



# Executive Summary



## OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	4,071 SF
Available SF:	
Lot Size:	0.25 Acres
Price / SF:	-
Zoning:	C-2 NCD-1
Market:	San Antonio
Submarket:	Downtown

## PROPERTY OVERVIEW

Charming building in historic La Vaca neighborhood. Move in ready ideal for professional office

## PROPERTY HIGHLIGHTS

- Move in ready
- Walking distance to retail, restaurants, and attractions.
- Ample parking
- Historic charm with lots of character.
- 2 restrooms
- Fully finished out and functional basement.
- Multiple private offices.
- Large windows and abundant natural light.

JEREMY JESSOP

210.386.3970  
jj@jjrealco.com

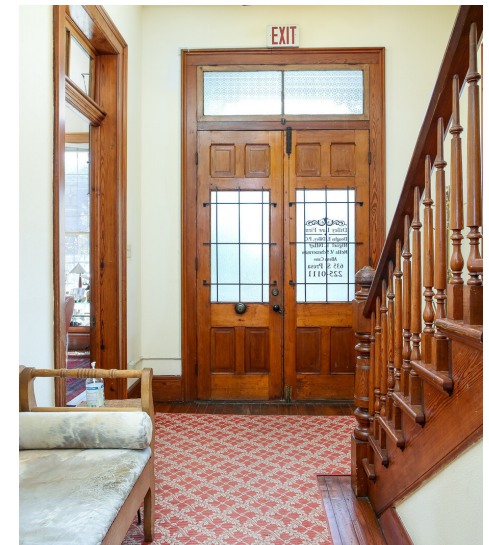
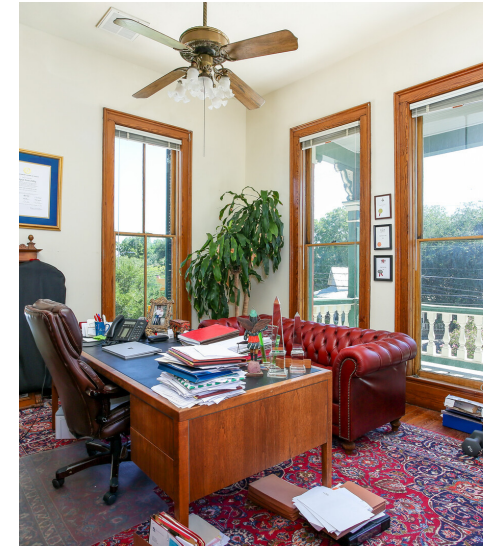
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1114 S St Mary's • San Antonio, TX 78210  
210.386.3970 • jjrealco.com





