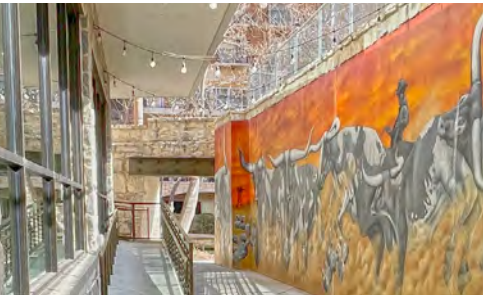




partners

118
SOLEDAD ST

PRIME SAN ANTONIO RIVERWALK
RESTAURANT SPACE LEASING NOW



LUXURY *Buildout*

Built in 2019, 118 Soledad offers more than 7,000 square feet of upscale restaurant space fronting the Riverwalk and nearly 2,000 square feet of streetfront retail space with competitive TI packages and a built-in customer base.



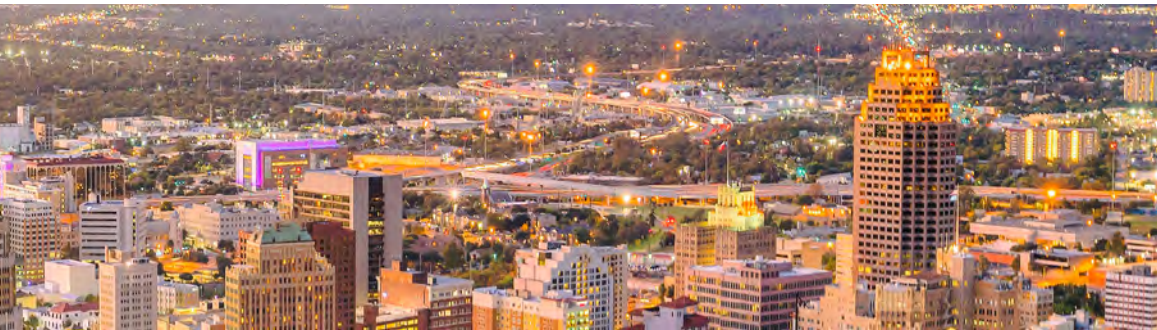
TREMENDOUS *Visibility*

Direct access to the Riverwalk with coveted riverfront patio seating catering to the 39 million people that visit San Antonio annually - the Riverwalk is Texas' number one tourist attraction.



DOWNTOWN *Streetfront*

Surrounded by multiple office buildings, hotels, and apartment buildings, streetfront location is ideal for capturing daily commuters.



