



# 118 SOLEDAD

PRIME SAN ANTONIO RIVERWALK HOTEL  
RESTAURANT & RETAIL OPPORTUNITY

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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

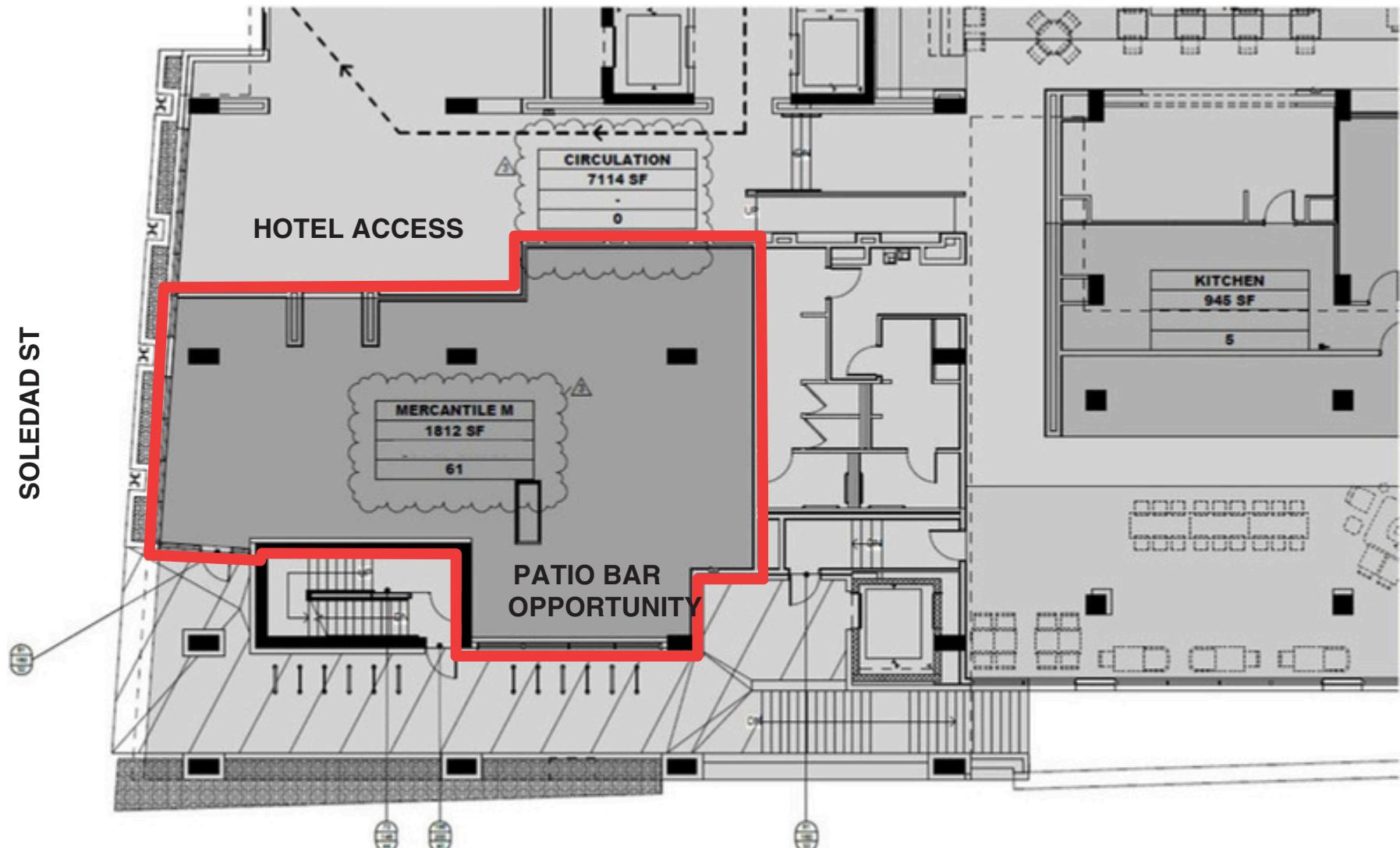
STREET  
LEVEL  
RETAIL SPACE  
WITH LOBBY  
ACCESS

