

HISTORIC | CONNECTED | WALKABLE

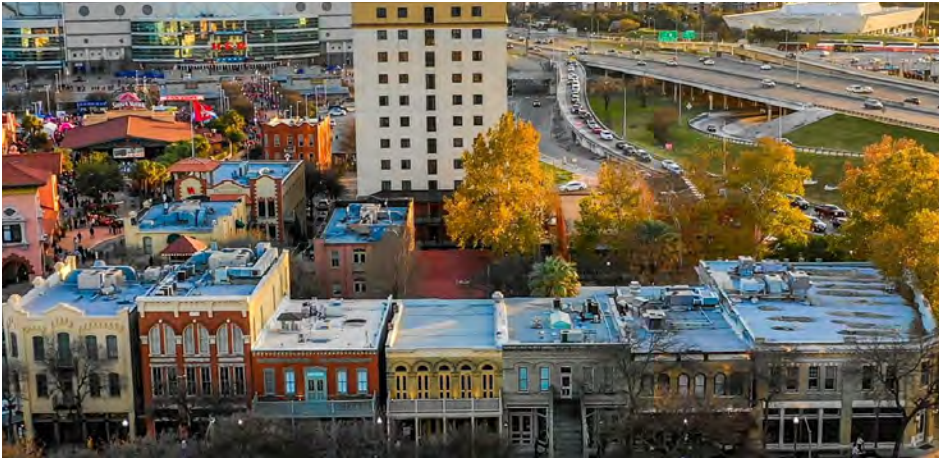
Retail & Office Opportunities Available

CBRE



ST. PAUL SQUARE is a National Historic District of architecturally significant buildings anchored by The Espee, one of the city's largest special event and outdoor concert facilities.

This project is located just one hundred yards north of the Alamodome and a short walk from the Henry B. Gonzalez Convention Center and Hemisfair Park. It is ideally positioned to benefit from the spillover effect of the Henry B. Gonzalez Convention Center expansion and Hemisfair Park Area redevelopment.





PEARL:

- 1 Hotel Emma
- 2 Supper
- 3 High Street
- 4 Down on Grayson

DOWNTOWN:

- 5 St. Anthony Hotel
- 6 Esquire
- 7 Nonna Osteria
- 8 Bohanans

SOUTHTOWN:

- 9 Little Em's
- 10 Bar Loretta
- 11 Maverick
- 12 Liberty Bar

EASTSIDE:

- 13 VelocityTX
- 14 The Magpie
- 15 Pastiche
- 16 Burleson Beer yard





PROPERTY DETAILS

139,607 SF Mixed Use District

— St. Paul Square Eats & Drinks —

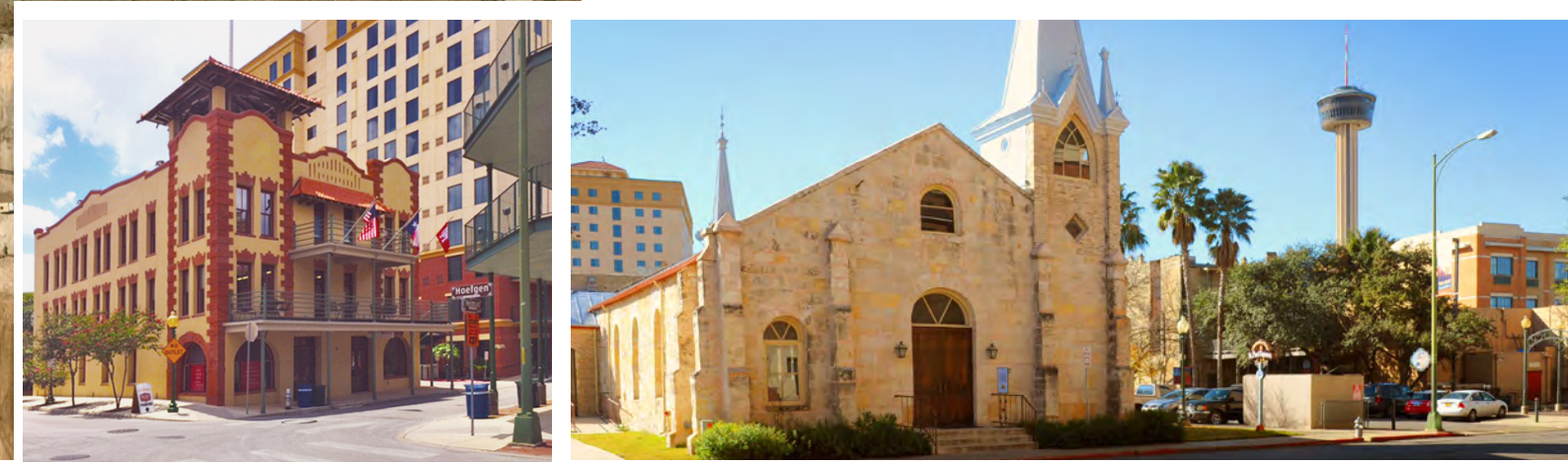


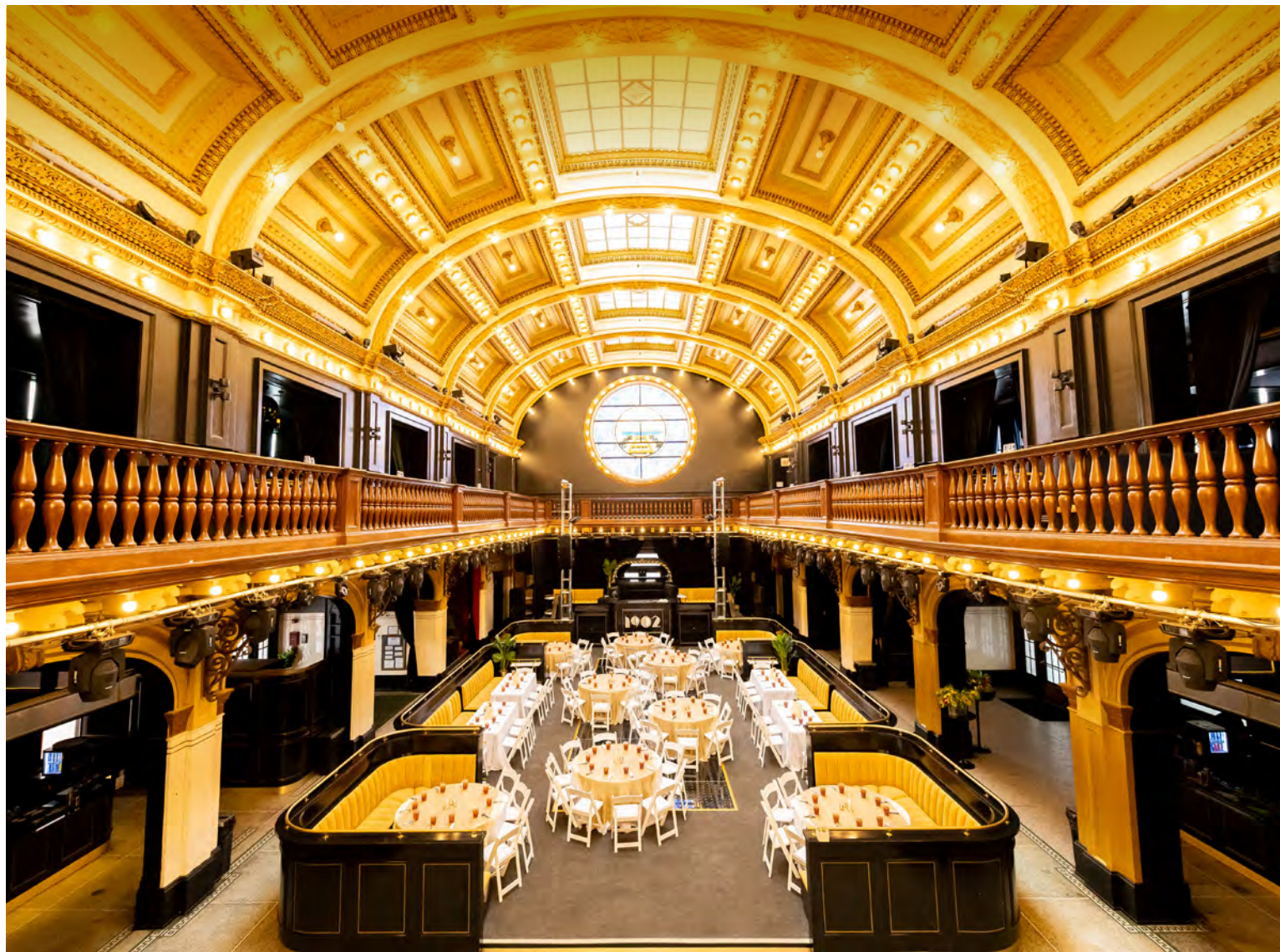
Coming Soon

- Neko Mega Pilates
- El Salvador Bar

SAINT PAUL SQUARE SAN ANTONIO, TX

ID	ADDRESS	ID	ADDRESS
1	126 Gonzalez St	10	1167 E. Commerce Street
2	122 Heiman St	11	230 Center Street
3	106 Heiman	12	1138 E. Commerce
4	123 Heiman St		
5	119 Heiman		
6	1164-1170 E. Commerce		
7	1160 E. Commerce		
8	1156 E. Commerce		
9	1142 E. Commerce		





ST. PAUL SQUARE IS A NATIONAL REGISTER HISTORIC DISTRICT

includes the Southern Pacific Depot (“The Espee”).

Located on land once farmed by the Mission San Antonio de Valero (the Alamo) in the 18th century, the district was connected to San Antonio by a Spanish road laid out in 1805, now called E COMMERCE ST Street.

