



VILLITA
ASSEMBLY HALL

Where The San Antonio Riverwalk Meets La Villita

For Lease – Retail/Restaurant Space Available



Jones Lang LaSalle Americas, Inc.





Building Information



Address:
401 Villita St.
San Antonio, TX



of Stories:
Bi-Level property with
entrances and patios at both
downtown and river levels



Net Rentable:
Interior: $\pm 44,993$ SF
Exterior: $\pm 14,596$ SF



Year Built:
1958



Site Size:
1.209 Acres



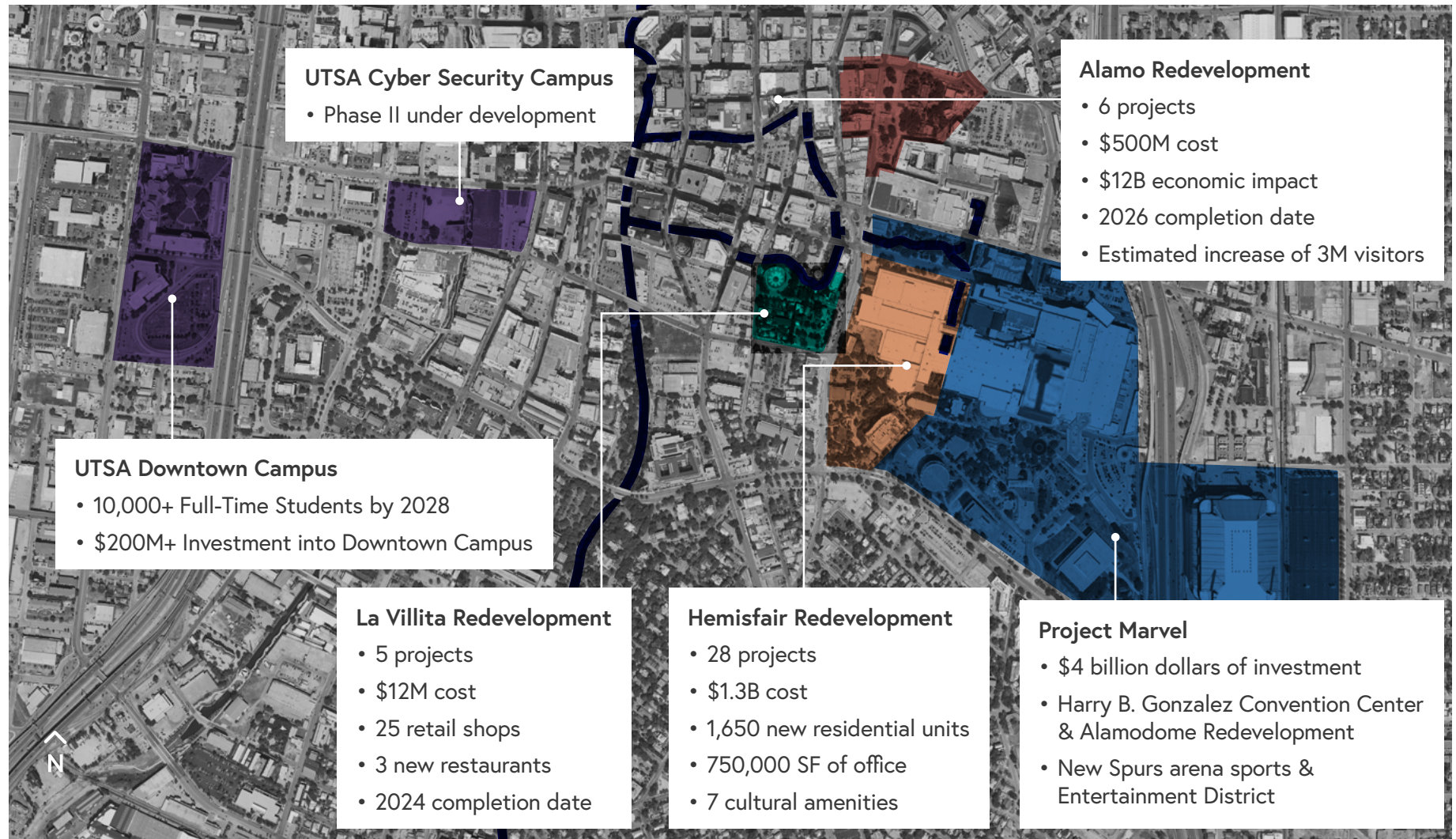
Zoning:
Downtown
(H, HE, RIO-3)



Transformation of Downtown San Antonio

Hemisfair's Phase 1 completion catalyzed a significant surge in footfall, with pedestrian traffic nearly doubling in volume. This increase underscores the area's growing appeal and directly benefits our strategically positioned property, promising heightened exposure and increased patronage for future commercial tenants.

Foot traffic is expected to double from the on-going investment in downtown.





Transformation of the Neighborhood

Prominent Downtown Developments



San Pedro Creek (Linear Park)

- The four-phase project will add more than **60,000 feet** of new walls and provide four miles of walking trails as well as 11 acres of landscaping.
- This project is expected to spur **\$1.5M economic impact** – creating **2,000** new housing units, **1,428** new downtown employees, and **7,300** new downtown residents.
- When complete, the park will span **2.2 miles** through downtown San Antonio.



