



DOWNTOWN
S A WEST TX

SHOP cos.

WestonUrban



Nestled in the heart of downtown San Antonio, these properties embody a blend of history, culture, and modernity. Comprising The Savoy Building, 300 Main, Frost Tower, and The Continental Block Project, this dynamic ensemble offers a diverse array of retail opportunities.

The Savoy Building, with its whimsical architectural accents, beckons retail tenants seeking historic charm. Meanwhile, 300 Main sets a new standard for urban living with its multifamily residential units and ground-floor retail spaces. Frost Tower stands as an iconic landmark, offering Class A++ office and retail spaces amidst picturesque parks. The Continental Block Project, undergoing a transformative redevelopment, promises a fusion of tradition and innovation. Surrounding this district lies a vibrant urban landscape, replete with cultural attractions, culinary delights, and bustling commerce.

Downtown West is rapidly becoming the epicenter of San Antonio's live-work-play evolution, offering a curated blend of retail, dining, and lifestyle experiences at the nexus of downtown's renaissance.

THE DISTRICT

THE CONTINENTAL



FROST TOWER

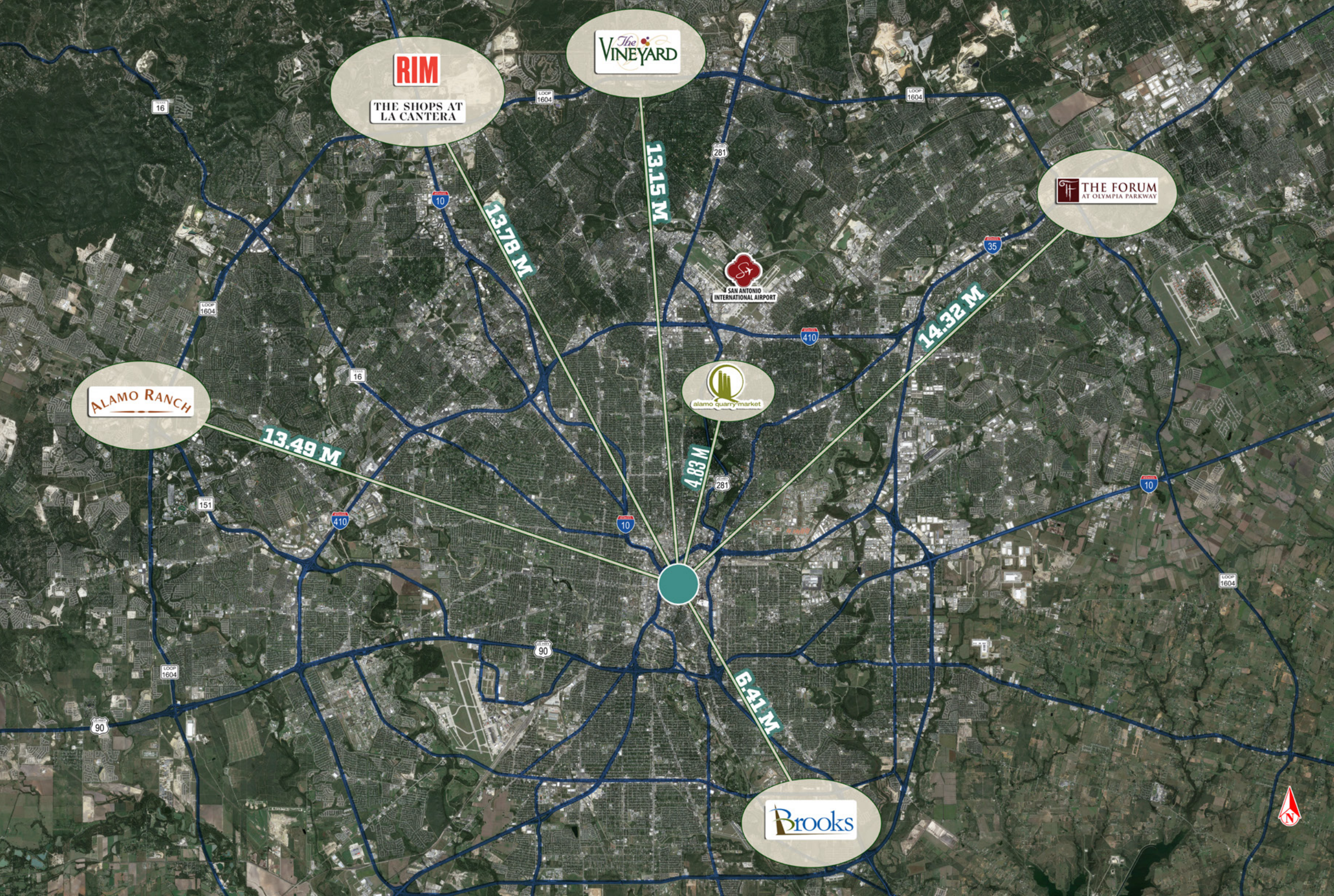


300 MAIN



SAVOY BUILDING





SAN ANTONIO

AT A GLANCE

- **7th** largest U.S. city
- The current metro area population of San Antonio in 2024 is **2.49** million, a **1.51%** increase from 2023
- San Antonio added **41,700** jobs since June 2023, resulting in an annual increase of **3.7%**
- Visit San Antonio named the city as a Top Ten for Tech Jobs in the U.S.
- **34.8** million visitors came to San Antonio in 2022
- The 2022 annual economic impact of the Tourism and Hospitality Industry in San Antonio was **\$19** billion
- San Antonio International Airport (SAT) made history in July 2023 with more than **1 million** passengers flying in and out of the airport

2023 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Daytime Population	94,350	231,610	430,358
Total Population	14,409	139,379	343,922
# Hotel Rooms	14,102	15,154	17,199



34.8 M

San Antonio
2022 Total Visitors



\$19 B

San Antonio Economic Impact
2022 Tourism & Hospitality Industry

Within 5 Miles:



266K

Total Visits to Legacy
Park/ Pinkerton's



187,370

Total Employees

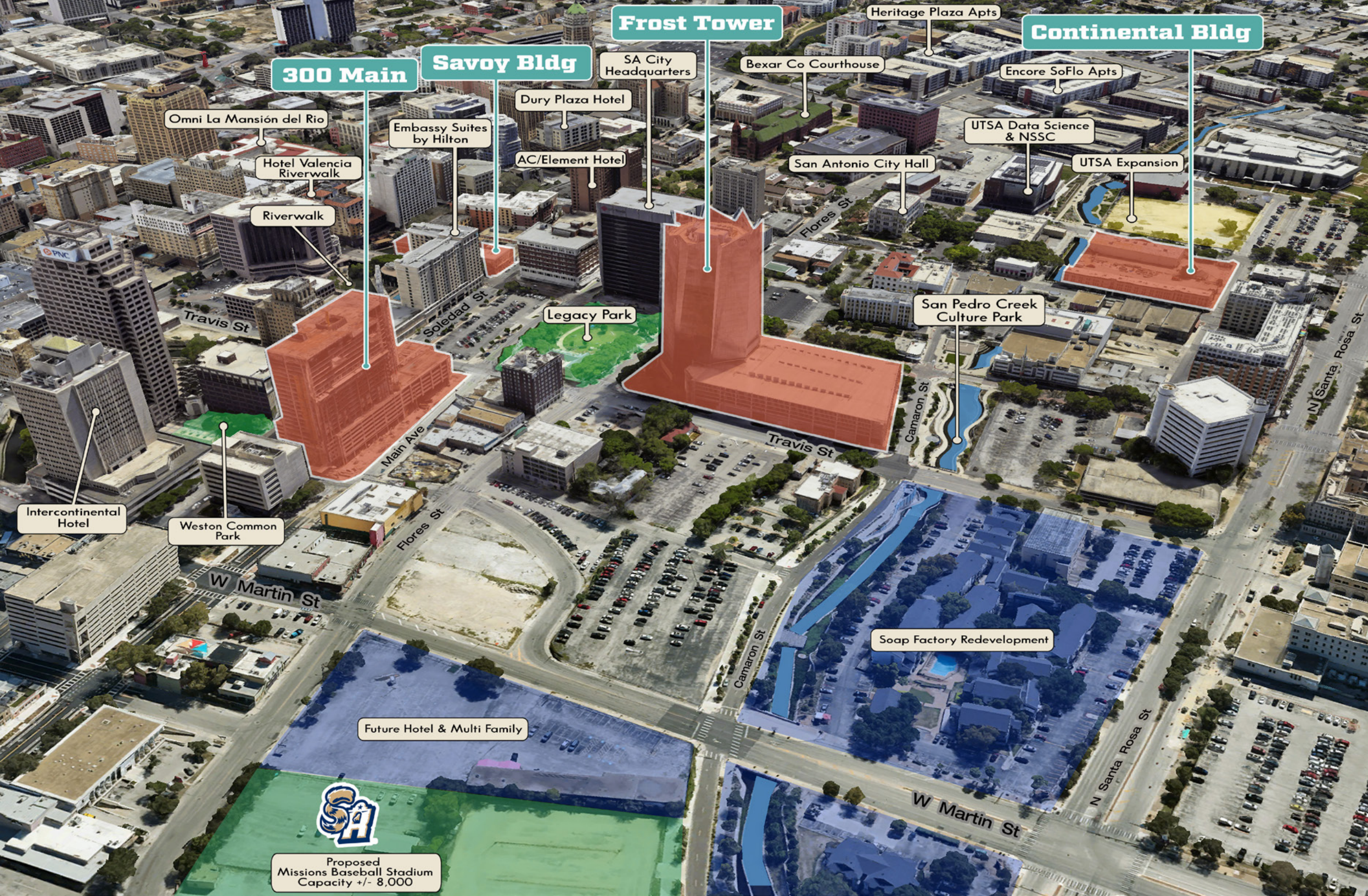


13,510

Total Businesses

OVERVIEW





CLOSE UP

AREA DRIVERS

- SAN FERNANDO CATHEDRAL
- UTSA SAN PEDRO CAMPUS
- HENRY B GONZALEZ CONVENTION CENTER
- CITY HALL SAN ANTONIO
- HISTORIC MARKET SQUARE
- MAJESTIC THEATRE
- BEXAR COUNTY JUSTICE CENTER
- FROST BANK HQ
- CHILDREN'S HOSPITAL
- TRAVIS PARK