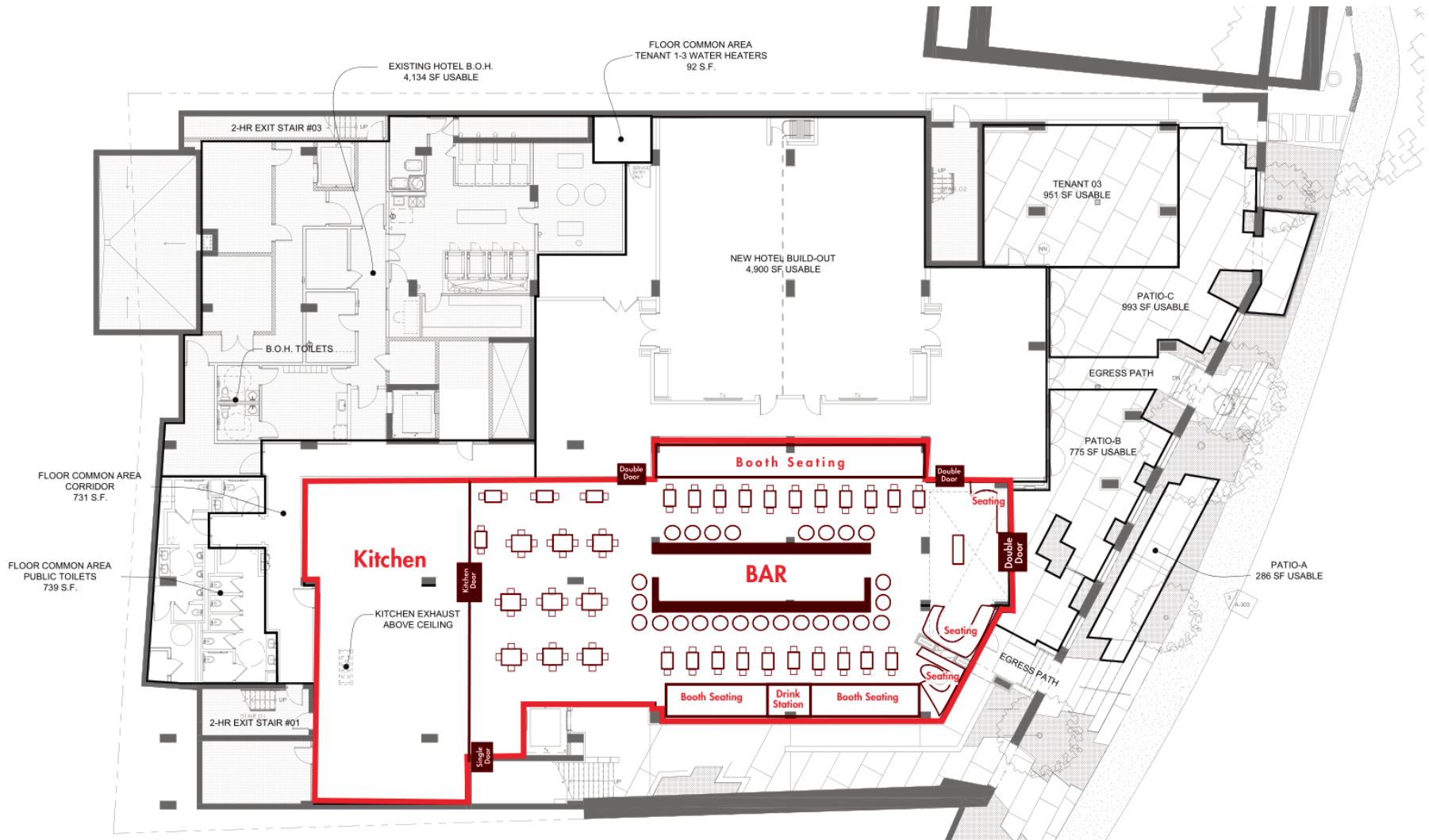
IRREPLACEABLE *Location*

Walking distance to iconic river boat rides, The Alamo, the 18th century San Fernando Cathedral, Historic Market Square, La Villita Historic Arts Village, and countless other major Downtown attractions.

RIVER LEVEL Restaurant Space

7,166 SF + RIVERFRONT PATIO | \$38.00 PSF + NNN

Shell Condition
Competitive TI packages
Common area restrooms already in place
Adjacent to Hotel's new meeting and event space

