

# 1010 S. FLORES ST, SAN ANTONIO, TX 78204

AVAILABLE NOW: 902 SF SPACE FOR LEASE



## CONTACT US

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SAN ANTONIO, TX  
78204**

**AVAILABLE NOW:**

**FOR LEASE**

- +/- 902 SF

OFFICE/RETAIL

- With a wet bar, conference room, and small kitchen accommodations
- Perfect for retail or office space
- Welcoming reception area with ample natural lighting

## **PROPERTY OVERVIEW:**

Nestled in the heart of San Antonio's Southtown neighborhood, 1010 S Flores seamlessly blends 12,000 square feet of ground floor retail and dining space with 46 thoughtfully-designed urban apartments. This vibrant property is currently home to an array of commercial businesses, including beauty services, a specialty tea shop and retail boutiques. The property also offers 31 off-street parking spaces on Guenther for retail customers (a rarity in Southtown). The property is proximate to major employers like HEB (HQ), San Antonio Development Services (HQ), and Opportunity Home San Antonio (HQ) as well as the River Walk and the King William Historic District.

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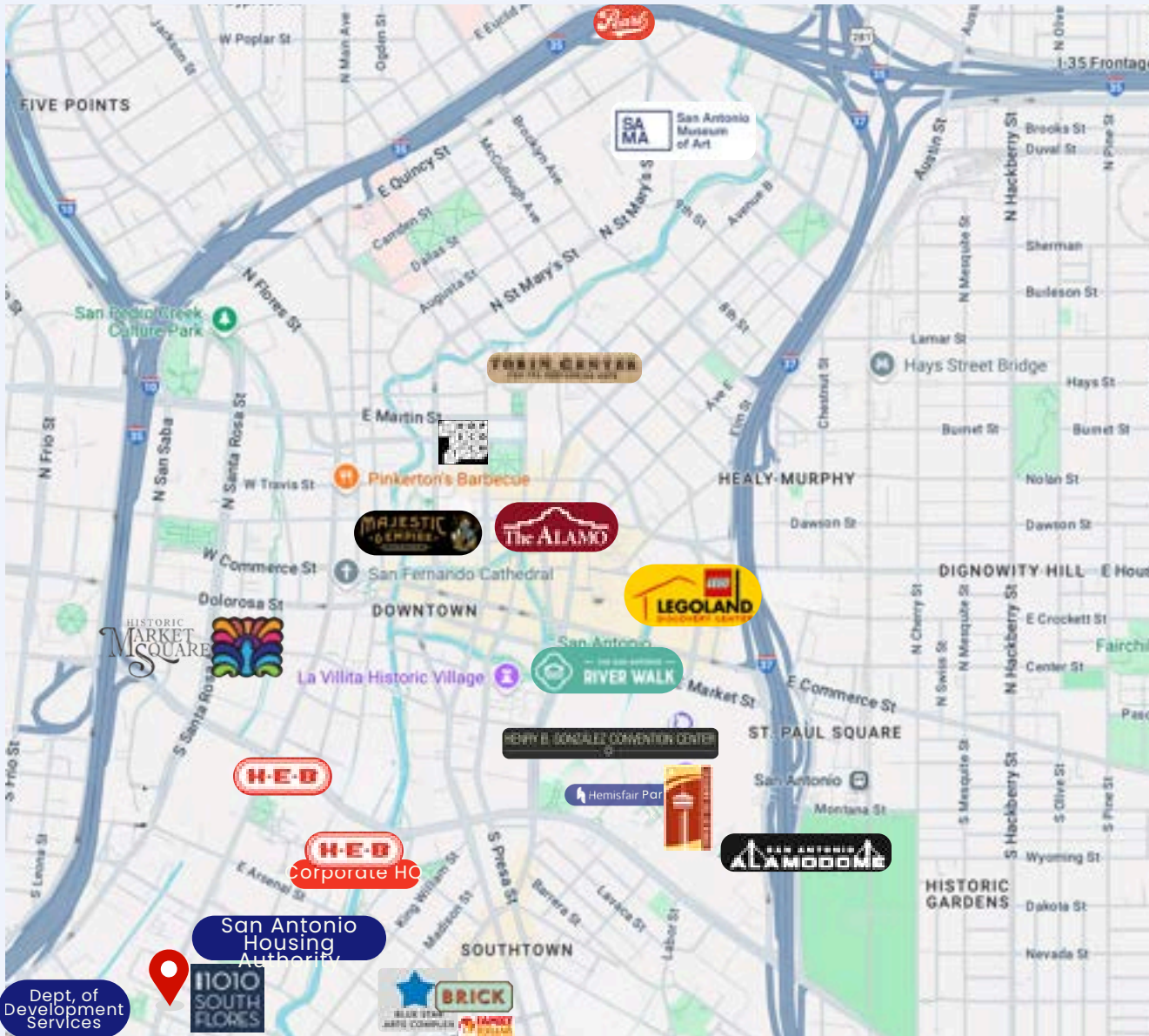
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# TRAFFIC INFORMATION