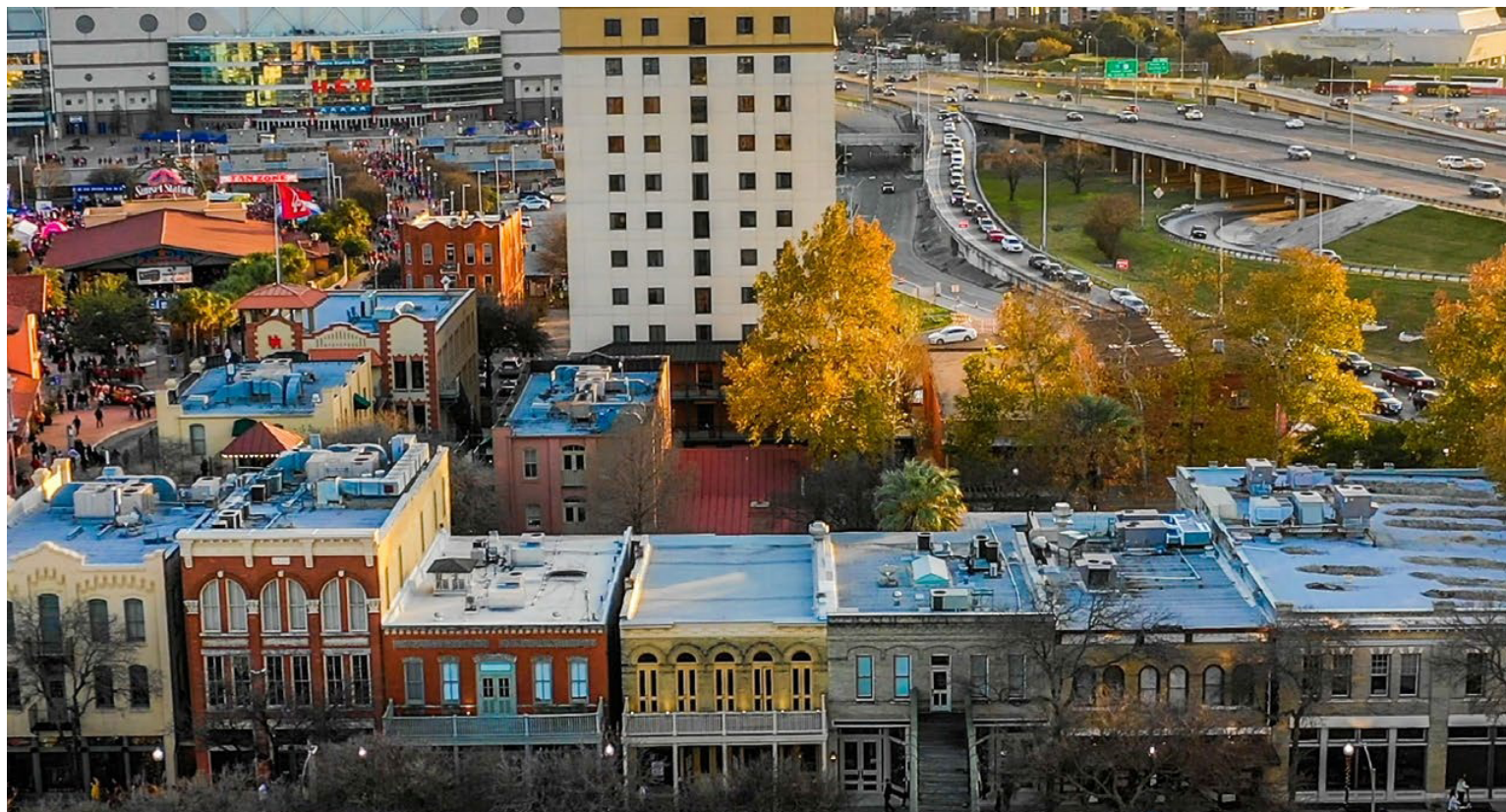
Sparsely developed in the early 19th century, the area grew significantly with the arrival of the railroad in 1877 and the street car system down E COMMERCE ST Street in the 1890s.

In 1902, the Southern Pacific Passenger Depot (The Espee) was built. The opening of the depot was a catalyst for commercial development in the area, and its Mission Revival style strongly influenced architecture in area. This influence can be seen in the stucco surface and prominent curvilinear parapets of many of the buildings. Most of the existing commercial structures were built during this period with the majority of businesses focused on the theme of transportation.

Although racially mixed from its earliest days, the area became a flourishing African-American community of restaurants, hotels, retails stores, boarding houses, and professional offices by the mid-20th century.

St. Paul Square reached its peak during World War II and the Korean War, despite segregation. However, the rise of automobile traffic and the construction of IH-37 brought about a decline in the 1960s through the 1970s.

Today, the area has experienced a rebirth as an entertainment district with the restoration of many of the historic buildings and dining and entertainment options at The Espee – formerly Sunset Station – and the Cameo Theatre.





RETAIL & OFFICE AVAILABILITIES

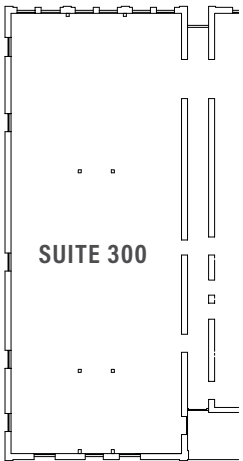
1164—1170 E COMMERCE ST



BUILDING HIGHLIGHTS

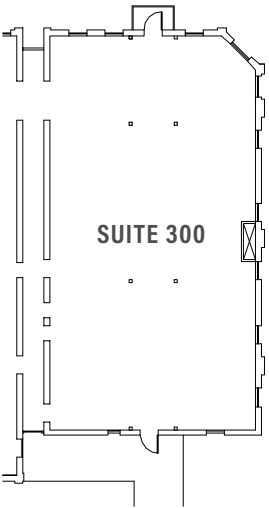
	BUILDING SIZE	SPACE AVAILABLE	SQUARE FOOTAGE
1164 E Commerce St	Approx. 9,024 SF	Suite 300 Retail	2,256 SF
1170 E Commerce St	Approx. 9,732 SF	Suite 300 Retail	