- 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 project

# 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

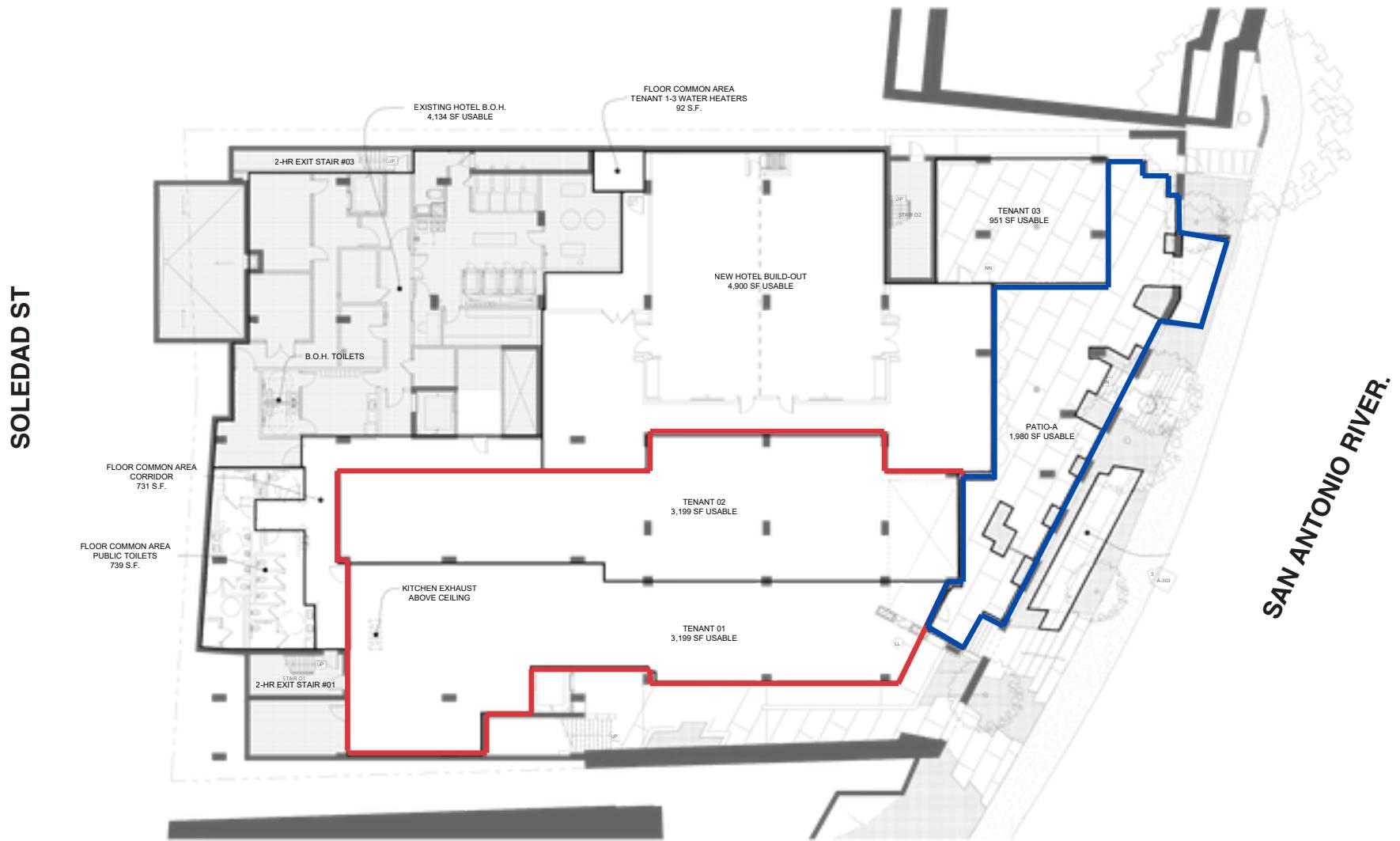