- HOTEL CONTESSA
- HOTEL VALENCIA
- THE GUNTER HOTEL
- OMNI HOTEL
- HOME 2
- HILTON GARDEN INN
- HOLIDAY INN EXPRESS
- WESTIN
- EMBASSY SUITES
- DRURY INN & SUITES
- COURTYARD MARRIOTT
- HOMWOOD SUITES


 Proposed
 Missions Baseball Stadium
 Capacity +/- 8,000

WESTON URBAN PORTFOLIO

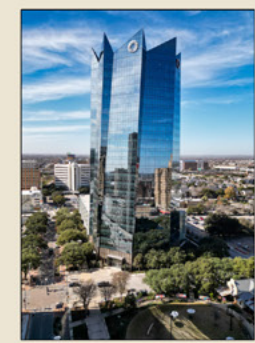
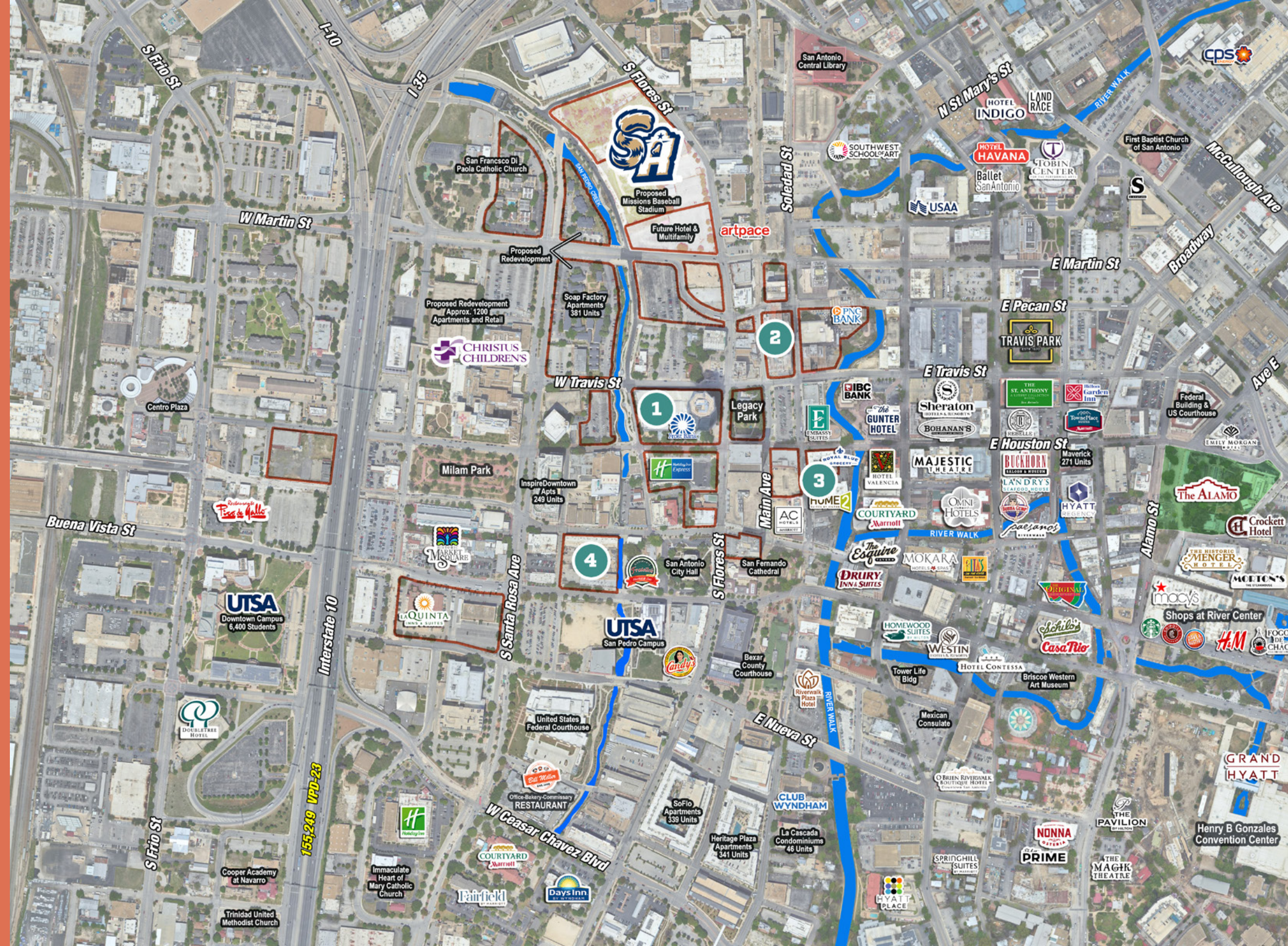
Reimagining life in Downtown San Antonio.

