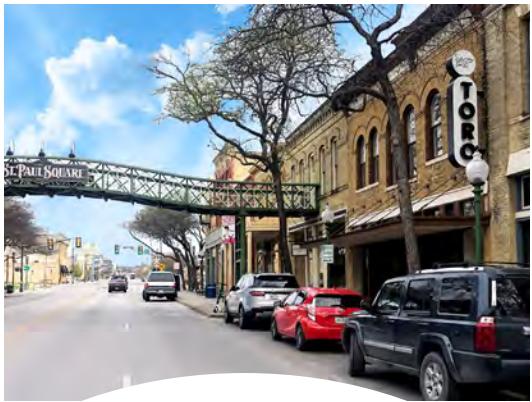


HISTORIC | CONNECTED | WALKABLE
Retail & Office Opportunities Available

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.





CONNECTED

PEARL:

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

SOUTHTOWN:

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

DOWNTOWN:

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

EASTSIDE:

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





SAINT PAUL SQUARE

ID ADDRESS

1	126 Gonzalez St
2	122 Heiman St
3	106 Heiman
4	123 Heiman St
5	119 Heiman
6	1164-1170 E. Commerce
7	1160 E. Commerce
8	1156 E. Commerce
9	1142 E. Commerce

SUBJECT PROPERTIES

ID ADDRESS

10	1167 E. Commerce Street
11	230 Center Street
12	1138 E. Commerce

AREA PARKING

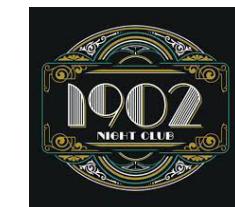
SAN ANTONIO, TX



PROPERTY DETAILS

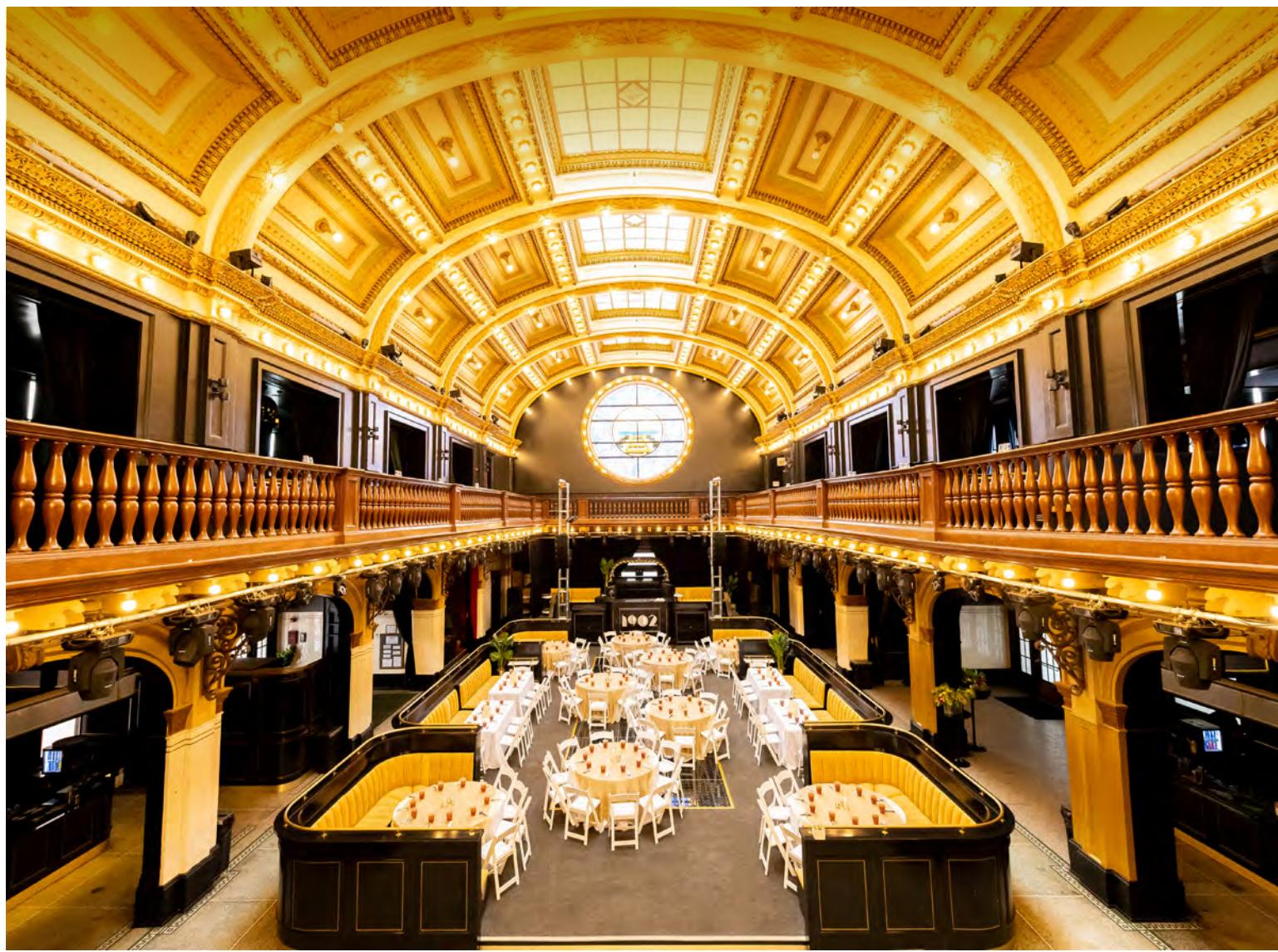
139,607 SF Mixed Use District

St. Paul Square Eats & Drinks



Coming Soon

- Neko Mega Pilates
- El Salvador Bar



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.

