frost Bank, USAA, BBVA, CPS, AT&T, Google Fiber, UTSA.
- Nation's leading cybersecurity ecosystem by NSA. EY, PwC, Booz Allen Hamilton, Lockheed Martin and The Hut Group are expanding cybersecurity operations in San Antonio. Additionally, UTSA is building a $90M School of Data Science and National Security Collaboration Center.
- San Pedro Creek Culture Park Development: $1.58 billion economic impact, 2.100 new housing units, 7,300 new downtown residents. 150% expected increase in new property value & $225M ad valorem tax revenue.
- (HPARC) and the Hemisfair Conservancy are working together to redevelop and activate the site of the 1968 World’s Fair into a series of three parks in the heart of San Antonio.

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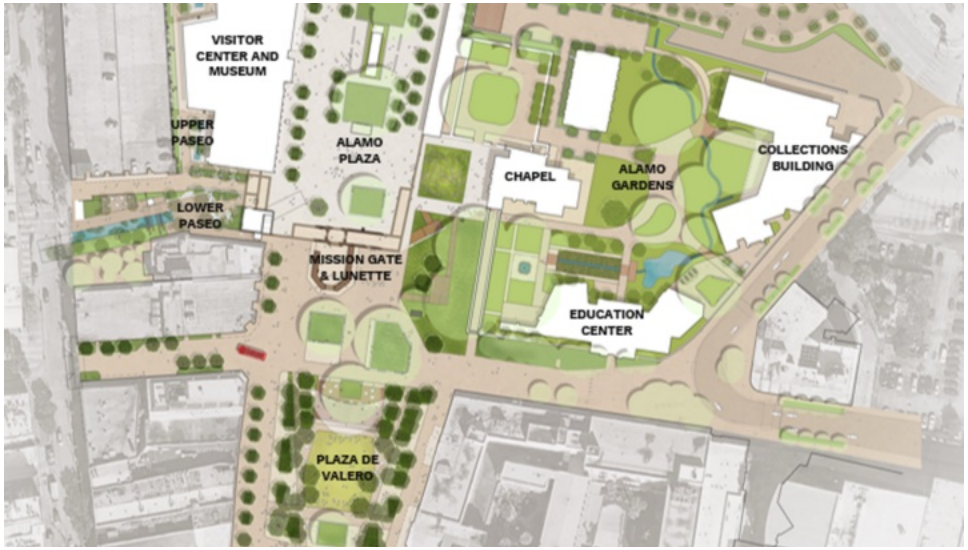
At the Core

THE ALAMO

Over 1/2 billion project to recapture the original mission site and battlefield footprint and preserve the 300 year old church and barracks as well as to create a world-class 100,000 sf Visitor Center and Museum, House exhibit and palisade exhibit, Alamo Exhibit at the Ralston Family Collection Center, 4-D Theater, retail space and rooftop restaurant to preserve San Antonio's rich history and legacy.



SAN ANTONIO RIVER WALK

The San Antonio Riverwalk is known as one of the most vibrant and unique tourist attractions in the United States. Known as the #1 attraction in all of Texas with over 40 million visitors annually, the Riverwalk encompasses 15 miles and flows through about 5 miles of downtown San Antonio.

Over 182 boutiques, retail outlets, dining options, world-class art galleries, and museums, the Riverwalk are established on the Riverwalk, from which the property benefits immensely.

JEREMY JESSOP
210.386.3970
jj@jjrealco.com

JJ Real Co
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210.386.3970 • jjrealco.com

Hemisfair

OVERVIEW

Hemisfair is undergoing a 20-year, three-phase redevelopment of the 1968 World's Fair site into a mixed-use neighborhood. The $340M project will result in the development of 3 parks, a 200-room hotel, 525 residential units, 65k of retail space, and 1100 parking spaces. Together these developments will unite to form the reimagined district that is Hemisfair, one of the world's great public spaces.

TEXT HEADLINE

More than 3 million visitors have experienced the 4-acre Yanaguana Garden since opening in October 2015. Civic Park will offer something for everyone – from culinary festivals to live music, community celebrations of all kinds will fill the calendar. The project features a shaded promenade, the Springs water feature, and a great lawn with an event capacity of up to 15,000 people. The park will offer enriching, captivating experiences that draw people together and strengthen our community

ECONOMIC IMPACT

According to TXP, INC, the total economic impact of construction at Hemisfair over ten years will likely result in $880 million of new economic activity and over 6,000 jobs

At full build-out, the Hemisfair district is projected to generate $13 million annually in additional tax revenues to local agencies from property, hotel occupancy, and sales taxes.

