



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

118 SOLEDAD

PRIME SAN ANTONIO RIVERWALK HOTEL
RESTAURANT & RETAIL OPPORTUNITY

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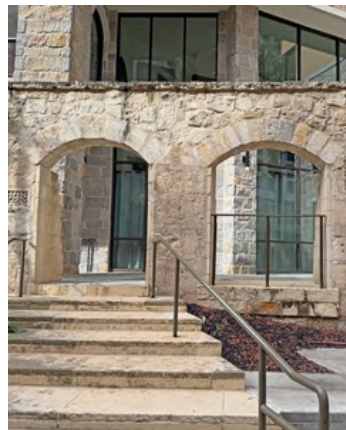
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SUMMARY

Positioned in the core of downtown San Antonio, 118 Soledad represents a modern hospitality and mixed-use destination set within the city's most active urban corridor. Home to the Home2 Suites and Hampton Inn & Suites Riverwalk, the property delivers a contemporary presence along Soledad Street while offering rare ground-level Riverwalk access for premium commercial use.

With over 150,000 SF on a half-acre urban lot, the property blends efficiency and modern design, anchored by high-demand hotel operations and complemented by more than 8,978 SF of potential retail or restaurant space at Riverwalk level. Its walkable location connects seamlessly to San Antonio's Central Business District, cultural attractions, restaurants, and the iconic River Walk, providing consistent activity and visibility for both hospitality and commercial tenants.

The surrounding district continues to evolve through significant redevelopment, replacing historic structures with next-generation mixed-use projects while maintaining the area's cultural character. Once home to landmark historic buildings, this block now reflects San Antonio's shift toward elevated urban offerings, bringing new energy and long-term momentum to downtown.



PROPERTY DETAILS

CONTACT
BROKER
FOR
PRICING

STREET LEVEL - 1,812 SF
RIVER LEVEL - 7,166 SF

RIVERWALK
RESTAURANT
RETAIL SPACE

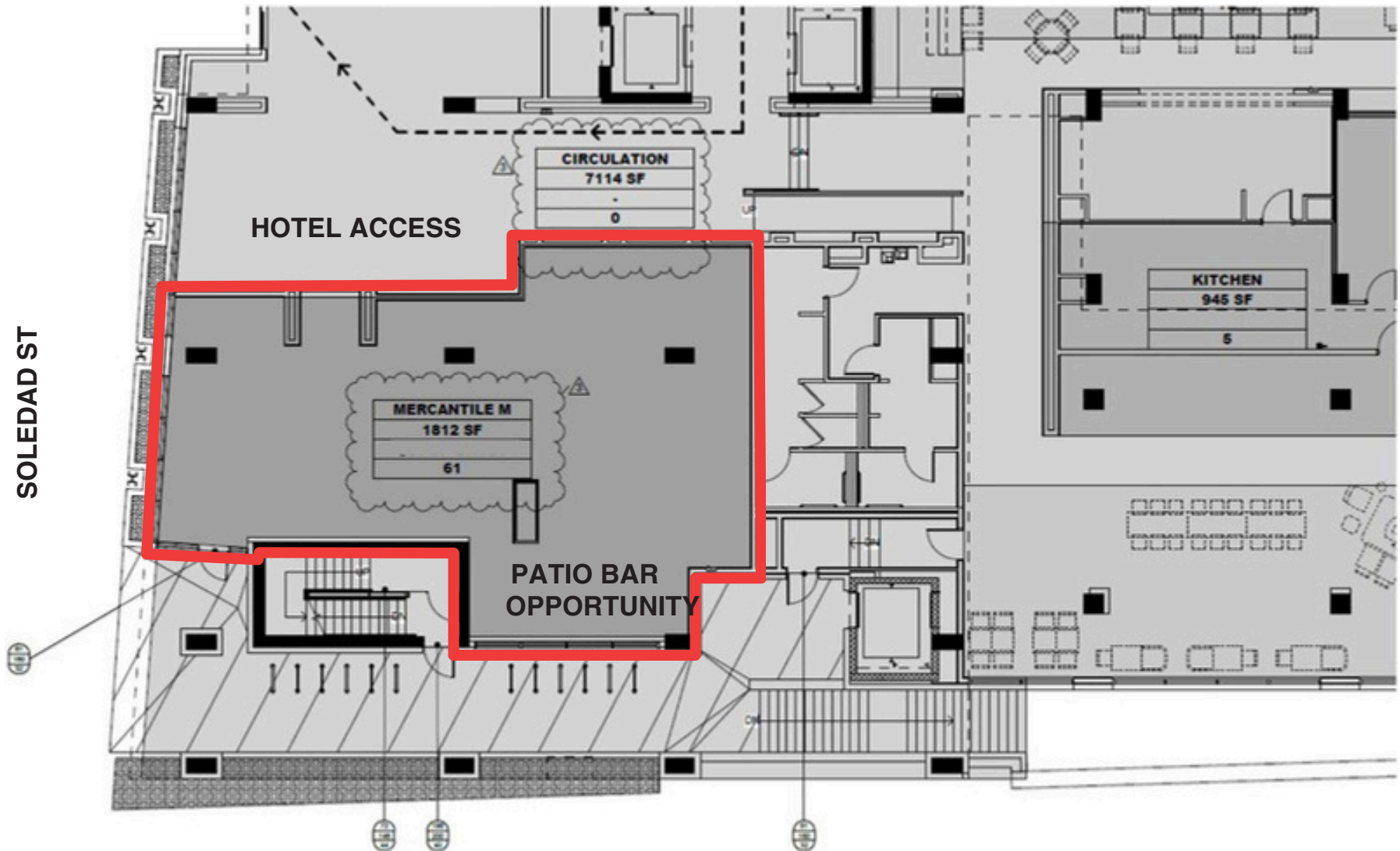
STREET
LEVEL
RETAIL SPACE
WITH LOBBY
ACCESS

