

NAVARRO STREET
EST. 711 1970
TRAVIS PARK
PLAZA

Prime Retail Space For Lease

partners ENTRADA
PARTNERS

Property Overview

Travis Park Plaza sits in the vibrant heart of downtown San Antonio, with co-tenants including Hopscotch and Jefferson Bank, and a 2nd generation coffee shop space available for lease. Just steps from iconic landmarks such as the Alamo, the River Walk, and the Majestic Theatre, this property offers a prime location for retail businesses seeking visibility, foot traffic, and cultural relevance.

Contact broker for leasing information.



Annual Retail
Consumer Expenditure

\$25,719m



Multi-Family Units

5,000k

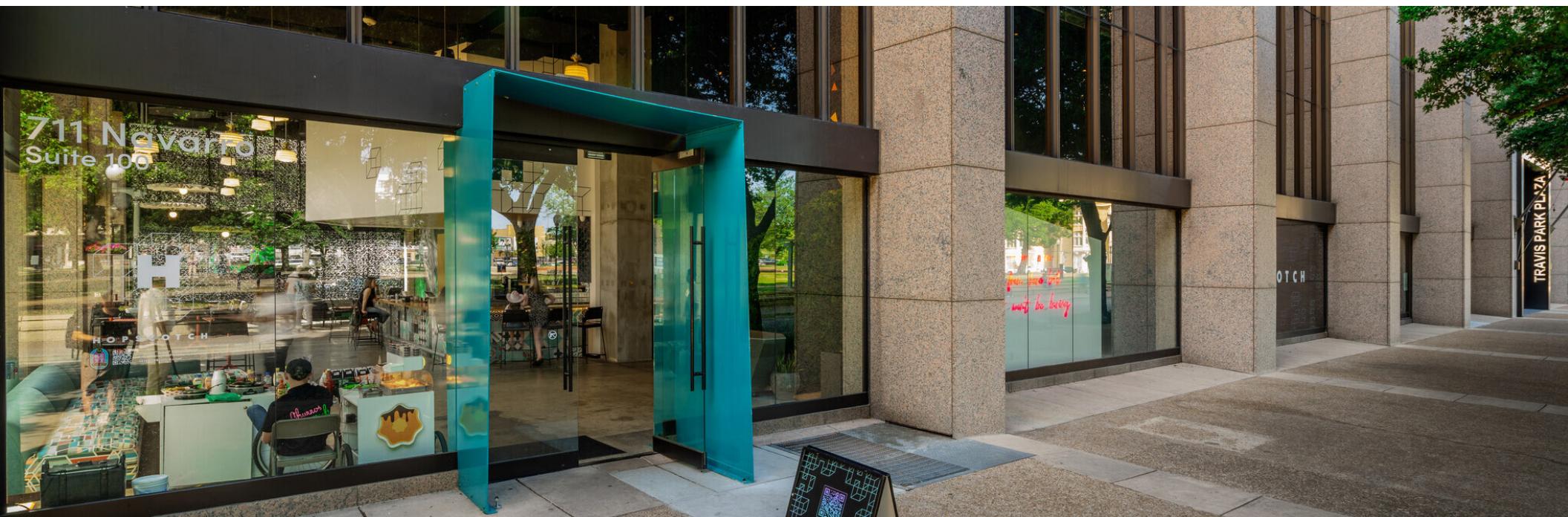


Hotel Rooms

14,000k

Vacancies

Suite 103 (2nd-Generation coffee shop)		2,464 RSF
Suite 104		3,089 RSF
Suite 209 E		617- 2,222 RSF