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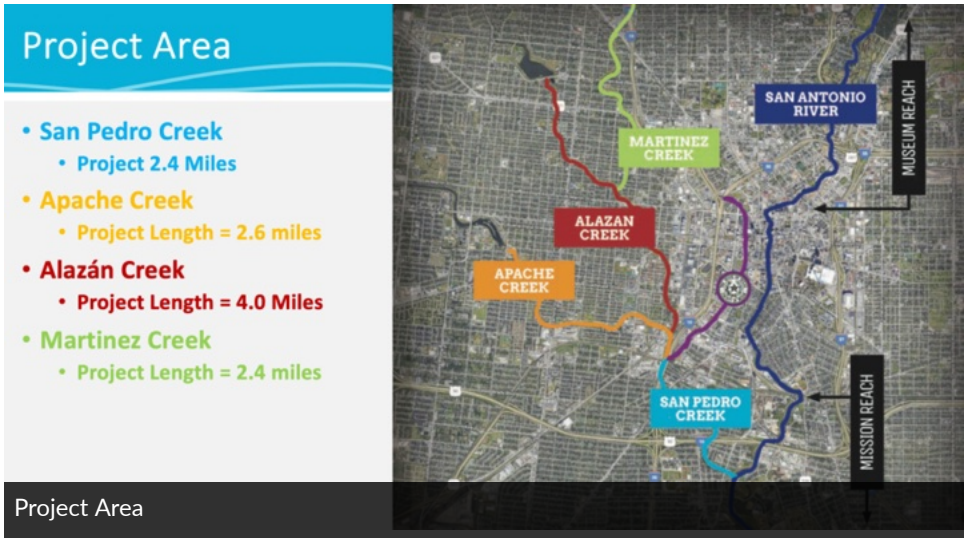
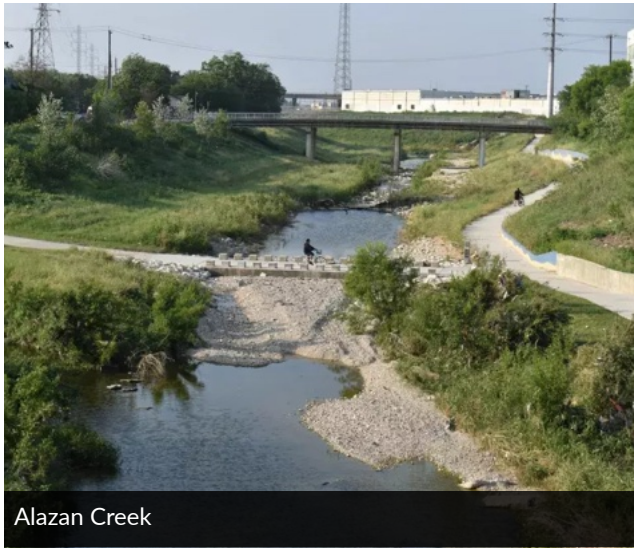
Westside Creeks Restoration Project



Project Area

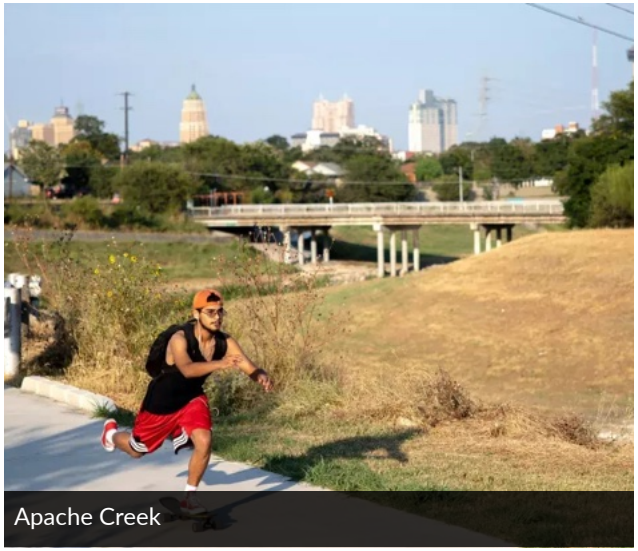
San Pedro Creek



Alazan Creek

CREEK RESTORATION

This ecosystem restoration project aims to restore the riverine ecosystem with portions of the San Pedro, Apache, Alazan, and Martinez creeks, commonly known as the Westside creeks to a more natural condition. The project includes 222 acres and 11 stream miles, and the construction of approximately 8 miles of multi-use trails and recreational features. The project is expected to be complete in 2027.



