

# CENTRO

PROPERTIES

2<sup>ND</sup> GENERATION KITCHEN SPACE  
FOR LEASE

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DIRECT RIVERWALK ACCESS



## 403 BLUE STAR

SOUTHTOWN / KING WILLIAM DISTRICT

SAN ANTONIO, TX 78204



## Executive Summary

Suite Size: +/- 1,112 SF

Suites Available: One

Year Built: 2014

Submarket: King William / Southtown

Ceiling Height: 15'+

Property Type: Retail/Restaurant

Space Condition: 2<sup>nd</sup> Generation Restaurant

Zoning: IDZ

Parking: Garage & Street Available

Demographics	2Mile	5 Miles	10 Miles
Population	63,137	355,118	971,819
Avg. HH Income	\$61,771	\$58,067	\$64,172





## Lease Offering

Address: 403 BLUE STAR., San Antonio, TX 78204

# 3 – 10 Years

Lease offering

# +/- 1,112

Square feet

# 1

Bathrooms

# Seating

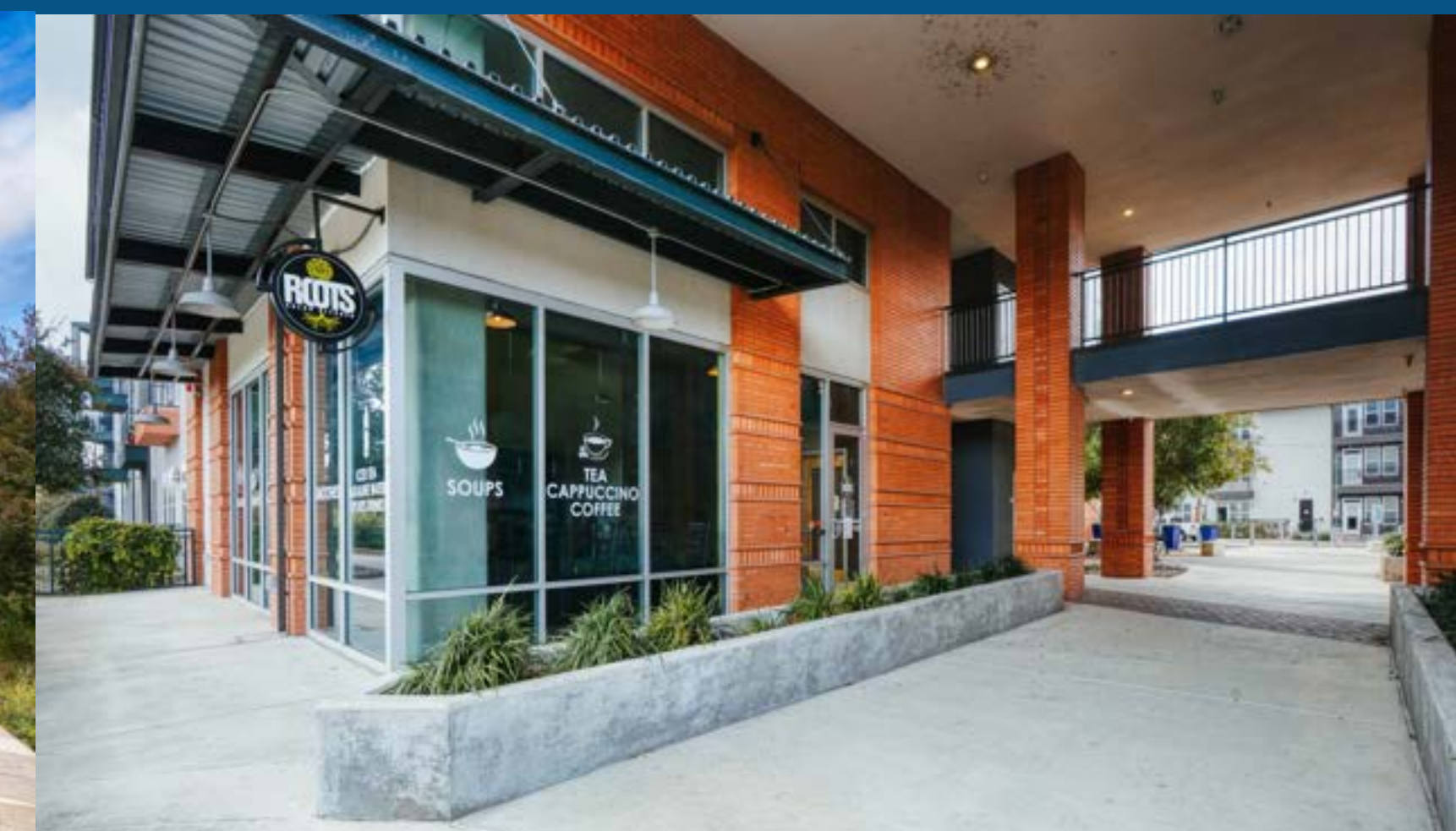
Indoor, Back & Front Patio

LEASE RATE

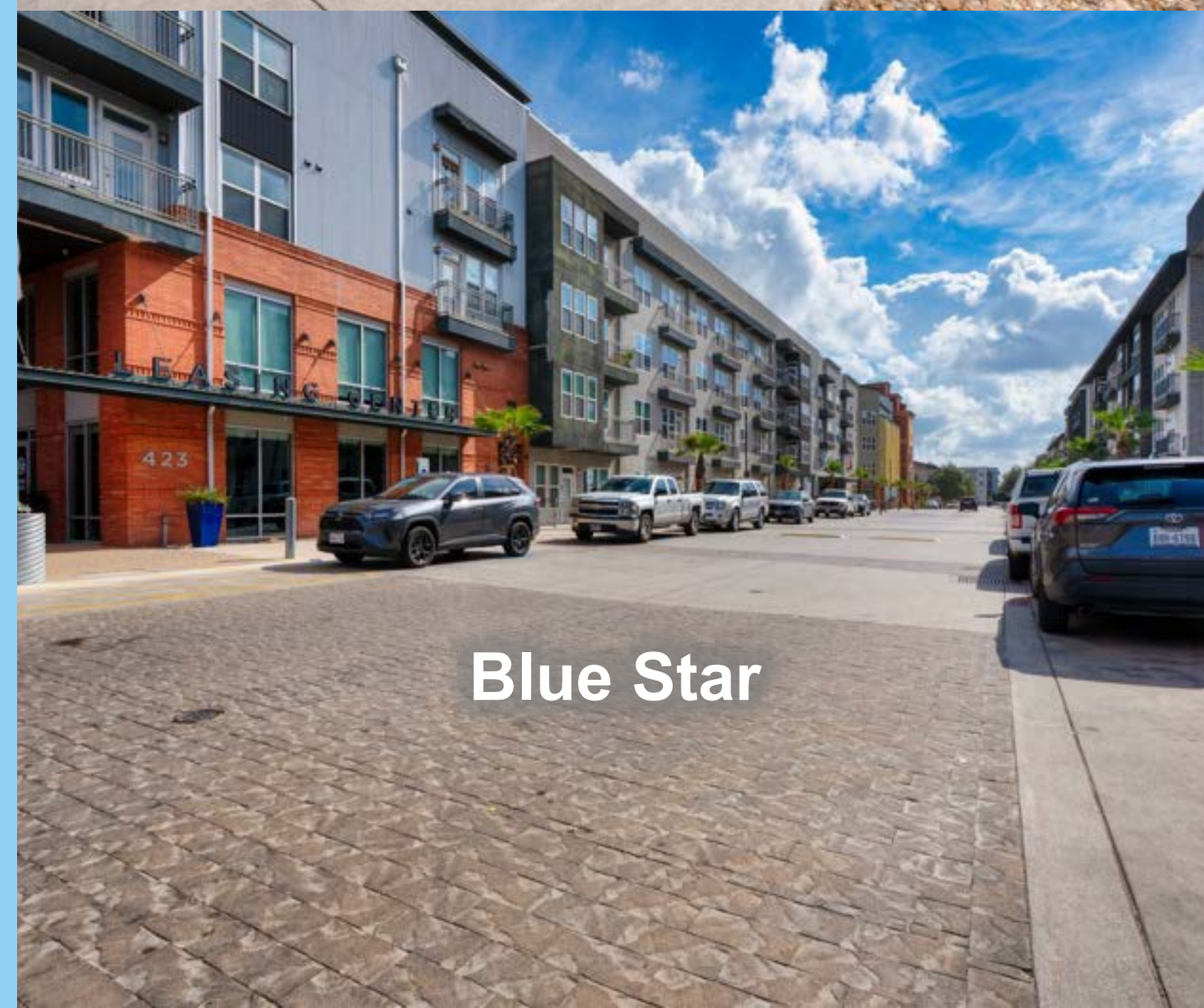
Inquire with Broker for detail

Lease Structure: NNN

Renewal Options are Negotiable



## 2<sup>nd</sup> Generation Restaurant



## Blue Star





## Property Location Overview

Nestled within the iconic Blue Star Arts Complex, this 1,112 SF restaurant space offers a rare opportunity to join one of San Antonio's premier cultural and dining destinations. Integrated into a 336-unit, state-of-the-art mixed-use apartment community, the space benefits from a built-in customer base and steady foot traffic from residents, locals, and visitors. Positioned directly along the southern portion of the San Antonio River Walk and trail system, the property enjoys excellent visibility amid popular galleries, restaurants, and events. With front and rear patio seating ideal for daytime and evening crowds, and proximity to Ruby City, Chris Park, and recurring events like First Fridays, Second Saturdays, and the Blue Star Run Club, this location offers excellent exposure and repeat business potential.