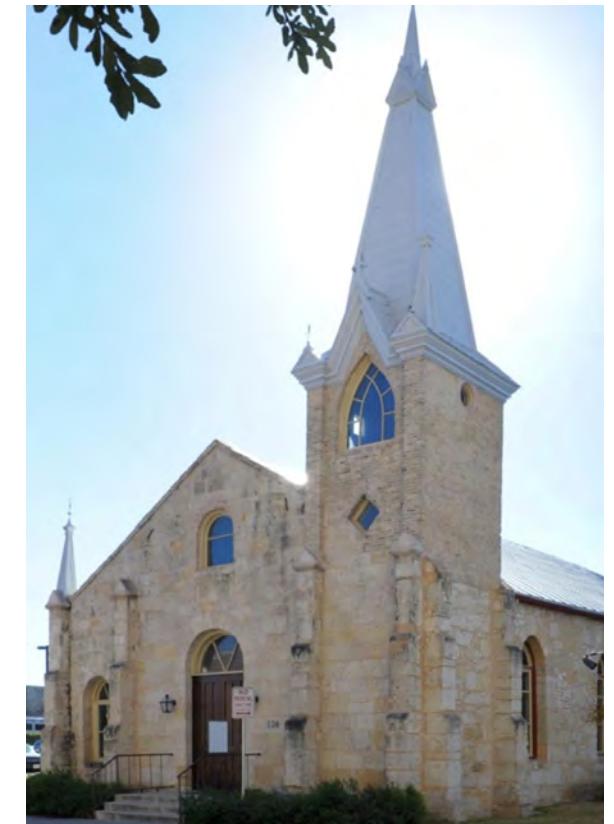
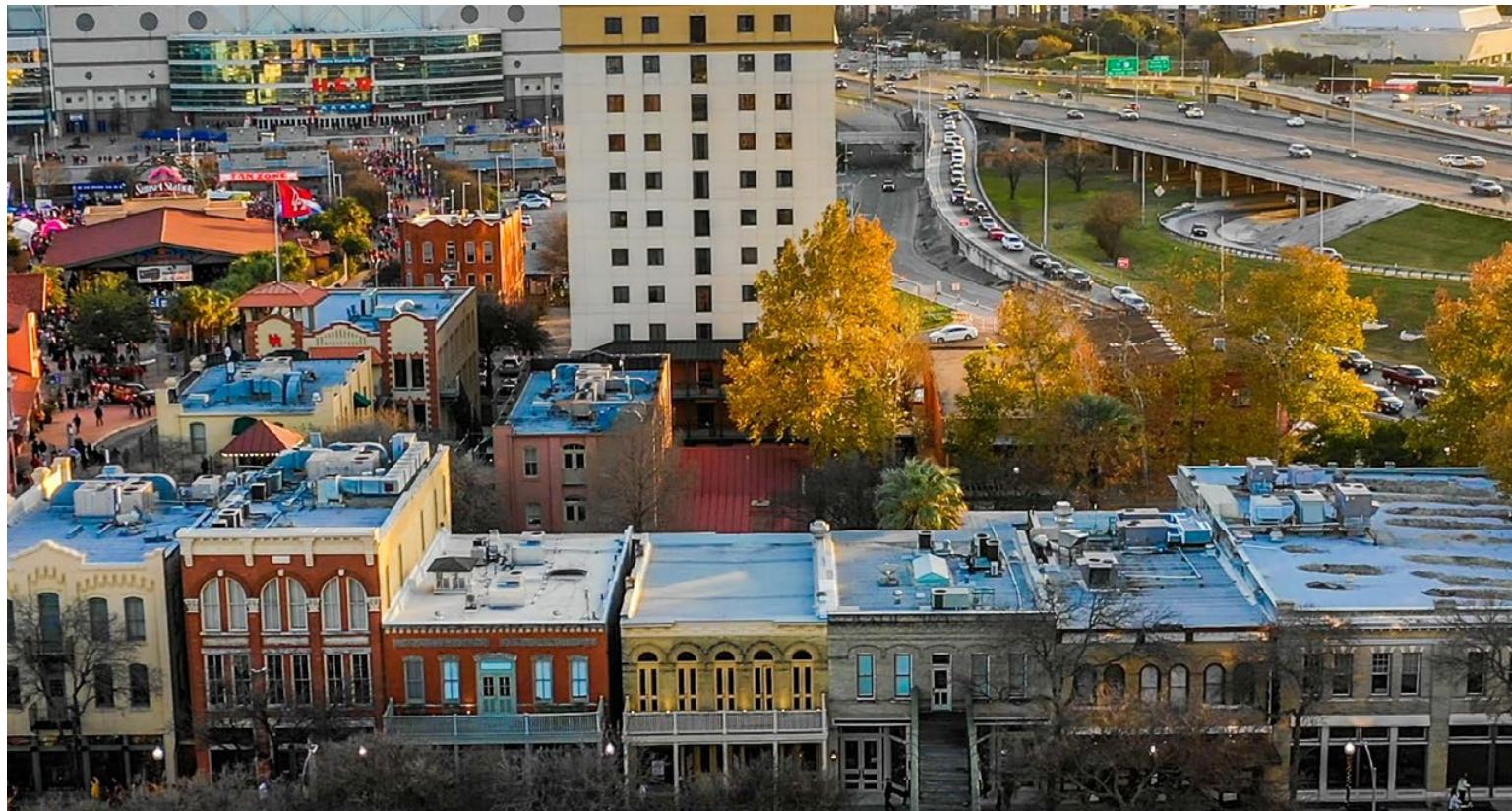
Sparingly developed in the early 19th century, the area grew significantly with the arrival of the railroad in 1877 and the street car system down E COMMERCE ST Street in the 1890s.

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 the 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, retail 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.





