



SOUTH BANK

SAN ANTONIO, TX

SHOP^{COS.}

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ABOUT

PROJECT SCOPE

Prime 46,704-square-foot retail and restaurant destination is located along the iconic San Antonio River Walk, the #1 tourist attraction in Texas. Situated in the heart of San Antonio's historic district, this property benefits from unparalleled foot traffic, with the River Walk attracting over 37 million visitors annually and contributing nearly \$14 billion to the local economy.

South Bank is home to a curated mix of eight high-performing concepts, including Hard Rock Café, Paesano's, Howl at the Moon, and County Line, with an average tenant tenure exceeding 20 years. Surrounded by major hotels, the convention center, and cultural landmarks, this property offers retail tenants a unique opportunity to tap into a thriving, high volume market within a highly sought-after, service-oriented retail environment.

TRAFFIC COUNTS

- East Commerce Street: 17,958 VPD 23'
- West Market Street: 15,846 VPD 23'
- Navarro Street: 9,527 VPD 23'

ATTRACTI0NS:

- Riverwalk: Adjacent to property
- The Alamo: 4 minute walk
- The Shops at Rivercenter: 4 minute walk
- Convention Center/Hemis Fair: 5 minute walk

DETAILS

- Availability: 2,867 – 4,611 SF + 1,250 SF Patio Space
- Rates: Call for information
- Join:



