

# Showroom and Industrial Space For Lease

2625 Broadway | San Antonio, TX



4,000 - 28,130 SF  
Available

Contact  
Broker  
Price

## ABOUT THE PROPERTY

- Rare opportunity For Lease along Broadway Street
- Retail / Showroom fronting Broadway with attached office space
- Large Warehouse with Dock High & Bay doors
- Close proximity to Downtown, Pearl District, Alamo Heights, and Brackenridge Park
- Easy access to I-35, Hwy 281/I-37, I-10
- Warehouse Clear Height: 16'
- 2 Oversized Grade Level Doors
- 1 Dock High Loading Door
- Fenced Yard

## JOIN THESE RETAILERS



## TRAFFIC COUNTS

Broadway Street  
IH-35

19,696 VPD  
169,816 VPD



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THE SOTO

141,453 SF Class A Office/Retail  
Mass timber construction



JEFFERSON  
BANK there's more.

New 118,000 SF Corporate  
Headquarters  
Class A Office Space



Encore Lower Broadway has a 386  
unit MF Building under construction  
& Broadway East is a 1,887,656 SF  
mixed use development



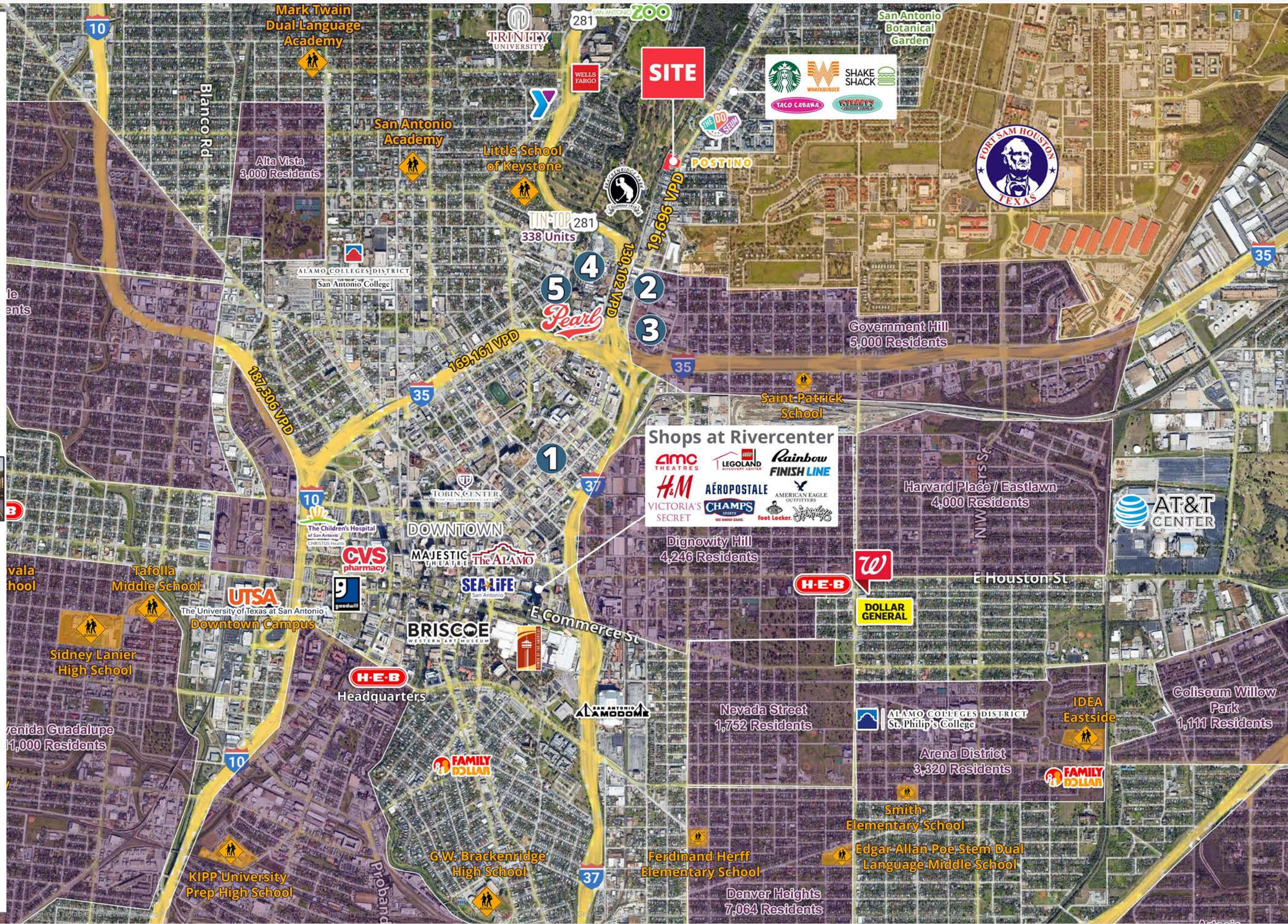
Pearl has three apartment buildings:  
Southline - 223 luxury apartments  
Can Plant - 293 luxury apartments  
Cellars - 122 luxury apartments



