

227 E Cevallos



Presented by
Exquisite Properties, LLC

227 E Cevallos, San Antonio, TX 78204



Price: \$35.00 /SF/YR

Set up shop in San Antonio's established Lone Star neighborhood with the brand new, elegant retail spaces at 227 E Cevallos Street. Currently under construction, the 10,920-square-foot building will boast a sleek, modern design that stands out from the outdated infrastructure throughout the neighborhood, with prominent signage opportunities on both floors to draw customers. Two high-end cocktail bars and a specialty bakery have already claimed spots in this exciting project. With T.I. allowance available, you can design a space to complement the area perfectly. Lone Star is a highly walkable neighborhood with 297 new luxury apartment units nearing completion next door, plus 481 existing units on this block alone, 227 E Cevallos Street can tap into an affluent and energetic consumer pool.

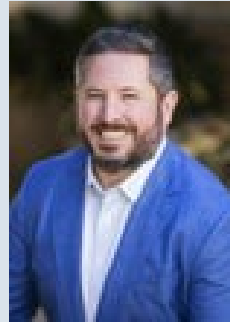
As the multifamily project next door shows, Lone Star is amid a major revitalization and is brimming with development. However, retail has been slow to catch up as only one retail building has been built since 2015, and only 10,414-square-feet of additional retail is available in the neighborhood. Be one of the first to capitalize on this boom as the population within a mile radius is expected to rise 10% in the next five years. That same cohort boasts an average household income of \$73,941,

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Remaining open parking spaces, and the surrounding area, are ideal for accommodating customers



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Listing spaces

1st Floor Ste 101/102A (Pending)

Space Available	2,072 SF
Rental Rate	\$35.00 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	5 - 10 Years

Ideal end cap space for restaurant, cafe or bakery with outdoor patio space on the front of the building, double storefront, two entry doors and private rear exit.

1st Floor Ste 103/102B (Available)

Space Available	2,063 SF
Rental Rate	\$35.00 /SF/YR
Contiguous Area	3,448 SF
Date Available	30 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	5 - 10 Years

Inline retail space ideal for restaurant, bar, lounge or other retail use. Great signage location in the center of the building, single storefront with expanded rear space for kitchen/ back of house.

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Listing spaces

1st Floor Ste 104 (Available)

Space Available	1,385 SF
Rental Rate	\$35.00 /SF/YR
Contiguous Area	3,448 SF
Date Available	30 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	5 - 10 Years

Ground floor retail space closest to the elevator, large glass storefront windows, high ceilings, fire sprinklered.

2nd Floor Ste 201 (Available)

Space Available	1,426 SF
Rental Rate	\$35.00 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	5 - 10 Years

Second floor end cap adjacent to South Flores Lofts, second floor space with large storefront windows, covered entry, parking on-site, high ceilings, TI allowance available. This suite is right at the top of the stairs and is serviced by elevator. Building is sprinklered.

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Listing spaces

2nd Floor Ste 204 (Available)

Space Available	1,863 SF
Rental Rate	\$35.00 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	5 - 10 Years

End space nearest elevator on second floor with large storefront windows, extra office space and access to rear fire exit

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Property Photos



Chic Retail Hub



Surrounded by Luxury Apartments

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Property Photos



Eye-Catching Infrastructure



Prominent Signage Opportunities on Both Floors

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Property Photos



Tenants Include Cocktail Bars and a Specialty Bakery



In the Heart of the Lone Star District

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Property Photos



Rare Abundance of Parking in this Tight Node



Bird's Eye View

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Chic Retail Hub



Walkable to the San Antonio River

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Tapped into an Affluent and Energetic Consumer Pool



Built in 2023

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Property Photos



Surrounded by Luxury Apartments



Tenants Include Cocktail Bars and a Specialty Bakery

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In the Heart of the Lone Star District



Tapped into an Affluent and Energetic Consumer Pool

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Location

