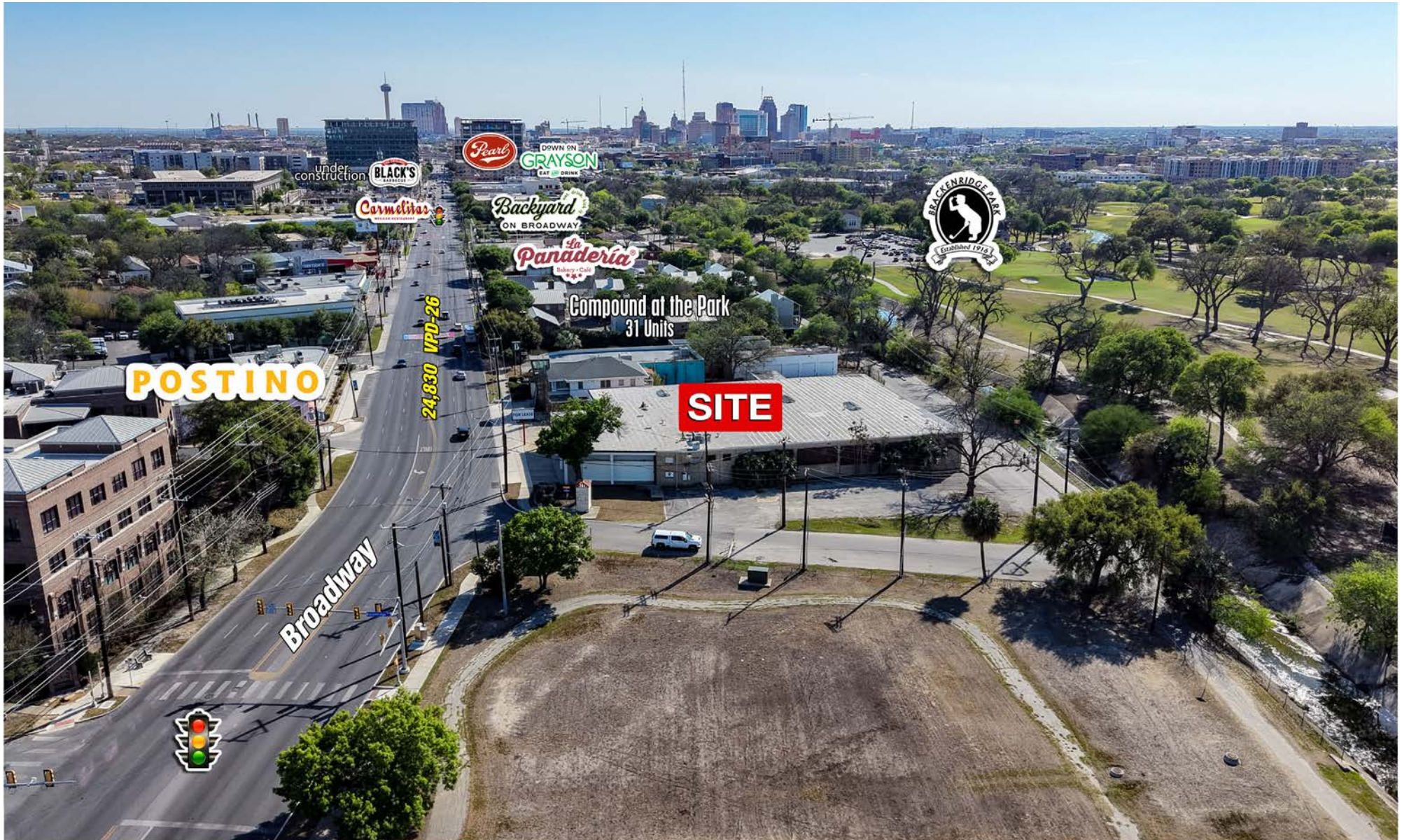


RETAIL/SHOWROOM OPPORTUNITY

2625 BROADWAY SAN ANTONIO, TEXAS 78215

SHOP COS.