SHOPS AT
RIVERCENTER



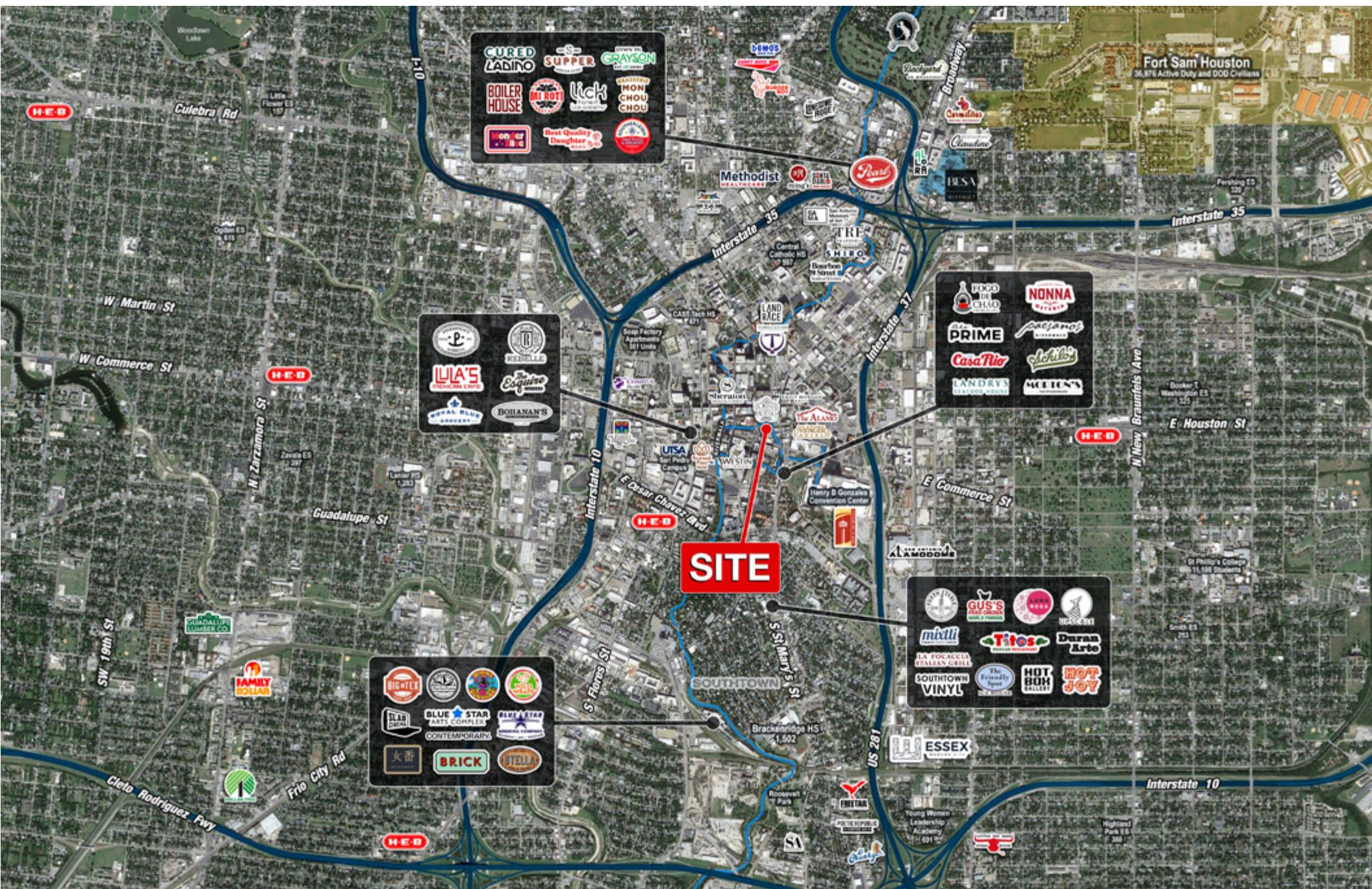
2024 DEMOS

	1 Mile	3 Miles	5 Miles
Daytime Population	92,119	229,171	428,738
Total Population	10,703	133,376	339,215
