



1100 S PRESA ST
SAN ANTONIO, TX 78210



LUKE OWENS-BRAGG
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For Lease

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PROPERTY INFORMATION

SECTION 1

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PROPERTY SUMMARY



LOCATION DESCRIPTION

Located in the thriving Southtown district, 1100 S Presa St offers a premier spot in one of San Antonio's most eclectic and artistic neighborhoods. Known for its vibrant community and historic charm, Southtown is home to a mix of galleries, restaurants, and boutiques, all within walking distance. This property enjoys proximity to the scenic River Walk, as well as iconic landmarks like the Blue Star Arts Complex and Hemisfair Park, making it an attractive location for both residents and businesses.

With easy access to major roads such as I-10 and I-37, the property is ideally positioned for those seeking to enjoy urban living while remaining connected to the broader city. The area is also undergoing steady revitalization, adding further value to this prime real estate.

OFFERING SUMMARY

Lease Rate:	Subject to Offer
Number of Units:	1
Available SF:	1,630 SF
Lot Size:	0.162 Acres
Building Size:	1,630 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,847	53,890	121,527
Total Population	12,079	141,819	334,354
Average HH Income	\$82,829	\$56,447	\$61,582

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Discover a rare opportunity to lease a 1,630 square foot commercial space in the heart of San Antonio's bustling Southtown district. This dynamic area is known for its vibrant mix of art, culture, and business, making it an ideal location for retailers, creative studios, or professional offices looking to establish a presence in one of the city's most sought-after neighborhoods.

POWER DESCRIPTION

CPS Energy

GAS DESCRIPTION

CPS Energy

COMPLETE HIGHLIGHTS



BUILDING INFORMATION

Building Size	1,630 SF
Tenancy	Single
Number of Floors	1
Year Built	1975
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1

PROPERTY HIGHLIGHTS

- 1,630 SF of flexible space – perfect for a variety of uses
- Prime location on S Presa St, with high foot traffic and visibility
- Convenient access to major roads, including I-10 and I-37
- Modern amenities and customizable layout to suit your business needs
- Located within walking distance of popular attractions like the Blue Star Arts Complex and Hemisfair Park

LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,630 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1100 S Presa St	Available	1,630 SF	NNN	Negotiable	-