Weston Urban began in 2012 as an effort to attract and retain San Antonio's new generation of talent by reviving the city's center. With primary services in development, leasing, and lending, Weston Urban has helped to create and define the San Antonio skyline through both thoughtful historic redevelopment and strategic ground-up construction.

Weston Urban builds with a purpose – to cultivate human connection through a vibrant urban core where pedestrian-friendly business, recreation, public spaces, art and culture attract the talent of today and tomorrow.

30+ PROPERTIES **1.5M** SQUARE FEET **37** TOTAL ACRES

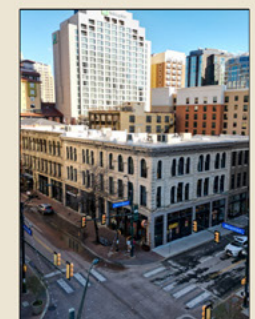
THE VISION



1. Frost Tower
1,000 - 4,333 SF



2. 300 Main
1,053 - 3,536 SF



3. The Savoy Bldg
1,500 SF



4. The Continental
1,200 - 7,637 SF



THE STADIUM

SAN ANTONIO MISSIONS

The proposed relocation of the San Antonio Missions baseball team to a new downtown stadium is poised to significantly benefit the city's urban core. With the current Nelson Wolff Municipal Stadium, built in 1994 and located on the Southwest Side off U.S. Highway 90, the Missions are overdue for an upgrade. The new ballpark, expected to open in 2028, will feature 4,500 seats with a maximum capacity of 7,500. Situated downtown, the stadium will be a key attraction, allowing fans to walk to nearby restaurants, shops, and entertainment venues. This development is projected to stimulate economic growth, particularly in the restaurant and hospitality sectors, with an estimated taxable value of \$1 billion.

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.



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



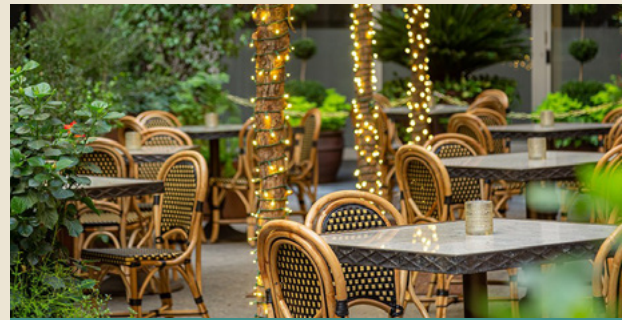
MAJESTIC THEATER
The Majestic Theatre is San Antonio's oldest and largest atmospheric theatre. The theatre seats 2,264 people.



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



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.



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 Courthouse is a historic building in downtown San Antonio.



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.



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.