Avg. Household Income	\$87,567	\$68,634	\$73,232

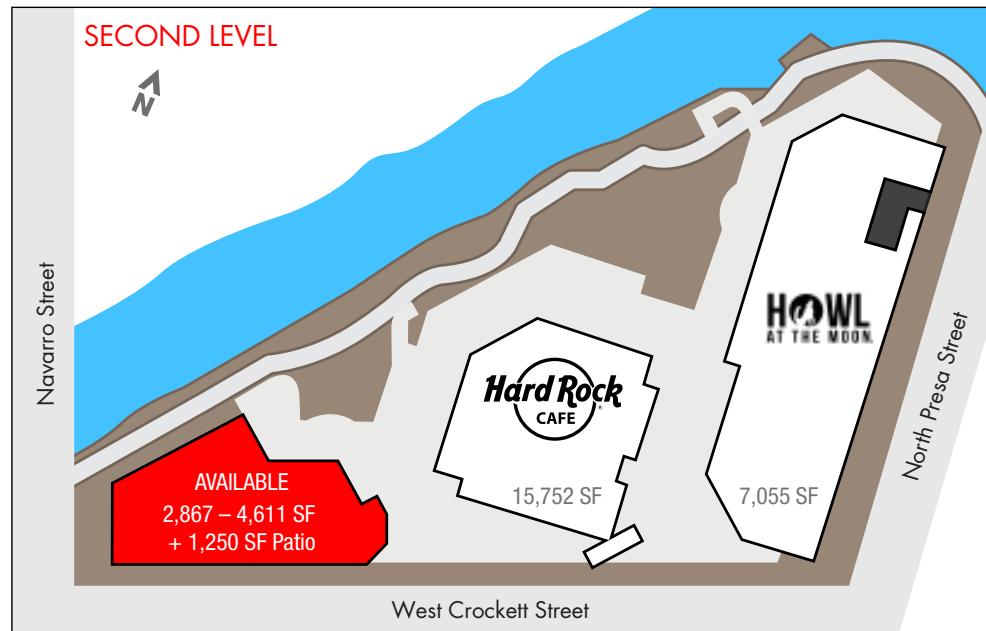
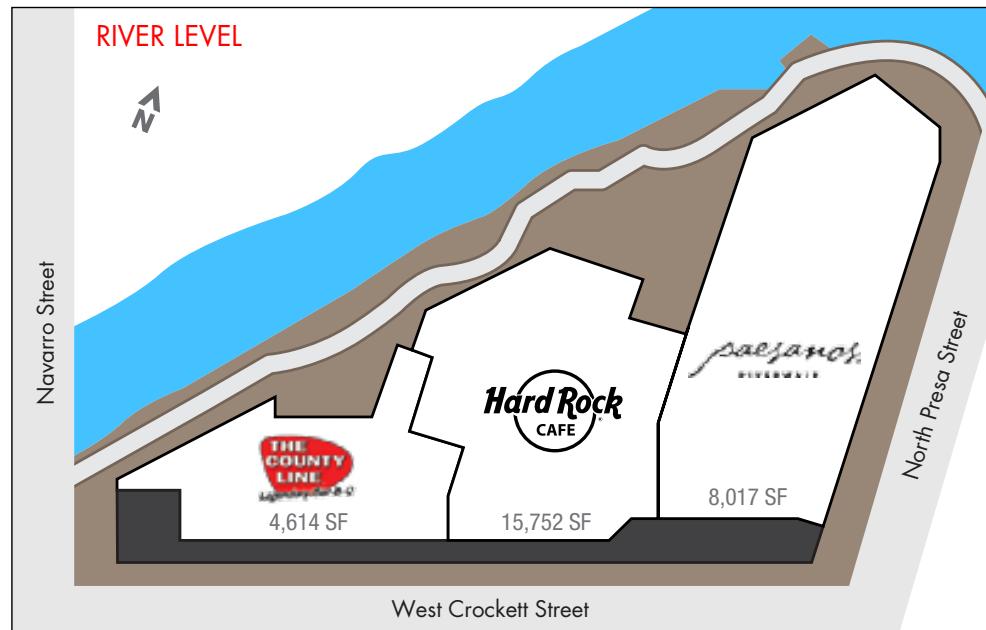
SITE AERIAL