Apache Creek

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jj@jjrealco.com

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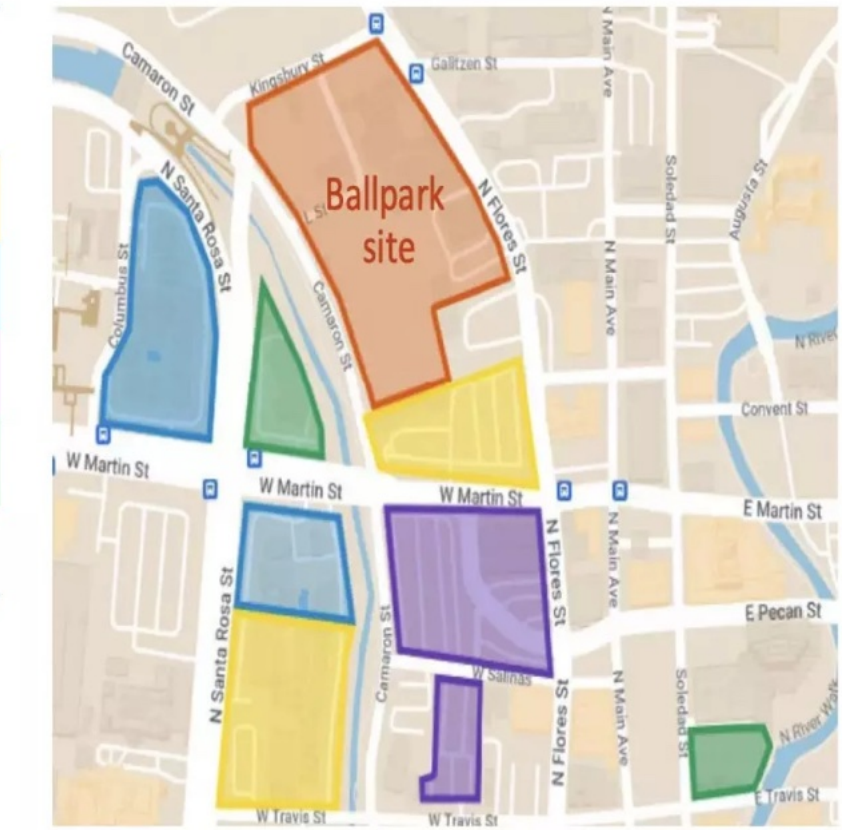
San Antonio Missions Ballpark



OVERVIEW

To build a new baseball stadium with 4,500 fixed seats and capacity for 7,500 in compliance with minimum standards set by MLB for a minor league stadium by the end of 2028.

The $160 million project is expected to be funded from the team equity contribution and bonds that will be payed by team revenues and revenues from taxable valuation. The team has guaranteed to pay any difference in revenue if needed to pay back the bonds.

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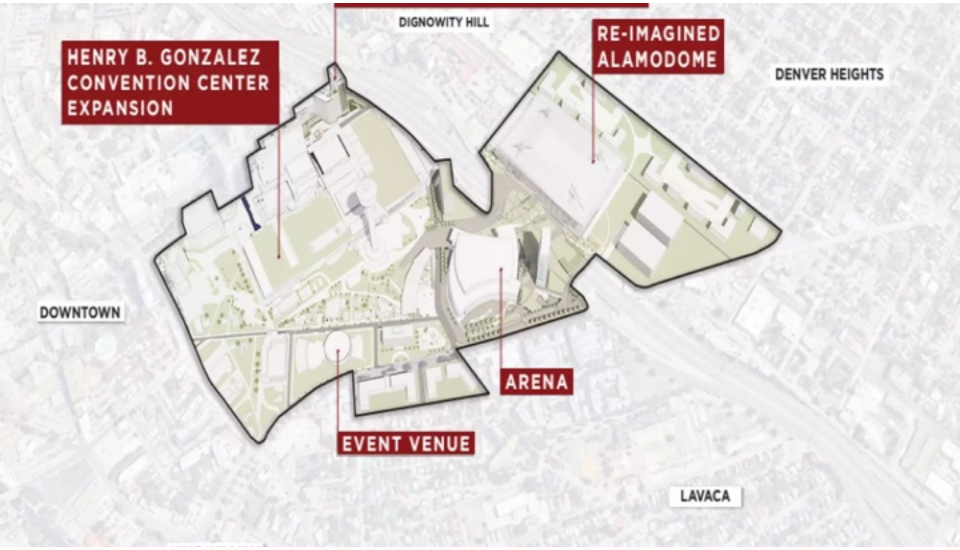
Project Marvel