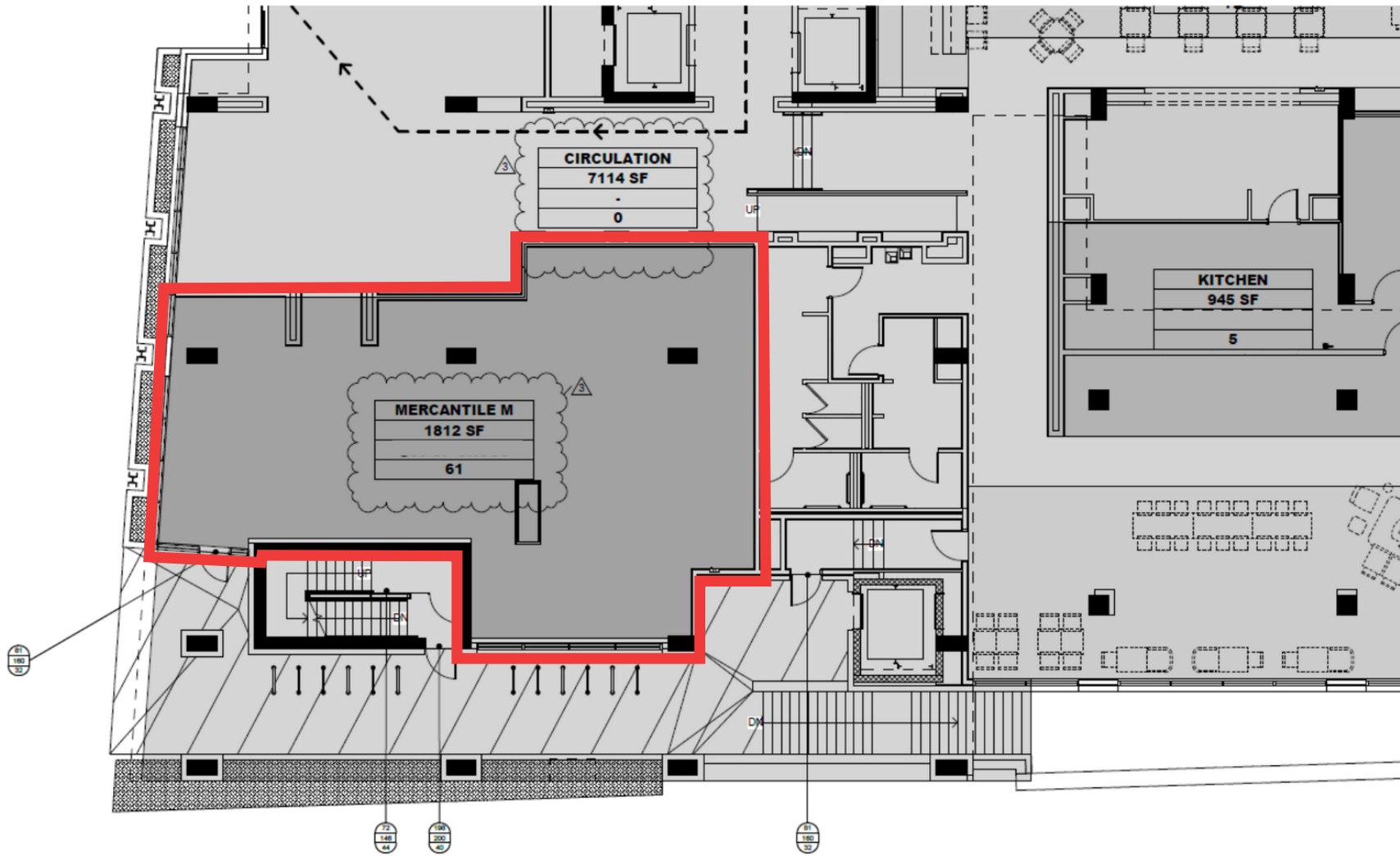


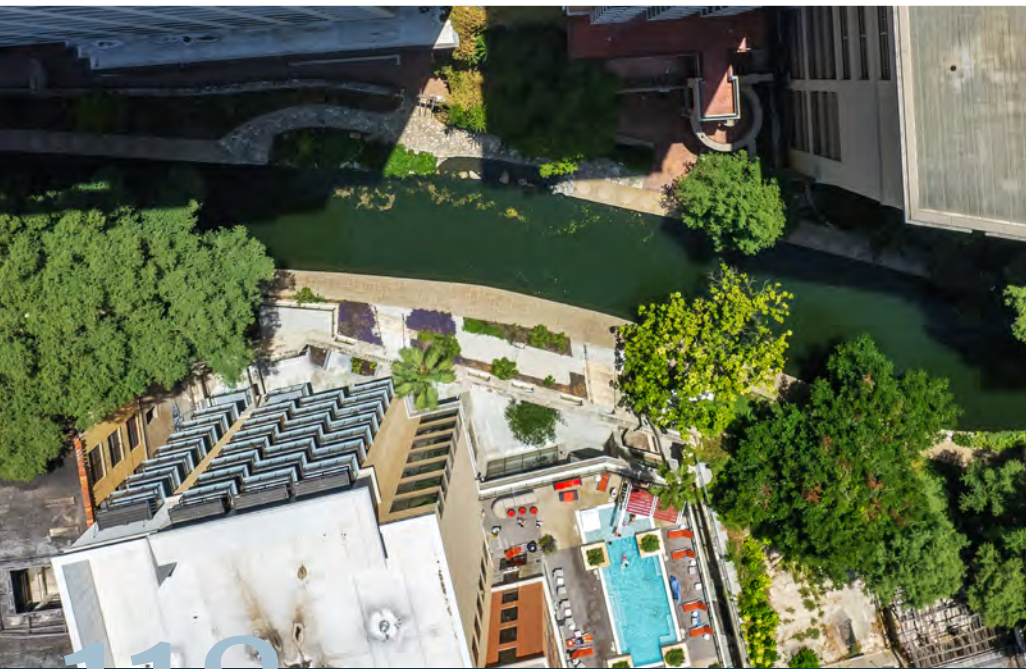