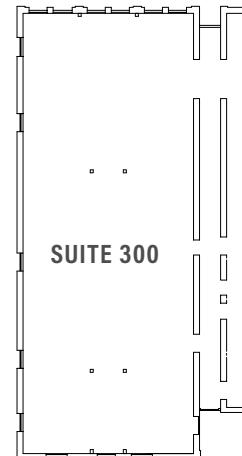
RETAIL
& OFFICE

AVAILABILITIES

1164–1170 E COMMERCE ST

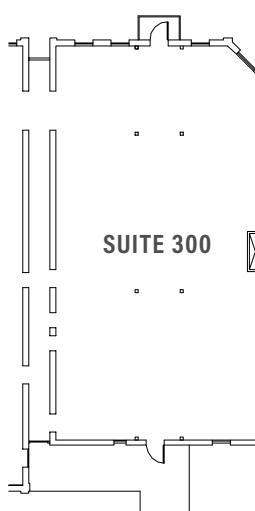


1164 E COMMERCE ST
APPROX BUILDING SIZE | 9,024 SF



3RD FLOOR
2,256 SF

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



3RD FLOOR

BUILDING HIGHLIGHTS

BUILDING SIZE	SPACE AVAILABLE	SQUARE FOOTAGE
---------------	-----------------	----------------

1164 E Commerce St	Approx. 9,024 SF	Suite 300 Retail	2,256 SF
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1170 E Commerce St	Approx. 9,732 SF	Suite 300 Retail
--------------------	------------------	--------------------

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RETAIL
& OFFICE AVAILABILITIES

1138 E COMMERCE ST

1138 E COMMERCE ST



BUILDING HIGHLIGHTS

BUILDING SIZE

SPACE AVAILABLE

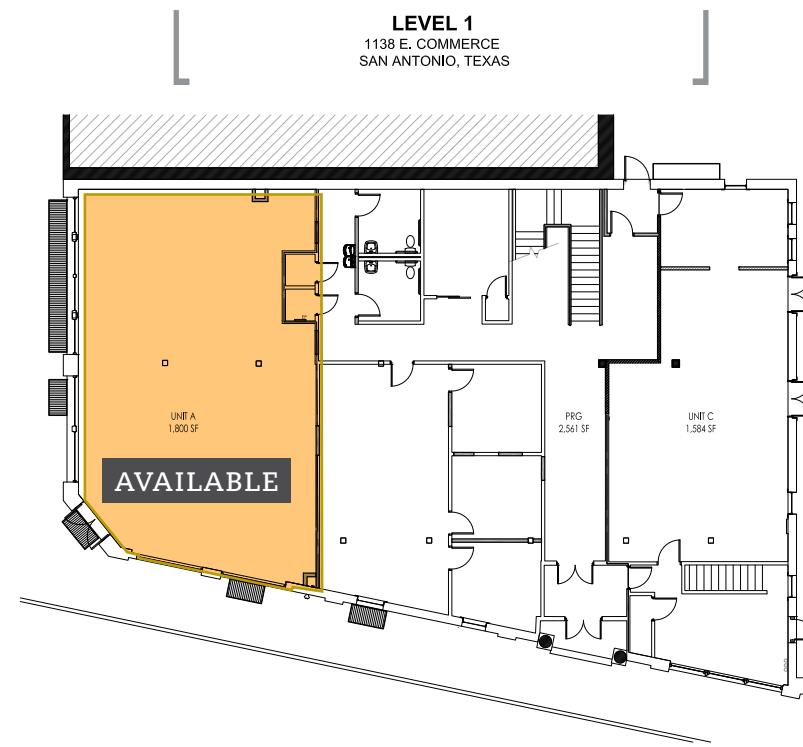
SQUARE FOOTAGE

12,000 SF

First Floor / Retail or Office

6,000 SF (Divisible)

(approximate)



FIRST FLOOR

6,000 SF (RETAIL OR OFFICE)