ADDITIONAL PHOTOS



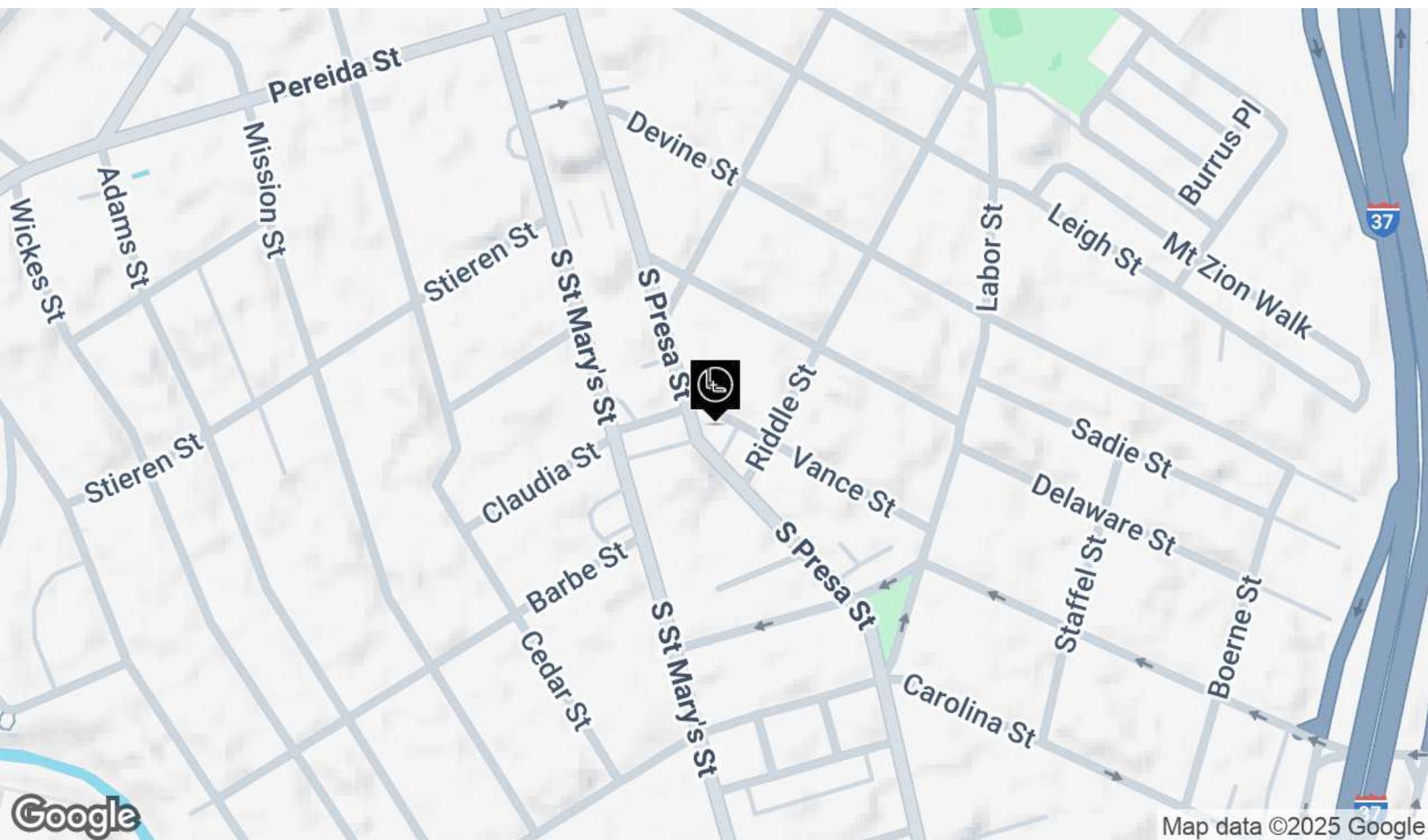


LOCATION INFORMATION

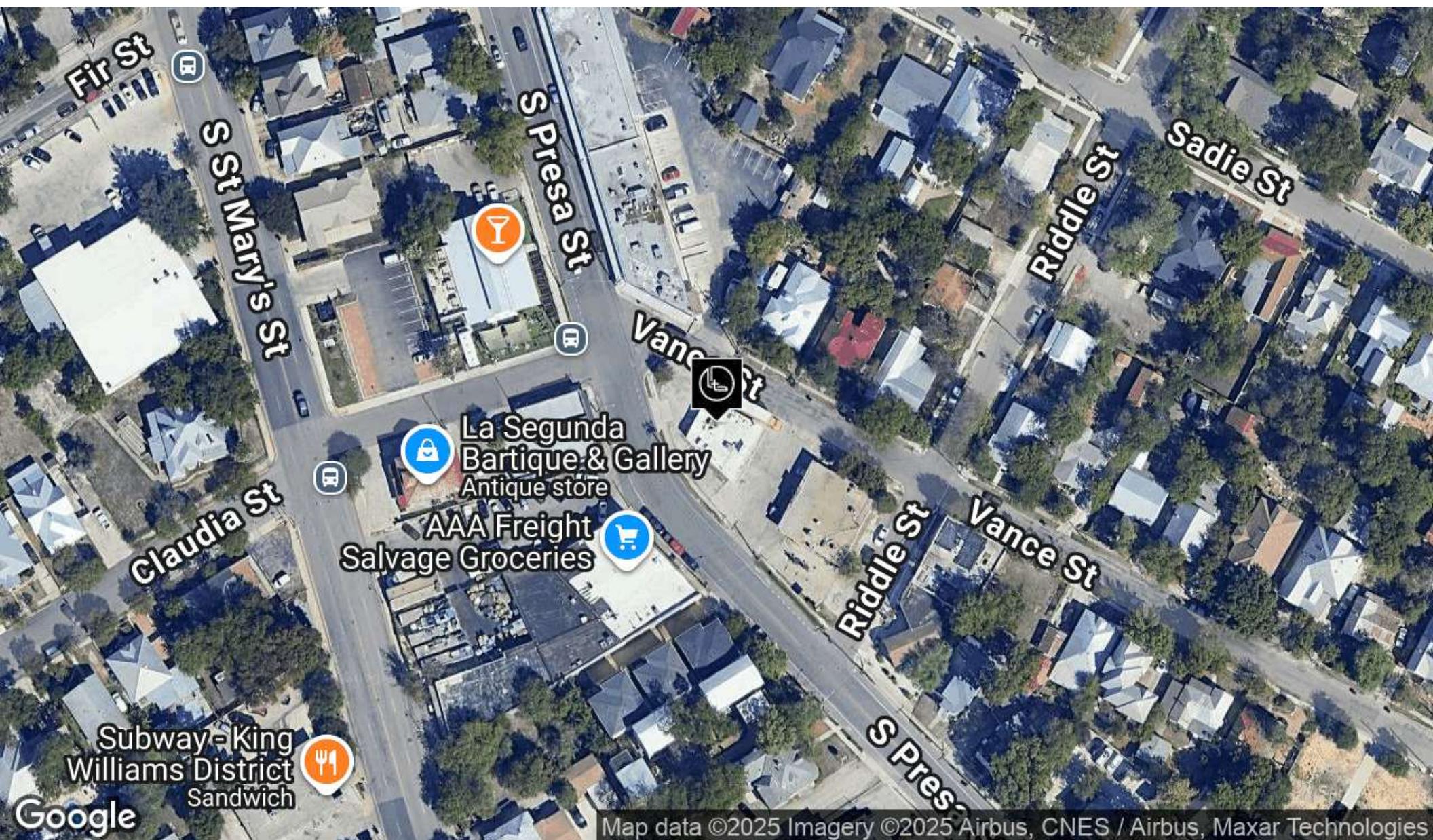
SECTION 2

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LOCATION MAP



AERIAL MAP





DEMOGRAPHICS

SECTION 3

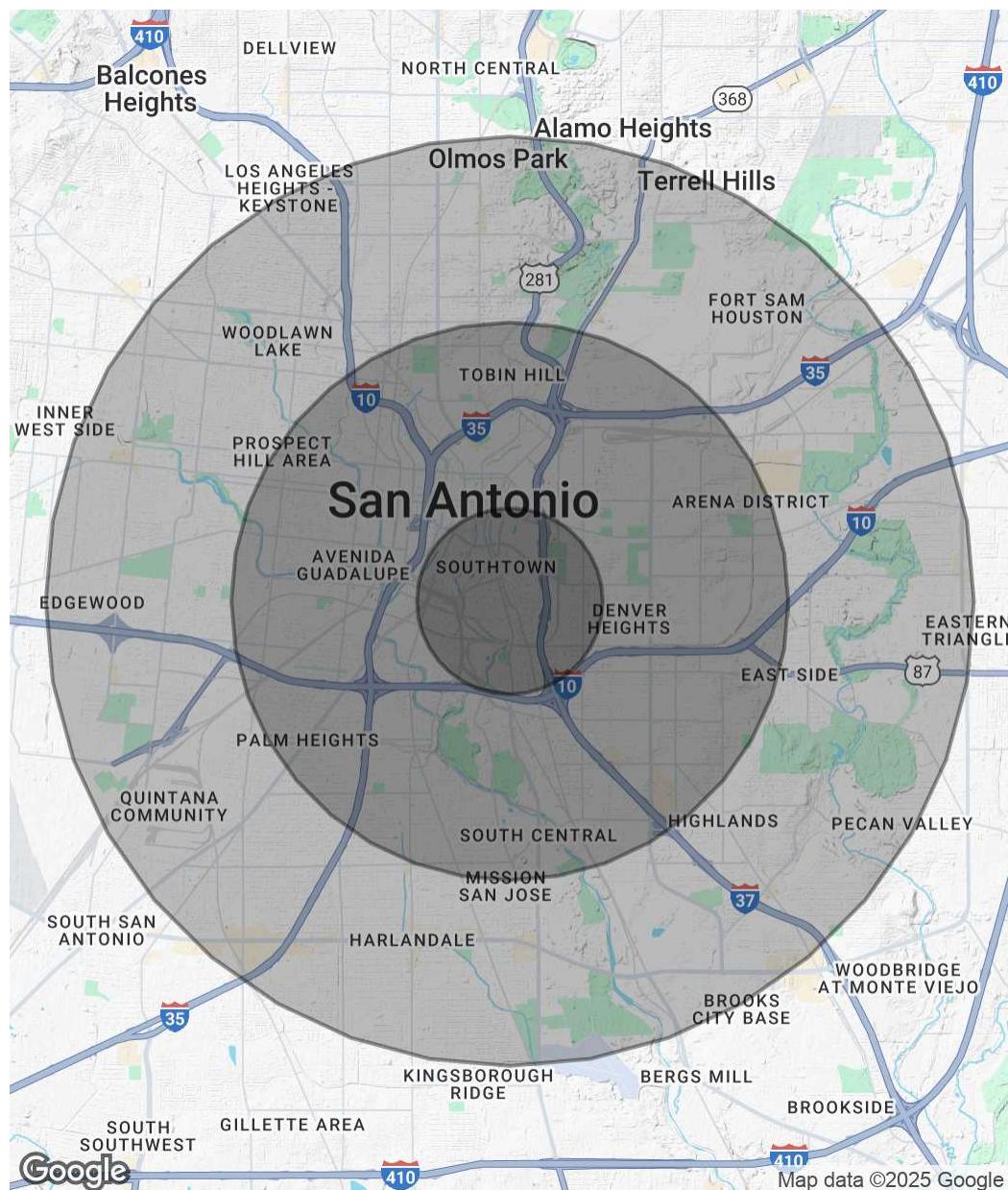
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,079	141,819	334,354
Average Age	42	39	39
Average Age (Male)	42	38	38
Average Age (Female)	43	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,847	53,890	121,527
# of Persons per HH	2.1	2.6	2.8
Average HH Income	\$82,829	\$56,447	\$61,582
Average House Value	\$447,749	\$233,518	\$231,075

* Demographic data derived from 2020 ACS - US Census



AREA ANALYTICS

ETHNICITY	1 MILE	3 MILES	5 MILES
Population Hispanic	7,806	112,987	266,754
Population Non-Hispanic	4,273	28,832	67,600

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Population Hispanic (%)	64.60%	79.70%	79.80%

RACE	1 MILE	3 MILES	5 MILES
Population White	5,711	56,456	135,841
Population Black	561	8,548	20,384
Population American Indian	216	2,293	5,004
Population Asian	194	1,271	2,778
Population Pacific Islander	14	110	255
Population Other	2,082	33,037	76,285

RACE (%)	1 MILE	3 MILES	5 MILES
Population White (%)	47.30%	39.80%	40.60%
Population Black (%)	4.60%	6%	6.10%
Population American Indian (%)	1.80%	1.60%	1.50%
Population Asian (%)	1.60%	0.90%	0.80%
Population Pacific Islander (%)	0.10%	0.10%	0.10%
Population Other (%)	17.20%	23.30%	22.80%

Map and demographics data derived from AlphaMap

