

# CENTRO

PROPERTIES



RETAIL SPACE FOR LEASE

**1014 & 1024 S. PRESA ST.**

SAN ANTONIO, TX 78210

## Executive Summary

Suite Sizes: 590 & 1,246 SF

Suites Available: Two

Year Built/Renovated: 1914/2021

Submarket: Southtown

Ceiling Heights: 10'

Property Type: Retail

Zoning: C-2 IDZ Specific Use for Bar and Tavern

Traffic Counts: 4,350 VPD on S. Presa

Parking: Dedicated On-Site Parking & Street

Demographics	1 Mile	3 Miles	5 Miles
Population	14,423	152,823	356,163
Avg. HH Income	\$81,490	\$58,031	\$60,473



**Premier Retail Space**



## Lease Offering

Property Address: 1014 & 1024 S Presa St., San Antonio, TX 78210

# 3 – 5 Years

Lease offering

# +/- 590 & 1,246 Sf

Suite Sizes Available

# +/-40

Parking Spaces

Lease Rate:

Inquire with Broker for detail

Lease Structure: NNN

Tenant Line-Up



Kotka Y Chucho Bakery



**SOUTHTOWN**



**Downtown**

**King William District**

**LaVaca District**

**Site**

*South St Mary's St.*

*South Presa St.*

**McIntyre's**  
SPIRITS + FRIENDS  
SOUTHTOWN

**ACE MART**  
RESTAURANT  
SUPPLY

**BLISS**

**Frost**

**300  
MAIN**

**KIMPTON SANTO**  
SAN ANTONIO

**Hilton**  
PALACIO DEL RIO

**Hemisfair**

**GRAND  
HYATT**  
SAN ANTONIO  
RIVER WALK

**TOWER OF THE AMERICAS**

**GUS'S** FRIED CHICKEN  
WORLD FAMOUS  
**La Panaderia**  
Bakery + Cafe

**Rosaritos**

**BAR  
AMERICA**

*Laco Haven*

## Economic Drivers & Development

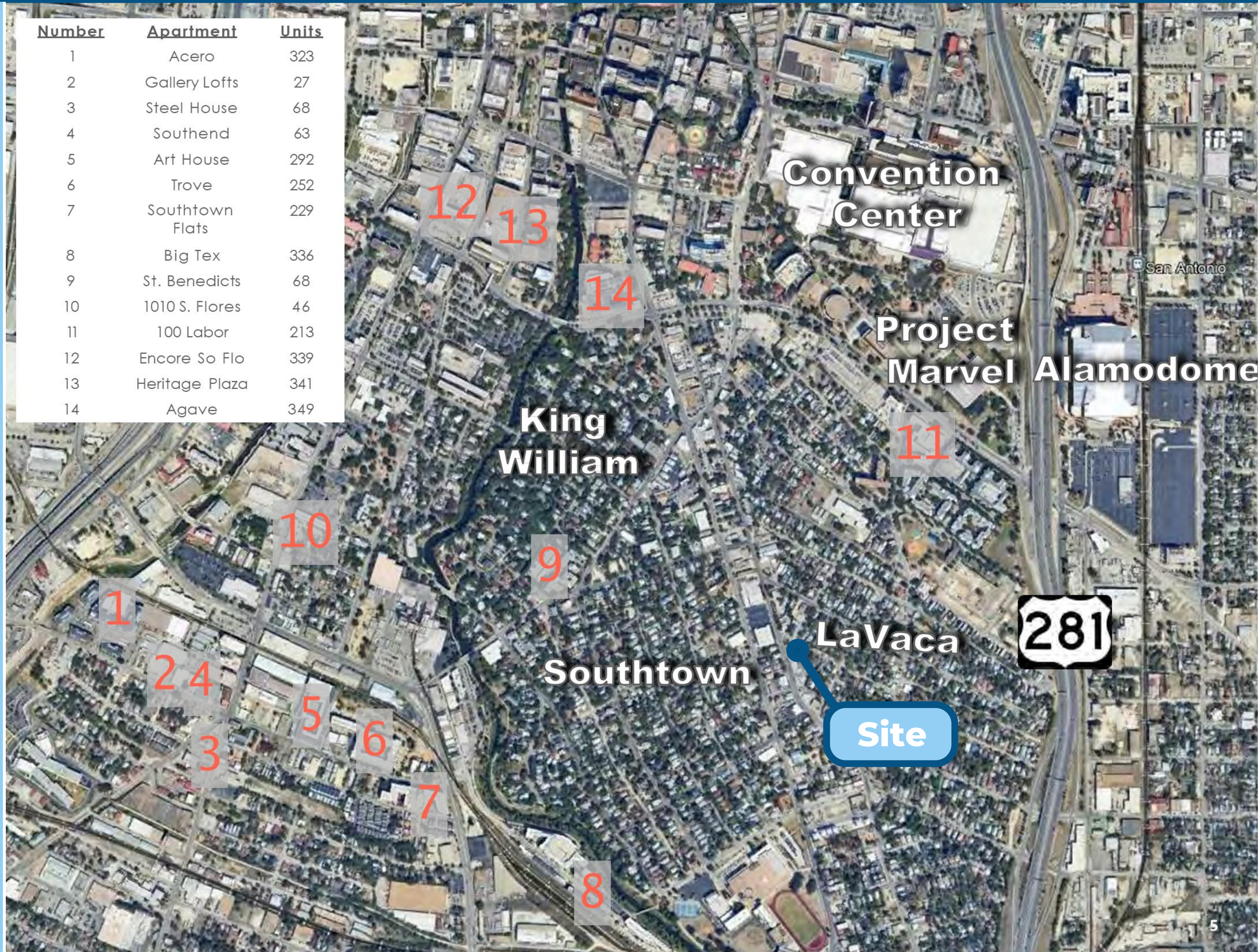
While Southtown is defined by its historical charm and fine dining, the immediate area boasts the most affluent community in San Antonio's urban core. Southtown is home to several major employers in San Antonio including United Way, Rico's Nachos, Pioneer Flour Mills, and H-E-B, the 5<sup>th</sup> largest private company in the United States with 150,000 employees and revenues of over \$40B annually. Additionally, dozens of independent law firms, real estate companies, doctors, accountants and white-collar employers call Southtown home.