# Interior Photos



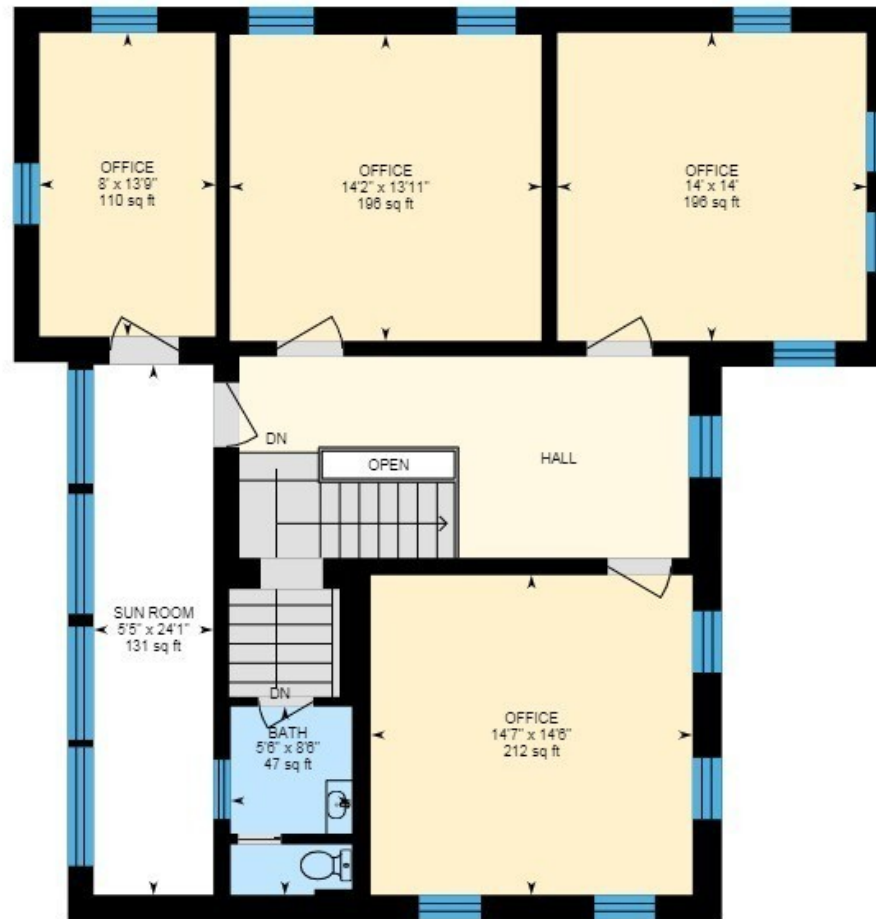


# Floor Plan I





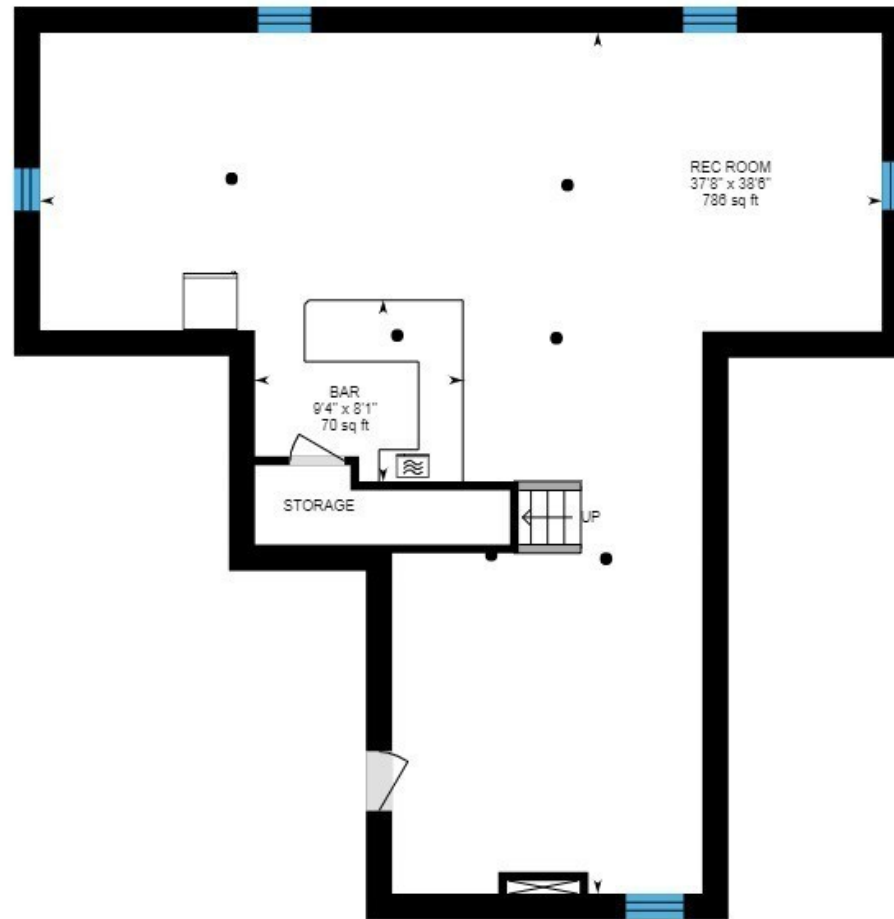
# Floor plan II



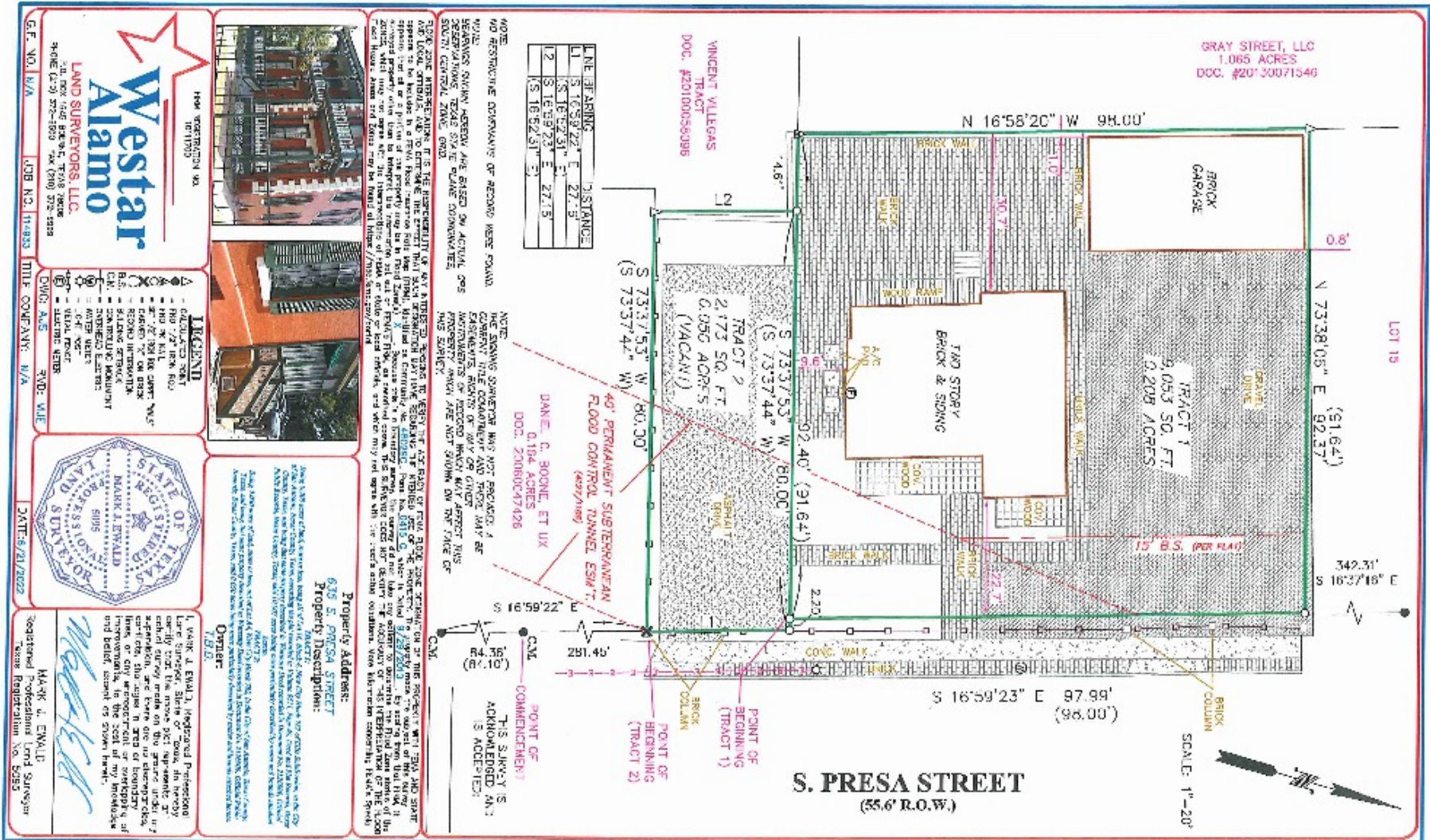




# Floor Plan III: Basement



# Additional Photos







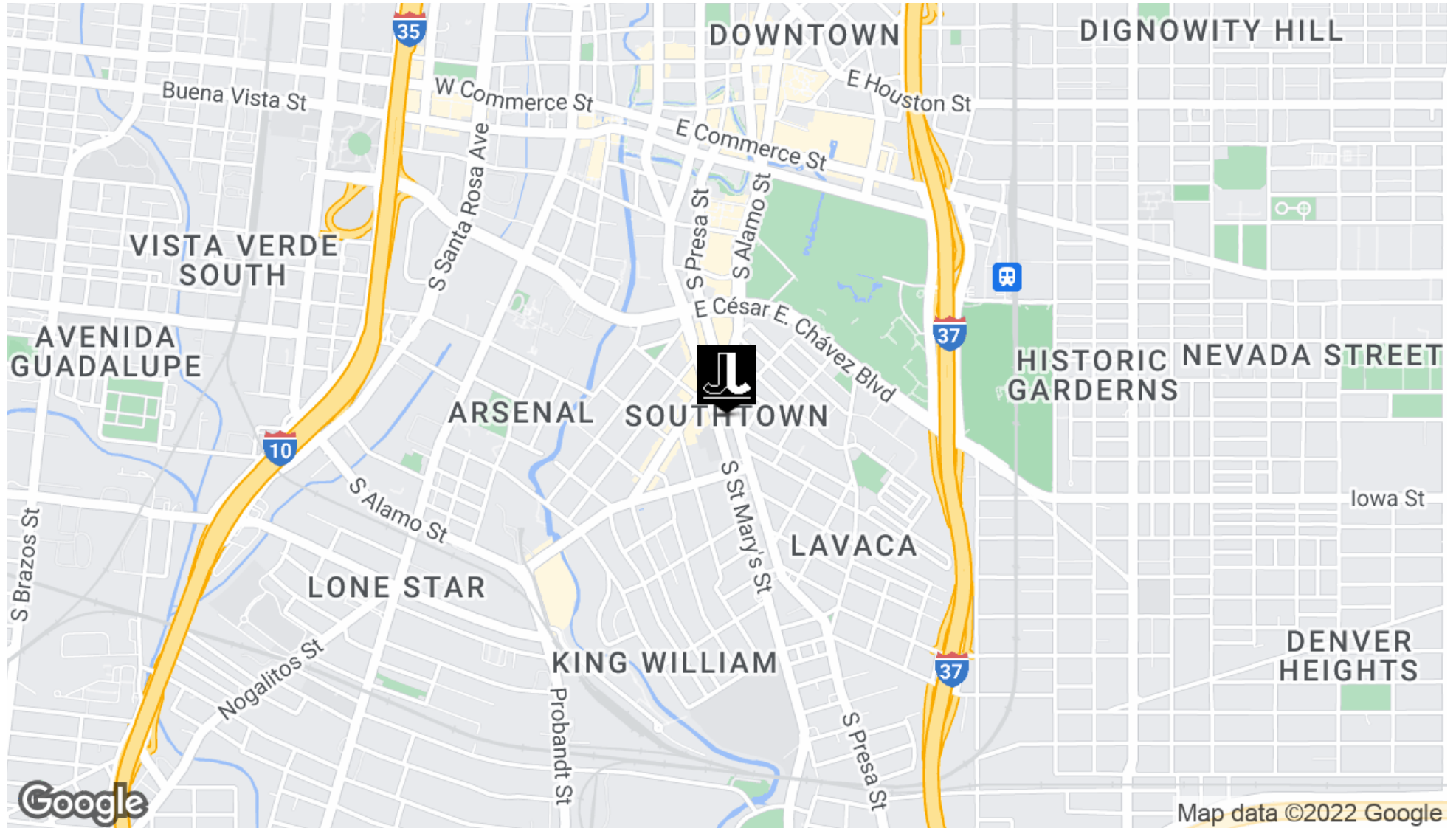
# Exterior Photo







# Location Map







# Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	888	3,212	10,403
Average Age	40.0	38.9	40.4
Average Age (Male)	40.2	38.1	39.5
Average Age (Female)	40.2	39.7	40.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	554	2,104	6,252
# of Persons per HH	1.6	1.5	1.7
Average HH Income	\$50,795	\$49,968	\$58,447
Average House Value	\$658,756	\$491,737	\$325,209

\* Demographic data derived from 2020 ACS - US Census