Nearby Amenities

POINTS OF INTEREST

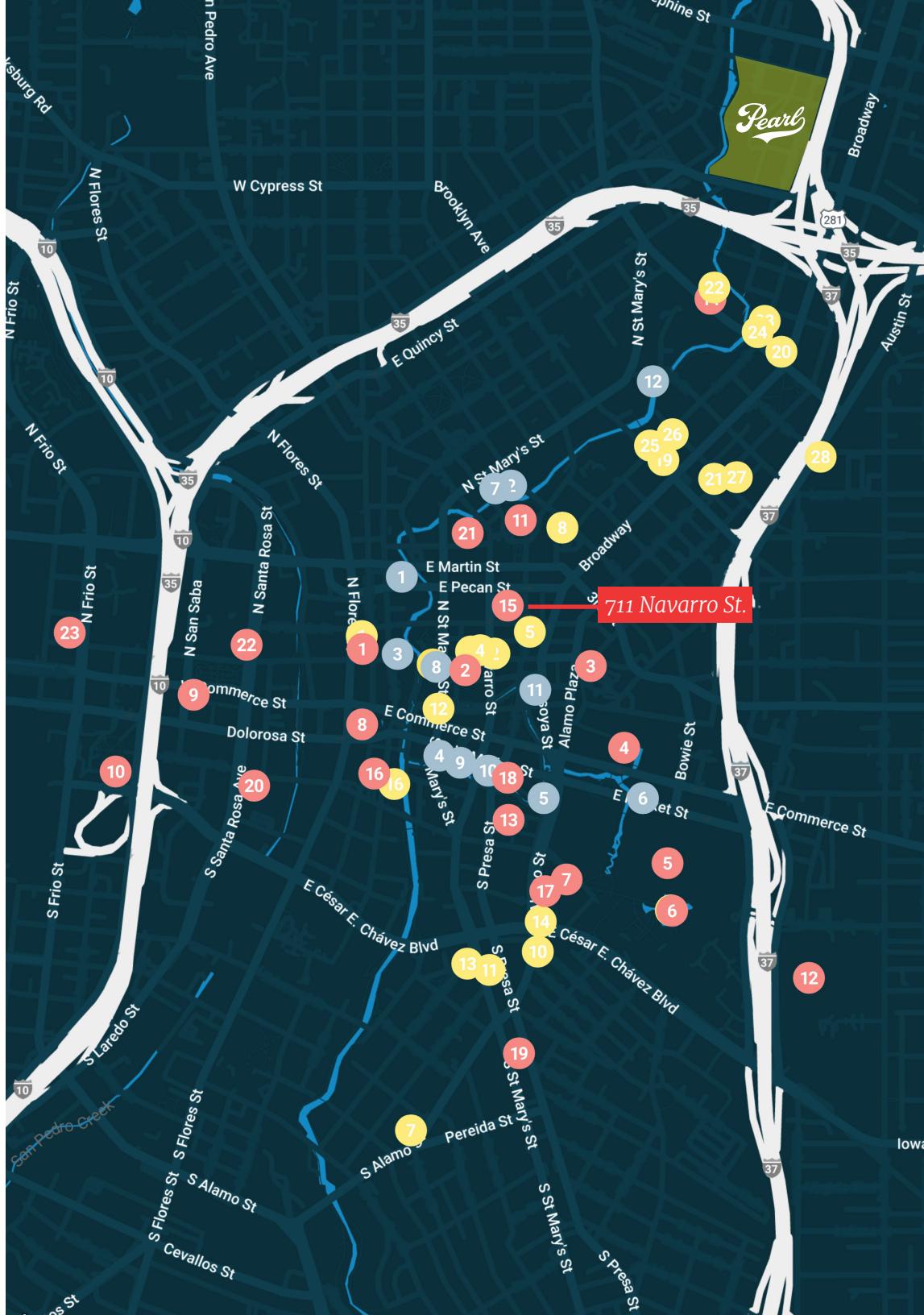
- 1 Legacy Park
- 2 Majestic Theatre
- 3 Alamo Plaza
- 4 Shops at Rivercenter
- 5 Henry B. González Convention Center
- 6 Tower of the Americas
- 7 Hemisfair Park
- 8 San Fernando Cathedral
- 9 Historic Market Square
- 10 UTSA Downtown Campus
- 11 Tobin Center for the Performing Arts
- 12 The Alamodome
- 13 La Villita Historic Village
- 14 San Antonio Museum of Modern Art
- 15 Travis Park
- 16 Bexar County Courthouse
- 17 Yanaguana Garden
- 18 Briscoe Western Art Museum
- 19 Southtown
- 20 United States Federal Courthouse
- 21 San Antonio Official Visitor Center
- 22 The Children's Hospital
- 23 VIA Centro Plaza