1164 E COMMERCE ST
APPROX BUILDING SIZE | 9,024 SF



3RD FLOOR
2,256 SF

1170 E COMMERCE ST
APPROX BUILDING SIZE | 9,732 SF



3RD FLOOR



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RETAIL & OFFICE AVAILABILITIES

1138 E COMMERCE ST



BUILDING HIGHLIGHTS

BUILDING SIZE

12,000 SF
(approximate)

SPACE AVAILABLE

First Floor / Retail or Office

SQUARE FOOTAGE

6,000 SF (Divisible)

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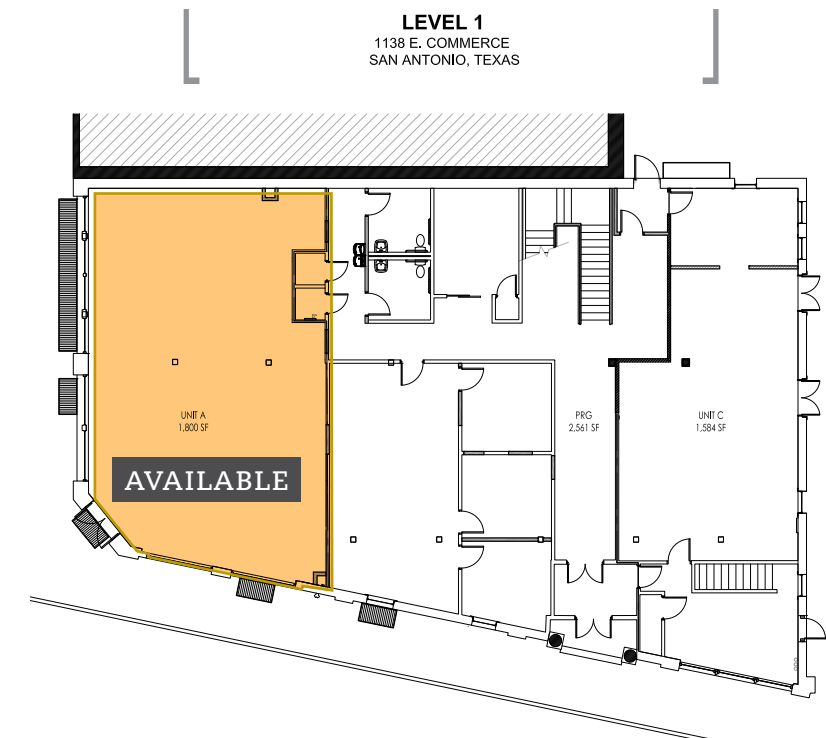
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CBRE

1138 E COMMERCE ST



[DATE:
12/

FIRST FLOOR

6,000 SF (RETAIL OR OFFICE)