## LOCATION DETAILS

- Near S Flores: Approximately 5,000 Vehicles Per Day
- Near IH-35: Approximately 200,000 Vehicles Per Day
- Near IH-10: Approximately 151,450 Vehicles Per Day

1010 S. Flores is ideally situated in **Southtown**, a dynamic neighborhood known for its **walkability** and proximity to key **amenities** like Blue Star Arts Complex, the San Antonio River Walk, H-E-B's headquarters and flagship grocery store, San Pedro Creek Trail Head, King William Historic District, and Downtown San Antonio. This **prime location** not only caters to **thousands of urban dwellers** who call Southtown home but also to **thousands of tourists** who explore all Southtown has to offer.

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# SOUTH TOWN SAN ANTONIO OVERVIEW



BLUESTAR ARTS COMPLEX



RUBY CITY/CHRIS PARK



KING WILLIAM HISTORIC DISTRICT



THE SAN ANTONIO RIVER WALK

## Population

Southtown, one of San Antonio's most vibrant urban neighborhoods, is home to a diverse and growing population. Known for its mix of historic single-family homes, adaptive-reuse condo buildings and newer Class A apartment communities, Southtown is home to a unique blend of young professionals, artists and long-time residents. The area has become a sought-after location for those seeking a dynamic and creative community, making it the microcosm of the San Antonio's innovative spirit.

## Attractions

Southtown is a cultural and culinary hotspot, featuring attractions like the Blue Star Arts Complex, the popular Ruby City art museum, breweries, and some of San Antonio's hippest eateries. The neighborhood also boasts proximity to San Antonio River Walk and the San Pedro Creek Trailhead, each with picturesque trails connecting residents to King William Historic District, Downtown San Antonio and The Pearl. Events such as First Fridays bring the community together, showcasing local artists, food trucks, and live music. With its blend of history and modern vibrancy, Southtown offers something for residents and tourists alike.

## Industry

Southtown has evolved into a live/work/play destination, driven by its thriving arts, hospitality, and small business sectors. The area's artistic vibe coupled with the neighborhood's key employers (including HEB's HQ and many San Antonio public sector jobs) and its proximity to Downtown San Antonio, has made it home to a great mix of creatives, corporate employees and public sector employees. Restaurants, coffee shops and boutique retail spaces dominate the local economy, while its growing residential developments support demand for goods and services. Southtown's unique character and strategic location contribute to its role as a growing economic driver within San Antonio's broader landscape.

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# SAN ANTONIO OVERVIEW



TECH PORT CENTER & ARENA



SAN ANTONIO RIVERWALK



SAN ANTONIO SPURS



SIX FLAGS OVER TEXAS FIESTA TEXAS

## Population

San Antonio is the 7th most populous city in the United States, and the 3rd largest city in Texas, with about 1.4 million residents. San Antonio ranks among the Top 5 in fastest growing cities and is expected to continue to grow.

## Industry

San Antonio has many successful industries such as, manufacturing, healthcare, and hospitality. Among these is tourism. San Antonio employs over 112,000 people in this industry and accounts for more than \$12 billion in revenue for the city

## City Attractions

The home of the 5 time champion NBA team, San Antonio Spurs. The Spurs bring an average of \$1.1 billion to the city yearly by way of games, merchandise, and tourism. San Antonio is also one of the most historic cities in Texas. The Alamo attracts over 1 million visitors every year and brings in hundreds of thousands of visitors to other attractions such as Six Flags Fiesta Texas and Sea World.

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# Information About Brokerage Services

Texas Real Estate Commission (02/10/2025)



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.

Licensed Broker Broker Firm Name or Primary Assumed Name	License No.	Email Address	Phone No.
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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
Regulated by the Texas Real Estate Commission				Information available at <a href="http://www.trec.texas.gov">www.trec.texas.gov</a>