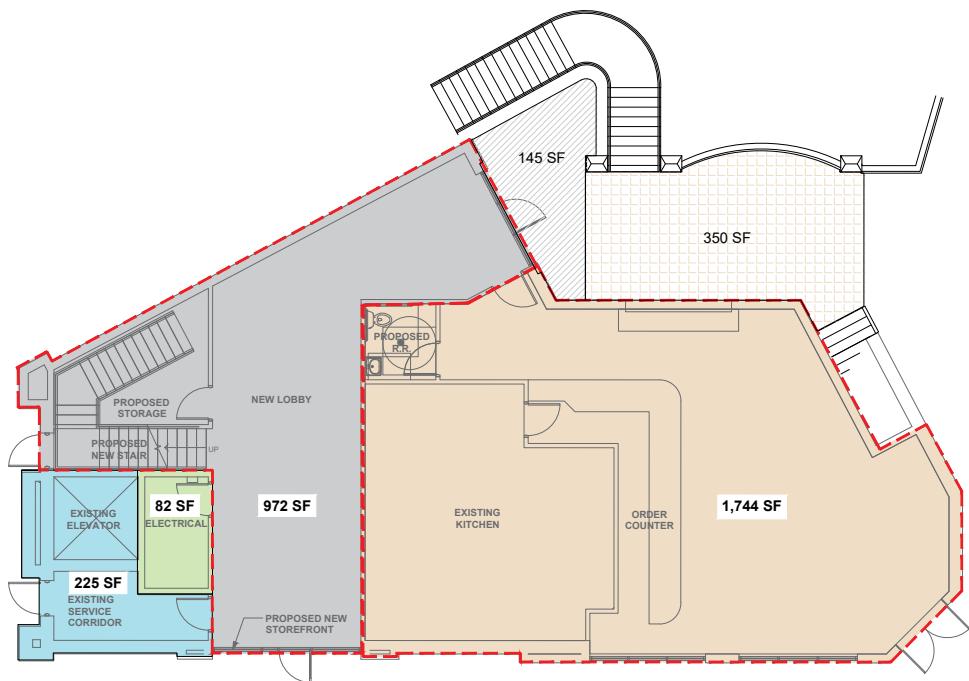
TRADE AERIAL



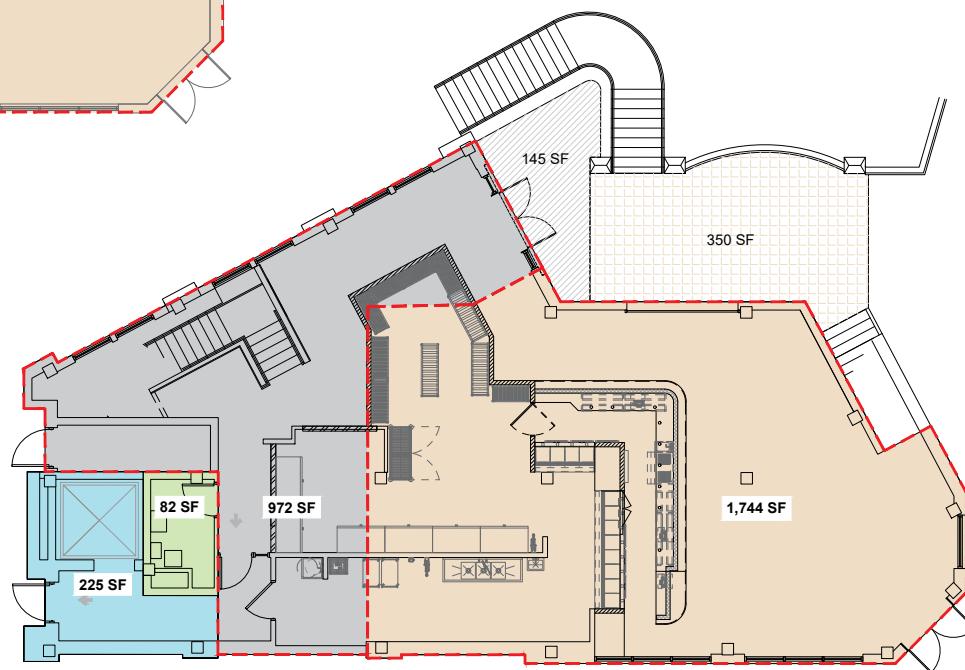
SITE PLAN



SITE PLAN



GROUND FLOOR : PROPOSED FLOOR PLAN



GROUND FLOOR : EXISTING FLOOR PLAN



EXISTING FLOOR PLANS