118 SOLEDAD

# 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

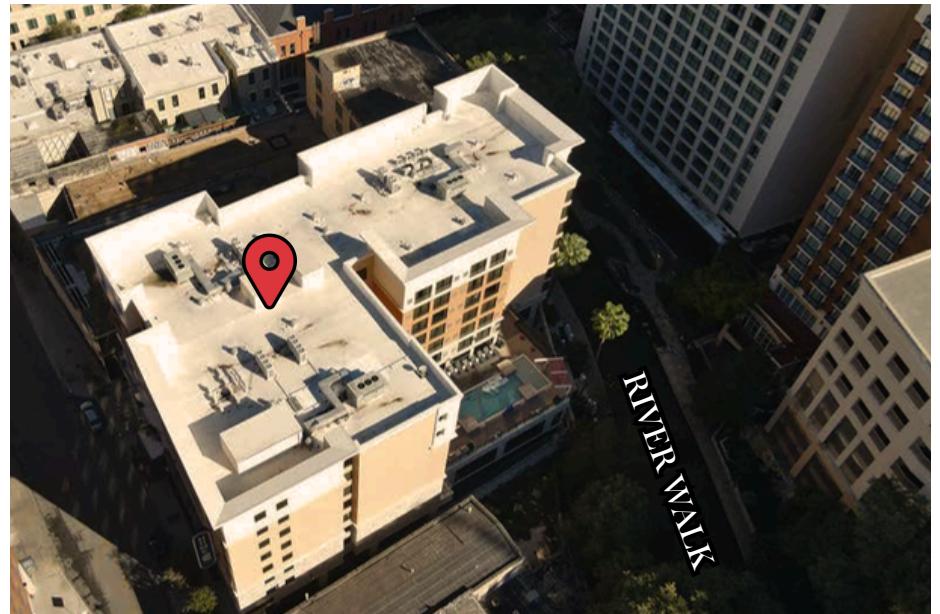
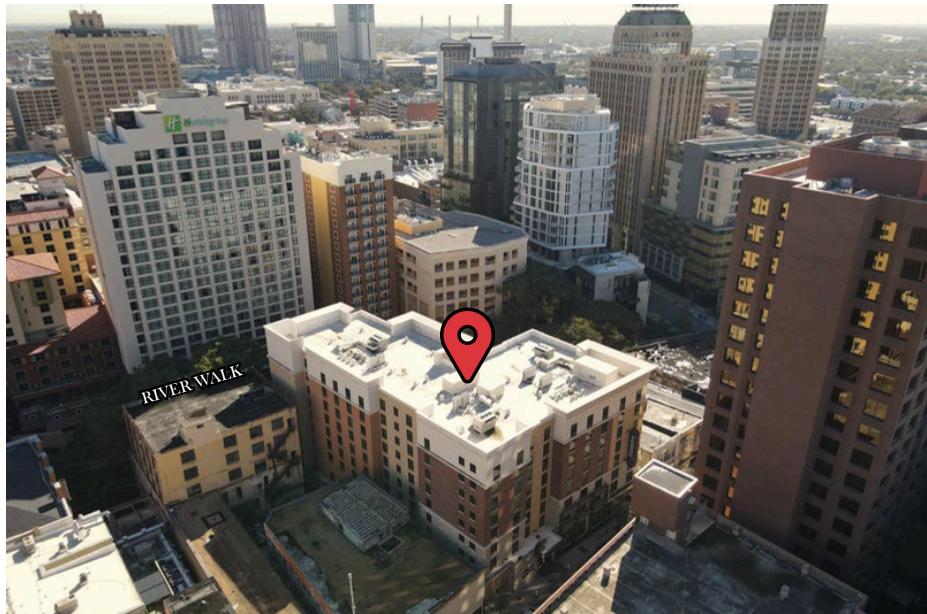