- Built-in Customer Base: 200 Unit hotel with over 80% occupancy year round
- Flexible Street-Level Space: Easily accessible from both the street and hotel lobby, ideal for retail or service concepts
- Riverwalk Destination Space: Larger unit directly on the Riverwalk, with patio potential for enhanced guest experiences
- Strategic Opportunity: Leverage hotel anchoring and high-traffic Riverwalk exposure to drive visibility and sales
- Strong Hospitality Corridor: 2000+ Units within one block of the property

FLOOR PLAN

STREET LEVEL | RESTAURANT SPACE 1,812 SF

- SHELL CONDITION
- PATIO OPPORTUNITY
- COMPETITIVE TI PACKAGES
- STREET AND HOTEL LOBBY ENTRANCE



118 SOLEDAD

CONCEPTUAL

STREET LEVEL | LOBBY SPACE

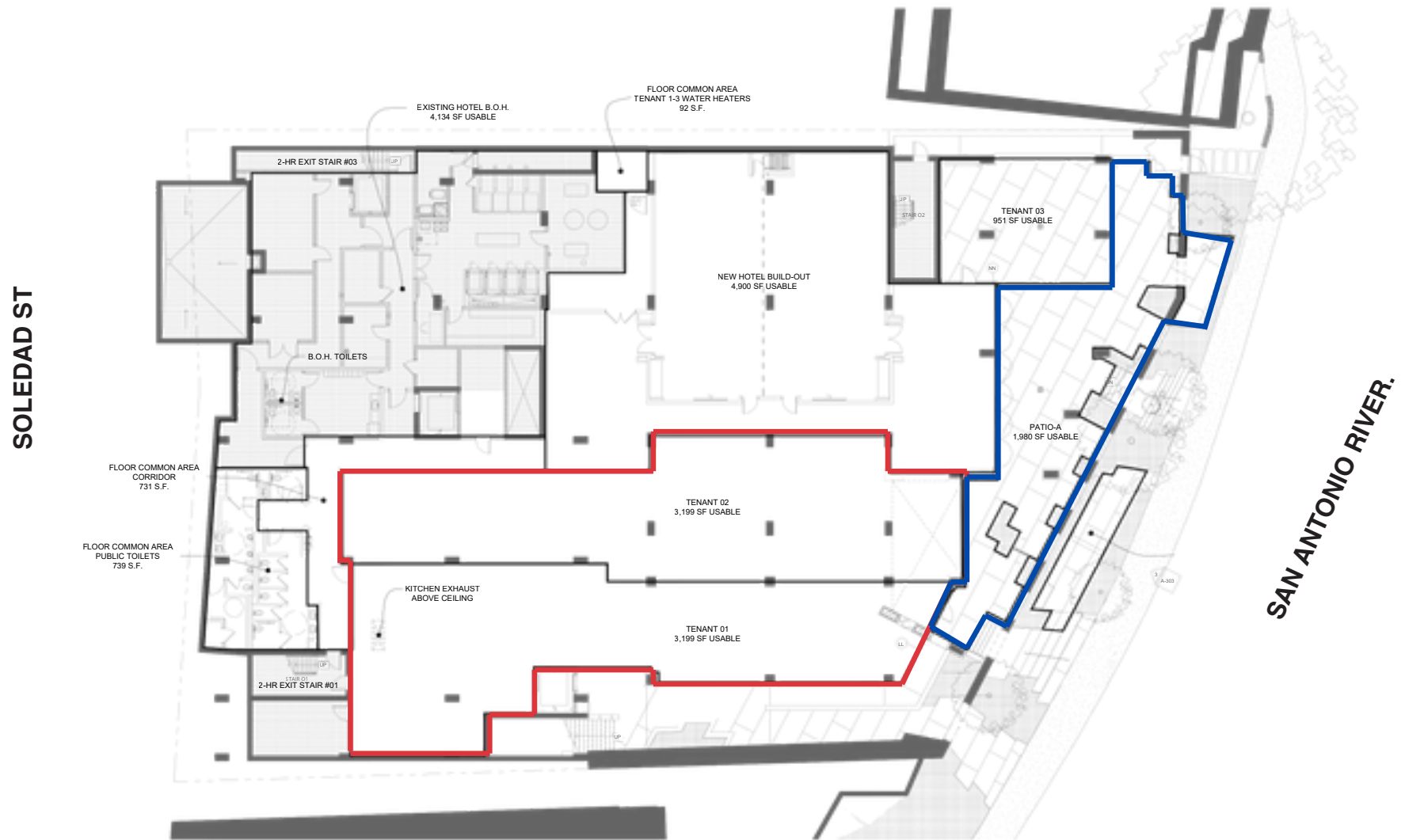


118 SOLEDAD

FLOOR PLAN

RIVER LEVEL | RESTAURANT SPACE 7,166 SF

- DEDICATED PATIO SPACE
- CAN BE DEMISED
- SHELL CONDITION
- COMPETITIVE TI PACKAGES
- ADJACENT TO HOTEL'S NEW MEETING AND EVENT SPACE