STAY

- 1 InterContinental
- 2 Thompson
- 3 Embassy Suites
- 4 Homewood Suites
- 5 Palacio del Rio
- 6 Marriott Riverwalk
- 7 Hotel Indigo
- 8 Hotel Valencia
- 9 The Westin Riverwalk
- 10 Hotel Contessa
- 11 Hyatt Regency
- 12 Wyndham Garden

FOOD & DRINK

- 1 Pinkertons BBQ
- 2 La Panaderia
- 3 Bohannon's
- 4 The Palm
- 5 Texan Sizzle
- 6 Bourbon Street Seafood Kitchen
- 7 Liberty Bar
- 8 Stout's Signature
- 9 Roadmap Brewing Co.
- 10 Battalion
- 11 Rosario's Comida Mex & Bar
- 12 Domingo
- 13 Station Cafe
- 14 Dough Pizzeria Napolitana
- 15 Chart House
- 16 The Gavel
- 17 Dorrego's
- 18 Make Ready Market
- 19 Idle Beer Hall & Brewery
- 20 NOLA Brunch & Beignets
- 21 Roadmap Brewing Co.
- 22 Tre Trattoria
- 23 Hops & Hounds
- 24 Elsewhere Garden Bar & Kitchen
- 25 Pete's Tako House
- 26 Mila Coffee
- 27 The Lucky Duck



Nearby Amenities



The
Bunker
MIXOLOGY



THE
ST. ANTHONY
HOTEL
SAN ANTONIO

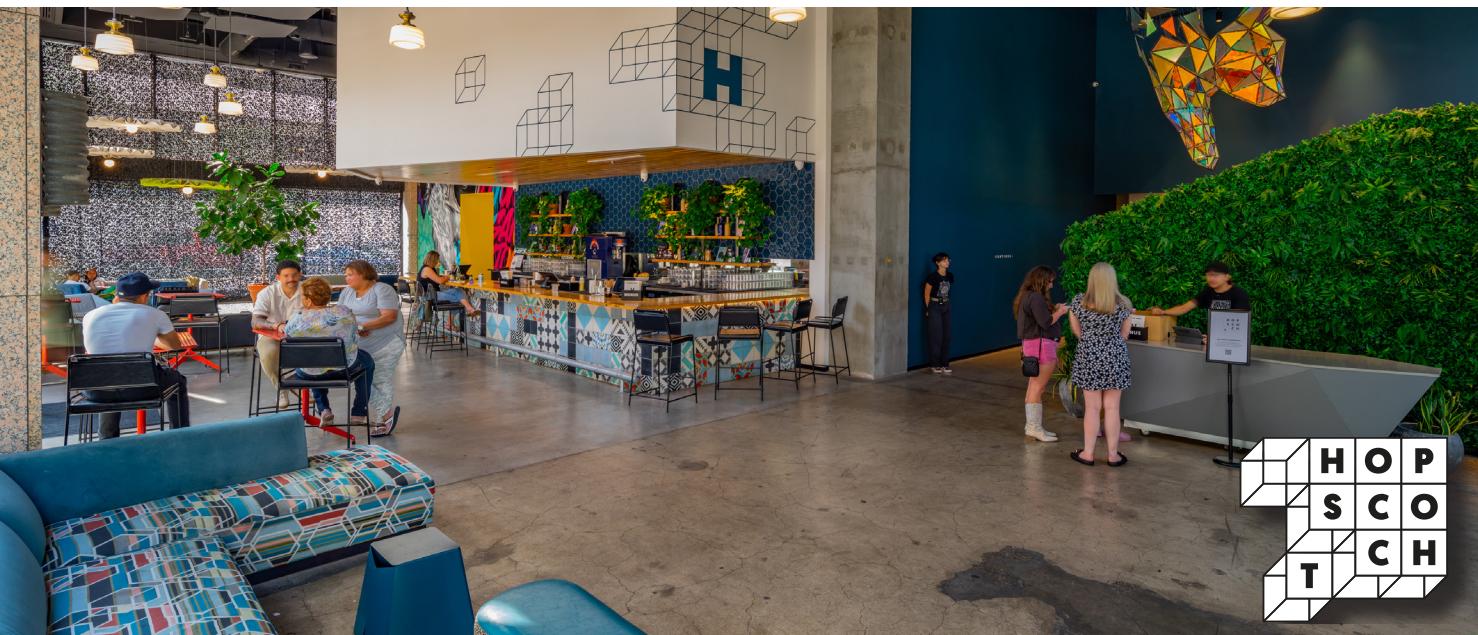
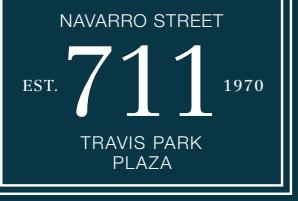