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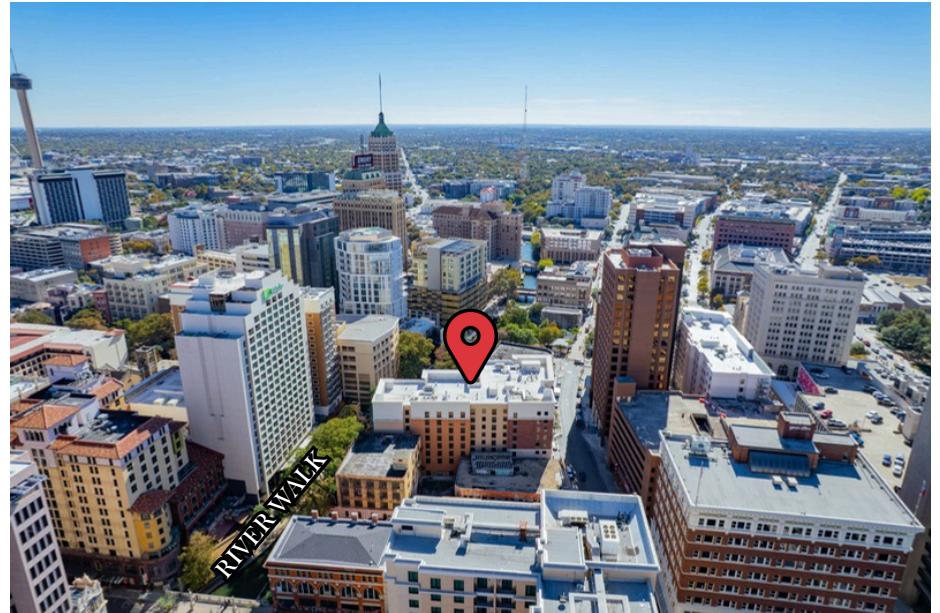
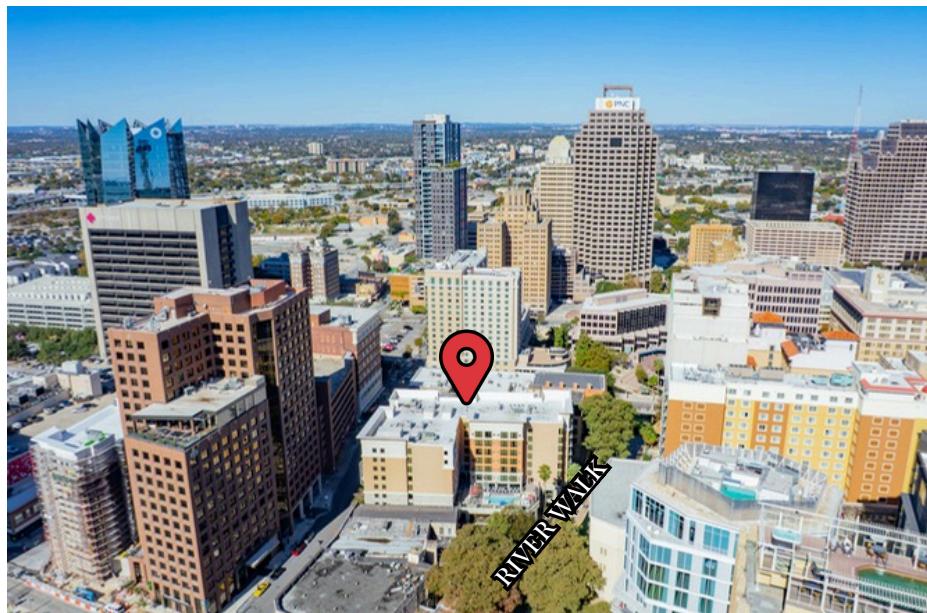