PROJECT OVERVIEW

$4 Billion project to build a Sports and Entertainment Center in Downtown. The project would include a new Spurs arena on the site of the Institute of Texan Cultures (ITC), expand the Henry B. Gonzalez Convention Center to include additional 50,000 sf of ballroom and meeting space as well as 26,000 sf of retail space and 20,000 sf UTSA School of Hospitality.

Also included are upgrades to enable the Alamodome host NCAA College Football Playoff games, international soccer games, Final Four basketaball events and more, the construction of a new 1,000 keys Convention Center hotel, a 5,000 seat live entertainment venue in the John Woods Courthouse, and roughly 50 acres of mixed use residential and commercial development as well as the construction of a land bridge over IH-37 connecting the East Side to downtown,



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Market Square

TEXT HEADLINE

The Historic Market Square is where the culture of San Antonio comes alive, a place locals and tourists have been coming for generations.

Nearly every weekend of the year, Market Square is filled with live entertainment, delicious food, family fun, and a wide variety of retailers with unique, multi-cultural merchandise.

TEXT HEADLINE

Explore over 100 locally-owned businesses that provide a unique marketplace experience.

Since 1730, Market Square has had a unique place in the hearts of San Antonio's residents, and it continues to be one of the most vibrant and historical areas in the city today.

JEREMY JESSOP
210.386.3970
jj@jjrealco.com

JJ Real Co
824 Broadway St, Suite 110 • San Antonio, TX 78215
210.386.3970 • jjrealco.com

The Pearl

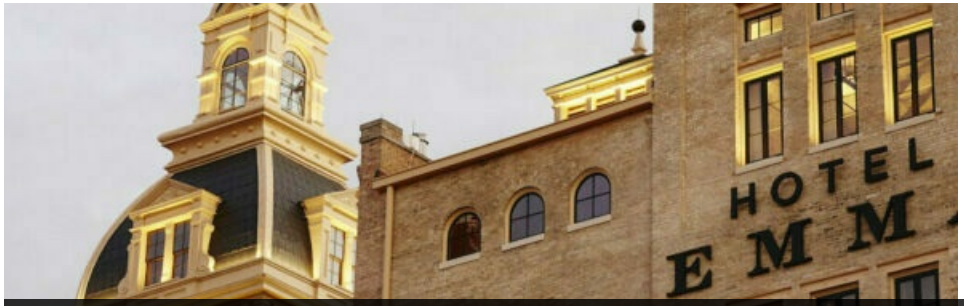
OVERVIEW

In 2001, Silver Ventures, a San Antonio-based investment firm, purchased the 23-acre brewery site with extensive plans to create a sustainable mixed-use development that would include restaurants, shops, and eventually, a boutique hotel. Craftmanship is superb with many elements from the original brewery placed strategically around the site and the walkable neighborhood with multitude of shops and restaurants has become a touristic attraction and is home to IT companies and start-up incubators. Future plans still in the works with additional land still available for development.

23 ac site just North of Downtown.

Culinary Institute Of The Americas: special expertise in Latin American cuisines. 2010

Southline Residences. 2020



Culinary centric boutique hotel Emma. 2015

Amphitheater. 2011

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River North

A NEW DOWNTOWN NEIGHBORHOOD

- Benefitting from $500M Broadway street improvements, including expanded treelined sidewalks and bike lanes
- Pedestrian, bike, and commuter friendly
- Neighboring the Hixon - Cavender 9+ acre redevelopment project
- Walkable to new Make Ready Food Hall, Soto Building, CPS Headquarters, Pabst Brewing, Argo Group, Encore Bank, San Antonio Express-News, and Tesla lot
- Vibrant and growing arts, entertainment, and nightlife live/work district, including the Tobin Center, San Antonio Museum of Art, and numerous bars and restaurants
- 2000+ units of luxury apartments within walking distance

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UTSA Downtown Campus Developments

OVERVIEW

- UTSA's growth is instrumental to San Antonio's evolution as the seventh-largest city in the United States. The UTSA Downtown Campus, which anchors the city's technology corridor, is undergoing an expansion that shows promise for economic prosperity, urban revitalization and transdisciplinary discovery.
- UTSA is one of the few universities to hold all three National Center of Excellence designations from the National Security Agency and Department of Homeland Security and having the #1 cybersecurity program in the nation.

