

# THE FLOODGATE

143 Commerce St. | San Antonio, Texas 78205



**9,167 USF**

Two Levels of  
Restaurant Space

Newly Constructed

River Walk Access





# THE FLOODGATE

## *About The Property*

The Floodgate is a brand-new availability in the heart of the River Walk district of San Antonio. The retail space sits below 15 stories of apartments. This dual-level space includes private entrances off the River Walk and Commerce St and includes a private elevator and dual kitchen area.

This highly walkable location includes easy access to downtown San Antonio attractions, such as the historic Main Plaza and San Fernando Cathedral, Civic Park at Hemisfair, The Pearl, and the Theater District.



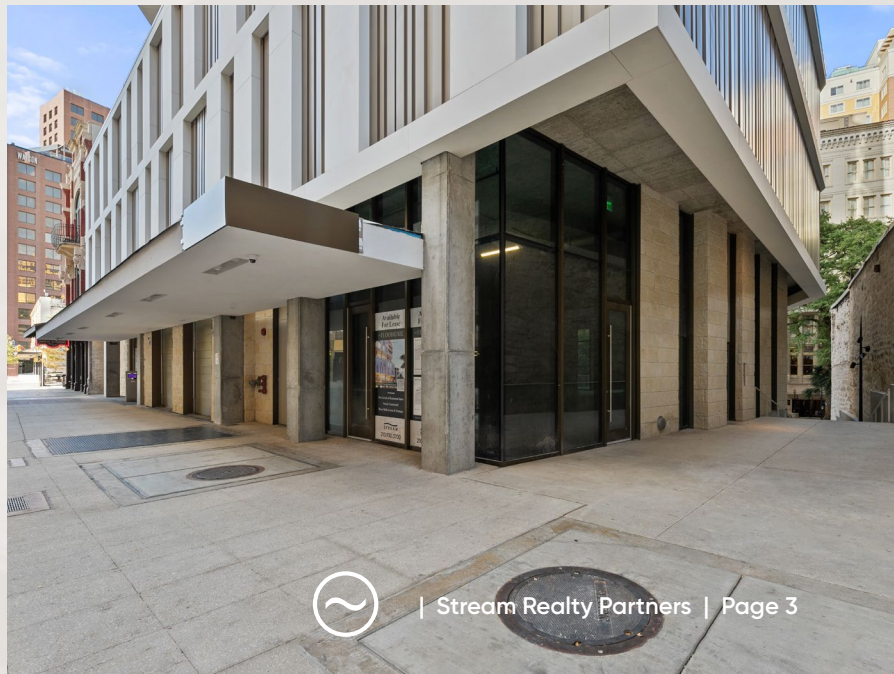


Conceptual renderings. Actual design may change.