118 SOLEDAD

CONCEPTUAL

RIVER LEVEL | RIVERWALK SPACE

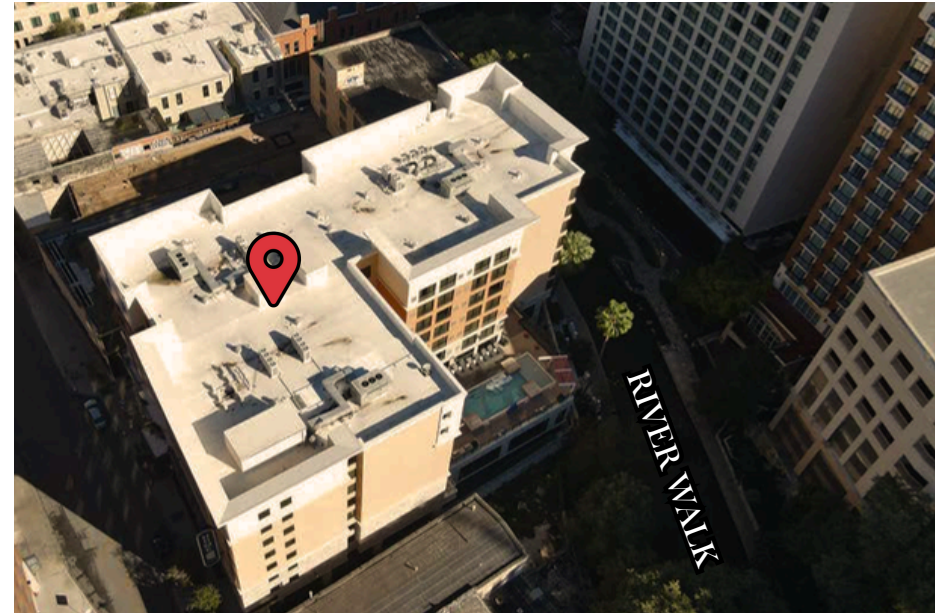
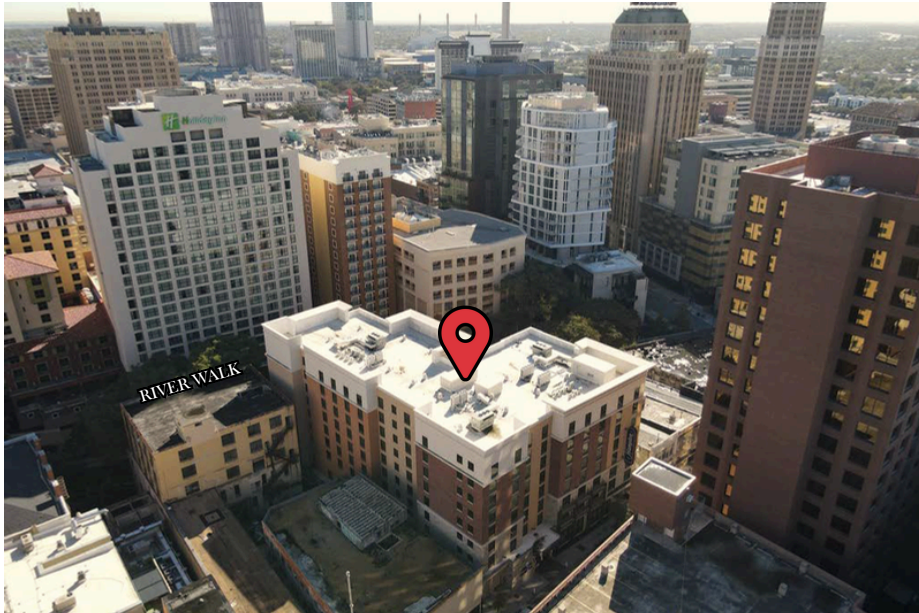


