

125 Lamar
San Antonio, TX

Radom
CAPITAL

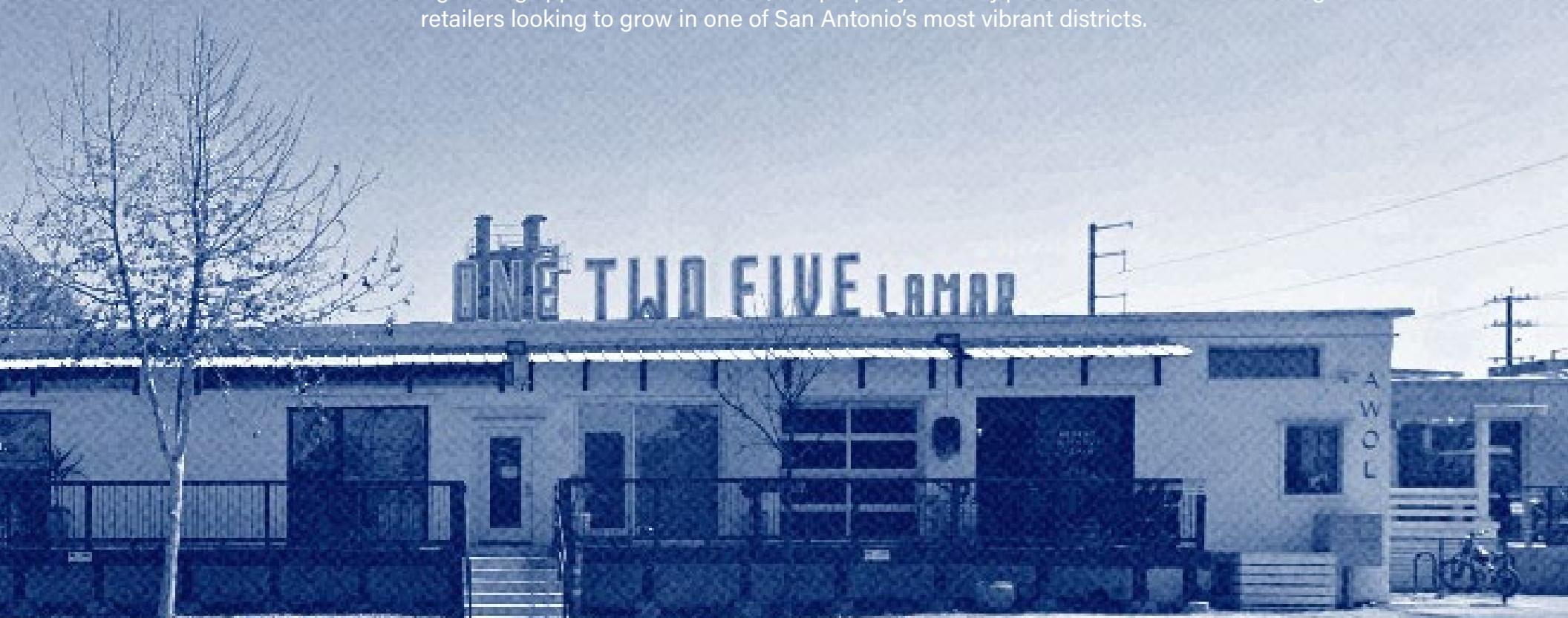
S H O P COS.

ONE TWO FIVE



FOR LEASE

This dynamic three-building retail property is located in the heart of San Antonio's urban core, offering a rare opportunity to join a thoughtfully curated retail destination. Spanning over 27,000 square feet on 2.3 acres, the property features generous parking, strong co-tenancy, and a walkable, urban environment that supports a wide range of retail uses. Planned enhancements—including upgraded landscaping, signage, and lighting—will elevate the customer experience and boost foot traffic. With a diverse mix of existing tenants and exciting leasing opportunities available, this property is ideally positioned for forward-thinking retailers looking to grow in one of San Antonio's most vibrant districts.