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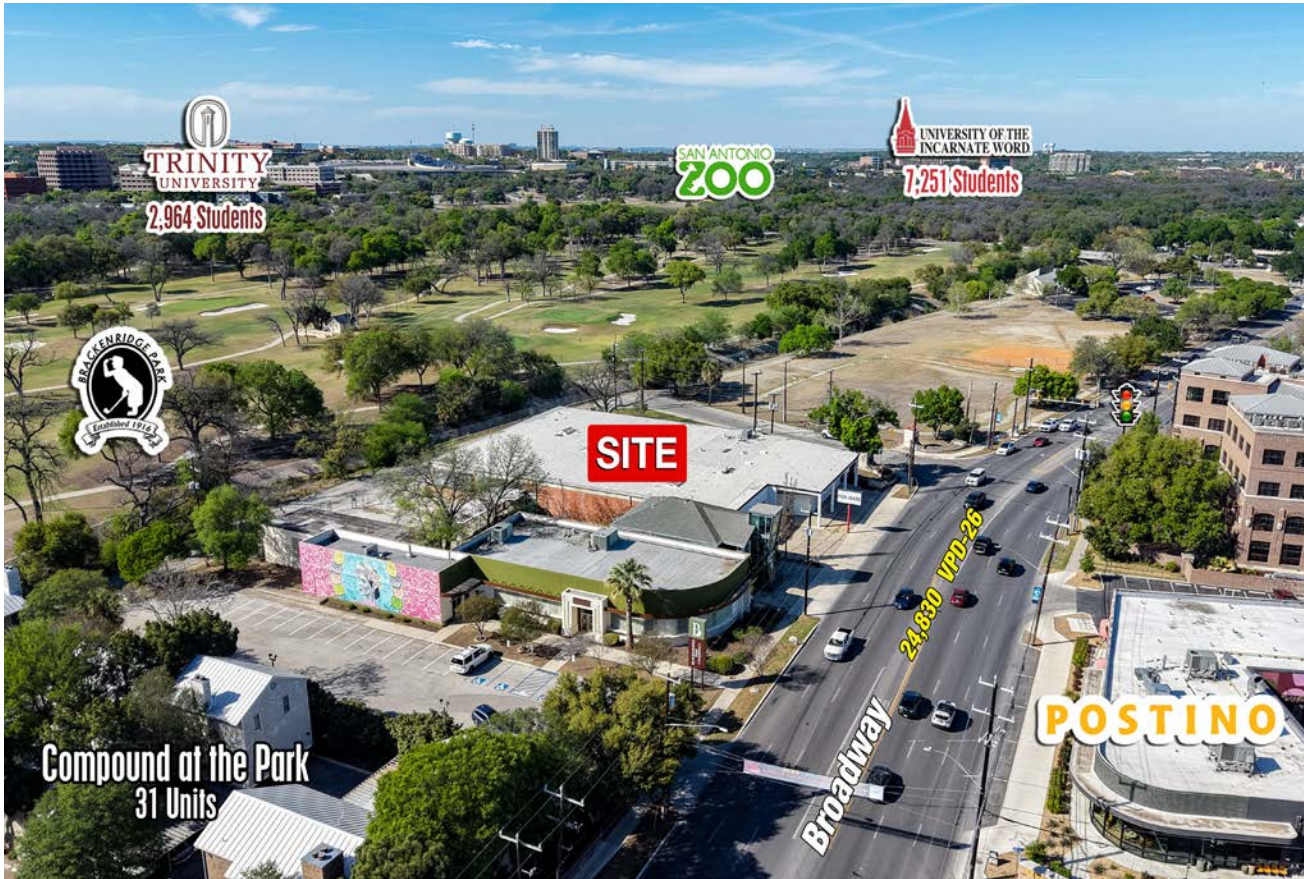
John Geibel / JGEIBEL@SHOPCOMPANIES.COM / 210-985-7157

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PROJECT SCOPE

This opportunity offers prime frontage for Retail, Restaurant, and Showroom users looking to establish themselves along the most high-growth urban corridor of San Antonio. Positioned between the Pearl and surrounding affluent neighborhoods, including Alamo Heights (~\$233K HHI) and Terrell Hills (~\$221K HHI), and with immediate access to US-281 (145k VPD), the site is built to capture both neighborhood and regional demand. The flexible layout combines strong street presence with functional back-of-house space, accommodating a range of concepts from experiential retail to chef-driven F&B.

DETAILS

- Total Building SF: 28,130 SF (Can be Demised)

TRAFFIC COUNTS

- o US 281 145,000 VPD'26
- o Broadway 24,830 VPD'26

AREA RETAILERS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	12,971	106,101	314,113
Avg. HH Income	\$100,453	\$110,423	\$87,029
Total Housing Units	6,014	43,267	125,248
Daytime Population	19,823	218,907	459,284
Median Home Value	\$456,860	\$381,858	\$243,111

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DOWN ON GRAYSON

Modern-American restaurant serving a mixture of classic and contemporary dishes in a fresh and fun atmosphere.



