



**Land Folkes**

Vice President

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[www.cbre.com/southcentralretail](http://www.cbre.com/southcentralretail)



## Property Overview

### Description

Welcome to an exceptional retail leasing opportunity in the heart of Downtown San Antonio. This contemporary retail space, located within a brand-new development, offers an unparalleled setting for businesses aiming to thrive in one of Texas' most vibrant urban centers.

### Highlights

- **Historic meets modern:** Nestled amidst the historic charm of Downtown San Antonio, this retail space seamlessly combines modern design with the district's rich cultural heritage, creating a unique and inviting atmosphere.
- **Strategic Location:** Situated at the intersection of Labor Street and Cesar Chavez, this space benefits from a constant flow of foot traffic generated by tourists, locals, and nearby office workers. The location ensures high visibility and accessibility.
- **Architectural Elegance:** Boasting an elegant storefront with lots of windows and a tastefully designed facade, this retail space stands out as a sophisticated and eye-catching destination within the development.
- **Open Floor Plan:** The interior offers an open and flexible layout that can be tailored to accommodate a variety of retail concepts, from boutique fashion and artisanal goods to gourmet treats and curated gifts.
- **Cultural Fusion:** Join a dynamic mix of businesses within the development, including art galleries, eclectic cafes, and craft boutiques. This fusion of cultures and experiences fosters a dynamic environment that attracts a diverse clientele.



#### Availability: 103 Labor Street

#### Best Suited For

#### Term & Rate

**Suite 101: ±1,633 SF**

**Restaurant or retail**

**3-5 years**

**Suite 103: ±1,922 SF**

**Restaurant, retail, small  
grocery or convenience store**

**Please contact broker**

#### Availability: 106 Labor Street

#### Best Suited For

**Suite 101: ±1,158SF**

**Restaurant, brewery  
(includes outdoor patio)**

**Suite 102: ±546 SF**

**Coffee shop**

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# Mixed Retail Development Near Hemisfair