PROPERTY SUMMARY

AVAILABLE OPPORTUNITIES:

125 Lamar 430 Austin

| | |
|------------|-----------------------|
| ▪ 4,525 SF | ▪ Basement: 2,180 SF |
| ▪ 905 SF | ▪ 1st Floor: 2,180 SF |
| ▪ 1,179 SF | ▪ 2nd Floor: 2,659 SF |

- Premier three-building retail property totaling +/- 27,239 SF across 2.3 acres in the heart of San Antonio's vibrant urban core, offering strong visibility, street frontage, and pedestrian access.
- Features 115 dedicated parking spaces (4.2/1,000 SF) and a walkable layout that supports a diverse range of retail uses, complemented by creative co-tenancy including Boxcar, Southwest Elixirs, Traveler Barbershop, Vista Brewing, Baby Arcade, and more.
- Six available spaces, present immediate leasing opportunities ideal for retail, service, or experiential concepts looking to join a curated tenant mix in a high-growth district.
- Ownership will complete targeted capital improvements—including upgraded landscaping, signage, and lighting—to enhance customer experience, extend dwell time, and elevate overall asset value.



430 Austin - Basement (2,180 SF), 1st Floor (2,180 SF), and 2nd Floor (2,659 SF)



125 Lamar - Former Event Space (4,525 SF), 1,179 SF, and 905 SF (all contiguous)

PROPERTY INFORMATION

| | |
|------------|---------------------|
| SUBMARKET: | Eastside Downtown |
| RSF: | 27,239 |
| LAND SF: | 102,026 |
| PARKING: | 115 (4.2 per 1,000) |
| TENANTS: | 12 |
| RENT: | Call for rates |

JOIN:



BOXCAR

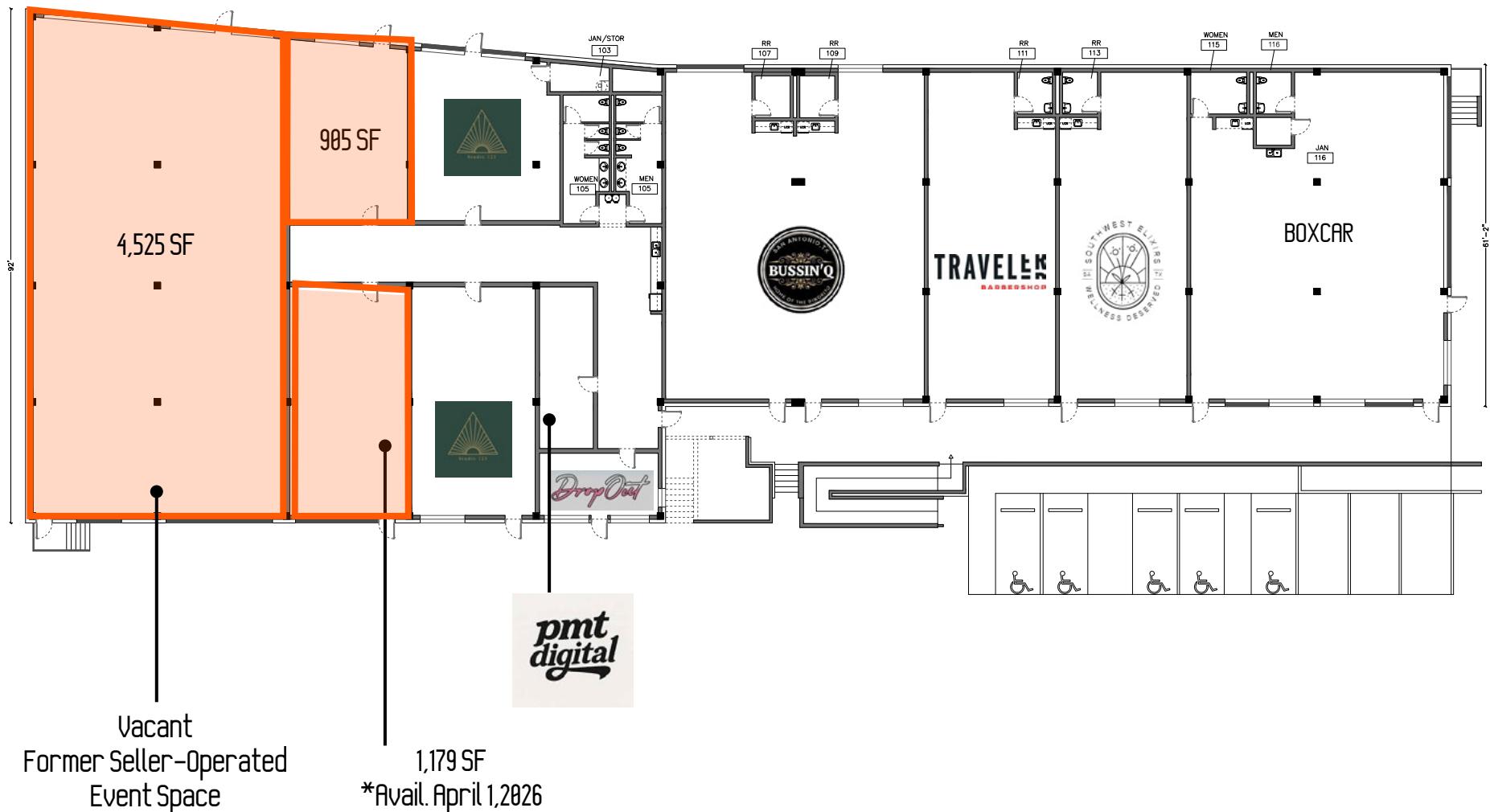
TRAVELER
BARBERSHOP



AERIAL

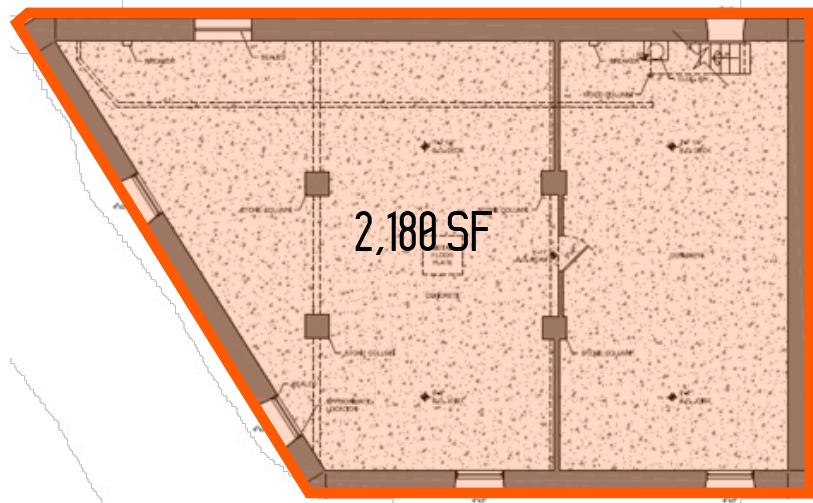


125 LAMAR SITE PLAN

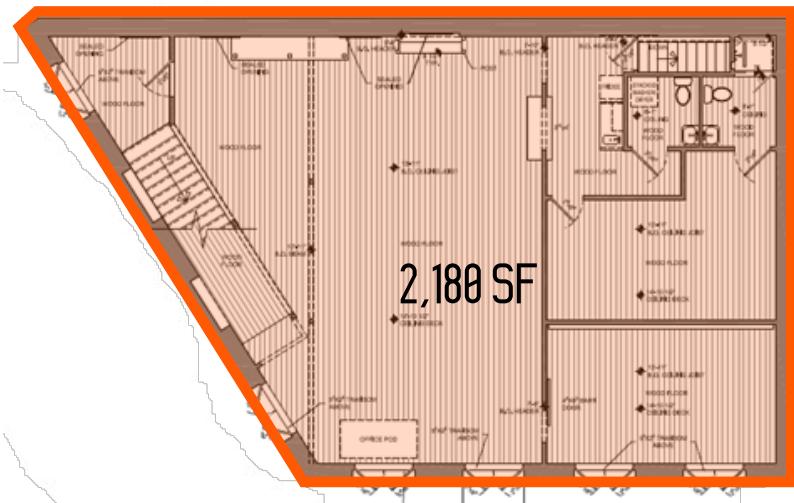


430 AUSTIN PLAN

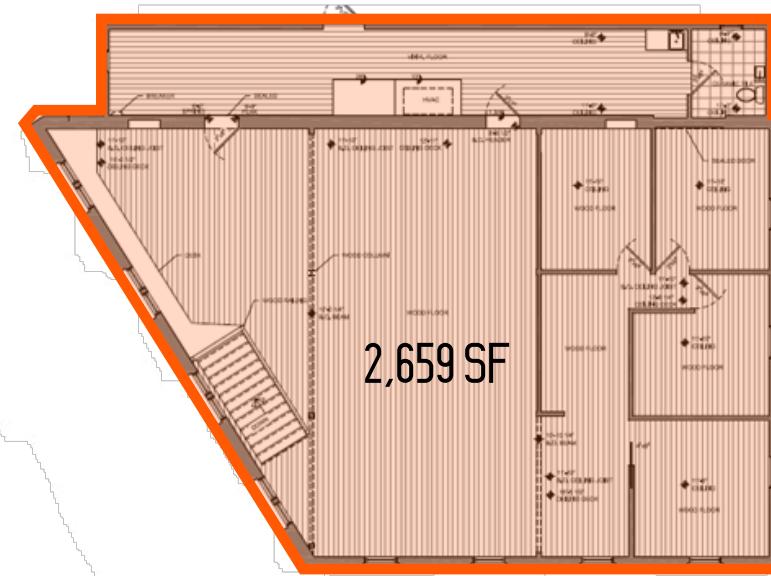
Basement



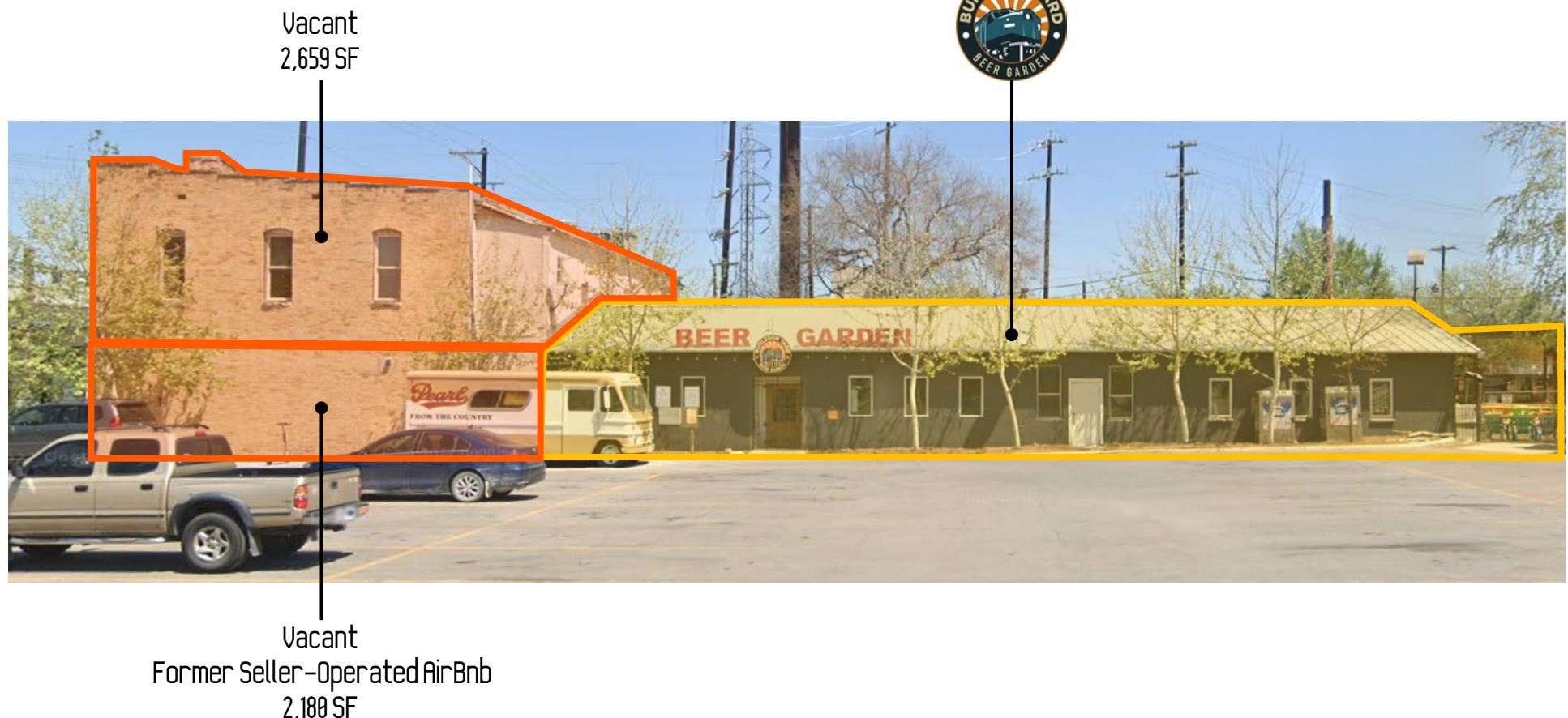
1st Floor



2nd Floor



430 AUSTIN STACK PLAN



LOCATION

An aerial photograph of the Dallas, Texas skyline. In the foreground, the American Airlines Center is visible, characterized by its distinctive retractable roof and cable-stayed bridge-like structure. To the right, the Reunion Tower stands tall with its observation deck. The background shows a dense cluster of skyscrapers and office buildings, with the Dallas City Hall dome visible. The city is surrounded by a mix of green spaces, roads, and industrial areas. The image has a slightly grainy, high-contrast look, giving it a documentary feel.