RETAIL & OFFICE AVAILABILITIES

123—125 HEIMAN ST



BUILDING HIGHLIGHTS

BUILDING SIZE

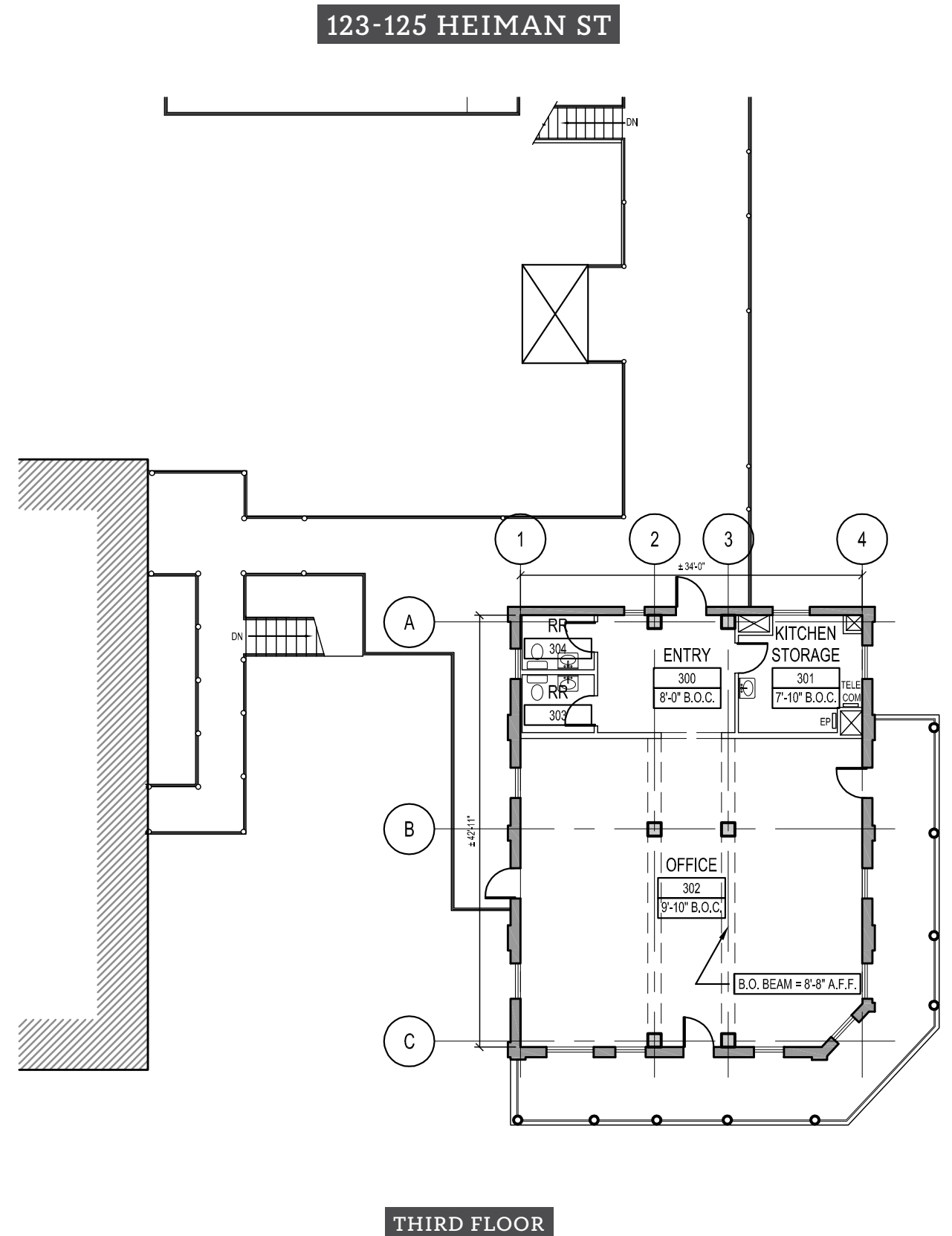
6,808 SF (approximate)

SPACE AVAILABLE

Thrid Floor / Office

SQUARE FOOTAGE

5,106 SF



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OFFICE AVAILABILITIES

122 HEIMAN ST

THE MISSION HOTEL



BUILDING HIGHLIGHTS

BUILDING SIZE

10,470 SF (approximate)