100 Labor Street, San Antonio, TX 78210

**CBRE**

LOCATION AERIAL



## Land Folkes

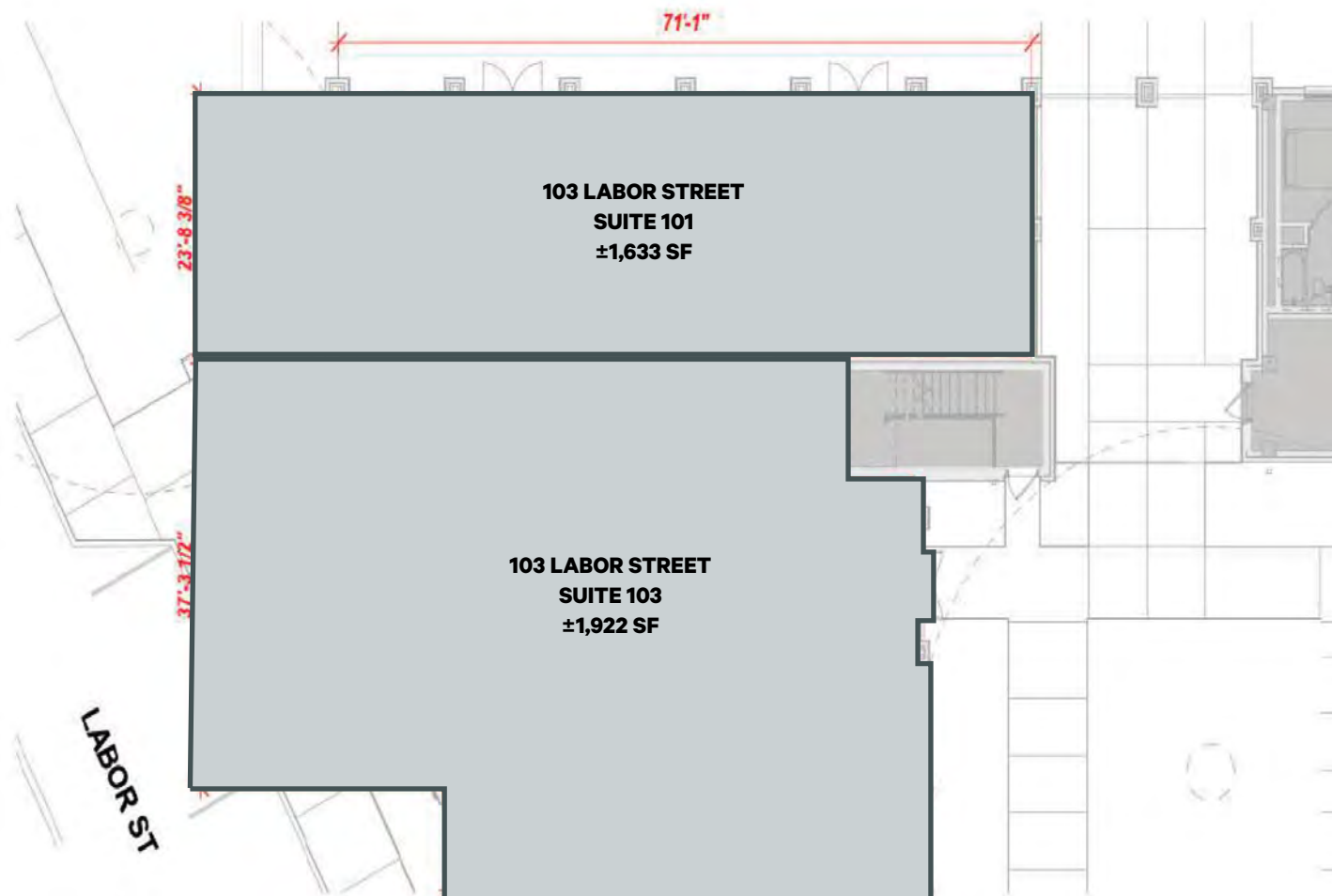
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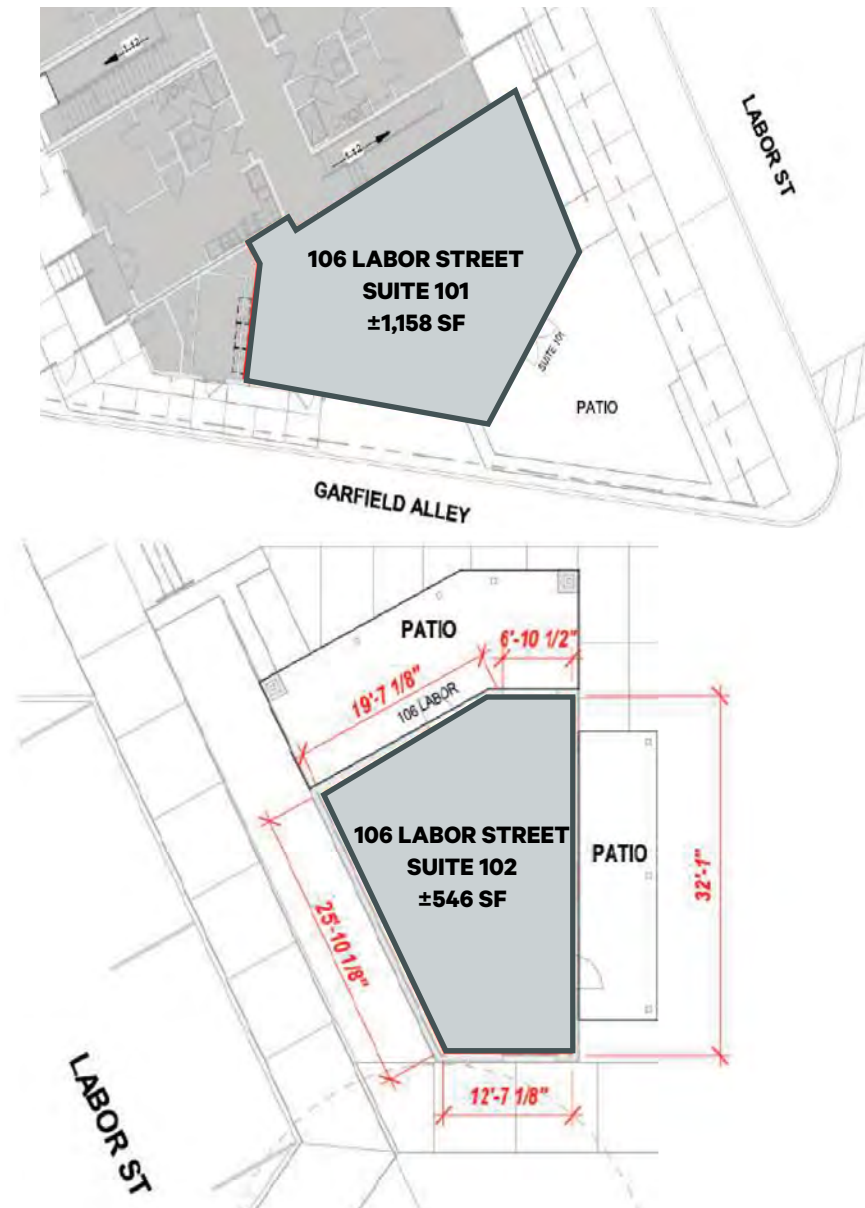
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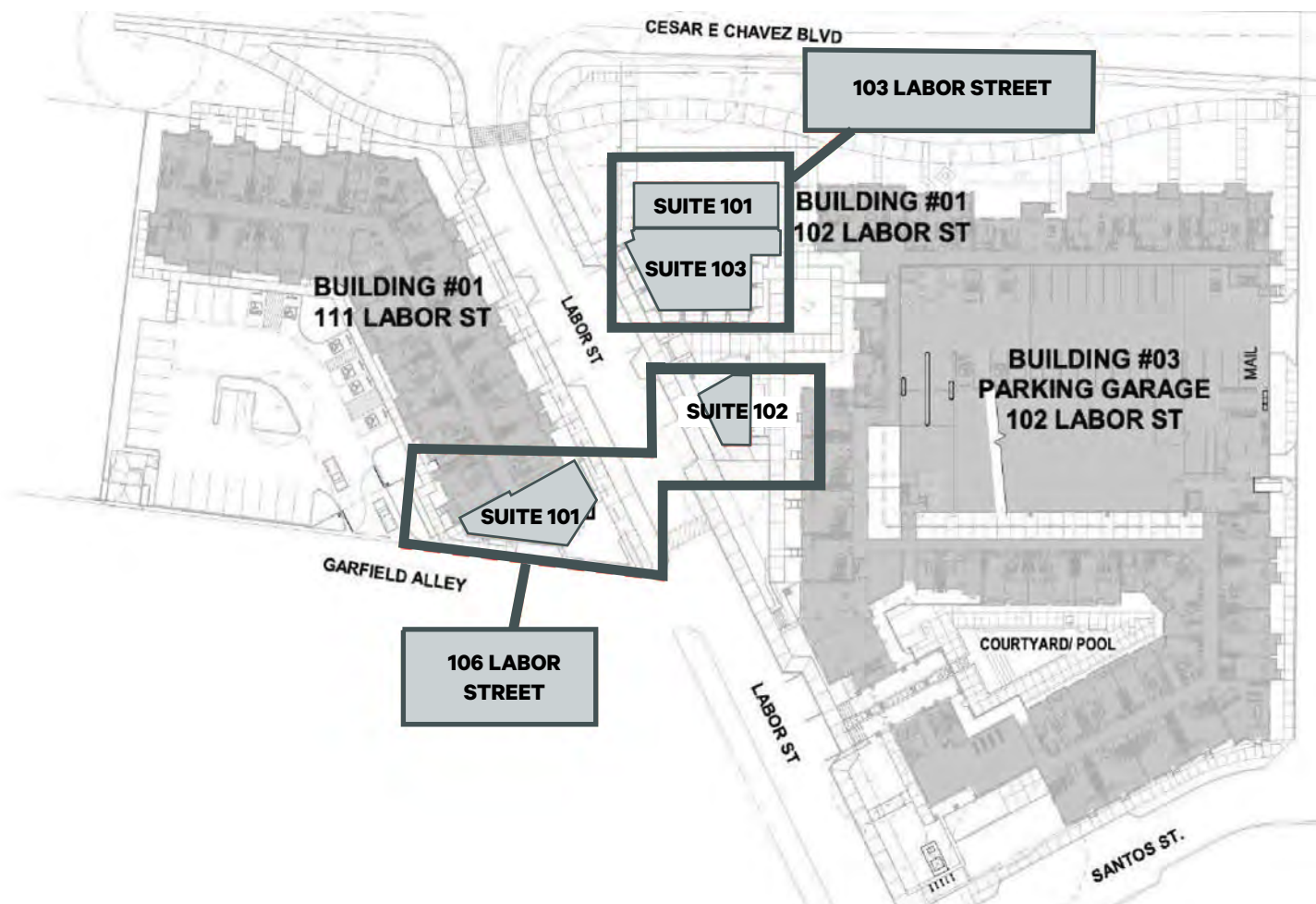