DEMOGRAPHICS

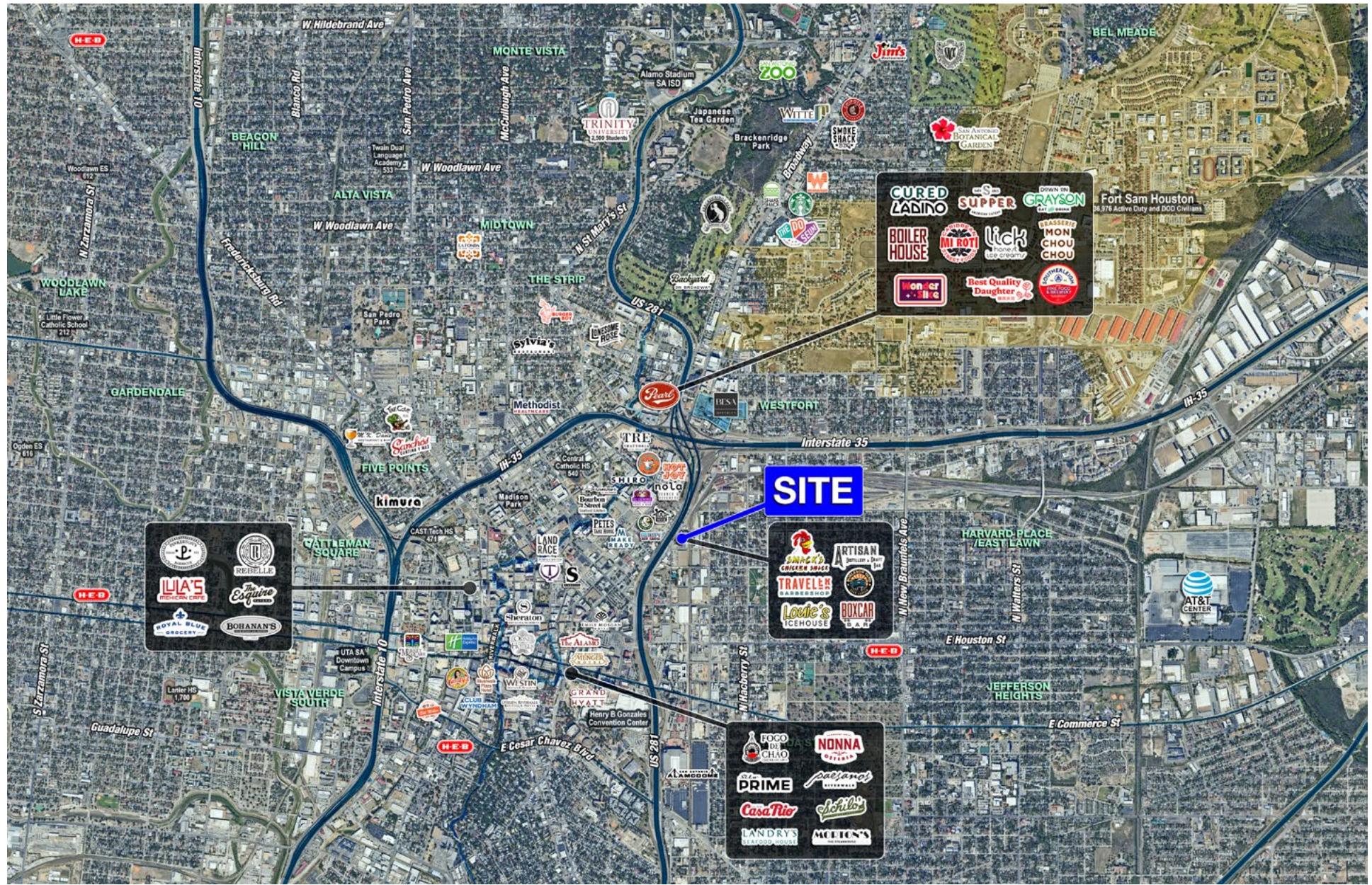
| POPULATION | | DAYTIME POPULATION | | AVERAGE HOUSEHOLD INCOME | | MEDIAN HOME VALUES | |
|------------|---------|--------------------|---------|--------------------------|-----------|--------------------|-----------|
| 1 Mile | 11,294 | 1 Mile | 56,180 | 1 Mile | \$101,470 | 1 Mile | \$375,787 |
| 3 Mile | 117,311 | 3 Mile | 227,253 | 3 Mile | \$77,072 | 3 Mile | \$250,906 |
| 5 Mile | 330,503 | 5 Mile | 428,040 | 5 Mile | \$76,208 | 5 Mile | \$191,666 |



