

FOR LEASE

Shops at Rivercenter
849 E. Commerce St. | San Antonio, TX



2135 E. Hildebrand Ave
San Antonio, Texas 78209
texascommercialassociates.com

Matt Squire | Broker/Managing Principal
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Property Address

849 E. Commerce St, San Antonio, TX 78205

Shopping Center Size

_____ SF

Available Space

Call for availability

Base Rent & NNNs

Call for information

Property Information

Shops at Rivercenter is San Antonio's premier shopping, dining, and entertainment destination in downtown and receives over 12 million visitors annually. The Riverwalk is the #1 tourist attraction in Texas!

Trade Area Traffic Generators



Demographics

	3 MILE	5 MILE	10 MILE
Population	154,397	368,157	1,017,294
Total Households	53,413	125,485	364,536
Daytime Employment	117,856	189,299	518,190
Avg. HH Income	\$56,250	\$59,266	\$61,769

Traffic Counts

Commerce St	14,082 VPD
Market St	16,764 VPD

Source: Costar



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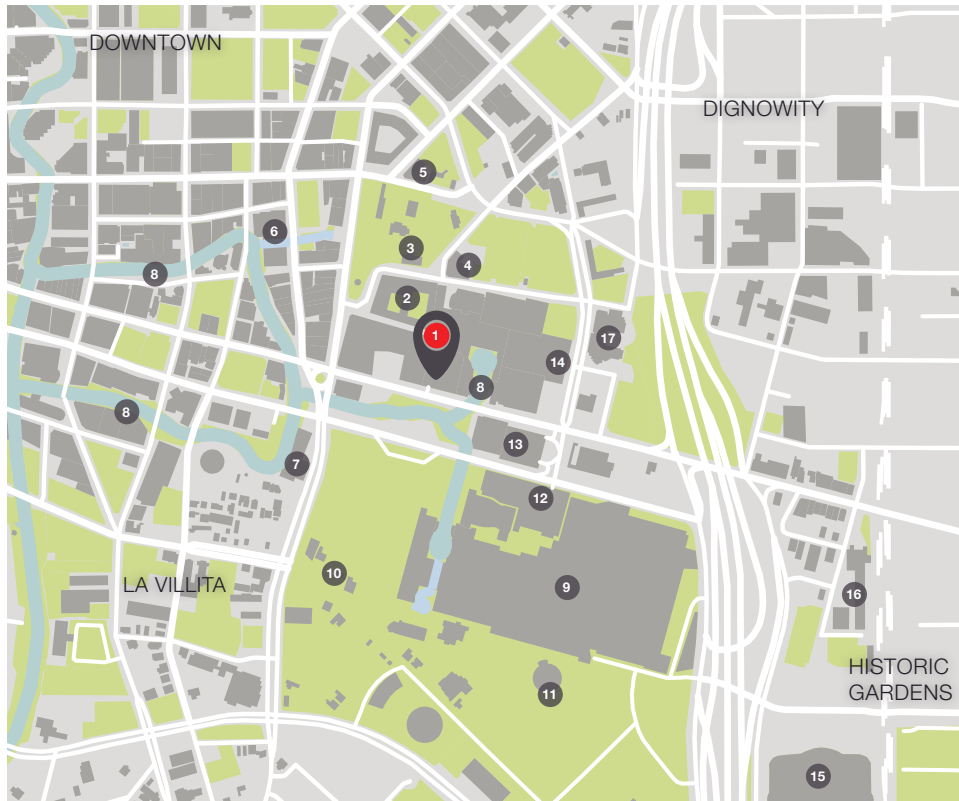
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San Antonio: Location Map

- 1 THE SHOPS AT RIVERCENTER
- 2 MENGER HOTEL 326 ROOMS
- 3 THE ALAMO
- 4 CROCKETT HOTEL
- 5 EMILY MORGAN 177 ROOMS
- 6 HYATT REGENCY 629 ROOMS
- 7 HILTON PALACIO DEL RIO 485 ROOMS

- 8 THE RIVERWALK
- 9 CONVENTION CENTER
- 10 HEMISFAIR PARK REVITALIZATION
- 11 TOWER OF AMERICAS
- 12 GRAND HYATT 1,003 ROOMS

- 13 MARRIOTT RIVERALK 500 ROOMS
- 14 MARRIOTT RIVERCENTER 1,001 ROOMS
- 15 THE ALAMODOME
- 16 SUNSET STATION
- 17 LA QUINTA HOTEL 416 ROOMS