GUNTER HOTEL
SAN ANTONIO, TEXAS

HOTEL
HAVANA


TOBIN CENTER
FOR THE PERFORMING ARTS

Travis Park Tenants



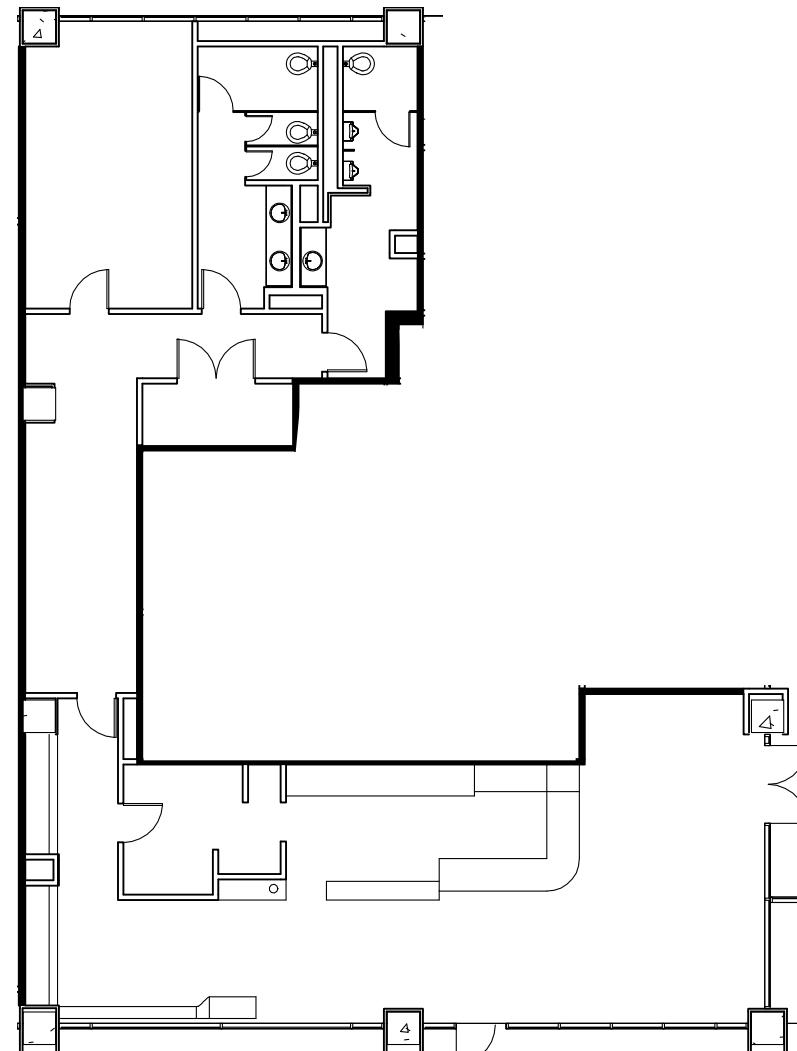