STREET LEVEL

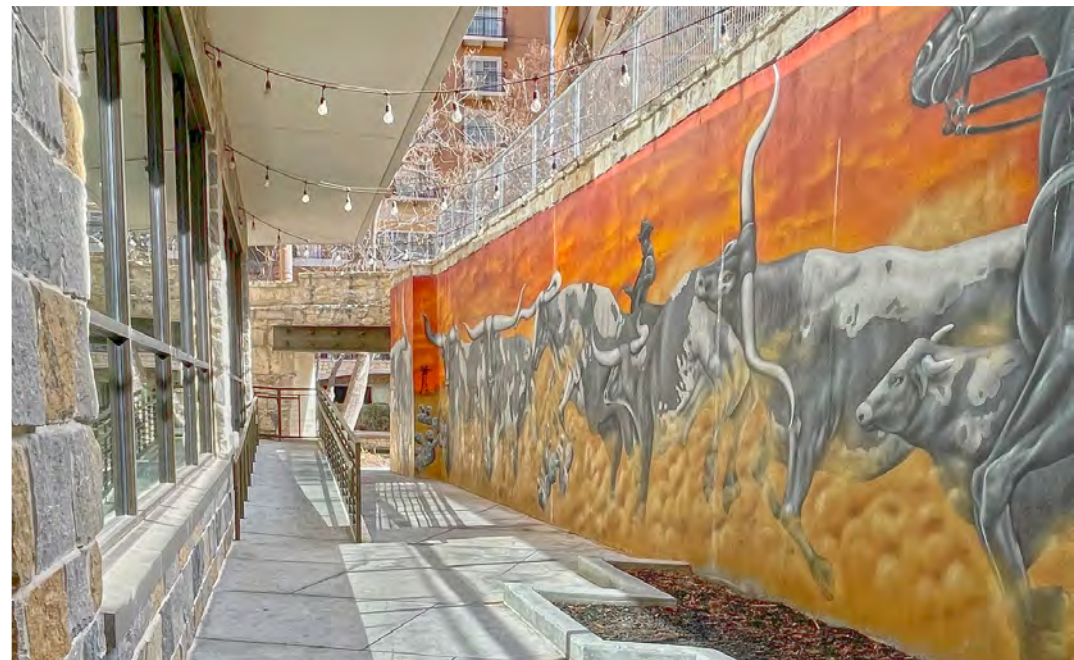