San Antonio: Market Data

<p>12 million</p> <p>visitors to Rivercenter annually</p>	<p>2 blocks</p> <p>from the San Antonio Convention Center</p>	<p>more than 150K</p> <p>students in San Antonio</p>
<p>5.5K</p> <p>hotel rooms within 2.5 blocks</p>	<p>1.5 million</p> <p>residents in San Antonio</p>	<p>walking distance to</p> <p>The Alamo</p>
<p>\$13.6 billion</p> <p>annual tourism revenue</p>	<p>\$56,105</p> <p>average household income</p>	<p>127 retailers</p> <p>shopping, dining, and entertainment</p>
<p>located on the famed San Antonio</p> <p>Riverwalk</p>		

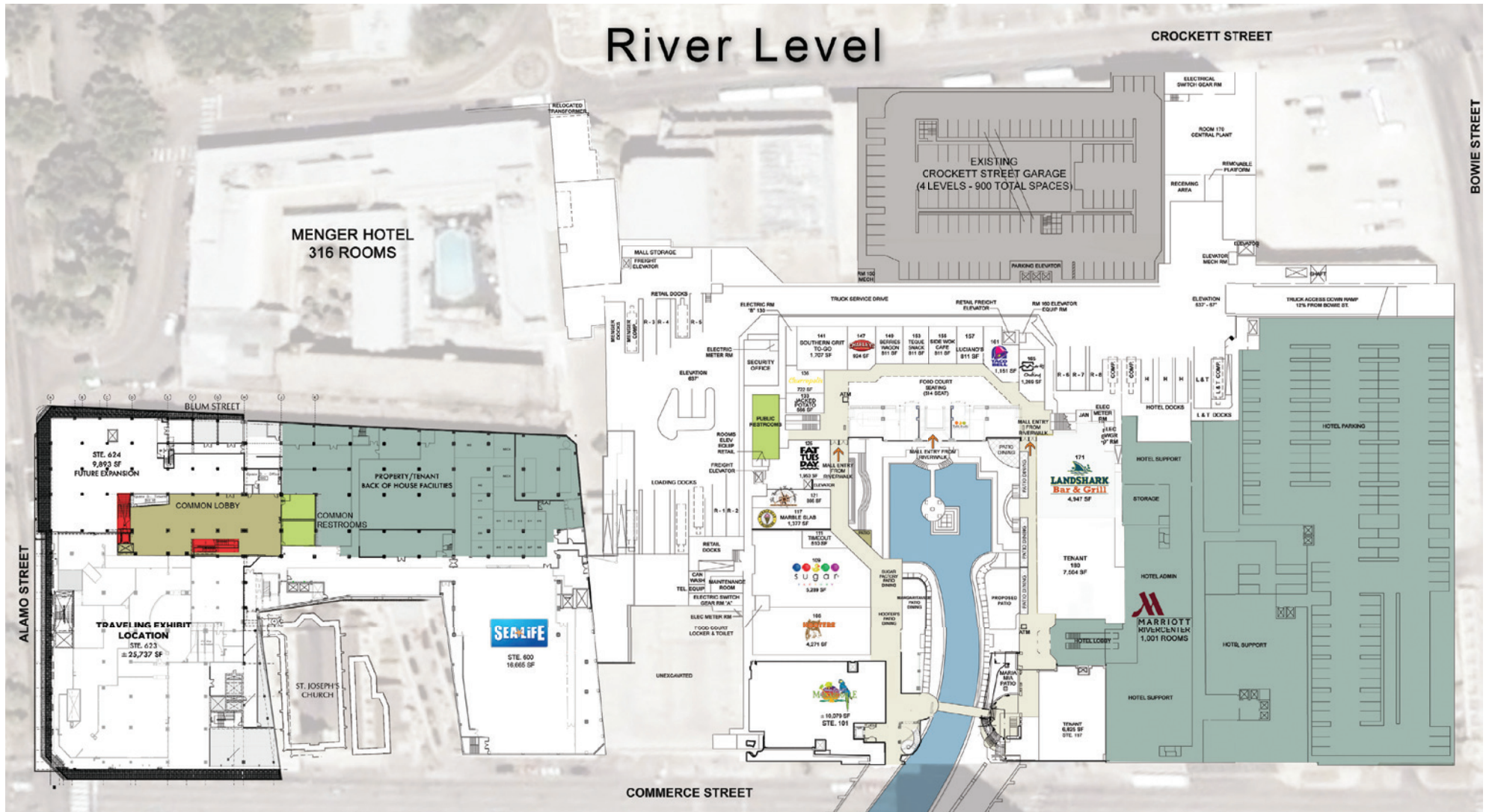


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Third Level



Fourth Level

Rivercenter Overall Plans



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