SOUTHEREIGH HOSPITALITY

An independent fully integrated restaurant and hospitality company, owning and managing various restaurants and food concepts.



BEST QUALITY DAUGHTER

Best Quality Daughter is an Asian American restaurant concept by Chefs Jennifer Dobbertin and Quealy Watson at the Historic Pearl.



BRASSERIE MON CHOU CHOU

Stylish, vintage-inspired brasserie featuring an all-day menu of traditional French comfort food.



LA GLORIA PEARL

A menu of Mexican street foods is found at this vibrant cantina with outdoor seating & scenic views.



SAM'S BURGER JOINT

Sam's Burger Joint and Music Hall is known to both artists and appreciative fans alike as the best music room in San Antonio.



THE NEWSTAND

Casual restaurant doling out comfort food and baked goods along with coffee, beer, and wine.



POSTINO

The original neighborhood WineCafe. Set in comfortable immaculately restored buildings, Postino combines unique wines with simple, delicious foods.



SHAKE SHACK

Hip, counter-serve chain for gourmet takes on fast-food classics like burgers & frozen custard.



LA PANADERIA BAKERY & CAFE

Specialtybakery focusing on Latin American breads, plus coffee & other light fare.



SUPPER AT HOTEL EMMA

Straightforward and creative, guided by flavor, what's in season, and what feels good at a table shared by friends.



WEST ELM

Design to do better—for the earth, our communities and you. Today, 60% of our product sales support at least one of our sustainability initiatives, and we're doing more every day.

