

THE FLOODGATE

143 Commerce St. | San Antonio, Texas 78205



9,564 USF

Two Levels of
Restaurant Space

Newly Constructed

River Walk Access



THE FLOODGATE

About The Property

The Floodgate is a brand-new availability in the heart of the River Walk district of San Antonio. The retail space sits below 15 stories of apartments. This dual-level space includes private entrances off the River Walk and Commerce St and includes a private elevator and dual kitchen area.

This highly walkable location includes easy access to downtown San Antonio attractions, such as the historic Main Plaza and San Fernando Cathedral, Civic Park at Hemisfair, The Pearl, and the Theater District.



Conceptual renderings. Actual design may change.

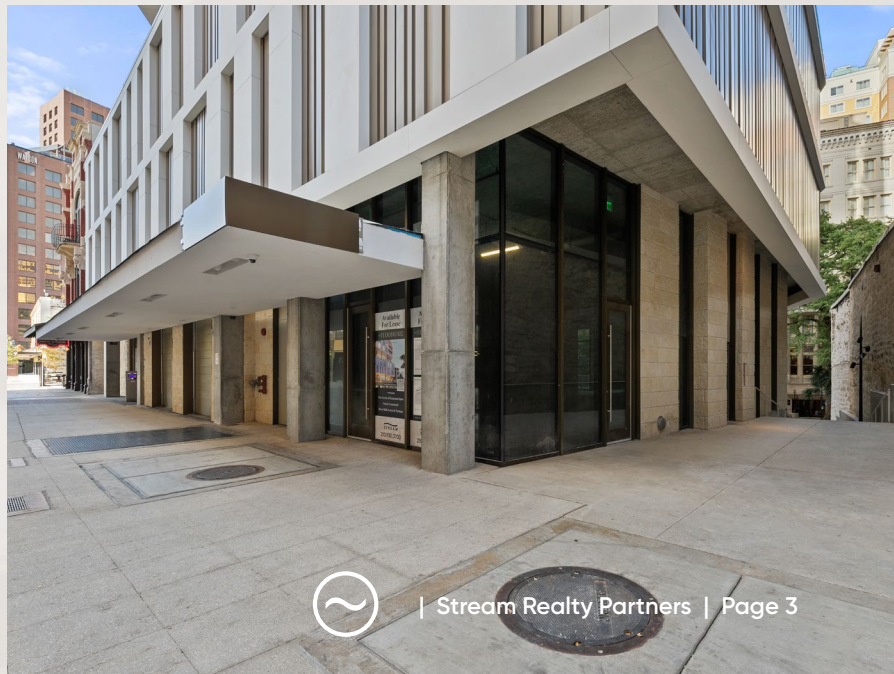


Conceptual renderings. Actual design may change.