Renderings

NAVARRO STREET
EST. 711 1970
TRAVIS PARK PLAZA



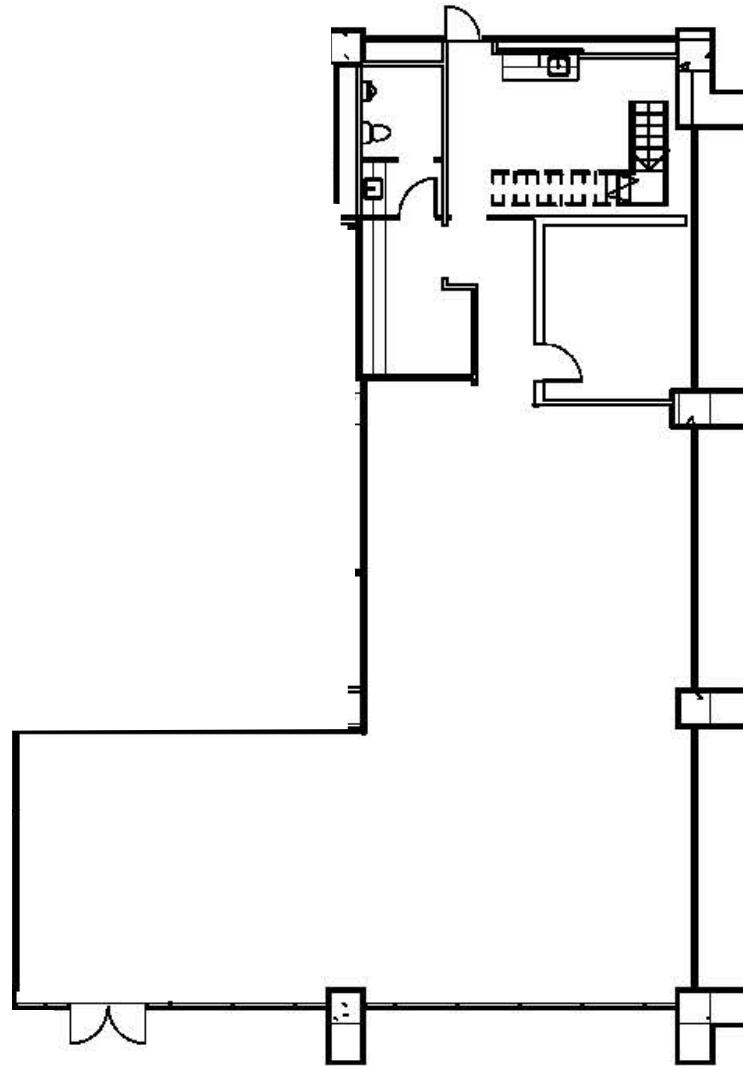
Suite 103 (2nd-Generation coffee shop)