AERIAL



AE^RIAL



NEIGHBORHOOD VIBE



NEIGHBORHOOD VIBE



SOUTHWEST ELIXIRS



TRAVELER BARBERSHOP



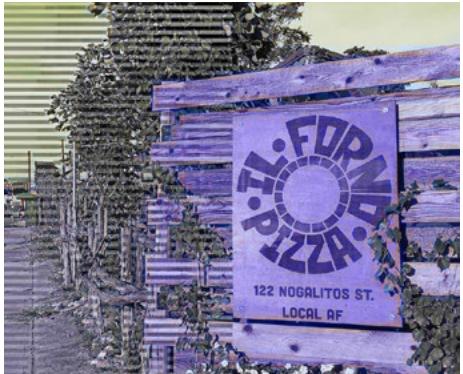
MAGPIE RESTAURANT



HOTWORX



NOLA BRUNCH & BEIGNETS



IL FORNO PIZZA



WOOF GANG BAKERY



HOTJOY



TIFF'S TREATS



MLA COFFEE



GRUNT STYLE



PMT Digital

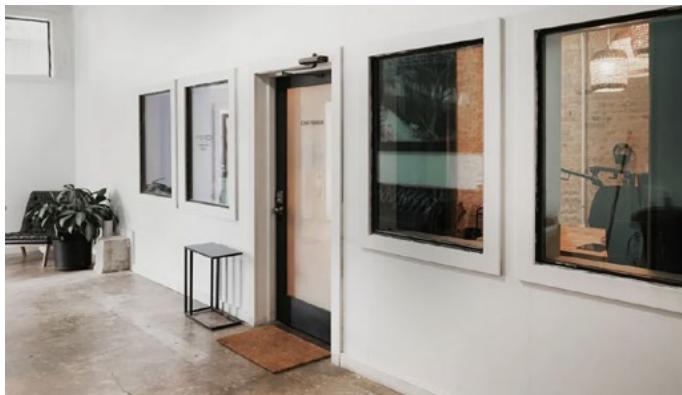
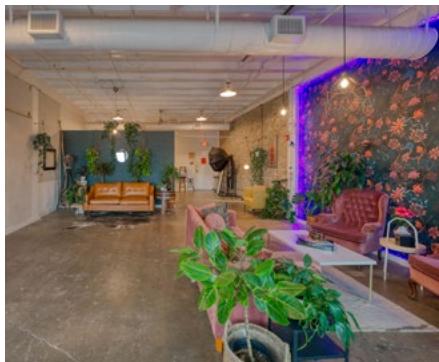
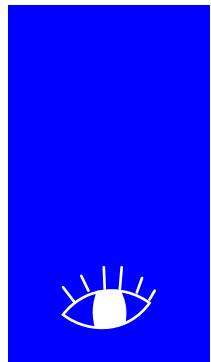
PHOTOGRAPHY



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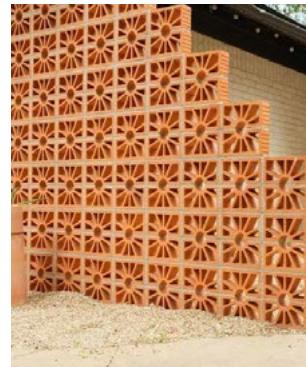
PHOTOGRAPHY



PLANNED IMPROVEMENTS



ENTRANCE SIGN



125 LAMAR - DECK SCREENING



430 AUSTIN - NEW ENTRANCE



RANDOM CAPITAL



DEVELOPER



Radom Capital is an award-winning, diversified real estate investment, development and management firm based down the road in Houston, Texas. We aspire to collaborate community, culture and commerce in all of our projects.

We are real estate dreamers.



S H O P ^{cos.}



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