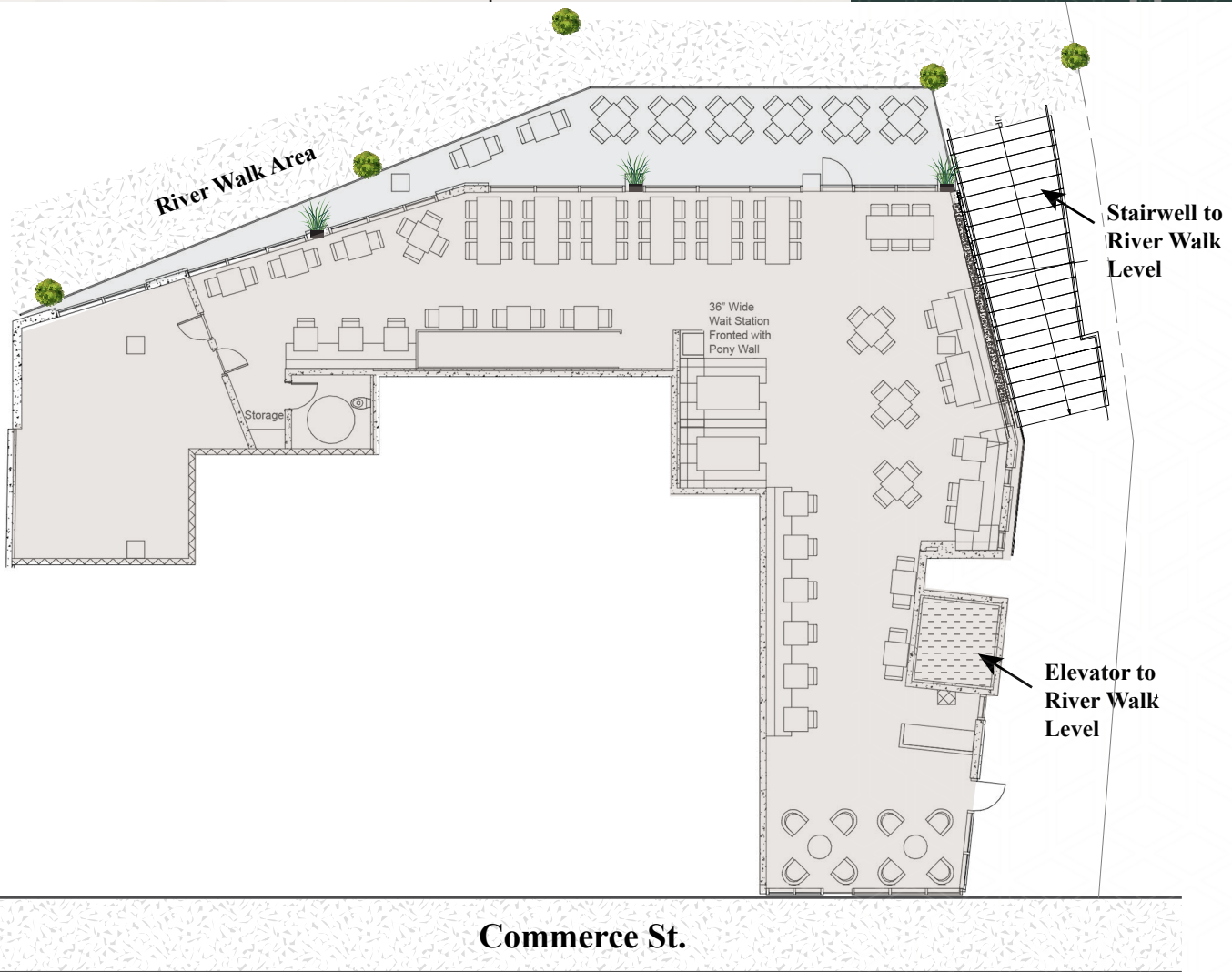
Highlights

- Private River Walk access
- New construction
- Modern / Contemporary Building
- Grease trap / walls in place
- Private terrace & patio
- Valet parking opportunity
- Restaurant-only elevator
- Catering permitted to The Floodgate Tenants



Potential Layout

Commerce St.