FUTURE GROWTH

- UTSA's new $57 million School of Data Science, and $33 million National Security Collaboration Center marks the beginning of new investment into Downtown and San Antonio's Economy.
- UTSA is the largest university in the San Antonio metropolitan region with over 34,000 students enrolled and 15,000 students planned to utilize the Downtown campus.

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VIA

VIA TRANSPORTANTION

VIA Metropolitan Transit provides regional multimodal transportation options that connect our community to opportunity, support economic vitality, and enhance quality of life throughout our region. VIA, recognized by the Texas Transit Association as the outstanding Metro Transit Authority of the year, has a service area of 1,226.07 miles, which includes 14 member cities and the unincorporated areas of Bexar County, and operates seven days a week on more than 90 routes.

CENTRO PLAZA

Centro Plaza at VIA Villa, a state-of-the-art transit hub, opened for service in November 2015. The modern plaza provides a comfortable area for transferring, digital next-bus arrival signs, air-conditioned waiting areas, and a full-service customer service center.

JEREMY JESSOP
210.386.3970
jj@jjrealco.com

Texas Research and Technology Foundation

INNOVATION DISTRICT FOR SCIENCE AND TECHNOLOGY

Inspired by the power of innovation, proximity, talent attraction, and inclusive economic development, TRTF has embarked on a bold vision to develop an urban innovation district. The establishment of this innovation district will position San Antonio as a leader in developing innovative medical breakthroughs and generating economic growth and investment.

VELOCITYTX

this is the first Innovation Center in the city's near eastside to facilitate collaboration and the collision of ideas, drive innovation, and foster the entrepreneurial spirit. It helps early-stage dual use bioscience companies launch innovative breakthroughs than can significantly enhance and save lives at a global level. This 17,000 square foot state of the art facility brings together a like-minded community of people who want to change the world — innovators, thinkers, doers, connectors.

STEP INTO STEM

An estimated 1,000 biotech-related jobs are expected to be available in San Antonio over the next five years. To meet this need, TRTF forged a partnership with Communities in Schools of San Antonio (CIS-SA) to prepare the next generation of employees in bioscience and technology.