SCALE: 1/8" = 1' *NORTH*

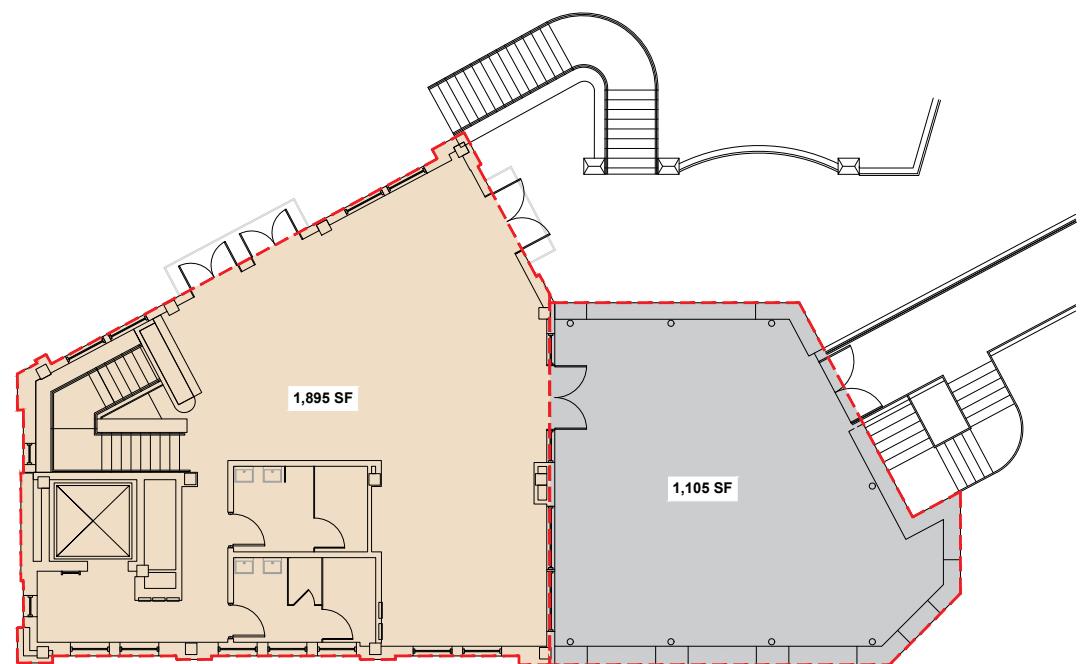
COMMERCIAL DEVELOPMENT

EA 24058

**SEP 13 | 111 W. CROCKETT ST.
2024 | SAN ANTONIO, TX**

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SITE PLAN



EXISTING FLOOR PLANS