Full Goods Office Building: 85,575 SF  
Class A Office Space  
&

OXBOW Building: 112,446 SF  
Class A Office Space

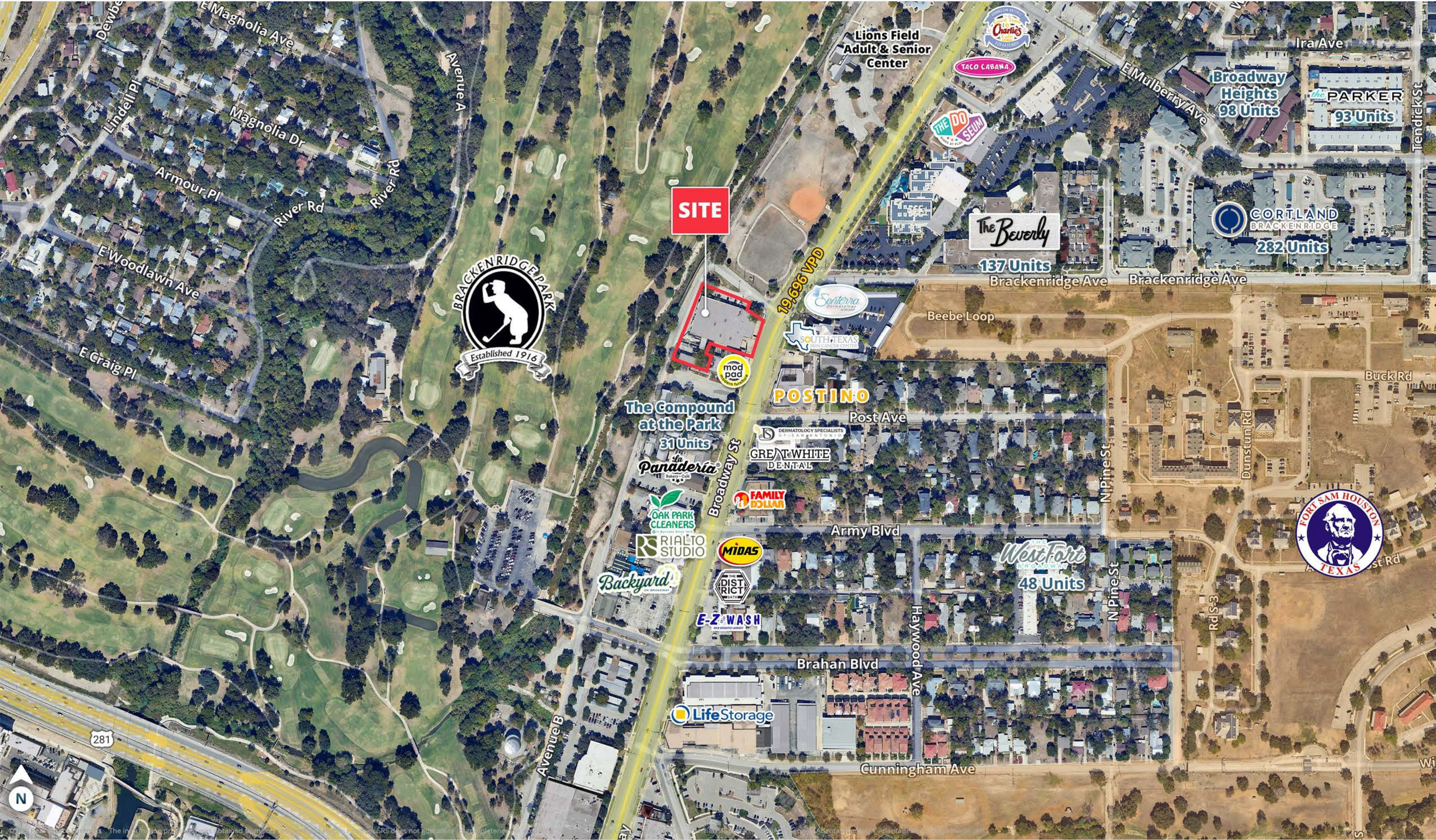
Tenants include: Big Sun Solar,  
Card and Co Architects, Method  
Architecture, RBC Wealth Mgmt,  
Shooters Films USA, The Nature  
Conservatory, WestEastDesign Group