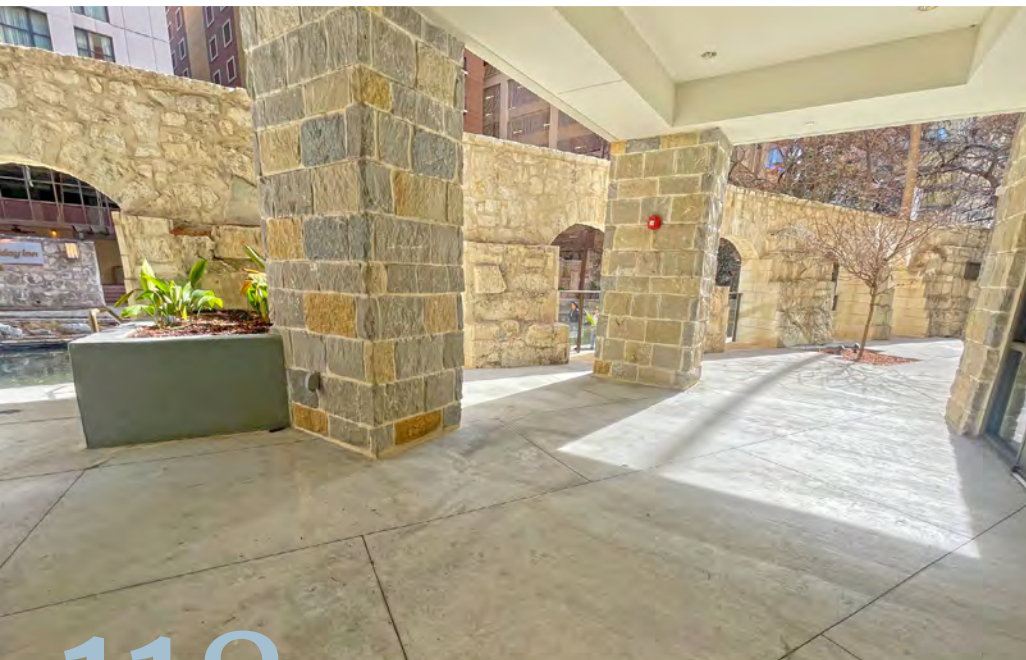
Restaurant Space