SPACE AVAILABLE

Third Floor

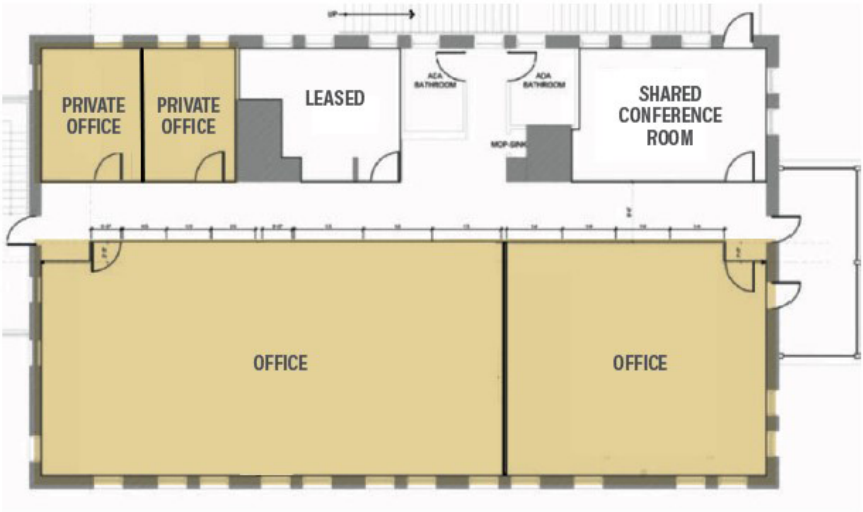
SQUARE FOOTAGE

3,490 SF (approximate)

122 HEIMAN ST

THIRD FLOOR PLAN

500 - 3,490 SF



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AVAILABILITIES

126 GONZALES STREET

THE LONE STAR HOTEL



BUILDING HIGHLIGHTS

BUILDING SIZE

7,097 SF (approximate)

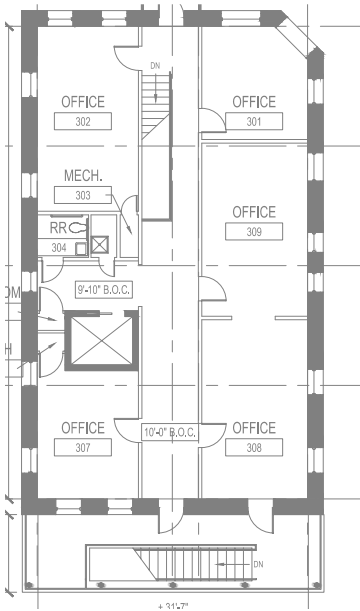
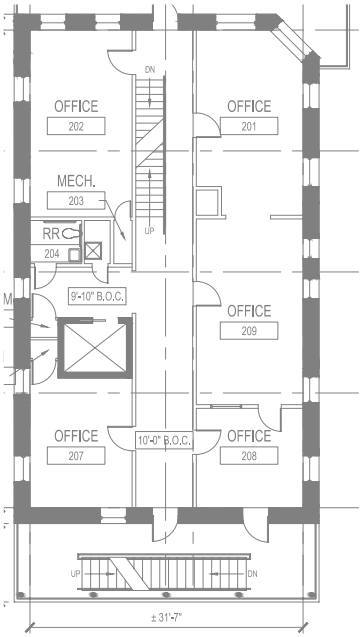
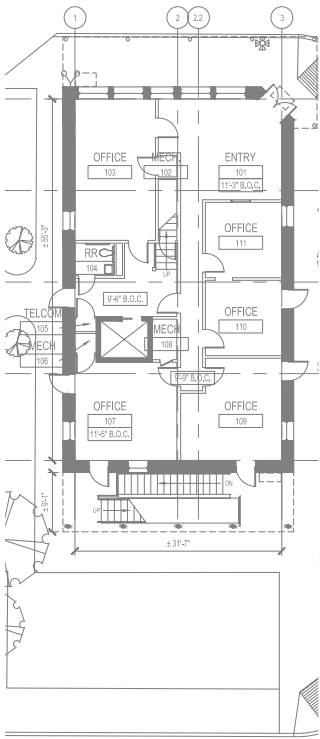
SPACE AVAILABLE

First Floor

SQUARE FOOTAGE

1,785 SF

126 GONZALES ST



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RETAIL, OFFICE
OR EVENT SPACE AVAILABLE