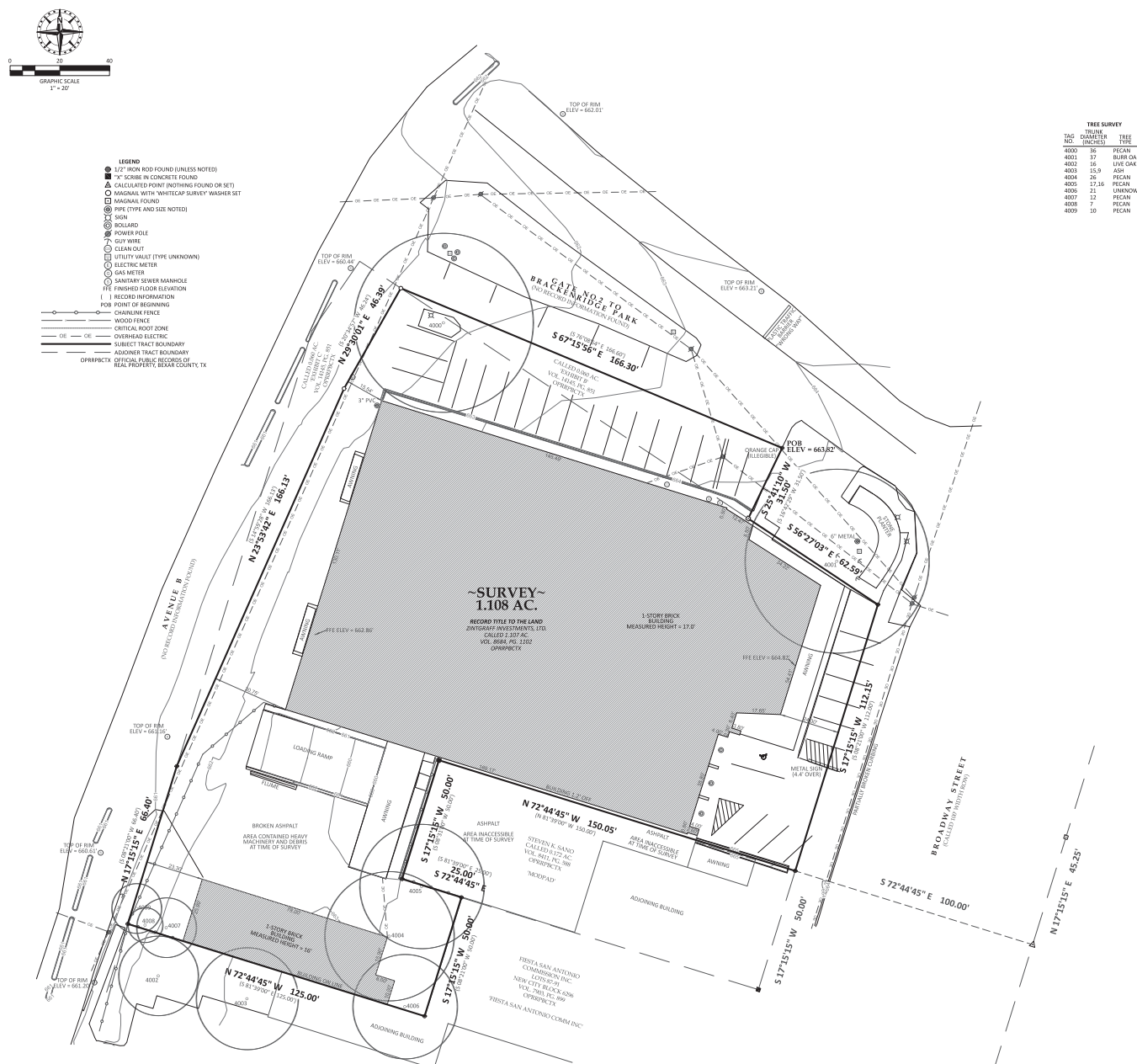
Site Aerial

2625 Broadway | San Antonio, TX



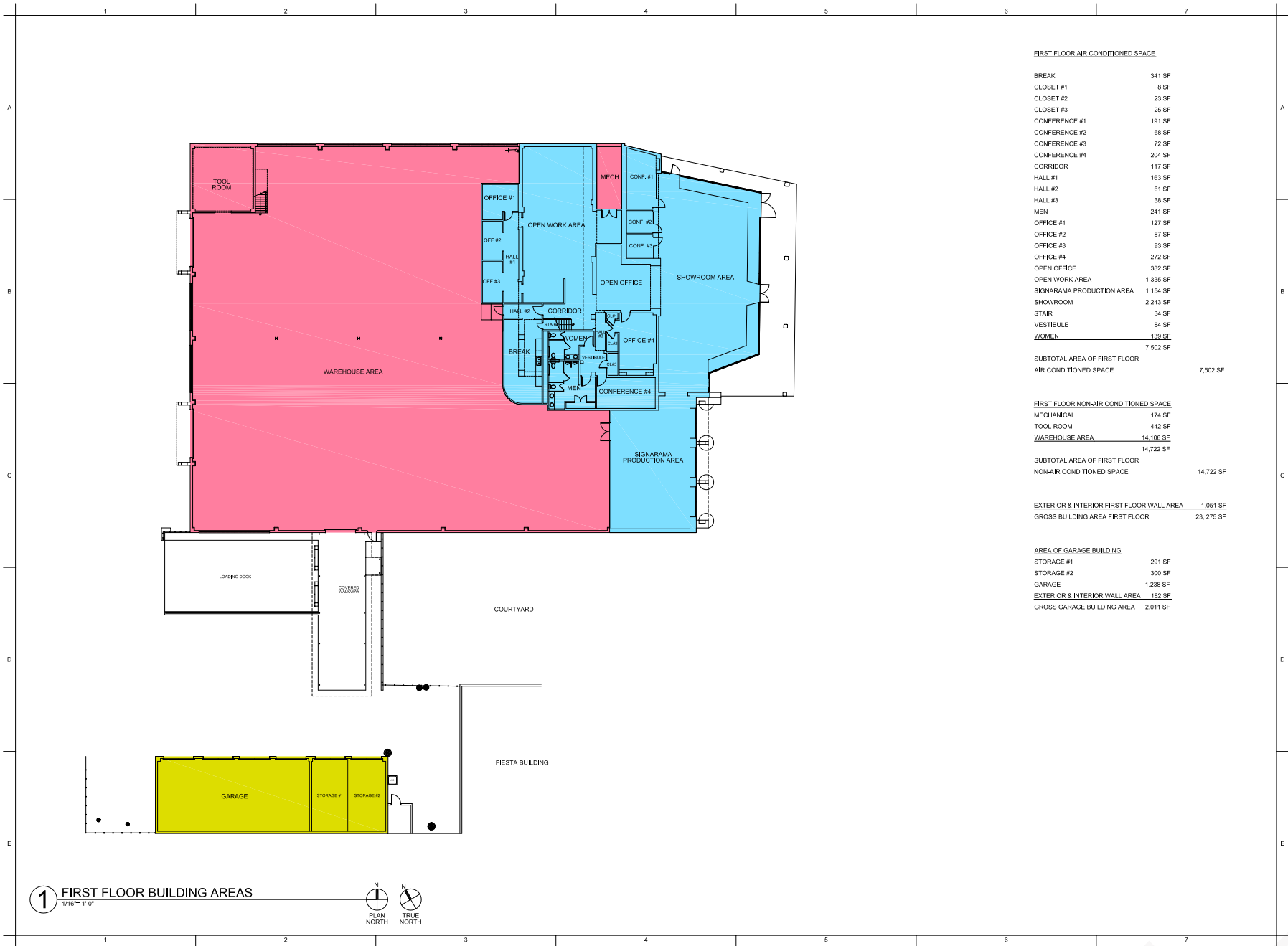


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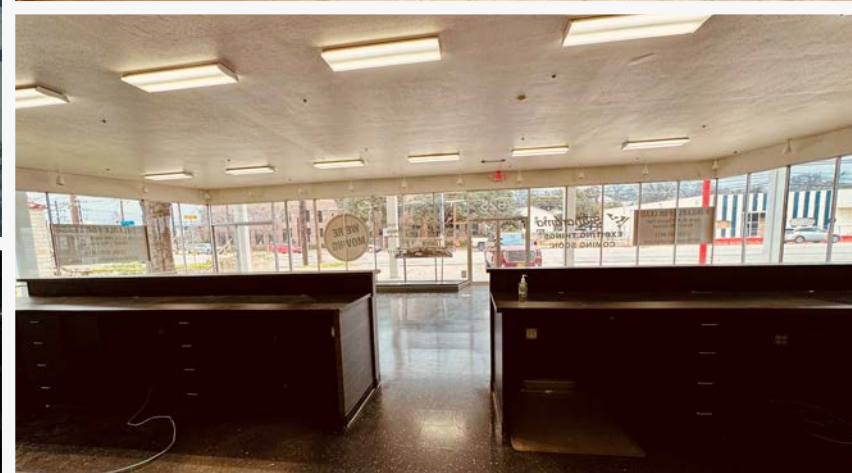
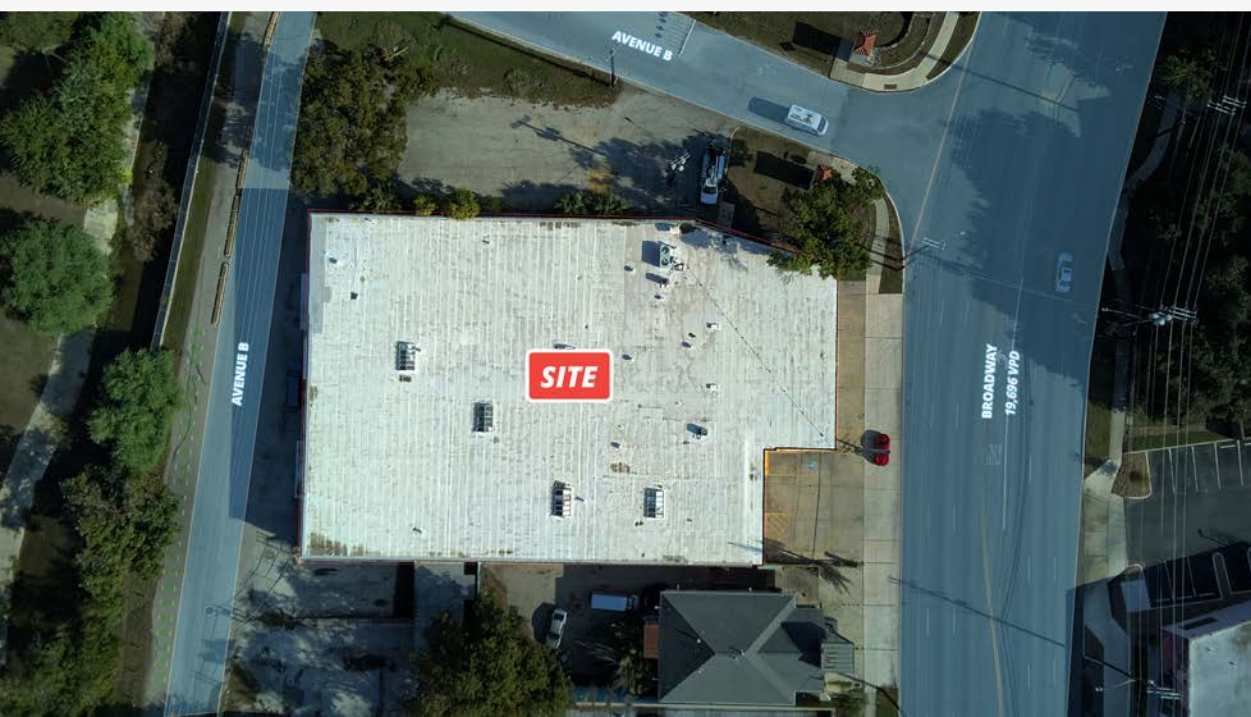
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## DEMOGRAPHIC HIGHLIGHTS

### Population

	2 miles	5 miles	10 miles
2025 Estimated Population	45,805	315,842	1,052,754
2030 Projected Population	47,522	314,113	1,055,118
Projected Annual Growth Rate 2025 to 2030	0.74%	-0.11%	0.04%

### Daytime Population

2025 Daytime Population	102,103	459,284	1,280,340
Workers	81,327	293,443	745,280
Residents	20,776	165,841	535,060

### Income

2025 Est. Average Household Income	\$112,672	\$87,029	\$82,027
2025 Est. Median Household Income	\$65,966	\$55,528	\$59,440