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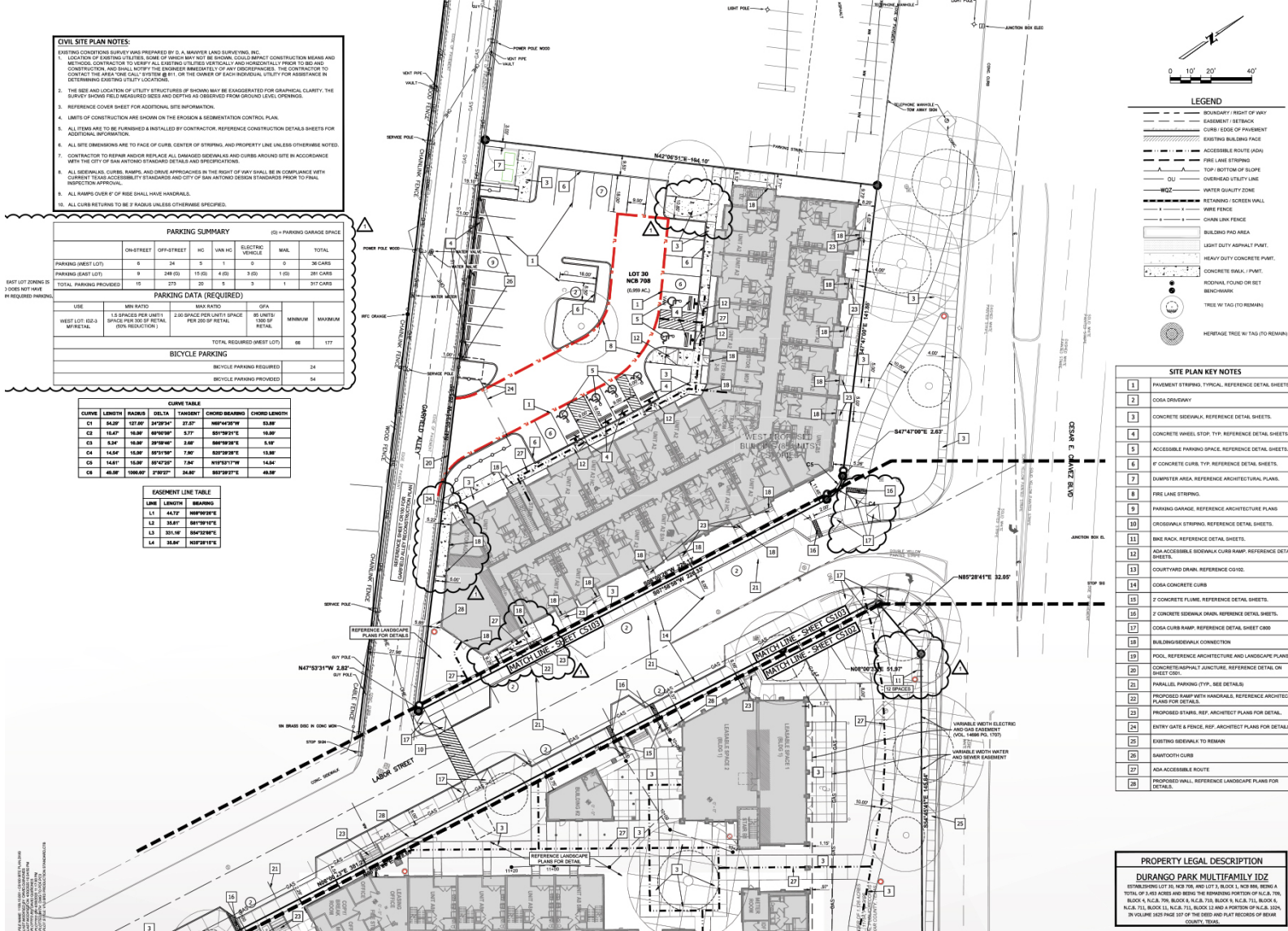
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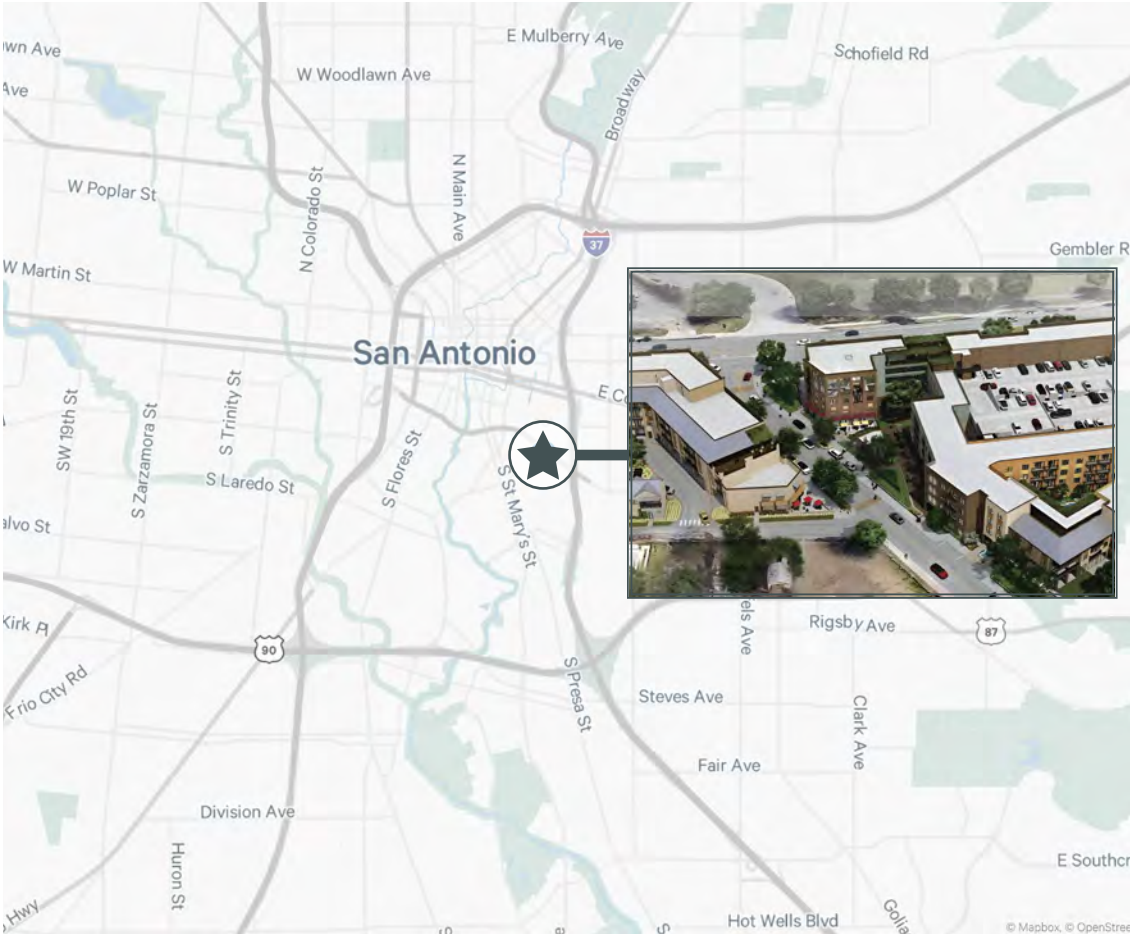
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## Trade Area Demographics

Demographics	3 Mile	5 Miles	7 Miles
2022 Population - Current Year Estimate	131,150	332,477	562,950
2024 Daytime Population	226,886	422,299	673,137
2024 Total Households	51,378	122,181	206,265
2024 Average Household Income	\$65,764	\$70,735	\$72,197
2024 Median Age	37.3	37.1	36.8

## Vehicles Per Day

Traffic Counts	Vehicles per day
Labor Street	1,515 vpd
E César E. Chávez Blvd	16,677 vpd

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# Information About Brokerage Services

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.

_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate’s Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	

