

# CENTRO PROPERTIES



FOR LEASE OFFERING  
OWNED BY BRAUN ENTERPRISES



**SOUTHTOWN 2<sup>ND</sup> GEN RESTAURANT**  
620 S. PRESA ST., SAN ANTONIO, TX 78210

## Lease Offering

Address: 620 S. Presa St., San Antonio, TX 78210

## Minimum 5 Years

Lease offering

**+/- 2,613**

Square feet

**2**

Bathrooms

**11**

Parking Spaces

Lease Rate:

**CALL FOR PRICING**

Lease Structure: NNN

Renewal Options are Negotiable



**Turn-Key Restaurant Space**



## Executive Summary

**Building Size: 2,613 Sf + Patio**

Single-Tenant, 2<sup>nd</sup> Generation Restaurant

All Restaurant Equipment Is Included

Land Size: 9,754 Sf

Year Built: 1960

Year Renovated: 2024

Traffic Counts: 3,280 VPD on S. Presa

Zoning: C-2

Parking: 11 Parking Spaces and Street Parking

Demographics	1 Mile	3 Miles	5 Miles
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Population	14,423	152,823	356,163
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Avg. HH Income	\$81,490	\$58,031	\$60,473
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## Neighborhood Overview

The Subject Property sits in the heart of Southtown, one of San Antonio's oldest and most well-established neighborhoods. Developed in the mid 1800's, the immediate area is defined by Victorian, Greek Revival and Italianate style homes to the west and smaller historically appointed cottages found to the east. This vibrant community is the epicenter of San Antonio's art's district, including Blue Star, Villa Finale, Ruby City and Art Pace to name a few. Along South Alamo, South Presa and South St. Mary's, one will find the finest dining in the city. Within a 6-block radius of the Subject Property, there are over forty restaurants and bars including several Michelin rated restaurants like Mixtli and Leche de Tigre. Other popular nearby restaurants include La Panaderia, Gus' Fried Chicken, Pharm Table, Battalion, La Frite, Maverick, Rosarios, Bar Loretta and Guenther House.

The Southtown, King William and LaVaca neighborhoods also play host to numerous events throughout the year. Every 1<sup>st</sup> Friday of the month, South Alamo Street is transformed into a vendor market where one can find artisanal goods, local foods, live music and interactive events for both families and adults. It is San Antonio's longest running monthly art event, bringing in several thousand locals and tourists. Likewise, during Fiesta, San Antonio's equivalent to Mardi Gras, Southtown plays a vital role by hosting the King William Fair. This one-day event that attracts 35,000 visitors and boasts 200+ vendors generates a significant economic impact that provides grants for artists and artisans alike.