### Households & Growth

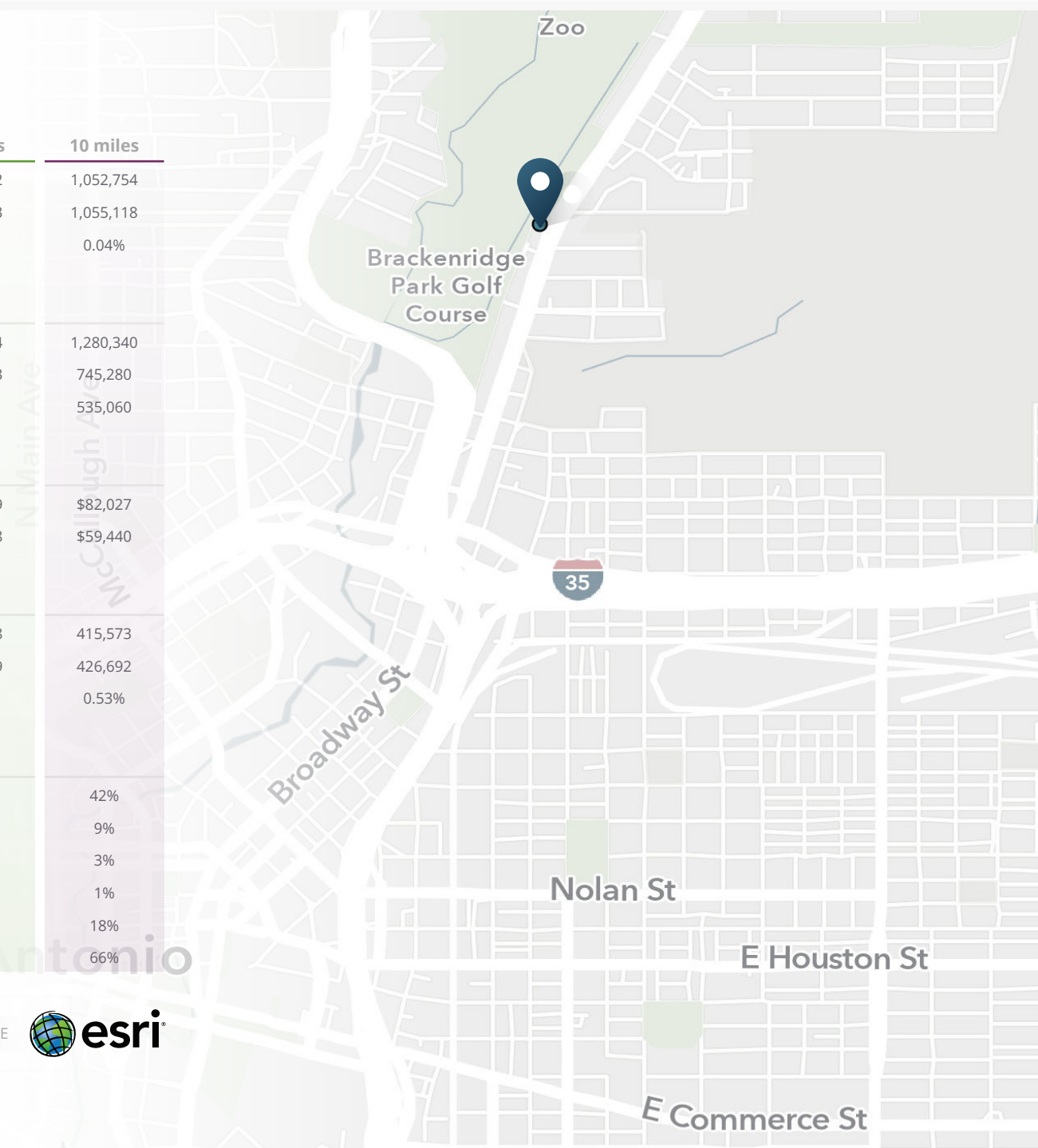
2025 Estimated Households	20,619	125,248	415,573
2030 Estimated Households	22,341	128,409	426,692
Projected Annual Growth Rate 2025 to 2030	1.62%	0.50%	0.53%

### Race & Ethnicity

2025 Est. White	53%	42%	42%
2025 Est. Black or African American	8%	8%	9%
2025 Est. Asian or Pacific Islander	3%	2%	3%
2025 Est. American Indian or Native Alaskan	1%	2%	1%
2025 Est. Other Races	14%	20%	18%
2025 Est. Hispanic	49%	69%	66%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





# Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



**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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