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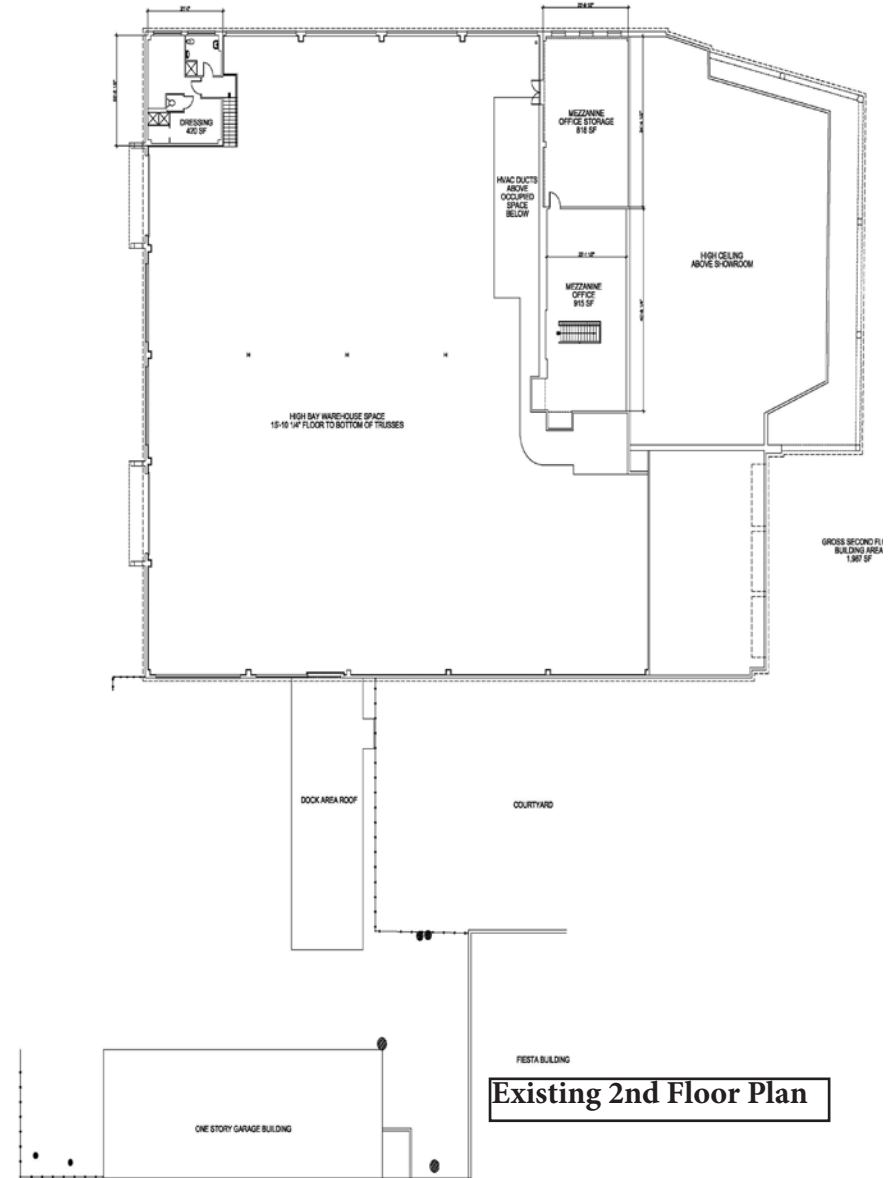
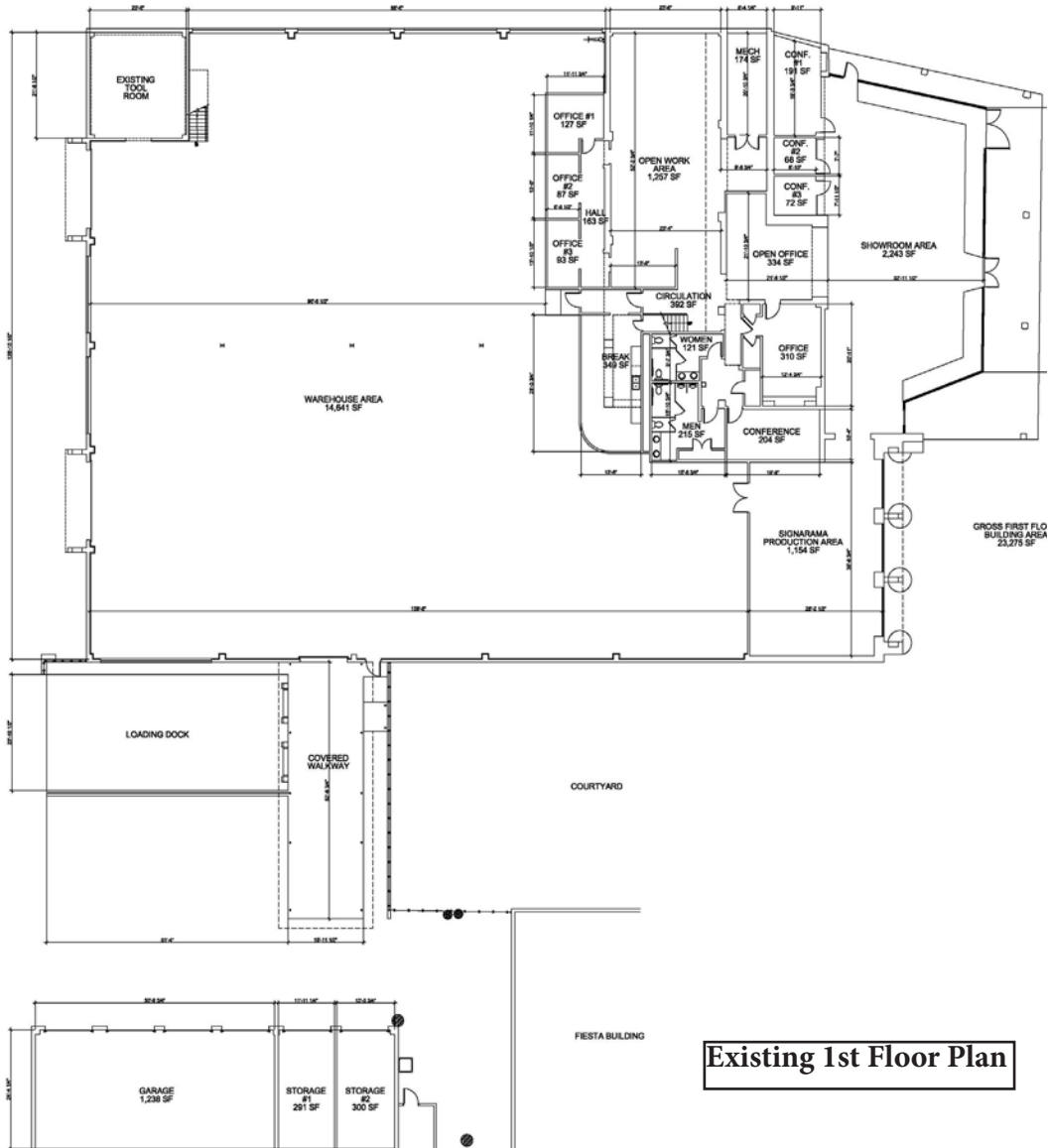
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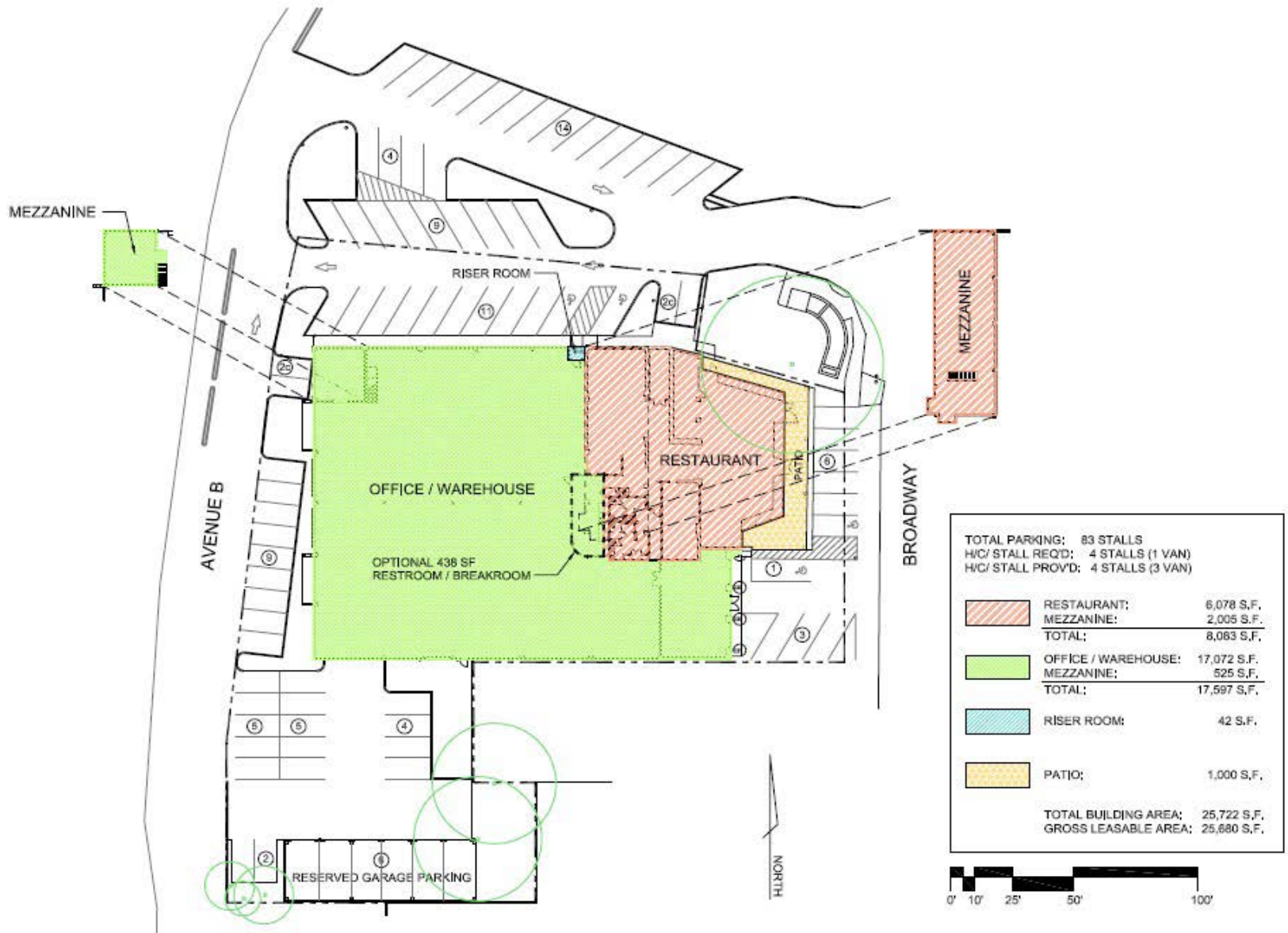
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INFORMATION ABOUT BROKERAGE SERVICES



TEXAS LAW REQUIRES ALL REAL ESTATE LICENSE HOLDERS TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

9002835

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shop@shopcompanies.com

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Phone

RAND HOROWITZ

Designated Broker of Firm

513705

License No.

rand@shopcompanies.com

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