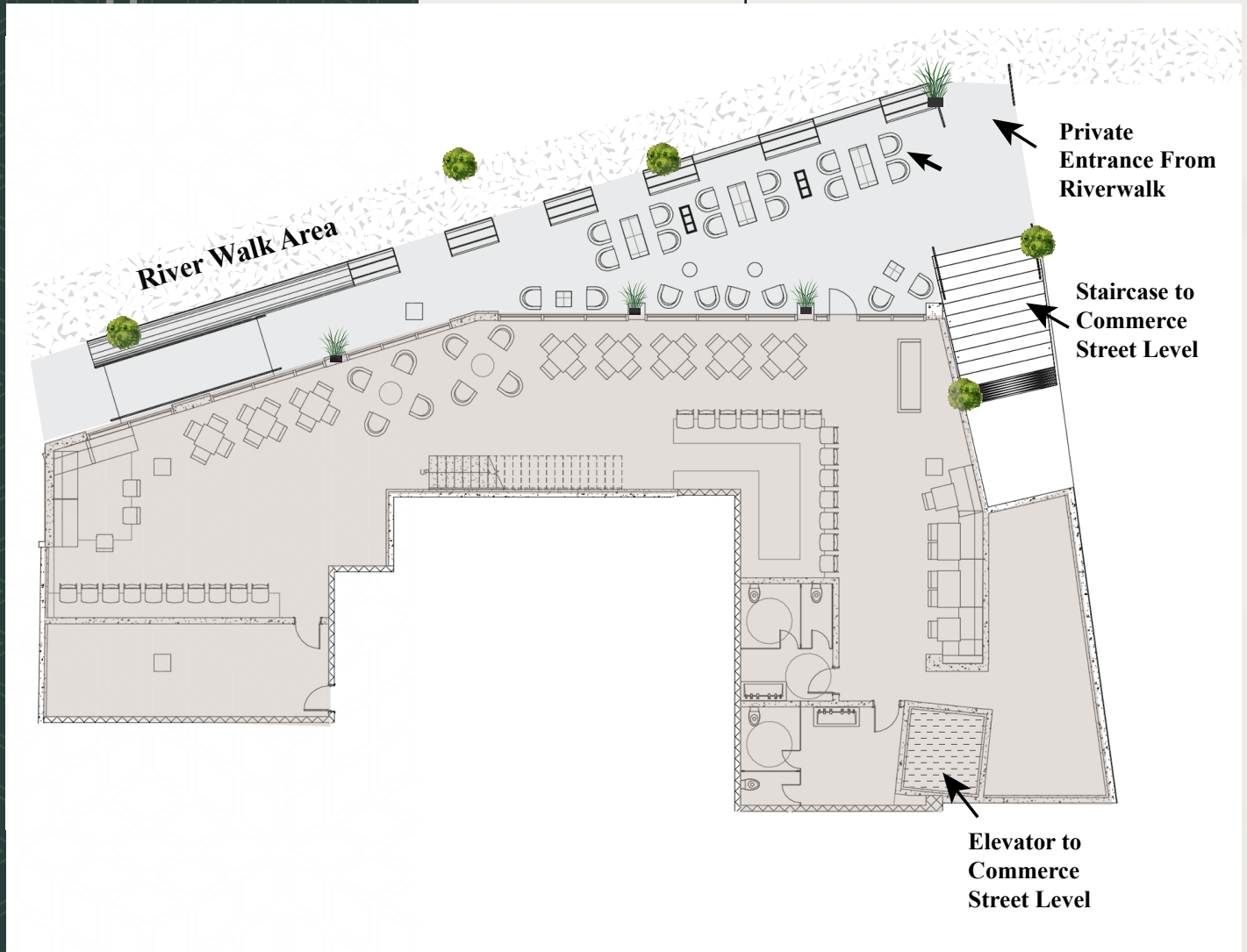


4,584 USF

THE FLOODGATE

Potential Layout

River Level

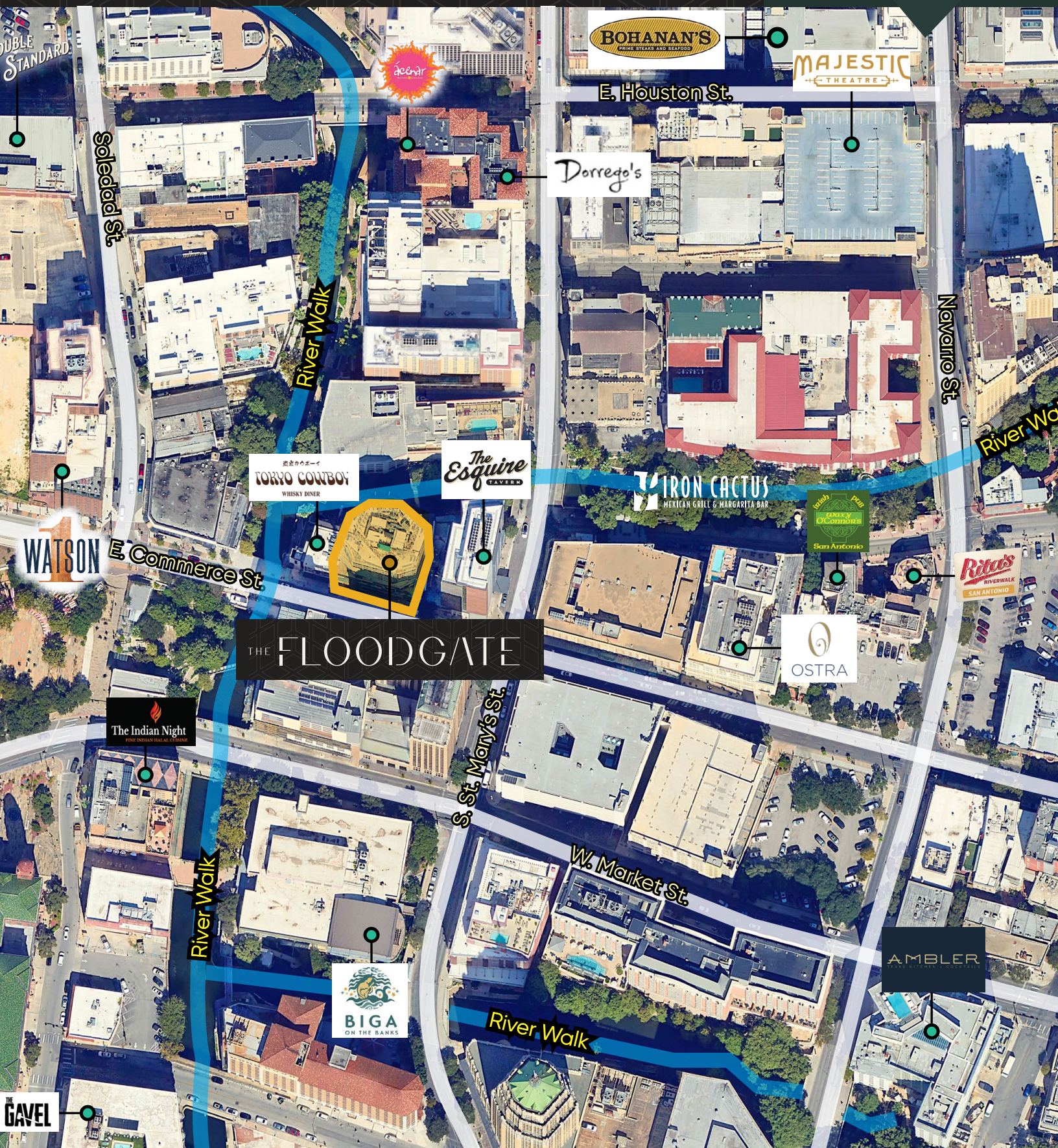


4,980 USF



THE FLOODGATE

Nearby Restaurants



Tourism in San Antonio



34.8 Million Visitors in 2022



\$19 Billion in Economic Impact



River Walk Parades host 40-54k people per event



\$10 Billion in restaurant and catering sales



The Floodgate is located within 1/2 mile of 50+ hotels



Centrally Located

Easy Access To Entire Metro

39 Million
Visitors Annually



5 Minutes

To Interstate 37



6 Minutes

To Interstate 35



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