OPPORTUNITIES

1 FROST TOWER

111 W Houston

- RETAIL 1: 4,333 SF [divisible]
- RETAIL 3: 3,465 SF

2 300 MAIN

300 Main Ave

- AVAIL: 3,536 SF
- AVAIL: 1,053 SF

3 SAVOY BUILDING

116 E Houston

- AVAIL: 1,500 SF

4 THE CONTINENTAL

322 W Commerce

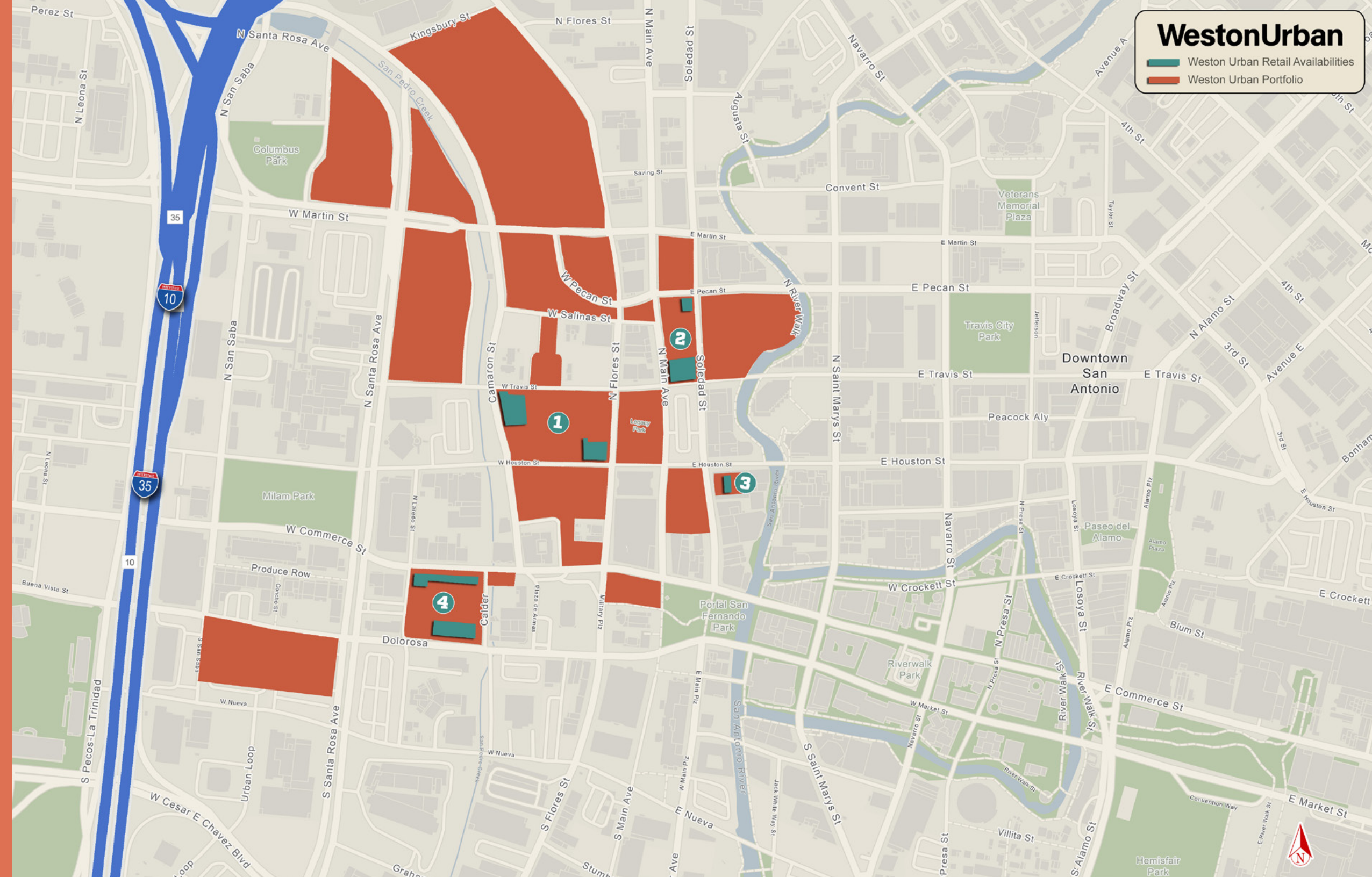
THE ARANA

- 1ST FLOOR: 2,528 SF & 3,055 SF
- 2ND FLOOR: 6,480 SF

THE CONTINENTAL

- 1ST FLOOR: 6,352 SF [divisible] & 2,896 SF

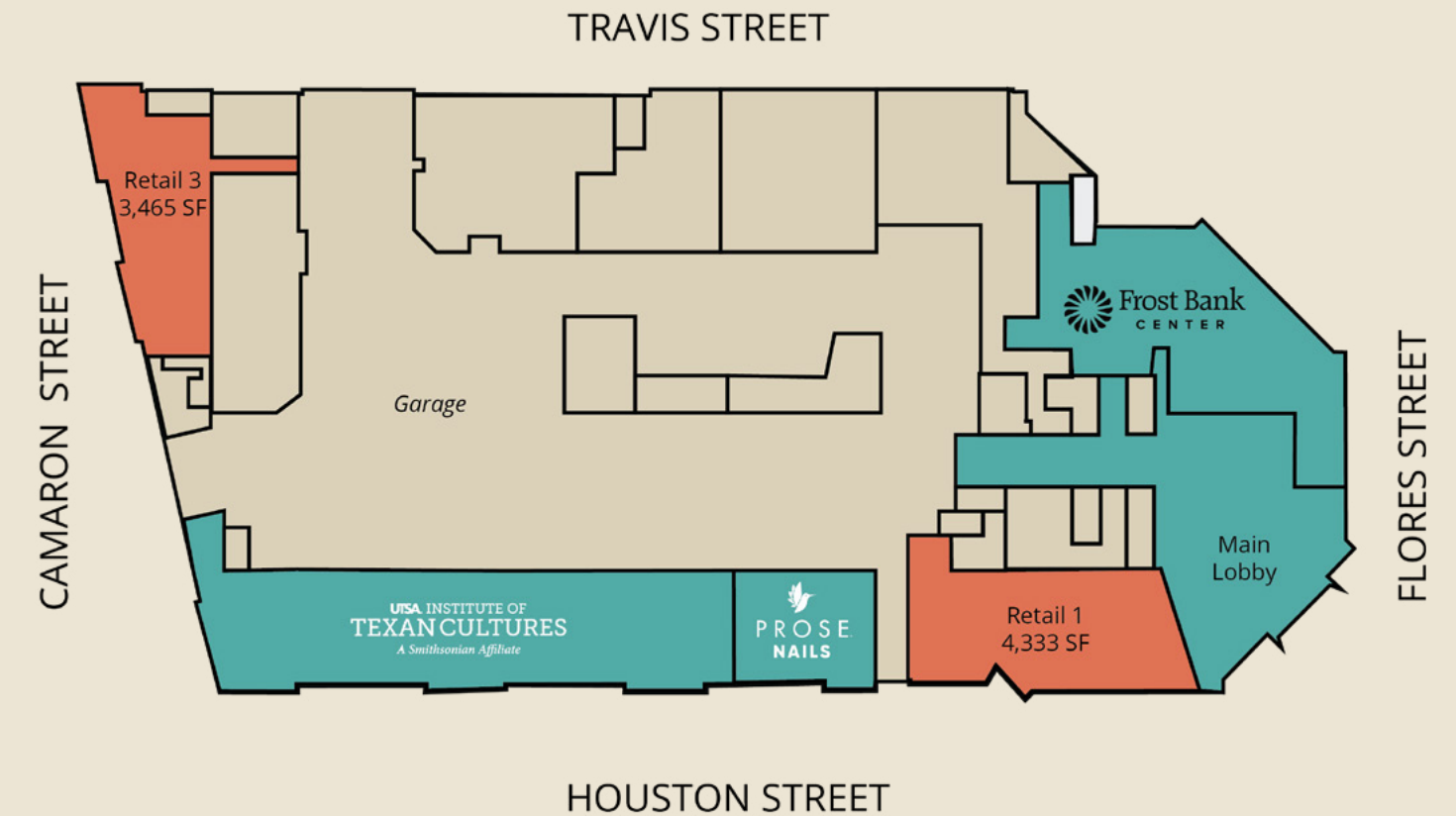
SITE PLAN



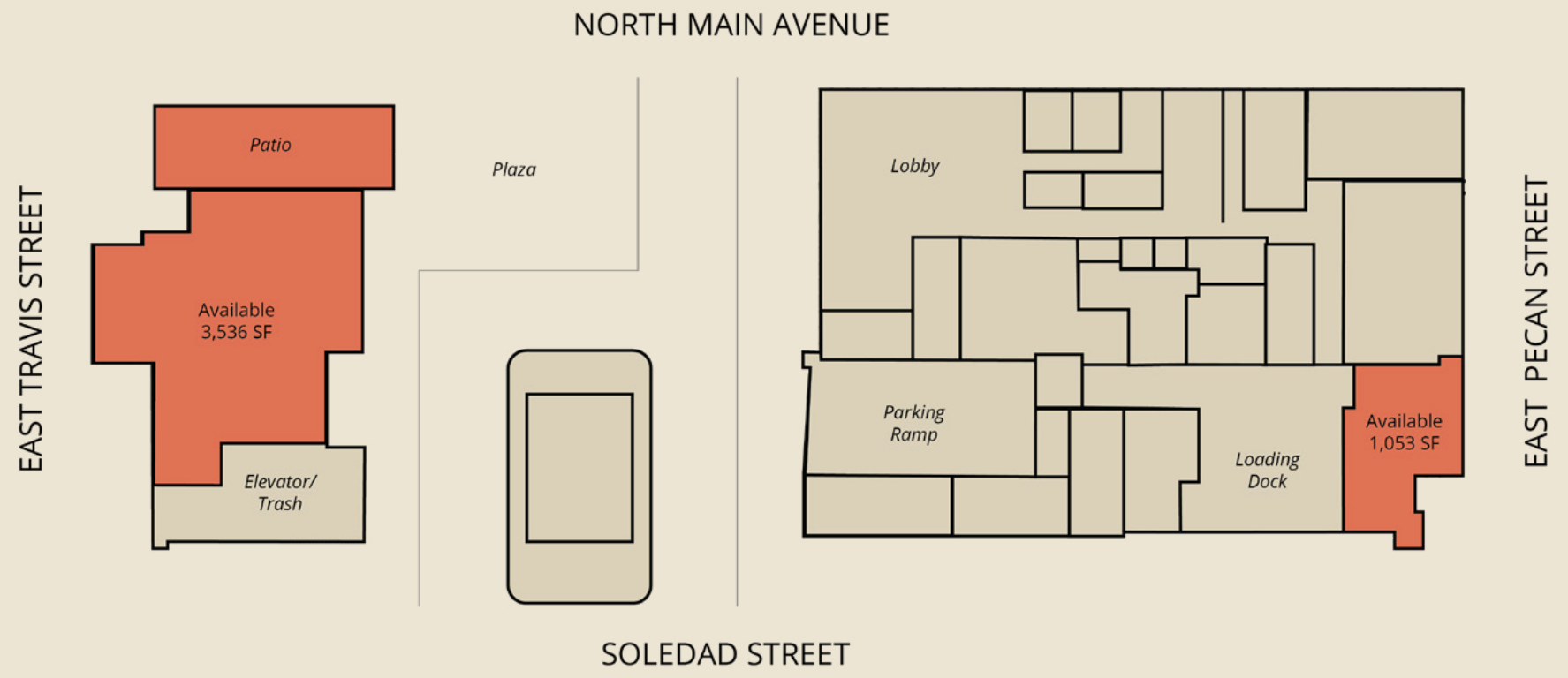


FROST TOWER

A beacon of architectural excellence, Frost Tower has etched itself into the fabric of San Antonio's skyline as an iconic landmark. Crafted by the esteemed Pelli Clarke Pelli Architects, this tower epitomizes sophistication, offering 460,000 square feet of unparalleled Class A++ office and retail space. Nestled amidst picturesque parks and a pedestrian-friendly environment, Frost Tower presents an enticing proposition for retailers seeking prime visibility and access. With its prestigious location along the San Pedro Creek Culture Park, a 2-mile linear park, and convenient structured parking facilities, Frost Tower embodies the pinnacle of urban lifestyle and commerce.



The epitome of urban living, 300 Main stands as the pioneering Class A high-rise multifamily project in downtown San Antonio. Comprising over 300 meticulously planned apartment units and ground-floor retail opportunities, this development promises a transformative urban experience. 300 Main offers a strategic positioning within the vibrant San Antonio Urban Core, boasting lease rates that rival the city's premier residential projects. Anchored by 354 residential units and two prime retail spaces, this development sets a new standard for contemporary urban living.