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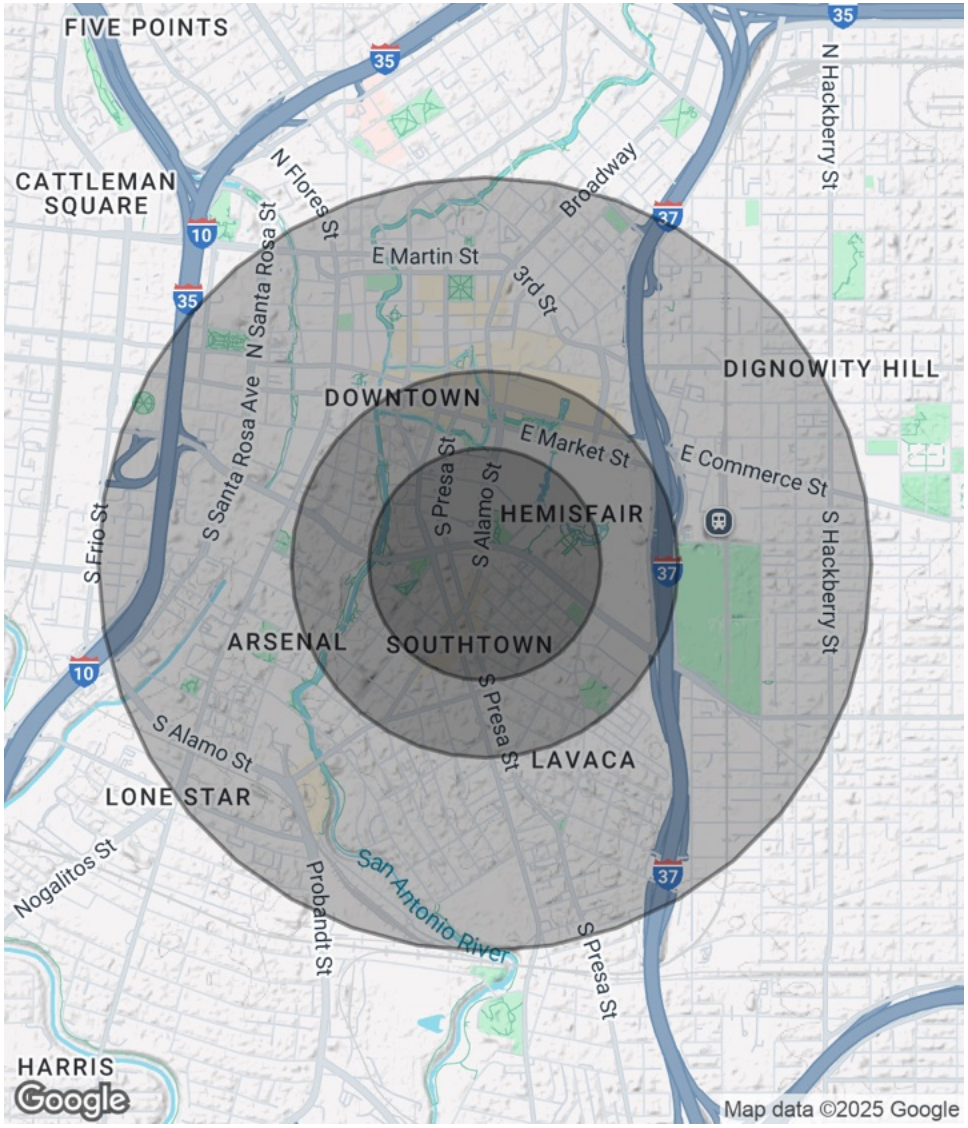
Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,586	3,171	11,378
Average Age	45	46	43
Average Age (Male)	45	45	43
Average Age (Female)	46	47	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	879	1,774	6,071
# of Persons per HH	1.8	1.8	1.9
Average HH Income	$74,816	$81,931	$84,432
Average House Value	$596,748	$603,884	$531,424

Demographics data derived from AlphaMap



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JJ Real Co
824 Broadway St, Suite 110 • San Antonio, TX 78215
210.386.3970 • jjrealco.com

Disclosures

11/2/2015

Information About Brokerage Services

Texas law requires all real estate licensees 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.

JJ REAL CO	537746	JJ@JJREALCO.COM	(210)386-3970
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
JEREMY JESSOP	537746	jeremy.jessop@gmail.com	(210)386-3970
Designated Broker of Firm	License No.	Email	Phone
JEREMY JESSOP	537746	jeremy.jessop@gmail.com	(210)386-3970
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mariela Monagas	676145	mariela@jjrealco.com	(210)687-7067
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

JJ Real Co, 11145 S. St. Mary's St., Suite 100 San Antonio TX 78210 Phone: 2106877067 Fax: 3406 Roosevelt Ave
Mariela Monagas Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Broker

JEREMY JESSOP
jj@jjrealco.com
Direct: **210.386.3970**

PROFESSIONAL BACKGROUND

JJ Real Co is a boutique real estate firm and brokerage based in San Antonio, Texas, with a rich history spanning over 20 years. Founded by Jeremy Jessop, the firm has built a reputation for prioritizing client relationships above all else, valuing quality over quantity when it comes to transactions.

Specializing in the neighborhoods surrounding San Antonio's central business district, including Pearl, Southtown, King William, Alamo Heights, Tobin Hill, and Dignowity Hill, Jessop has established he and his firm as a trusted partner in the local real estate market.

One of their key areas of expertise lies in adaptive reuse development, focusing on transforming industrial, retail, and mixed-use projects into vibrant spaces that contribute to the community's growth and revitalization. They have a strong emphasis on historic tax credit projects, leveraging public-private incentives to bring new life to historic buildings and neighborhoods.

Throughout their two-decade journey, Jessop has demonstrated a commitment to excellence, innovation, and sustainable growth in the real estate sector, making them a sought-after partner for clients looking for personalized, high-quality real estate services in the San Antonio and Downtown area.

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