## Nearby Retailers



1. BLUE STAR BREWING COMPANY



2. STELLA PUBLIC HOUSE



3. LECHE DE TIGRE



4. LA TUNA ICEHOUSE



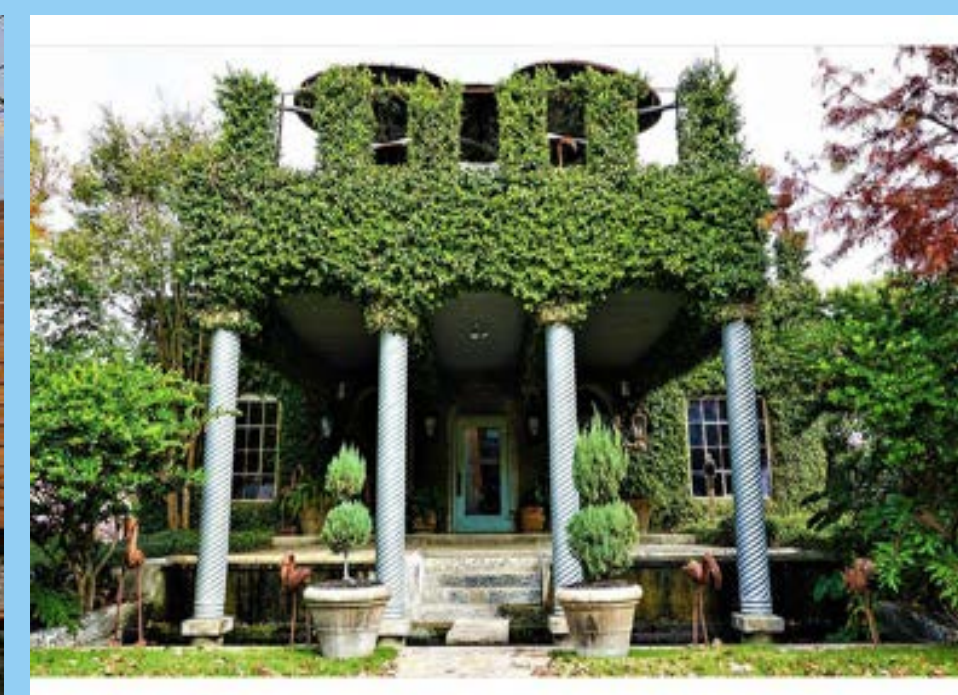
5. DOS SIRENOS



6. KUNSTLER BREWING



7. II FORNO



8. CASA HERNAN CANTINA



9. GUENTHER HOUSE



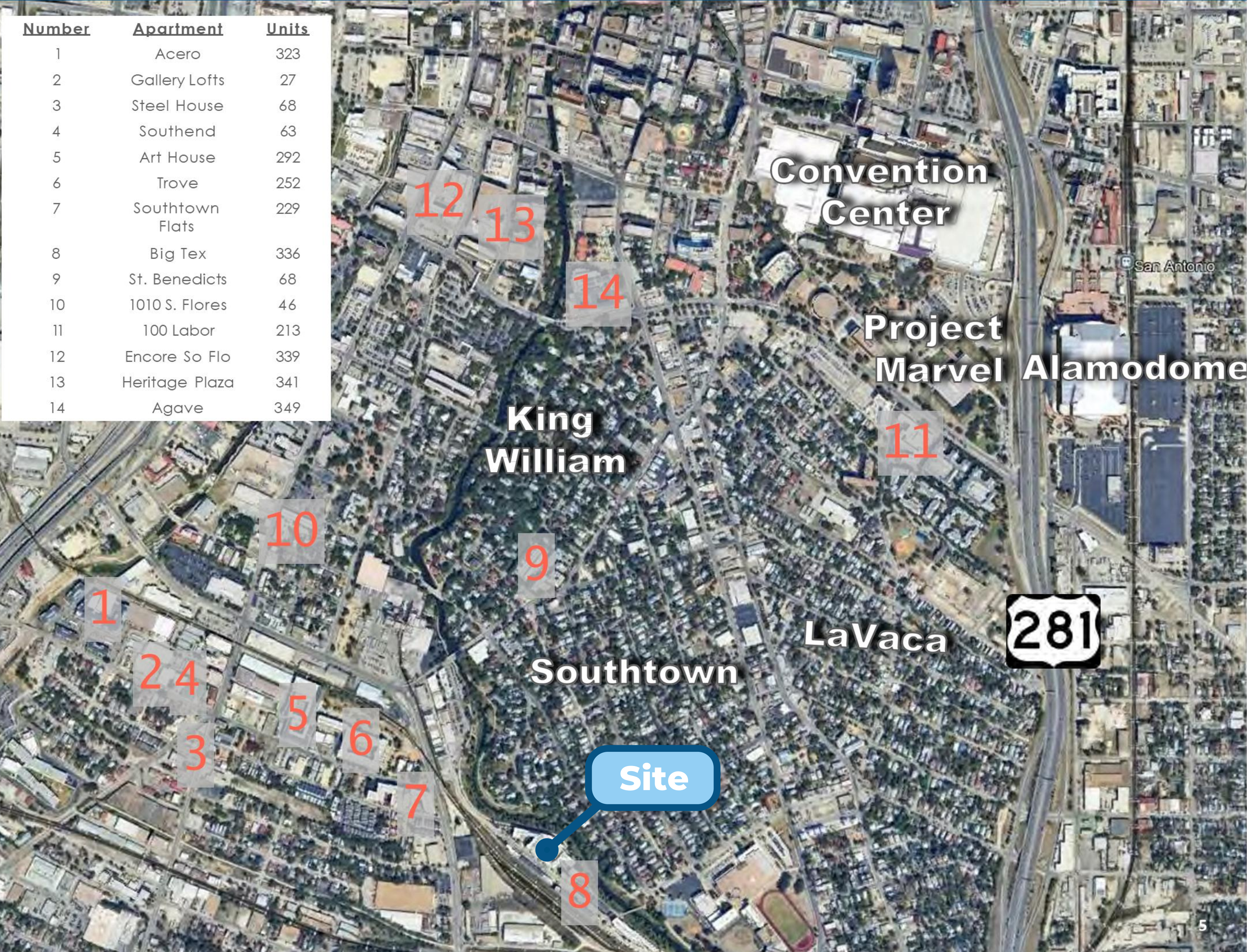
## Economic Drivers & Development

Southtown is defined by its historic charm and fine dining, and the immediate area represents one of the most affluent communities in San Antonio’s urban core. Major employers such as United Way, Rico’s Nachos, Pioneer Flour Mills, and H-E-B—the 5th largest private company in the U.S. with 150,000 employees and \$40B+ in annual revenue—anchor the neighborhood. Numerous law firms, real estate offices, doctors, accountants, and other professionals further contribute to Southtown’s strong employment base.

In addition to support from residents and businesses, the Subject Property benefits from its proximity to Downtown San Antonio, located just 1.25 miles north. Downtown attractions include the Alamo, River Walk, Alamodome, Convention Center, and Hemisfair Park. The Henry B. González Convention Center, only 1 mile away, hosts 120+ annual events, generating nearly \$700 million in economic impact and 900,000 hotel nights across 60+ hotels.

Southtown’s walkability, historic architecture, and vibrant entertainment scene have spurred significant residential growth. Since 2011, more than 3,000 Class A apartments have been added to a neighborhood once dominated by smaller rentals and boutique buildings. Institutional investment remains strong—Oxbow Development (developer of The Pearl) is delivering Aldea, a 40,000 SF mixed-use project with 250 Class A+ apartments, just 0.9 miles north of the Subject Property, expected in 2028.

The City of San Antonio is advancing its most ambitious initiative yet—Project Marvel, a \$3-4B redevelopment at Cesar Chavez and U.S. 281, located 0.9 miles from the Subject Property. In partnership with private investors, the city plans to create a premier entertainment district anchored by a new stadium for the San Antonio Spurs, expected to reshape the city’s economic landscape for decades.





AERIAL

1,112 SF  
Available



SAN ANTONIO RIVER

Blue Star





AERIAL







**Collin Newton | 210-268-9880 | [Collin@centroproperties.net](mailto:Collin@centroproperties.net)**

**Jacob Maloy | 210-268-8888 | [Jacob@centroproperties.net](mailto:Jacob@centroproperties.net)**

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