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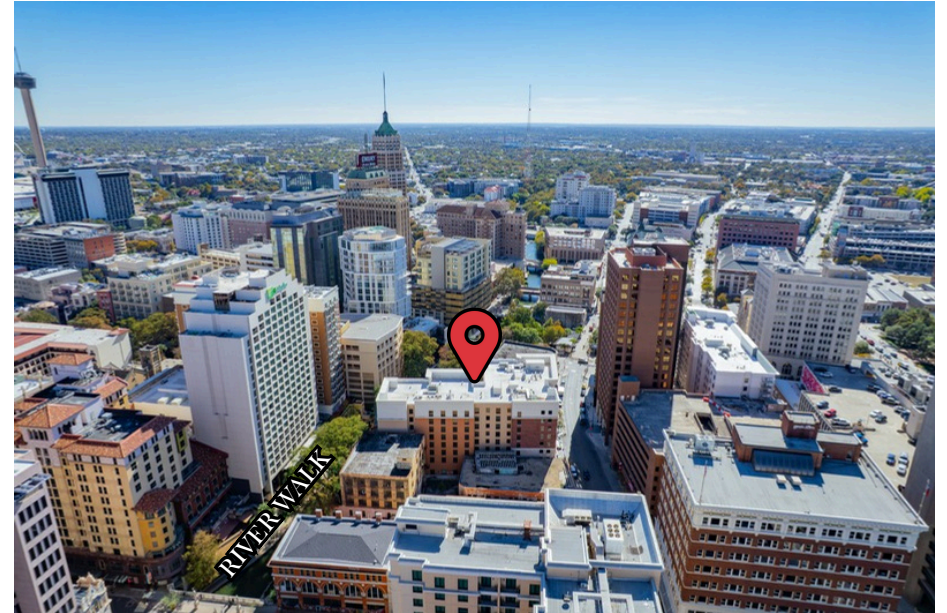
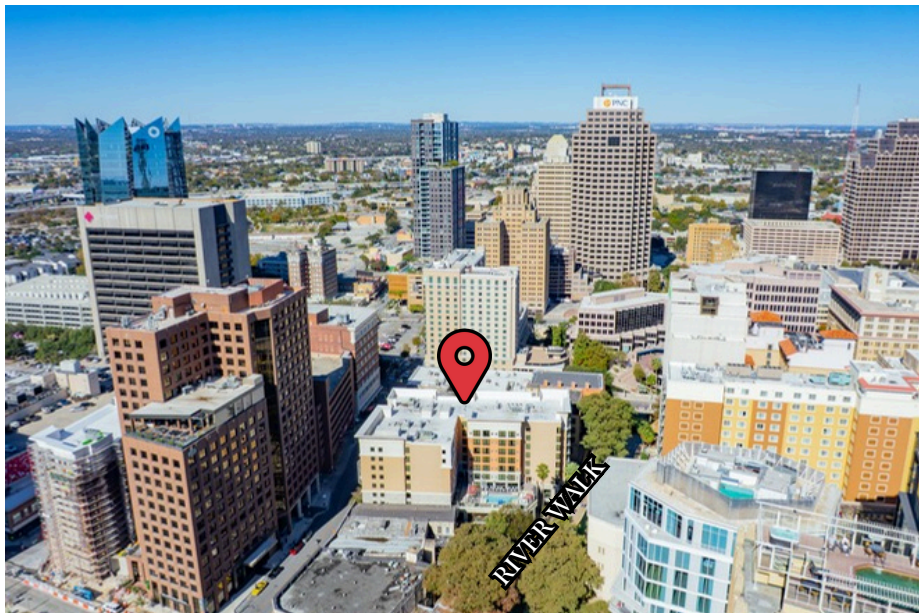