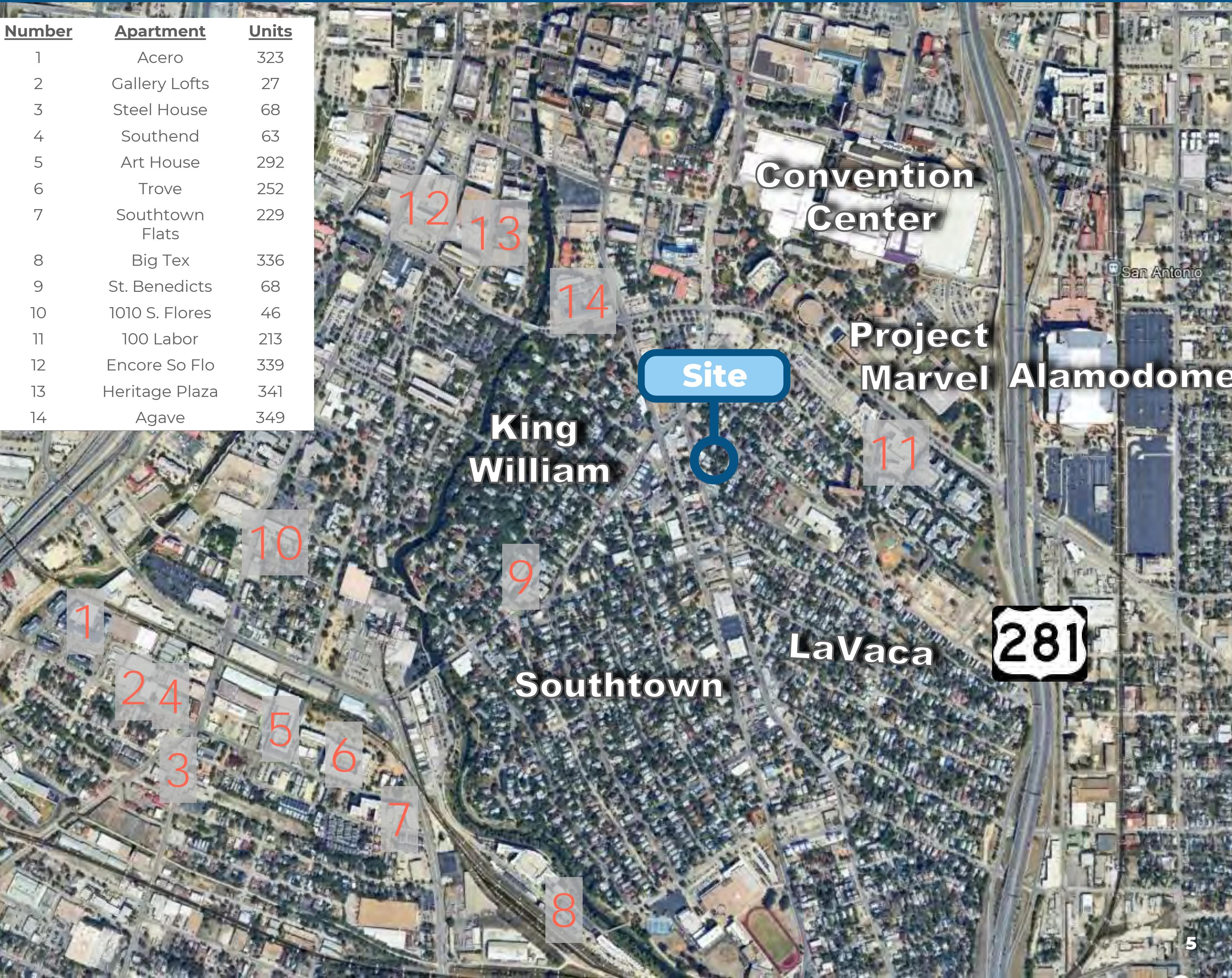
## Economic Drivers & Development

While Southtown is defined by its historical charm and fine dining, the immediate area boasts the most affluent community in San Antonio's urban core. Southtown is home to several major employers in San Antonio including United Way, Rico's Nachos, Pioneer Flour Mills, and H-E-B, the 5<sup>th</sup> largest private company in the United States with 150,000 employees and revenues of over \$40B annually. Additionally, dozens of independent law firms, real estate companies, doctors, accountants and white-collar employers call Southtown home.

In addition to receiving support from residents and local businesses alike, the Subject Property benefits from downtown San Antonio, just 0.5 miles north. Within downtown San Antonio, one will find the likes of the Alamo, Riverwalk, Alamodome, Convention Center and Hemisfair Park. Each year the San Antonio Convention Center (0.4 miles from the Subject) hosts over 120 events. This results in an economic impact of nearly \$700,000,000 and nearly 900,000 hotel nights booked across 60+ hotels.

The walkability of Southtown together with its attractive setting, charming housing stock, employment back-up and built-in entertainment has spurred an increase in dense housing stock. Since 2011 Southtown and the surrounding neighborhoods have added +3,000 Class "A" apartments to a neighborhood that previously only featured rental homes and boutique apartments. Institutional investors continue to flock to Southtown as well. Oxbow (who developed the Pearl) will deliver Aldea, a 40,000 SF mixed-use project featuring office, retail and 250 Class "A+" apartments to the market in 2028 (this development sits 900 feet to the north of the Subject Property).

The city of San Antonio is on track to execute on its most ambitious plan to date. With a price tag of +\$3 billion, Project Marvel is set to transform the corner of Cesar Chavez and U.S 281. The city, together with private investors, will create an entertainment district complete with a brand-new stadium for the San Antonio Spurs. This site is located 0.5 miles from the Subject and will impact the economics of the city for decades.



## Downtown San Antonio



1. Alamo Plaza - +\$500 million redevelopment of the historic Alamo grounds



2. Hemisfair & Project Marvel - \$3 billion development, Civic Park, Spurs Stadium, housing



3. Frost Tower - Completed 2019, \$142 million cost



4. City Tower - City of San Antonio Headquarters- \$65 million renovation



5. 300 Main – 32 story ground up residential tower. 2024 completion. \$107 million cost



6. Floodgate – 17 story ground up luxury residential tower. 2024 completion. \$43 million



7. Intercontinental Hotel – 391 new rooms, \$158 million cost – 2024 completion



# Southtown



# Exterior



# Exterior



# Exterior



Interior



Interior



# Kitchen





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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.

**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.

**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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Buyer/Tenant/Seller/Landlord Initials

Date