118 SOLEDAD





118 SOLEDAD



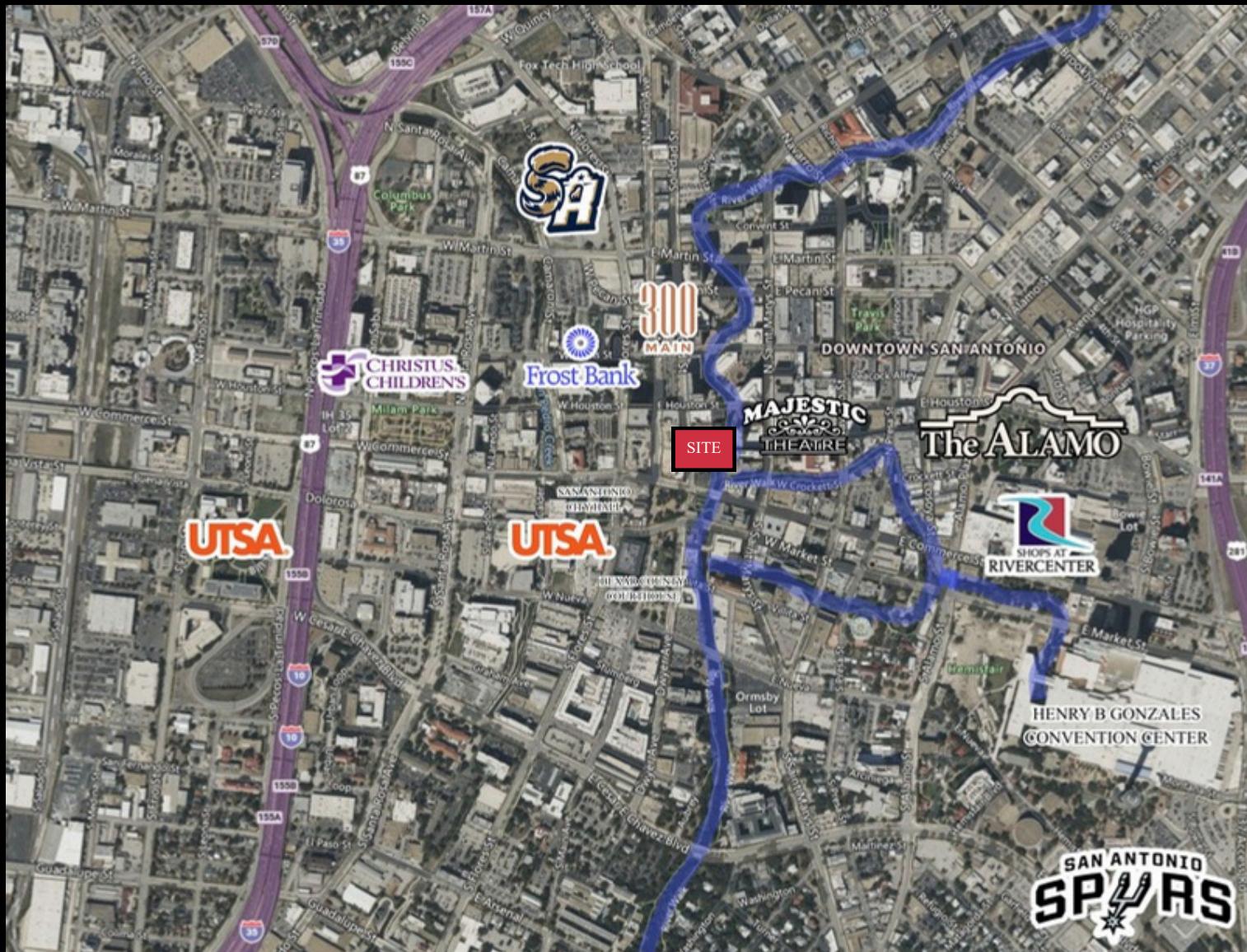
# AREA MAP

## 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 is 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.



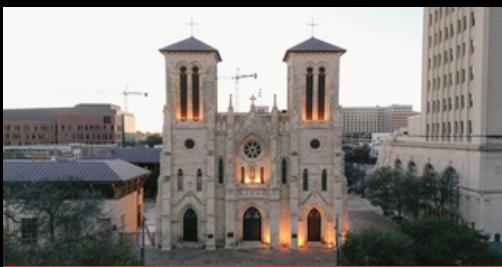
## LEGACY PARK

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

*San Antonio, Texas*

3<sup>rd</sup>

7<sup>th</sup>

1.5

60

FASTEST GROWING  
ECONOMY

LARGEST CITY  
IN THE US

MILLION RESIDENTS

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

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## **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.

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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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