## Highlights

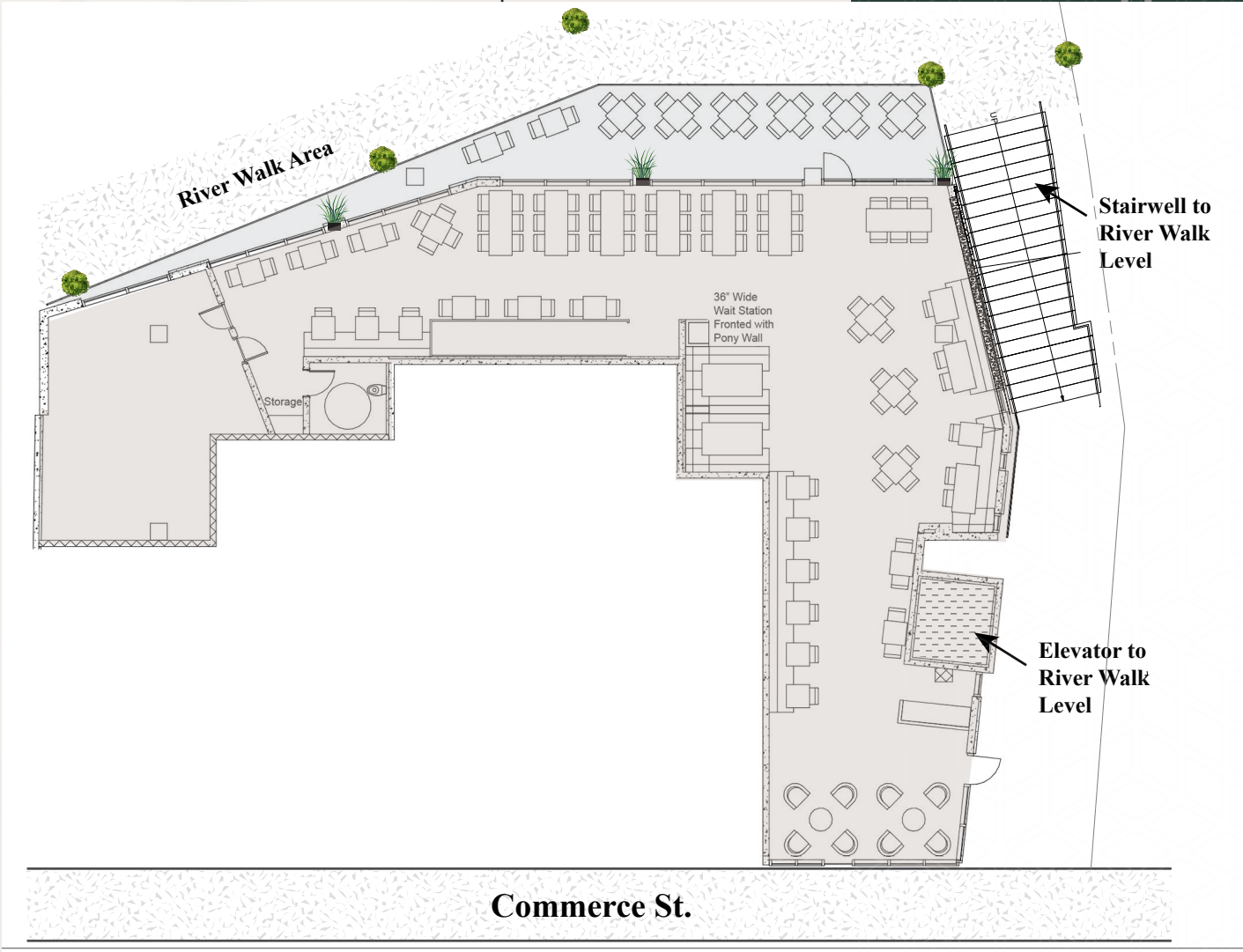
- Private River Walk access
- New construction
- Modern / Contemporary Building
- Grease trap / walls in place
- Private terrace & patio
- Valet parking opportunity
- Restaurant-only elevator
- Catering permitted to The Floodgate Tenants





# Potential Layout

Commerce St.