230 CENTER ST

THE SPIRE



BUILDING HIGHLIGHTS

BUILDING SIZE

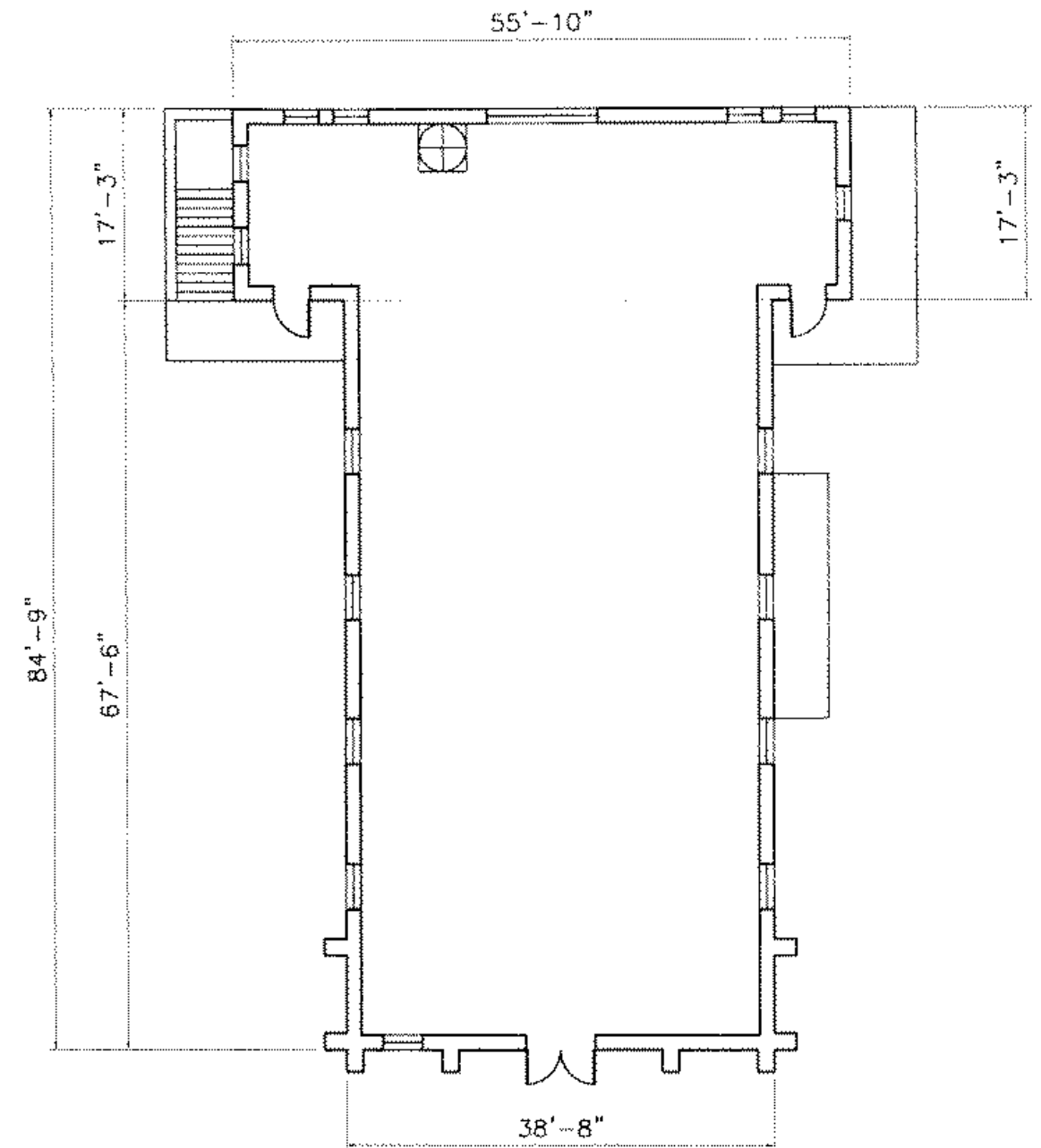
4,765 SF
(approximate)

SPACE AVAILABLE

3,725 SF
(Excludes Basement)

230 CENTER ST

3,590 SF



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