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CBRE

[DATE:
12/



RETAIL & OFFICE **AVAILABILITIES**

123-125 HEIMAN ST

123-125 HEIMAN ST



BUILDING HIGHLIGHTS

BUILDING SIZE

SPACE AVAILABLE

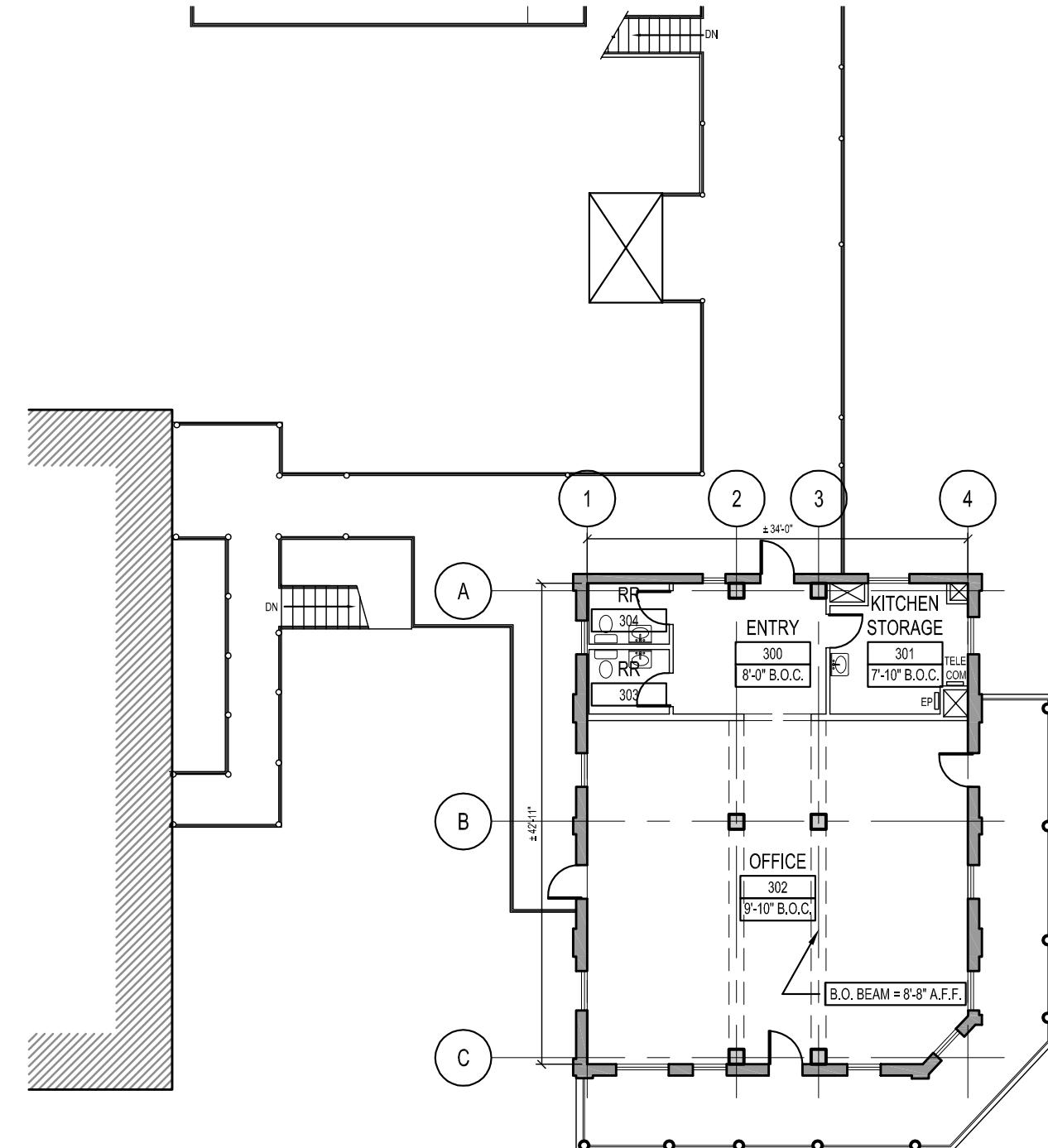
SQUARE FOOTAGE

6,808 SF (approximate)