In addition to receiving support from residents and local businesses alike, the Subject Property benefits from downtown San Antonio, just 0.5 miles north. Within downtown San Antonio, one will find the likes of the Alamo, Riverwalk, Alamodome, Convention Center and Hemisfair Park. Each year the San Antonio Convention Center (0.4 miles from the Subject) hosts over 120 events. This results in an economic impact of nearly \$700,000,000 and nearly 900,000 hotel nights booked across 60+ hotels.

The walkability of Southtown together with its attractive setting, charming housing stock, employment back-up and built-in entertainment has spurred an increase in dense housing stock. Since 2011 Southtown and the surrounding neighborhoods have added +3,000 Class "A" apartments to a neighborhood that previously only featured rental homes and boutique apartments. Institutional investors continue to flock to Southtown as well. Oxbow (who developed the Pearl) will deliver Aldea, a 40,000 Sf mixed-use project featuring office, retail and 250 Class "A+" apartments to the market in 2028 (this development sits 900 feet to the north of the Subject Property).

The city of San Antonio is on track to execute on its most ambitious plan to date. With a price tag of +\$3 billion, Project Marvel is set to transform the corner of Cesar Chavez and U.S 281. The city, together with private investors, will create an entertainment district complete with a brand-new stadium for the San Antonio Spurs. This site is located 0.5 miles from the Subject and will impact the economics of the city for decades.

Number	Apartment	Units
1	Acero	323
2	Gallery Lofts	27
3	Steel House	68
4	Southend	63
5	Art House	292
6	Trove	252
7	Southtown Flats	229
8	Big Tex	336
9	St. Benedicts	68
10	1010 S. Flores	46
11	100 Labor	213
12	Encore So Flo	339
13	Heritage Plaza	341
14	Agave	349



AERIAL



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