300 MAIN

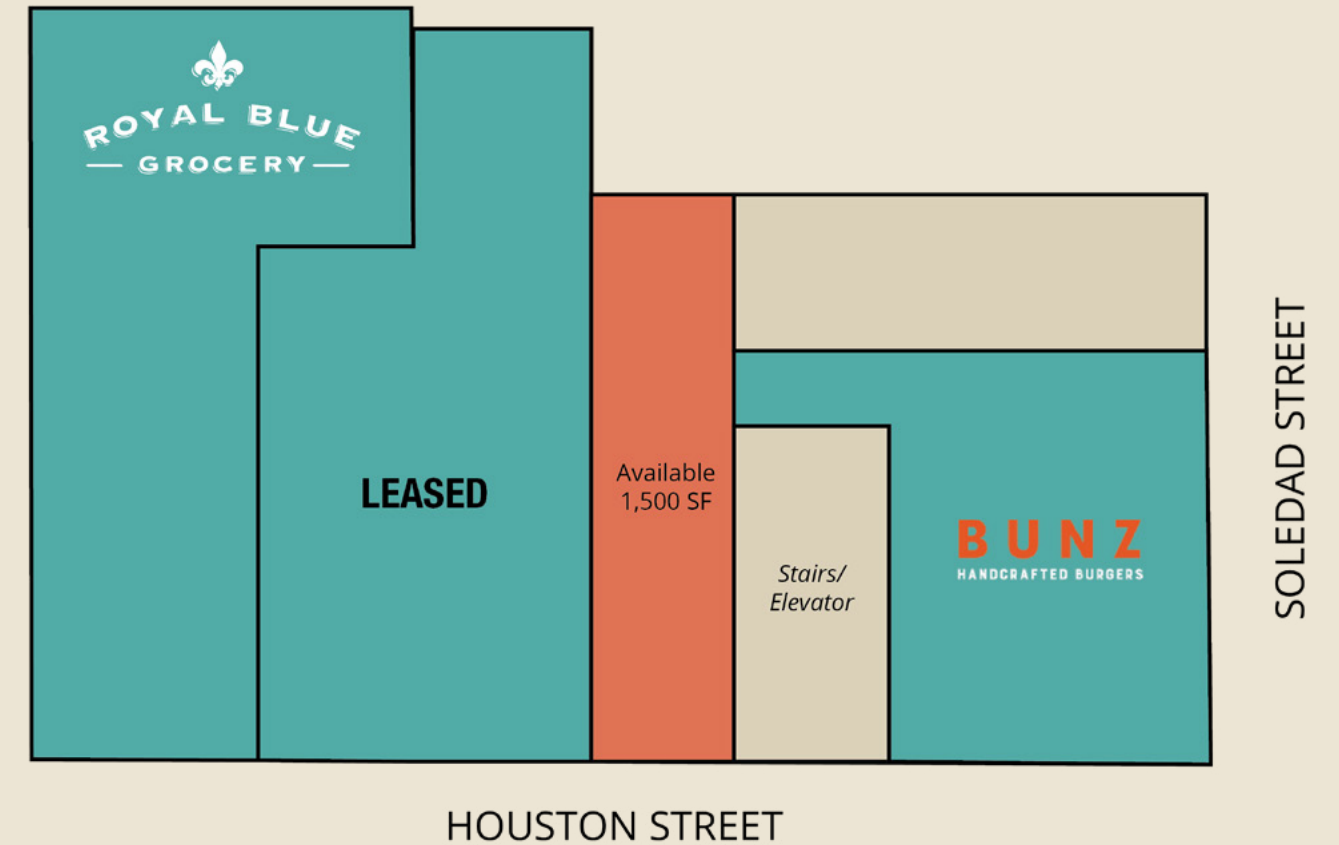




SAVOY BUILDING

Originally established as the Savoy Hotel in 1912, The Savoy Building amalgamates three distinct structures, showcasing the architectural brilliance of Alfred Giles, a renowned figure in San Antonio's history.

The building offers a unique blend of historic charm and modern functionality. The upper floors have been thoughtfully repurposed into creative office spaces, while the street level beckons retail tenants seeking to immerse themselves in a rich historical ambiance, amidst a highly desirable urban landscape.

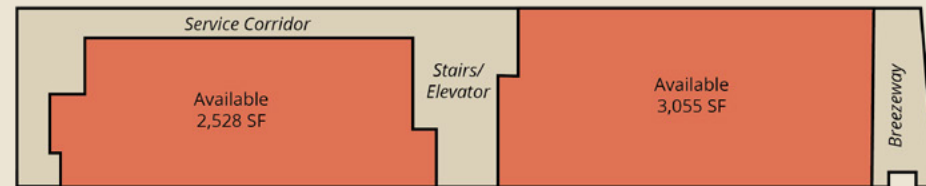


The Continental Block Project is where rich history converges with contemporary luxury. Set to redefine mixed-use living, this ambitious redevelopment project marries the storied past of the Historic Continental Hotel and Arana Building with modern sensibilities. Anchored by a 16-story, 300-unit multifamily residential tower, flanked by meticulously renovated historical edifices, this community promises a blend of tradition and progress. The renovations of the historic Continental and Arana Buildings will be completed by the end of 2024 and the residential tower is scheduled to open in late-2025. This transformative project is poised to become a cornerstone of San Antonio's evolving landscape.

THE ARANA

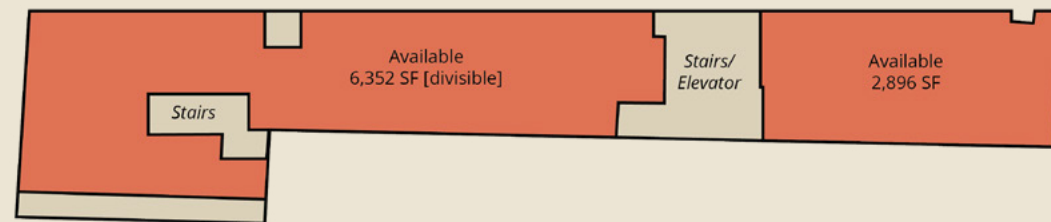
1st Floor

* Total 1st & 2nd floor is 12,063 SF available



THE CONTINENTAL

1st Floor



THE CONTINENTAL



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