Third Floor / Office

5,106 SF

THIRD FLOOR



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OFFICE AVAILABILITIES

122 HEIMAN ST

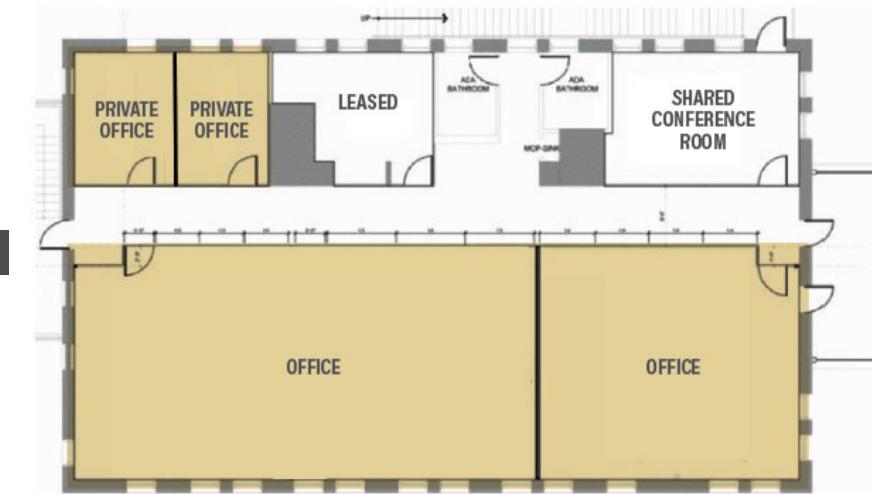
122 HEIMAN ST

THE MISSION HOTEL



THIRD FLOOR PLAN

500 - 3,490 SF



BUILDING HIGHLIGHTS

BUILDING SIZE

SPACE AVAILABLE

SQUARE FOOTAGE

10,470 SF (approximate)

Third Floor

3,490 SF (approximate)

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AVAILABILITIES

126 GONZALES ST

126 GONZALES STREET

THE LONE STAR HOTEL



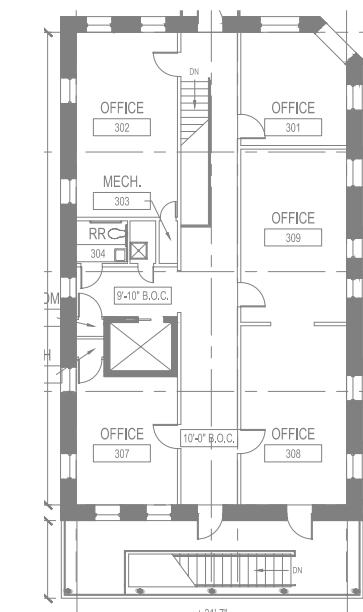
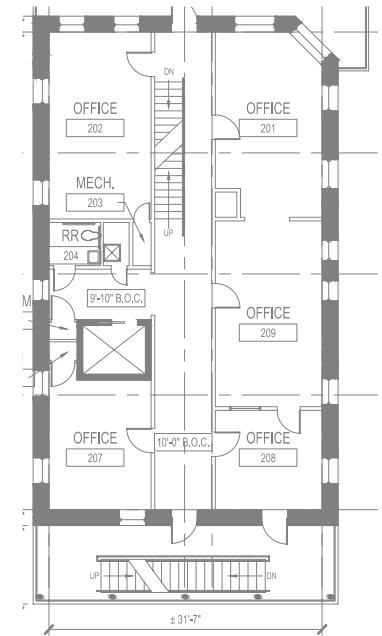
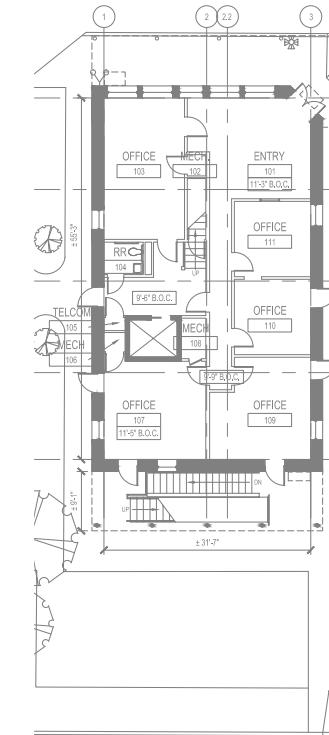
BUILDING HIGHLIGHTS

BUILDING SIZE SPACE AVAILABLE SQUARE FOOTAGE

7,097 SF (approximate)

First Floor

1,785 SF



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RETAIL, OFFICE
OR EVENT SPACE **AVAILABLE**