SCALE: 1/8" = 1' *North*

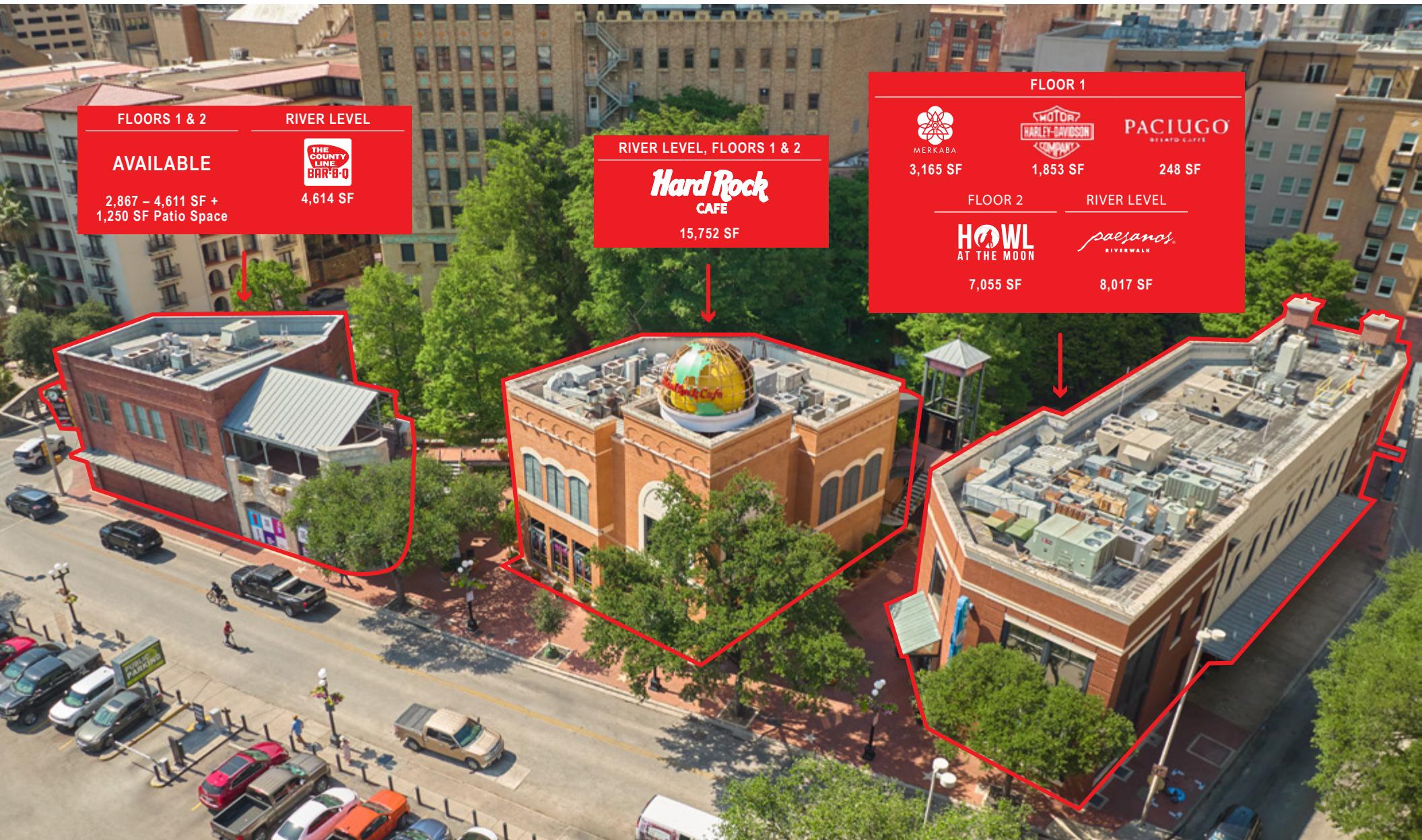
COMMERCIAL DEVELOPMENT

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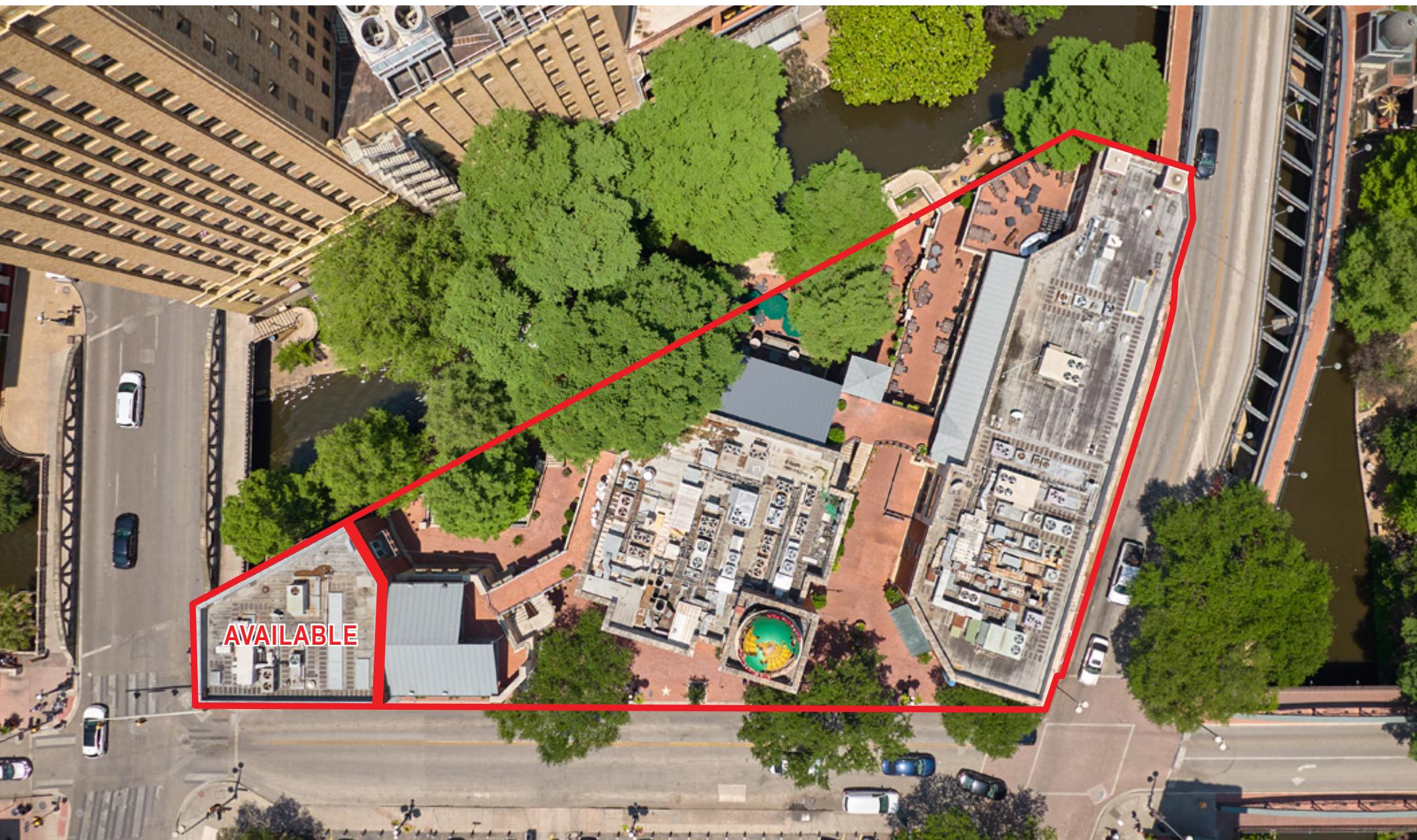
SEP 13 2024 | 111 W. CROCKETT ST.
SAN ANTONIO, TX