UTSA Antonio Downtown Campus Expansion

- Expanding Business School, Data Science and National Security Collaboration Center
- **167,000 SF, \$90M** Facility began Spring classes this year
- Construction beginning on the Business School in '25-'26
- Plan to invest **\$230M** over the next 6-8 years
- **15,000** students enrolled full-time
- **1.1 miles** from the Assembly Building



Transformation of the Neighborhood

Hemisfair Park Redevelopment

The Hemisfair Park Redevelopment is a city mission aimed at transforming the location of the 1968 World Fair Site into a sprawling mixed-use district, complete with multifamily, a hotel, and retail establishments, as well as walkable amenities and public green spaces. The city enacted this plan in 2012 and began using public funds to incentivize development. After several years of planning and setbacks caused by the COVID-19 pandemic, the city's plan is finally coming to fruition. Civic Park phase II and Hemisfair development construction begin in early 2024.



Big things to come

- Zachry Hospitality to deliver 200 room Hilton curio collection with a 351-unit MF component in late 2025.
- Post Lake Capital Partners and Trube Land Development set to begin construction on 10 - Story Mixed-Use building with ground floor retail, office, and apartment units in 2024.



Civic Park

- The "Central Park" of San Antonio.
- Phase I completed this year with Phase II construction beginning Q4 2023.
- Event space to accommodate 15,000 people, walkable trails, and naturescapes.



Transformation of the Neighborhood

La Villita Village Renovation

La Villita serves as an iconic emblem of San Antonio's heritage, tracing back to being the city's oldest village and the very genesis of San Antonio itself. Recognized on the US National Historic Registry, this esteemed cultural district is undergoing a \$3.4M renovation initiative dedicated to safeguarding and elevating its esteemed cultural landmarks. The City of San Antonio is diligently executing plans to modernize technology, enhance security, fortify utility infrastructure, and refine landscaping and lighting, aiming to establish a seamless and functional environment.



Maverick Plaza

- Three culturally driven culinary outlets created by local Restaurateur.
- Rehab process by the city improved walkability and re-energized the space.
- Weekly planned programming and events draw foot traffic and retail dollars.



Arneson River Theater

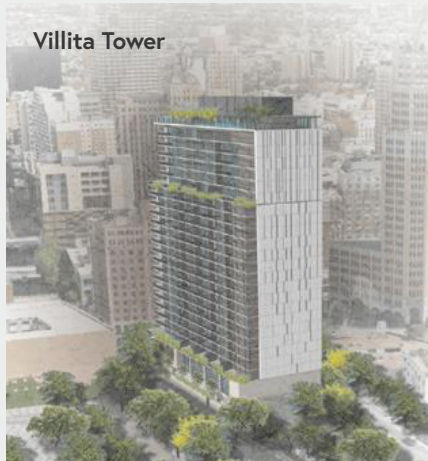
- City to invest in improvements to Arneson River Theater.
- Improved patron shading, A/V capabilities, and landscaping.
- Potential for programming and coordination with our project at the Assembly Building.



Transformation of the Neighborhood

Urban Density

The downtown CBD is experiencing an unprecedented period of growth. The city's effort to revitalize Hemisfair Park and the surrounding area has garnered significant investment by developers locally and nationally. Villita Assembly Building sits at the heart of this investment with ~\$350M dollars in high-profile hospitality and multi-family assets being developed within a half mile radius of the property. Nestled in this urban sprawl, La Villita is centrally located within the path of recent, ongoing, and planned development, with thousands of people and billions of dollars to follow.



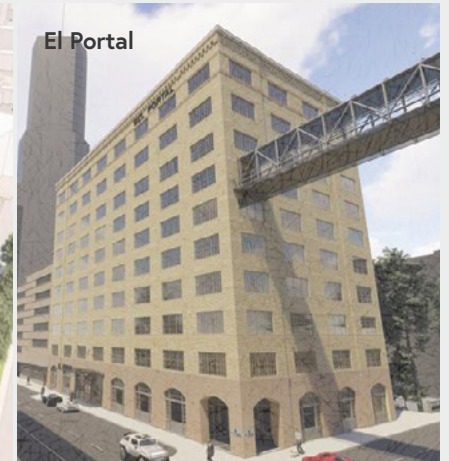
Villita Tower



St. Johns Square Apts.



Kimpton Hotel



El Portal

Multifamily Projects

- 478 units set to begin construction in 2024 with a combined construction cost of \$100M+.
- AREA Real Estate is set to begin construction on 200-unit apartment as Phase II of The '68 apartments in 2025.

Hospitality Projects

- White lodging is developing 345 Room Kimpton Hotel (est. completion Q4 '24) and redevelop existing adjacent 200 room hotel into Marriot Plaza Hotel.
- Old CPS HQ being redeveloped into 243 room Hilton autograph by Blueprint Hospitality.



The Transformation, Our Vision

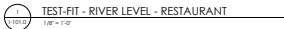
The Riverwalks Newest Dining Venue and Largest Patio

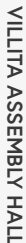






River Level Restaurant





Street Level Food Hall





VILLITA

ASSEMBLY HALL

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