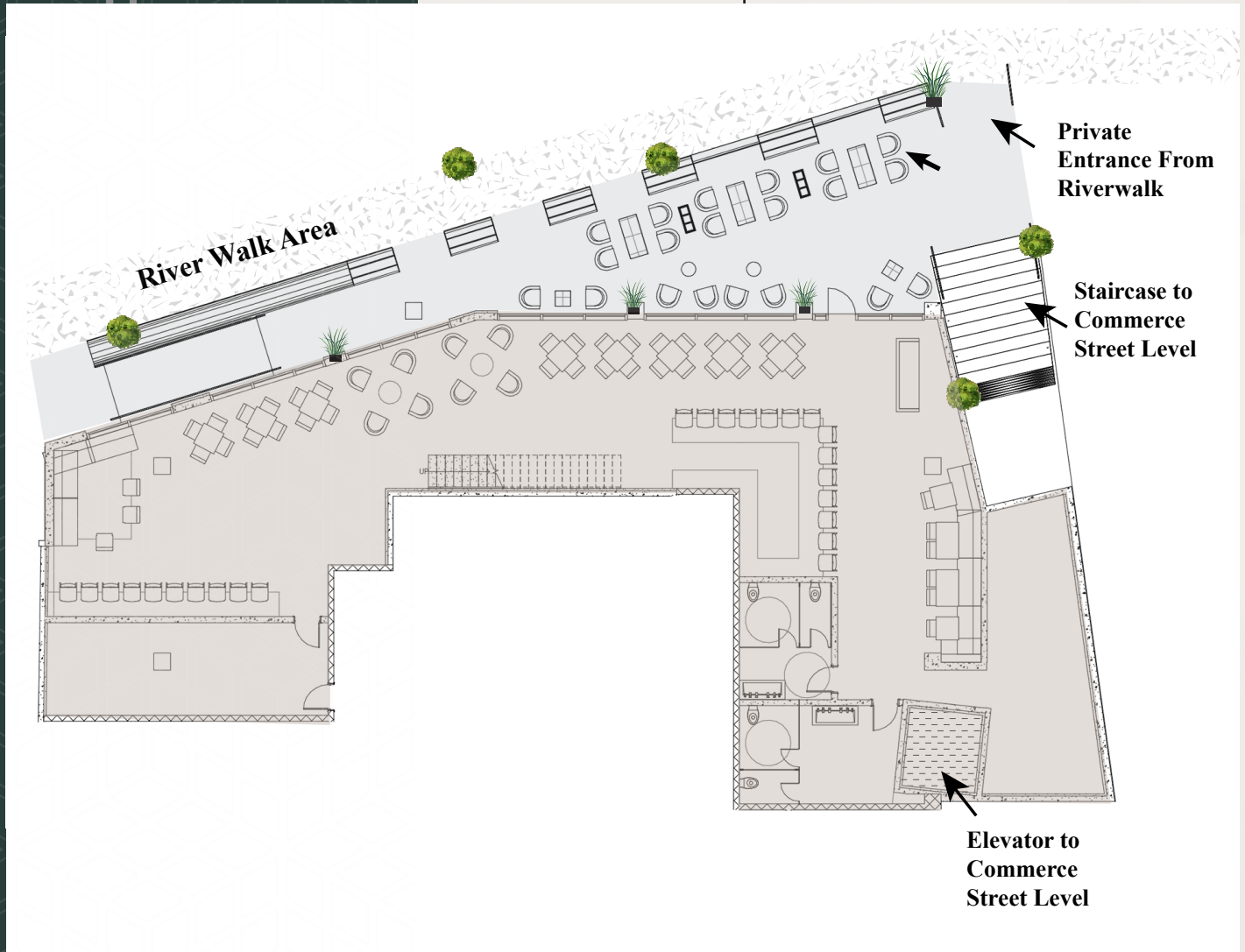
4,520 USF

THE FLOODGATE



# Potential Layout

## River Level



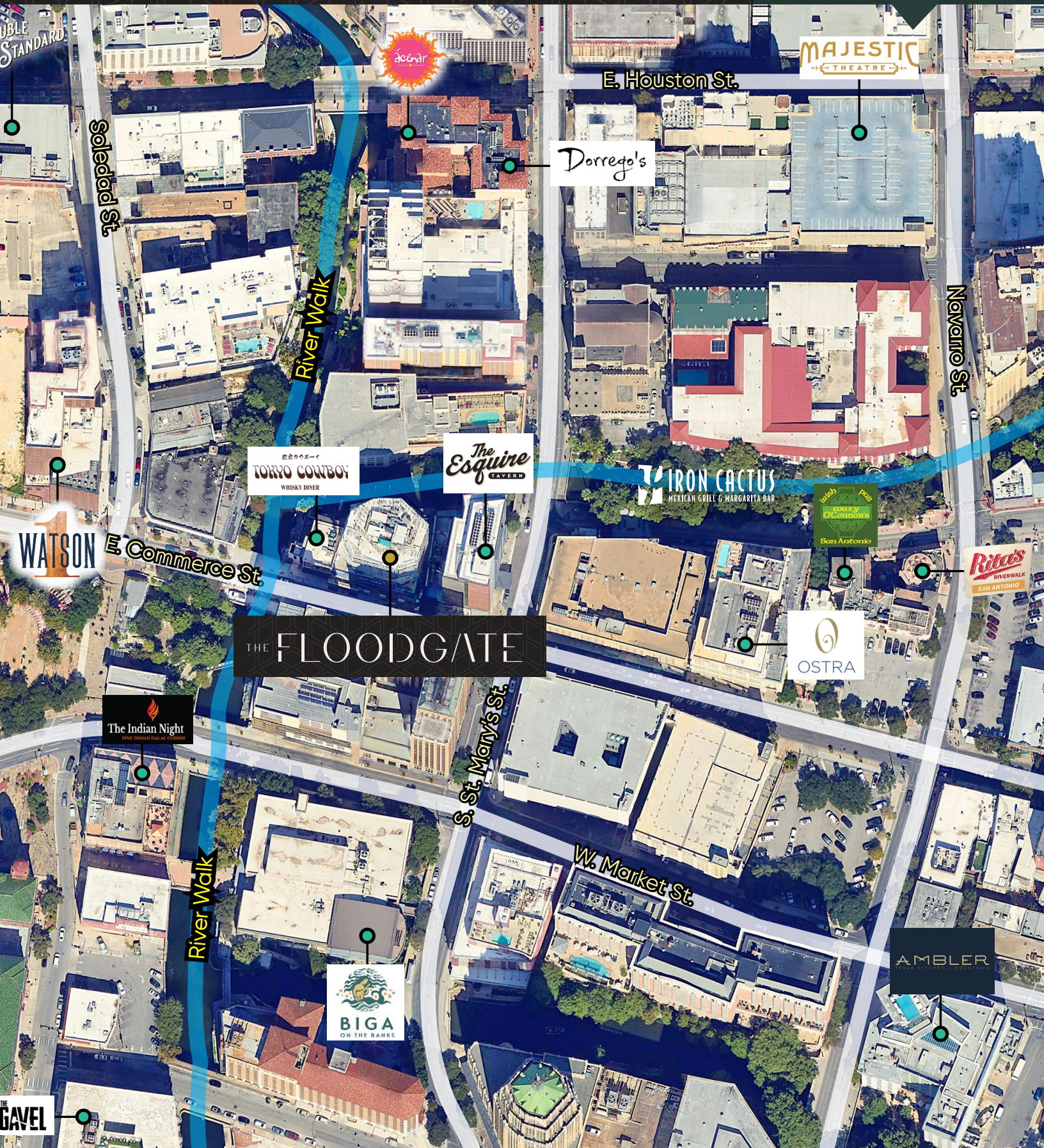
4,647 USF





# THE FLOODGATE

## Nearby Restaurants



UBLE STANDARD

Soledad St

River Walk

E. Houston St

Dorrego's

MAJESTIC THEATRE

Navarro St

TOKYO COMBOY WHISKY DINER

The Esquire TAVERN

IRON CACTUS MEXICAN GRILL & MARGARITA BAR

O'Connors San Antonio

WATSON

E. Commerce St

THE FLOODGATE

OSTRAS

Ritas RIVERWALK SAN ANTONIO

The Indian Night

St. Mary's St

W. Market St

River Walk

BIGA ON THE BANKS

AMBLER

THE GAVEL



# Tourism in San Antonio



34.8 Million Visitors in 2022



\$19 Billion in Economic Impact



River Walk Parades host 40-54k people per event



\$10 Billion in restaurant and catering sales



The Floodgate is located within 1/2 mile of 50+ hotels

## Centrally Located

Easy Access To Entire Metro

## 39 Million

Visitors Annually

➤ **5 Minutes**  
To Interstate 37

➤ **6 Minutes**  
To Interstate 35





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## Contact Info

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