230 CENTER ST

3,590 SF

230 CENTER ST

THE SPIRE



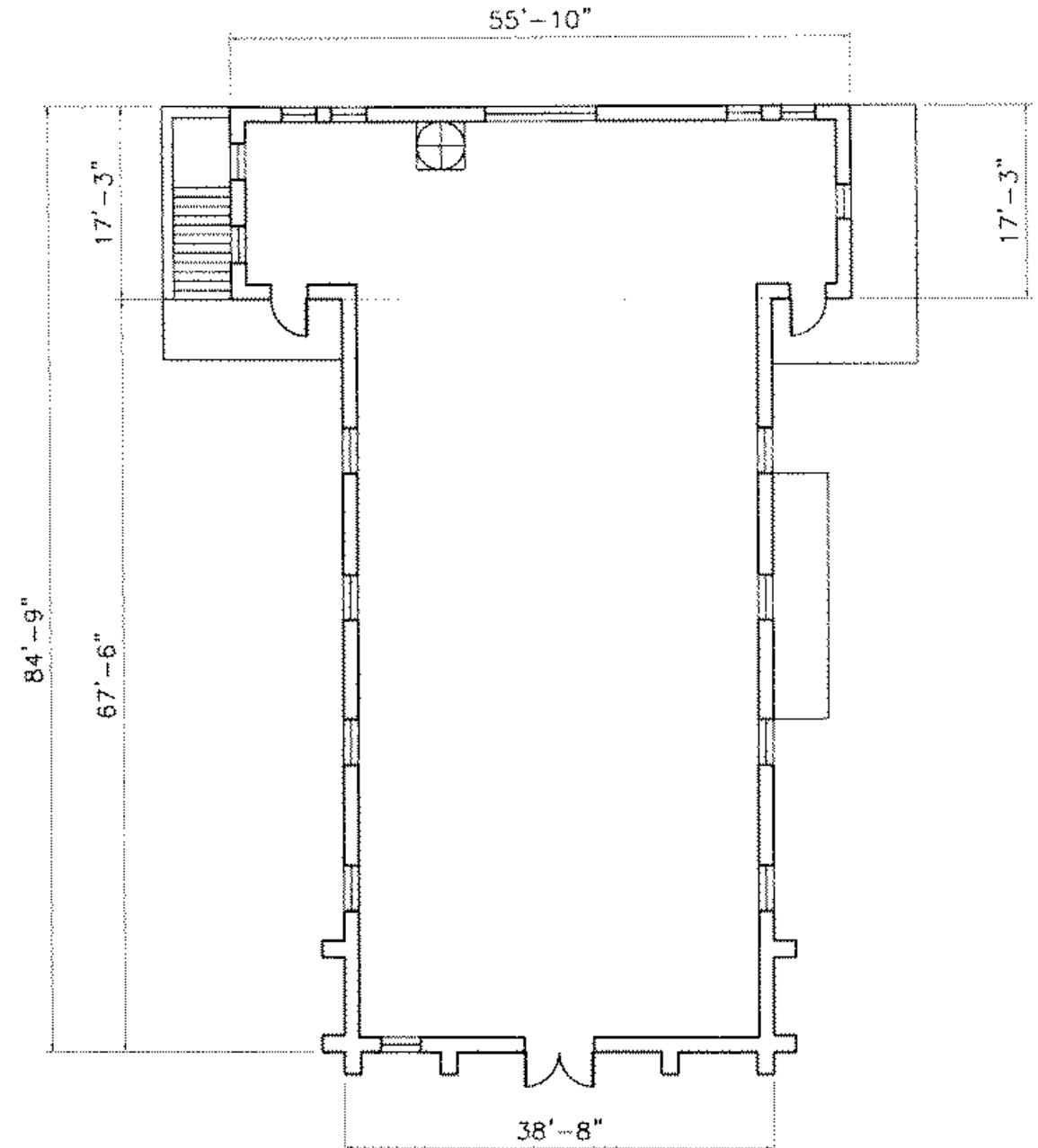
BUILDING HIGHLIGHTS

BUILDING SIZE

4,765 SF
(approximate)

SPACE AVAILABLE

3,725 SF
(Excludes Basement)



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