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OBLIQUE VIEW



TOP VIEW



AREA VIBE



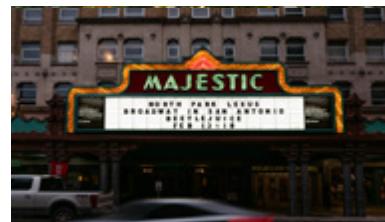
THE ALAMO

Founded in 1718 as the first mission, the Alamo served as a way station between East Texas and Mexico.



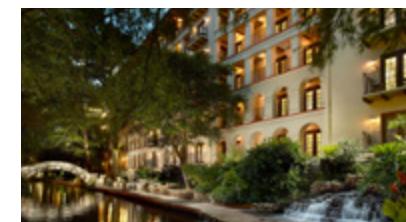
SHOPS AT RIVERCENTER

Rivercenter features more than 100 retailers including 14 restaurants, IMAX, AMC Theaters, and a Marriott hotel.



MAJESTIC THEATER

The Majestic Theatre is San Antonio's oldest and largest atmospheric theatre. The theatre seats 2,264 people.



OMNI LA MANSION DEL RIO

4-star hotel is located in the center of downtown San Antonio right along the River Walk.



PAESANOS

Paesanos Restaurant breaks the boundaries of traditional Italian cuisine to explore modern Mediterranean specialties.



HOWL AT THE MOON

Part concert. Part piano bar. Howl at the Moon's high-energy, live music show is centered around dance.



THE COUNTY LINE

A great place to enjoy legendary Texas BBQ and an margarita on a river side patio and open-air bar.



BOUDRO'S TEXAS BISTRO

A San Antonio treasure since 1986, featuring Texas food alongside the River Walk.



BOHANAN'S

Chic eatery serving American fare in an old-world setting with a cocktail lounge, patio & live jazz.



PINKERTON'S BBQ

One of Texas' best BBQ joints that's been recognized in Texas Monthly's Top 50 BBQ Joints list for 2017-2024.



THE PALM

a culinary oasis located in the heart of the city. Just steps away from the historic Alamo and the iconic River Walk.