118 SOLEDAD





118 SOLEDAD



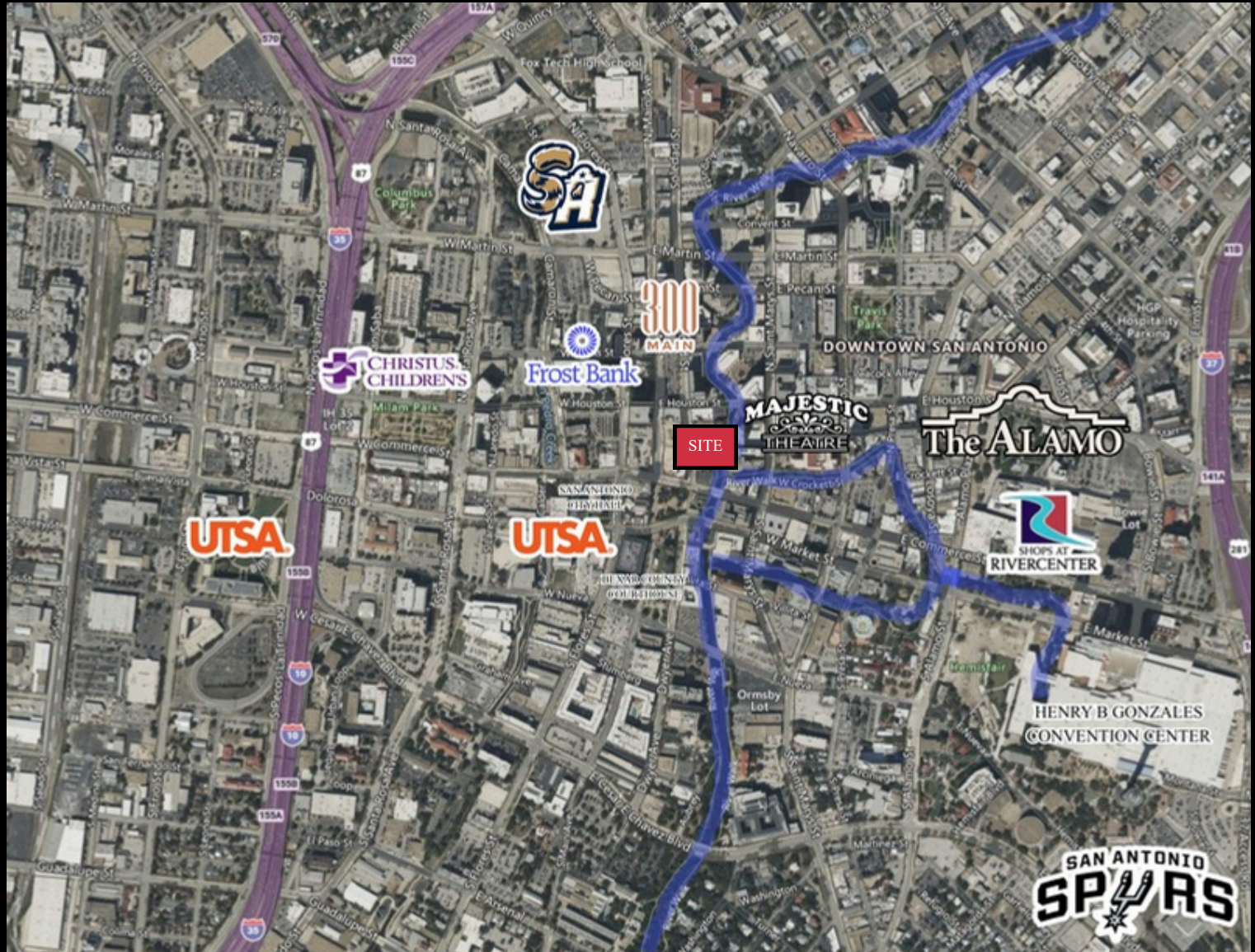
AREA MAP

POINTS OF INTEREST

Legacy Park
Majestic Theatre
Alamo Plaza
Shops at Rivercenter
Henry B. González
Convention Center
Hemisfair Park
San Fernando Cathedral
Historic Market Square
UTSA Downtown
Campus
Tobin Center for the
Performing Arts
The Alamodome
La Villita Historic Village
Travis Park
Briscoe Western Art
Museum
San Antonio Official
Visitor Center
The Children's Hospital
VIA Centro Plaza

FOOD & DRINK

Pinkertons BBQ
La Panaderia
Bohannon's
The Palm
Texan Sizzle
Bourbon Street
Seafood Kitchen
Cravories
Stout's Signature
Queso Pan Y Vino
Battalion
El Castillo
Domingo
Chart House
The Gavel
Dorrego's



NEIGHBORS



CITY TOWER

SAT City Headquarters has more than 1,000 employees in 350K SF of office.



MAJESTIC THEATER

The Majestic Theatre is San Antonio's oldest and largest atmospheric theatre. The theatre seats 2,264 people.



HOTEL VALENCIA

This 213 room, Mediterranean-inspired luxury hotel is situated on a quiet portion of the River Walk.



MAIN PLAZA

A civic center surrounding the Cathedral, Main Plaza is a vibrant & historic communal space.



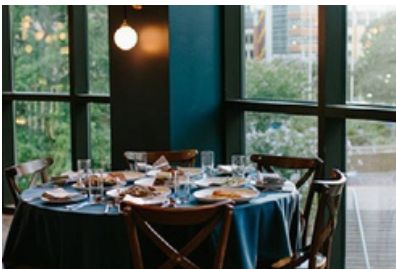
CITY HALL

As one of the nation's oldest public buildings, San Antonio City Hall has been home to more than a century of civic action.



BEXAR COUNTY DISTRICT COURTS

The Bexar County Court house is a historic building in downtown San Antonio.



RANGE

A Tuscan-Italian Steakhouse offering a menu that blends family favorites with Italian inspirations.



SAN PEDRO CREEK CULTURE PARK

Flowing through downtown, this historic creek is accompanied by a walking/biking path & beautiful art with cultural significance.