2,464 RSF



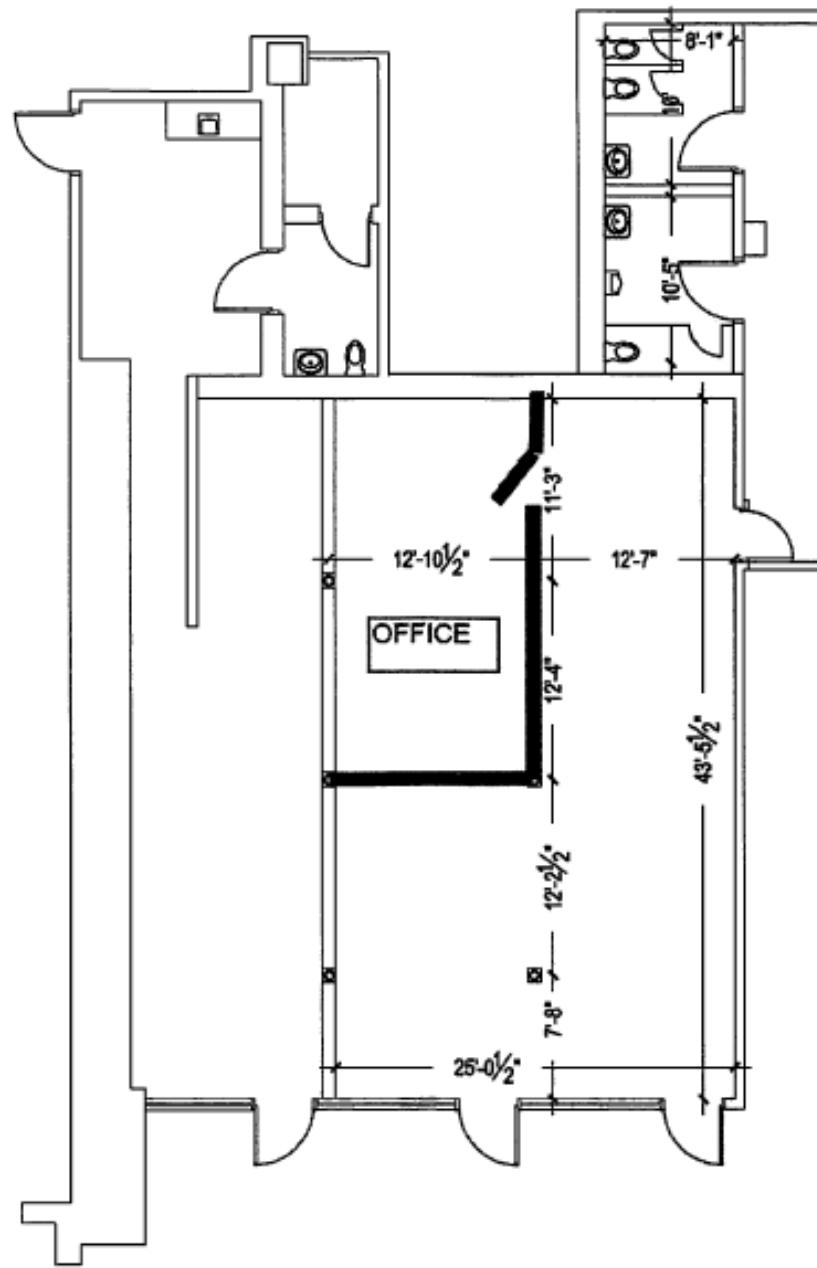
Suite 104

3,089 RSF



Suite 209 E

617 - 2,222 RSF





Demographic Overview

	1 MILE	3 MILES	5 MILES
<i>Estimated Population</i>	11,377	144,853	365,888
<i>Estimated Total Employees</i>	45,263	96,800	155,230
<i>Estimated Annual Household Expenditure</i>	\$372.36 M	\$3.18 B	\$8.39 B
<i>Annual Food & Beverage</i>	\$57.15 M	\$491.14 M	\$1.29 B
<i>Annual Entertainment</i>	\$20.69 M	\$175.88 M	\$468.51 M

San Antonio, Texas

3rd 

FASTEST GROWING ECONOMY

7th 

LARGEST CITY IN THE U.S.

52K 

NEW JOBS IN THE LAST 5 YEARS

60 

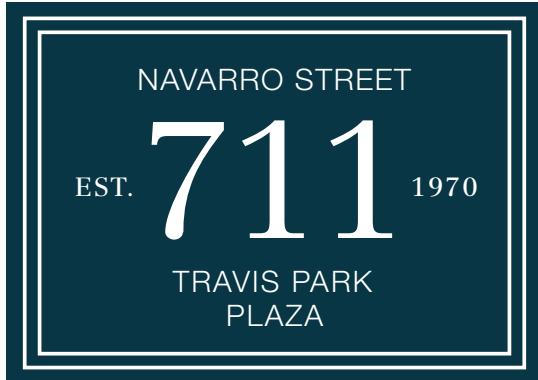
NEW RESIDENTS PER DAY

1.5 

MILLION RESIDENTS

27 

MAJOR HOSPITALS



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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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Amanda Powell	756314	amanda.powell@partnersrealestate.com	281 733 9545
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date