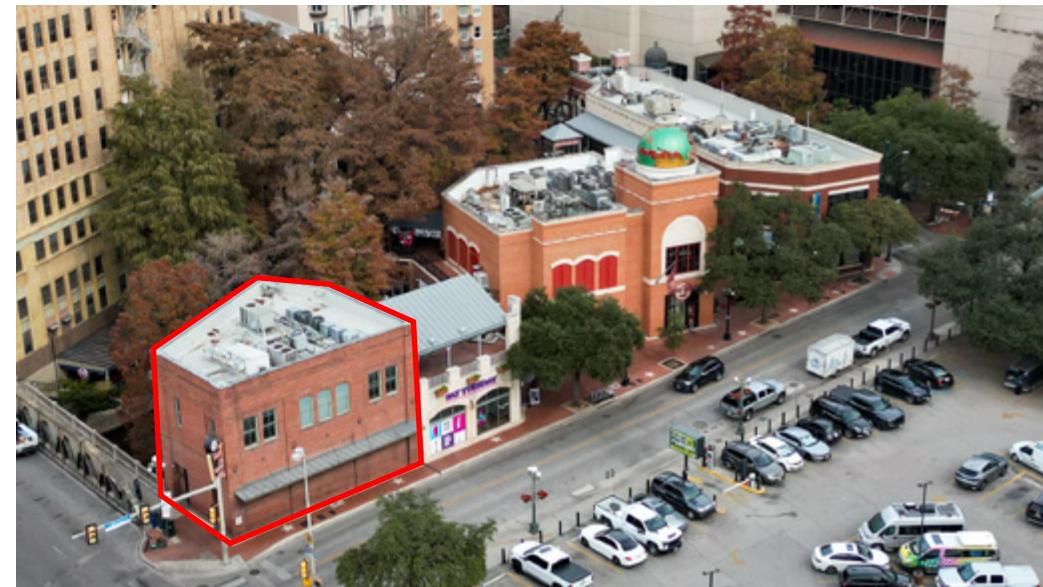
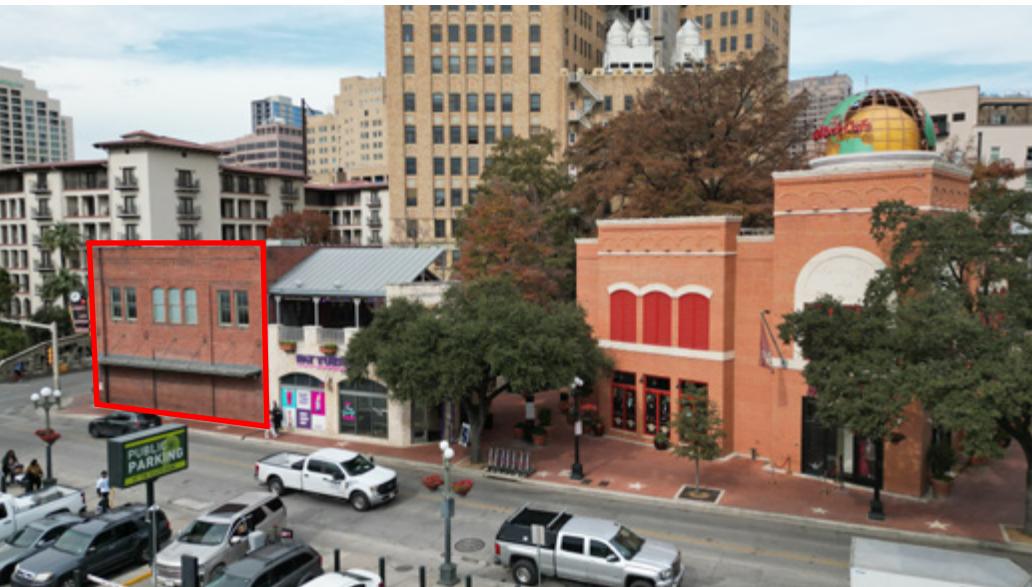
LA PANADERIA

La Panadería features fresh sandwiches, bread, desserts, pastries, cakes & coffee all in an open bakery.

RIVERWALK PHOTOS



SOUTH BANK PHOTOS & RENDERING



S H O P ^{C O S.}

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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.

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