INTERCONTINENTAL

This new hotel is 21-stories with 390 rooms, 20 suites, 18,000 SF of meeting space, and 4 restaurants and bars.

NEIGHBORS



PINKERTON'S BBQ

One of Texas' best BBQ joints that's been recognized in Texas Monthly's Top 50 BBQ Joints list for 2017-2024.



LEGACY PARK

Located in the heart of downtown, the park offers rotating special events and art installations for those who work & play downtown.



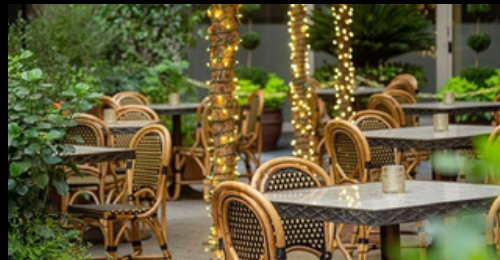
LA PANADERIA

La Panadería features fresh sandwiches, bread, desserts, pastries, cakes & coffee all in an open bakery.



SAN FERNANDO CATHEDRAL

San Fernando Cathedral was founded in 1731 and is the oldest, continuously functioning religious community in the State of Texas.



BOHANAN'S

Chic eatery serving American fare in an old-world setting with a cocktail lounge, patio & live jazz.



UTSA SCHOOL OF DATA SCIENCE

UTSA's School of Data Science offers data-intensive degree programs and research across many disciplines.



CHICK-FIL-A

Located across the street from Legacy Park, this Chick-fil-A is nice to have around the corner.



ROYAL BLUE GROCERY

Called a bodega by some, a corner store by others, Royal Blue is a modern urban grocery store offering cafe & lunch items too!



ALAMEDA THEATER

The Alameda Theater, next to the San Pedro Creek, has been undergoing restoration. It is slated to re-open to the public in 2026.

DEMOGRAPHIC OVERVIEW

	1 MILE	3 MILES	5 MILES
Total Population	13,707	141,364	354,184
Daytime Population	101,268	241,062	438,870
Total Consumer Spend	\$217.7 M	\$2.6 B	\$6.2 B
Food	\$29 M	\$373 M	\$886 M
Alcohol	\$2 M	\$19 M	\$42 M
Entertainment	\$9 M	\$104 M	\$242 M

San Antonio, Texas

3rd

FASTEST GROWING
ECONOMY

7th

LARGEST CITY
IN THE US

1.5

MILLION RESIDENTS

60

NEW RESIDENTS
PER DAY



TRAFFIC VOLUME



AREA DEVELOPMENTS

The San Antonio Spurs are advancing plans for a new downtown arena and entertainment district near the former Institute of Texan Cultures at Hemisfair. Backed by a 2025 MOU with the city and Bexar County, the project envisions a state-of-the-art arena complemented by retail, housing, and upgraded convention infrastructure. Funding combines \$500M from the Spurs, \$489M from city tourism revenue, and \$311M voter-approved venue taxes, minimizing reliance on general taxpayer dollars. This arena and district aim to revitalize downtown, strengthen tourism, and create a modern sports and entertainment hub for the city.

The San Antonio Missions are set to receive a new 7,500-seat ballpark near San Pedro Creek Culture Park, with a total investment of \$160M. The project, in collaboration with SAISD and Bexar County, is expected to generate up to \$1B in taxable value through surrounding development, including housing, hotels, and retail. The new location is more central and accessible, aligning with broader downtown revitalization efforts and leveraging land-use and zoning adjustments to support construction and integration into the urban core.

All of these efforts are part of the broader Project Marvel initiative, which aims to transform downtown San Antonio into a mixed-use economic and cultural hub. Beyond the Spurs arena, the plan includes convention center expansion, new hotels, event-space upgrades, and infrastructure enhancements. With a combination of private and public investment, Project Marvel is positioned to reshape the city's economic landscape, enhance tourism, and create a vibrant, year-round destination for both residents and visitors.



TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

No Obligation

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Our professionals leverage decades of experience,
industry-leading technology, and a leading global
network to help you excel in your real estate goals.

1.1 BILLION

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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