1,812 SF + DOWNTOWN STREET FRONTAGE | \$32.00 PSF + NNN

Shell Condition
Competitive TI packages
Street and Hotel Lobby entrance







MARKET ON HOUSTON
AMERICAN

BAR 414

POBLANO'S ON HOUSTON ST

THIRSTY AZTEC
& THE AZTEC LOUNGE

DORREGO'S
ARGENTINIAN

DOMINGO

NARANJA BAR
TEQUILA AND MEZCAL

ACENAR
MEXICAN

HOTEL VALENCIA

HOLIDAY INN

COURTYARD

ESQUIRE TAVERN

DRURY INN & SUITES

HUGMAN'S OASIS

SAN ANTONIO RIVERWALK

TOKYO COWBOY

RANGE
STEAK - SEAFOOD

SUBWAY
SANDWICH

118

SOLEDAD ST
HOME2 SUITES BY HILTON
AND HAMPTON INN & SUITES

EMBASSY SUITES
BY HILTON

BUNZ HANDCRAFTED
BURGERS

AC HOTEL ELEMENT

118
SOLEDAD ST



THOMPSON HOTEL

INTERCONTINENTAL HOTEL

300 N MAIN
354 CLASS AA MF

ARTSPACE
SAN ANTONIO

FROST TOWER

LEGACY PARK

HOPSCOTCH
SAN ANTONIO

TRAVIS PARK

118
SOLEDAD ST

ALAMO PLAZA
THE ALAMO

MAJESTIC
THEATRE

UTSA DOWNTOWN
CAMPUS

SAN ANTONIO
CITY HALL

SAN ANTONIO
METROPOLITAN
HEALTH OFFICES
SAN ANTONIO
PLANNING
DEPARTMENT

MAIN PLAZA

BRISCOE WESTERN
ART MUSEUM

BEXAR COUNTY
JUSTICE CENTER

LOVE LOCK
BRIDGE

BEXAR COUNTY
DISTRICT
ATTORNEY'S OFFICE
BEXAR COUNTY
COMMISSIONER'S
OFFICE

BEXAR COUNTY COURTHOUSE
ECONOMIC & COMMUNITY
DEVELOPMENT

CIVIL SERVICES COMMISSION
DEPARTMENT OF BEHAVIORAL
AND MENTAL HEALTH

TOWER LIFE BUILDING
FULL RENOVATION
234 UNIT MF

LA VILLITA
HISTORIC VILLAGE

118
SOLEDAD ST

NEARBY Amenities

FOOD & DRINK

- Pinkertons BBQ
- La Panaderia
- Bohannon's
- The Palm
- Texan Sizzle
- Bourbon Street Seafood Kitchen
- Cravorites
- Stout's Signature
- Queso Pan Y Vino
- Battalion
- El Castillo
- Domingo
- Station Cafe
- Chart House
- The Gavel
- Dorrego's

STAY

- Intercontinental
- Thompson
- Embassy Suites
- Homewood Suites
- Palacio del Rio
- Marriott Riverwalk
- Hotel Indigo
- Hotel Valencia
- The Westin Riverwalk
- Hotel Contessa
- Hyatt Regency
- Wyndham Garden

POINTS OF INTEREST

- Legacy Park
- Majestic Theatre
- Alamo Plaza
- Shops at Rivercenter
- Henry B. González Convention Center
- Tower of the Americas
- Hemisfair Park
- San Fernando Cathedral
- Historic Market Square
- UTSA Downtown Campus
- Tobin Center for the Performing Arts
- The Alamodome
- La Villita Historic Village
- Travis Park
- Briscoe Western Art Museum
- United States Federal Courthouse
- San Antonio Official Visitor Center
- The Children's Hospital
- VIA Centro Plaza



118
SOLEDAD ST



DEMOGRAPHIC Overview

	1 MILE	3 MILES	5 MILES
<i>Total Population</i>	13,707	141,364	354,184
<i>Daytime Population</i>	101,268	241,062	438,870
<i>Total Consumer Spend</i>	\$217.7 M	\$2.6 B	\$6.2 B
<i>Food</i>	\$29 M	\$373 M	\$886 M
<i>Alcohol</i>	\$2 M	\$19 M	\$42 M
<i>Entertainment</i>	\$9 M	\$104 M	\$242 M

San Antonio, Texas

3rd

FASTEST GROWING
ECONOMY

7th

LARGEST CITY
IN THE US

1.5

MILLION
RESIDENTS

60

NEW RESIDENTS
PER DAY

EXCLUSIVELY REPRESENTED BY

AMANDA POWELL 210 384 2354
amanda.powell@partnersrealestate.com

KEVIN MURPHY 512 689 3731
kevin.murphy@partnersrealestate.com

partners

118
SOLEDAD ST

partners

AUSTIN

+1 512 580 6025
901 South MoPac Expressway
Building 1, Suite 550
Austin, TX 78746

HOUSTON - HQ

+ 713 629 0500
1360 Post Oak Blvd, Suite 1900
Houston, TX 77056

SAN ANTONIO

+1 210 446 3655
112 E. Pecan, Suite 1515
San Antonio, TX 78205

DALLAS - FT WORTH

+1 214 550 2990
1717 McKinney Ave, Suite 1480
Dallas, TX 75202

ATLANTA

+1 404 595 0500
999 Peachtree Rd, Suite 850
Atlanta, GA 30309

PARTNERSREALESTATE.COM

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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.

11-2-2015



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.

PCR Brokerage Austin, LLC dba Partners	9003950	licensing@partnersrealestate.com	713-629-0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-629-0500
Designated Broker of Firm	License No.	Email	Phone
Scott Lunine	787298	scott.lunine@partnersrealestate.com	713 629 0500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kevin Murphy	336146	kevin.murphy@partnersrealestate.com	512-643-8073
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov