

Morgan Diaz, CCIM  
210.836.8990  
[morgan@dhrp.us](mailto:morgan@dhrp.us)



Amanda Nelson  
281.733.9545  
[anelson@dhrp.us](mailto:anelson@dhrp.us)



## NEW, LUXURY RETAIL SPACE DOWNTOWN

505 E Travis St | San Antonio, TX 78205

ROOFTOP SPACE W/VIEWS &  
STOREFRONT SPACE

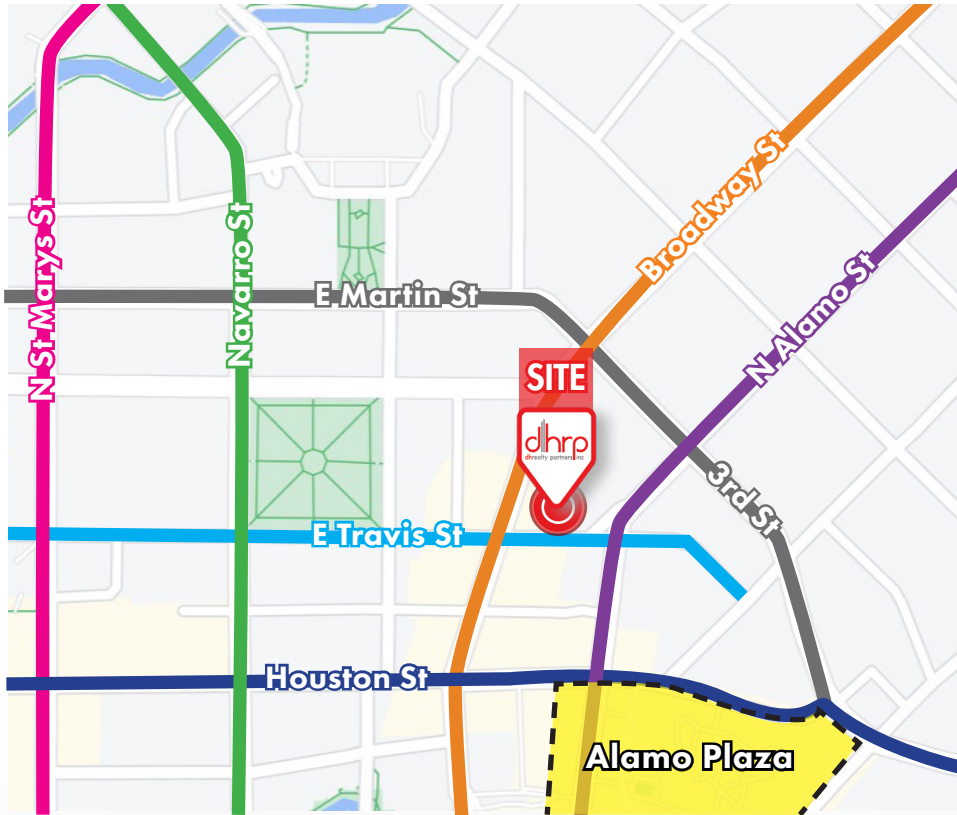


# FOR LEASE

## NEW, LUXURY RETAIL SPACE DOWNTOWN

505 E Travis St | San Antonio, TX 78205

## ROOFTOP SPACE W/VIEWS & STOREFRONT SPACE



### LOCATION

Property is located in Downtown San Antonio, on E Travis St, between Broadway and N Alamo St. One block away from The Alamo and Alamo Plaza.

### DESCRIPTION

**BRAND NEW!** Contemporary retail space in a 4-story redeveloped, historic building. The first floor space, storefront retail, can occupy 8 tabletops and 2 hightops. Features include high ceilings, outdoor seating, and foot traffic from Travis St and Broadway St. The fourth floor space, a rooftop patio with bar & kitchen, can occupy 13 outdoor tabletops and features 2 nano doors. Spaces will be offered with mechanical, plumbing and electrical in place - ready for build out!

### HIGHLIGHTS

- PRIME downtown location
- Easy access to and from: I-37, I-35, I-10 and Hwy 281
- Surrounded by multiple office buildings, hotels, and apartment buildings
- Close proximity to the Tobin Center for Performing Arts, Alamo Plaza, The Riverwalk, and other major Downtown attractions
- Built-in customer base: Basement, 1st, 2nd and 3rd floors occupied by a new short term housing concept

### 2 SPACES AVAILABLE:

#### SPACE 1:

1st Floor | 1,617 RSF

#### SPACE 2:

4th Floor | 3,100 RSF

### ZONING

Downtown, City of San Antonio

### LEASE RATE

**SPACE 1:** \$30/SF/YR Base + NNN (Est. \$8)

**SPACE 2 (ENTIRE SPACE):** \$25/SF/YR Base + NNN (Est. \$8)

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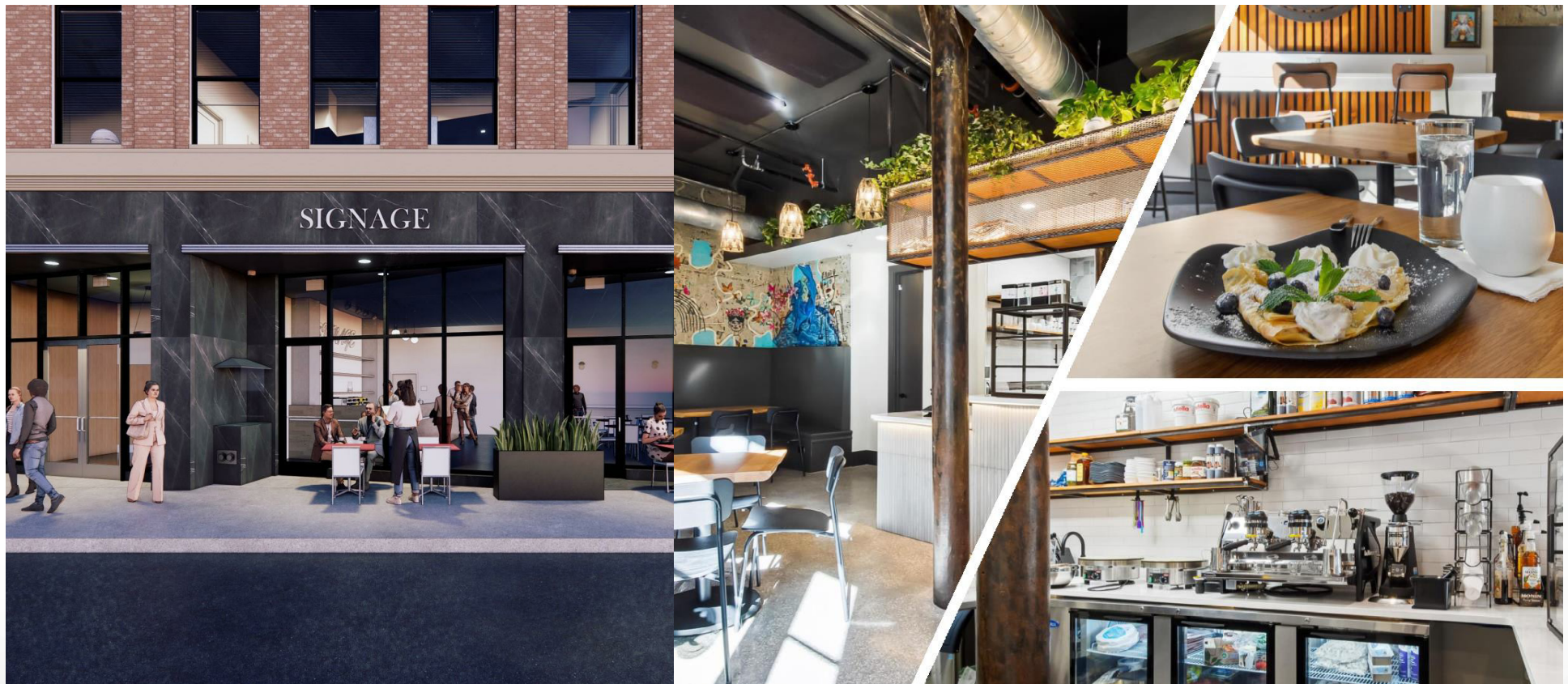
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**ROOFTOP SPACE W/VIEWS &  
STOREFRONT SPACE**

### STOREFRONT SPACE RENDERINGS & IDEA CONCEPTS



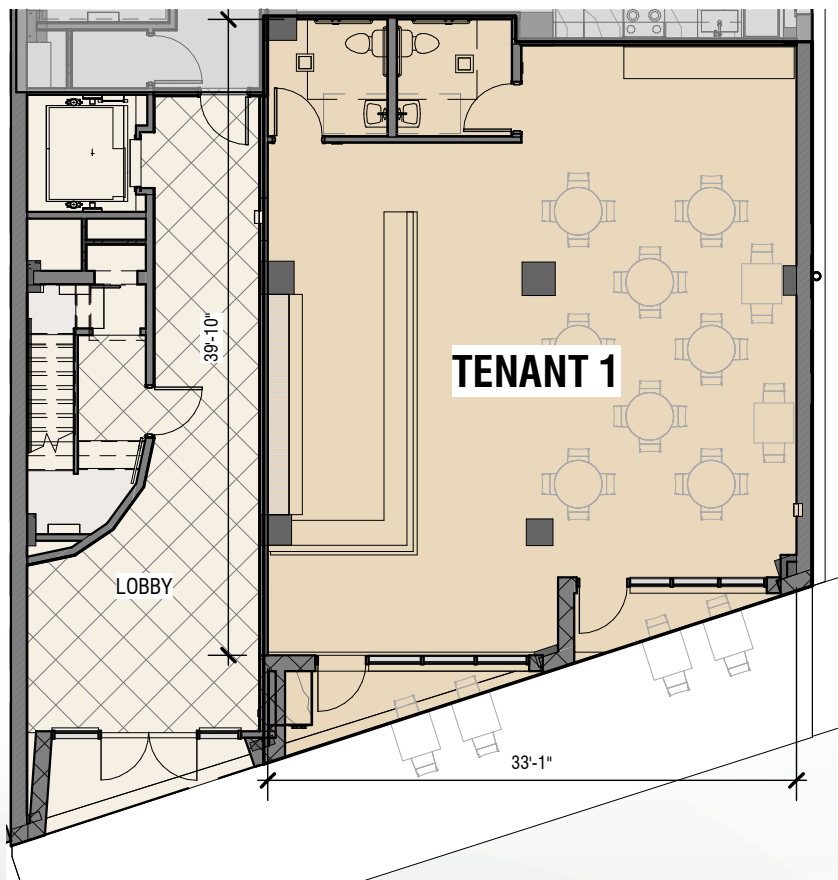
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## ROOFTOP SPACE W/VIEWS & STOREFRONT SPACE

### STOREFRONT SPACE FLOOR PLAN



#### FEATURES

- 1,617 RSF of ground floor retail space
- Can occupy 8 tabletops and 2 hightops
- High ceilings
- Outdoor seating
- Foot traffic from Travis St and Broadway St
- Space will be offered with mechanical, plumbing and electrical in place - ready for build out!

#### DESIRED USES

- Upscale coffee shop
- Cafe/small restaurant
- Wine bistro
- Yoga studio
- Co-working space
- Juice bar

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**ROOFTOP SPACE W/VIEWS &  
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### ROOFTOP SPACE RENDERINGS



**Features a kitchen, 2 nano doors, and  
views of downtown!**

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### ROOFTOP SPACE PHOTOGRAPHY



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[DHRP.us](http://DHRP.us)

210.222.2424

801 N. Saint Mary's

San Antonio, TX

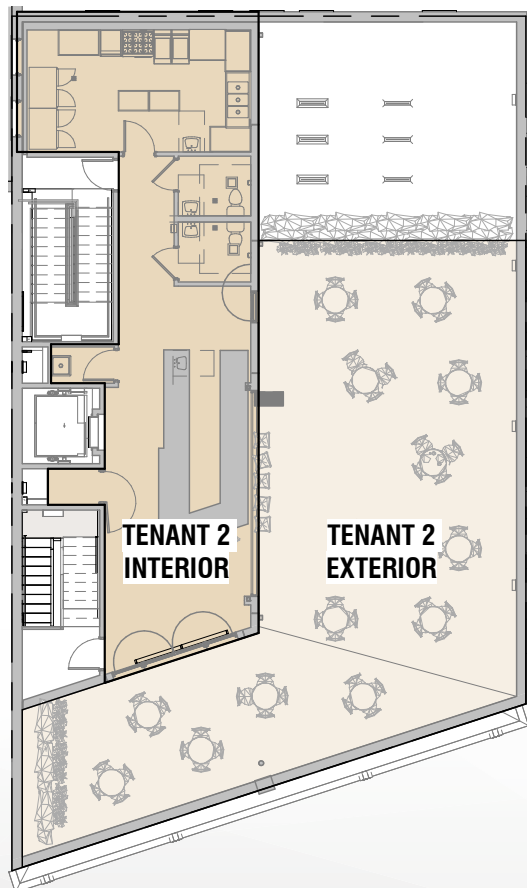
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## ROOFTOP SPACE W/VIEWS & STOREFRONT SPACE

### ROOFTOP SPACE FLOOR PLAN



#### FEATURES

- 3,100 RSF of rooftop retail space
- Views of The Alamo
- Can occupy 13 outdoor tabletops
- Bar area with kitchen
- 2 nano doors
- Space will be offered with mechanical, plumbing and electrical in place - ready for build out!

#### DESIRED USES

- Upscale bar
- Wine bar
- Restaurant
- Lounge/rooftop experience

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**ROOFTOP SPACE W/VIEWS &  
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### BUILDING LOBBY & ELEVATOR



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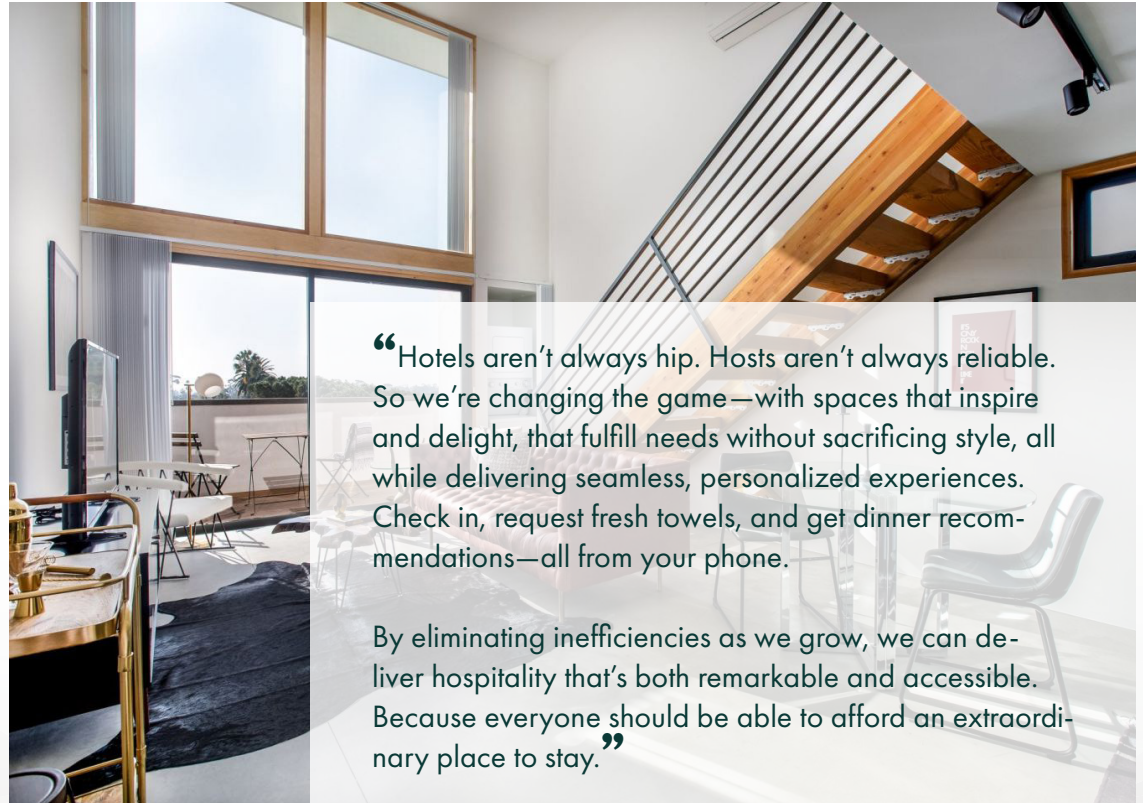
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**BUILT-IN CUSTOMER BASE: BASEMENT, 1ST, 2ND &  
3RD FLOOR OCCUPIED BY SONDER**



Sonder has multiple offices across the globe, with Hub cities in Denver, San Francisco, Montreal and London/Amsterdam. We're a very locally driven organization, with teams on the ground in cities across the world.

- 35+ cities in 10 countries
- Approximately 6,300 units live worldwide
- 1M+ guests



“Hotels aren’t always hip. Hosts aren’t always reliable. So we’re changing the game—with spaces that inspire and delight, that fulfill needs without sacrificing style, all while delivering seamless, personalized experiences. Check in, request fresh towels, and get dinner recommendations—all from your phone.

By eliminating inefficiencies as we grow, we can deliver hospitality that’s both remarkable and accessible. Because everyone should be able to afford an extraordinary place to stay.”

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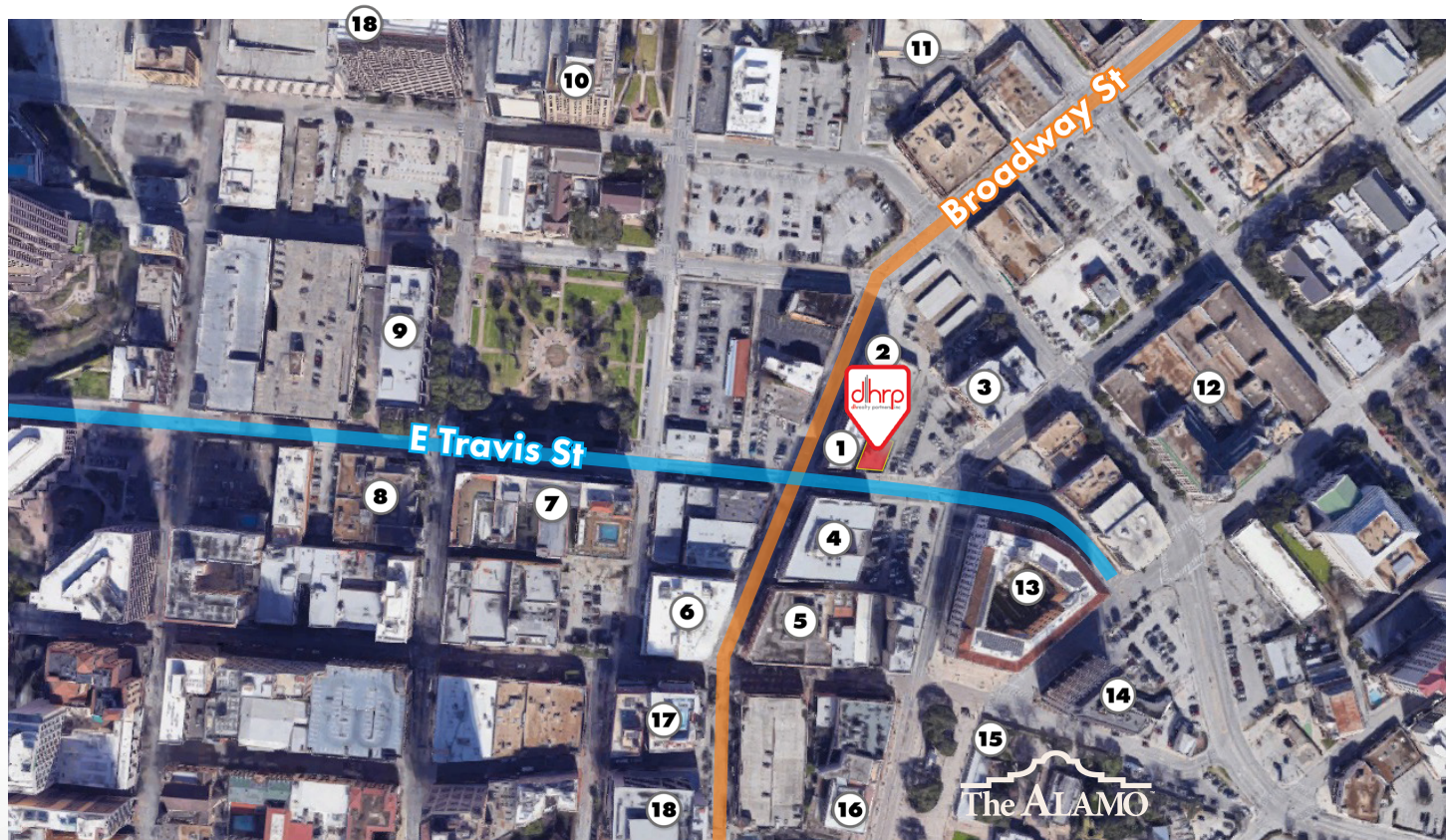


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### POINTS OF INTEREST



1. Calcasieu Apartments
2. Best Western Premier Historic Travelers Hotel Alamo/Riverwalk
3. Marie McGuire Apartments
4. 118 Broadway Office Building
5. 110 Broadway Office Building
6. TownePlace Suites by Marriott
7. The St. Anthony, a Luxury Collection Hotel
8. Home2 Suites by Hilton
9. Travis Park Plaza
10. Vietnam Veterans Memorial
- 11. The Tobin Center**
12. San Antonio Express News
13. Federal Building & U.S. Courthouse
14. The Emily Morgan
- 15. The Alamo/Alamo Plaza**
16. San Antonio Official Visitor Center
17. Hilton Garden Inn
18. Hyatt Regency

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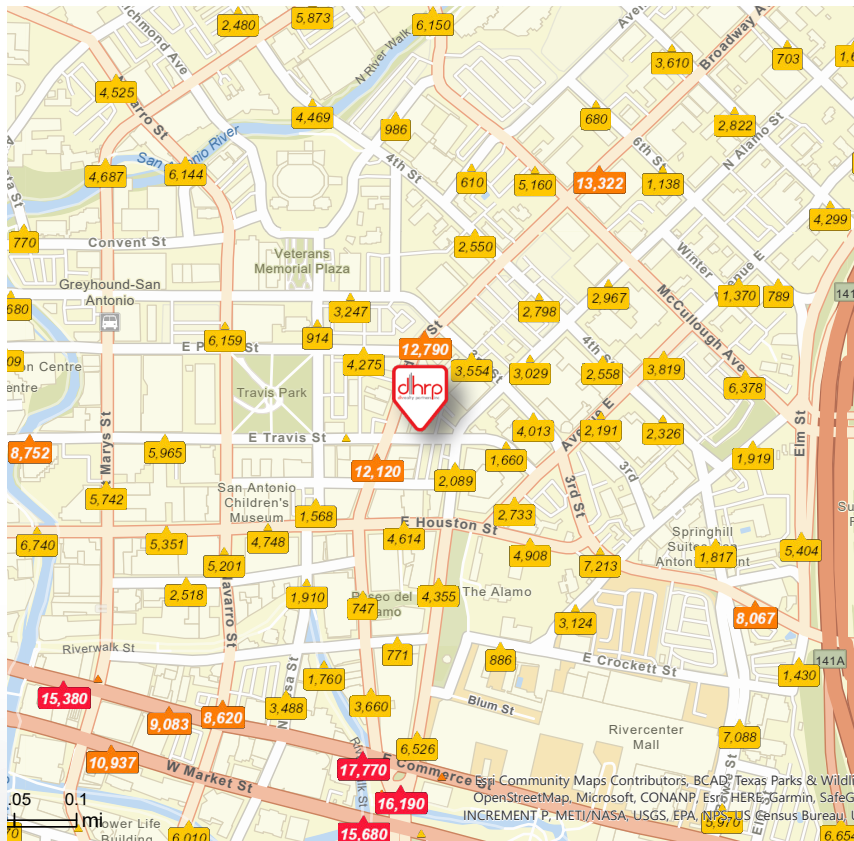
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### LOCATION INFORMATION

#### TRAFFIC COUNTS



#### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	10,834	128,827	339,638
Median Age	40.3	35.2	35.4
Avg Household Size	1.5	2.3	2.6

Source: ESRI, 2023



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## DOWNTOWN SAN ANTONIO

Due to its thriving tourism industry, Downtown San Antonio continues to attract millions of visitors each year. The area's most popular tourist attraction, The Riverwalk, brings in over 14 million people each year alone. Its tree-lined walkways trace the path of the San Antonio River along with numerous restaurants, hotels, and retailers. The iconic river boats float up and down the river, live music plays, and events are held year-round including the annual Ford Holiday River Parade. Other notable Downtown attractions include The Alamo, Hemisfair Park, Historic Market Square, and La Villita Historic Arts Village.

### POINTS OF INTEREST

- The San Antonio Riverwalk
- The Alamo
- Hemisfair Park
- Historic Market Square
- La Villita Historic Arts Village
- The Aztec Theater
- Tower of the Americas
- San Antonio Museum of Art
- San Fernando Cathedral
- UTSA Institute of Texan Cultures

- Henry B. Gonzalez Convention Center
- The Alamodome
- Tobin Center for Performing Arts
- Majestic Theatre
- Shops at Rivercenter
- H-E-B Headquarters
- CPS Energy Headquarters
- United States Federal Courthouse
- Bexar County Courthouse
- Weston Centre
- Frost Bank

# 76

**HOTELS &  
LODGING**

# 62,746

**TOTAL  
EMPLOYEES**

# 245

**BARS &  
RESTAURANTS**

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## SAN ANTONIO MARKET OVERVIEW

San Antonio has been named "Military City, USA" for a reason - Joint Base San Antonio employs nearly 20% of the population. Comprised of four bases across San Antonio, **JBSA is the largest single military installation** in the Department of Defense. The city is also home to the largest DoD facility and **the only Level-1 Trauma center in the world**, Brooke Army Medical Center (BAMC). San Antonio's healthcare system is further fueled by its ever-expanding South Texas Medical Center, a **900-acre area consisting of hundreds of medical facilities**. Anchored by core institutions such as University Hospital, Methodist Healthcare, and UT Health, the STMC is San Antonio's second largest employer.

With a thriving local economy, **a central location**, lower taxes and less regulation, San Antonio has become a popular destination for relocation or expansion of company headquarters. Since January 2018, **over 100 companies have moved to Texas from California**. With a low cost of living and impressive wage growth, San Antonio is attracting (and keeping) a talented workforce that will continue to drive its strong economy.

The growth of San Antonio can be seen through its development of key industries such as **bioscience and healthcare, aerospace, IT and cybersecurity**.

**2.3M**  
TOTAL  
POPULATION

**7<sup>TH</sup>**  
LARGEST CITY  
IN THE U.S.

**3<sup>RD</sup>**  
FASTEST  
GROWING  
ECONOMY

**28%**  
PROJECTED  
POPULATION  
GROWTH

**12**  
ACCREDITED  
UNIVERSITIES &  
COLLEGES

**120**  
NEW RESIDENTS  
PER DAY

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# Information About Brokerage Services

11/2/2015



## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

<b>DH Realty Partners, Inc.</b>	<b>147342</b>	<b>www.dhrp.us</b>	<b>(210)222-2424</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>John Cannon, CCIM</b>	<b>618616</b>	<b>cannon@dhrp.us</b>	<b>(210)222-2424</b>
Designated Broker of Firm	License No.	Email	Phone
<b>John Cannon, CCIM</b>	<b>618616</b>	<b>cannon@dhrp.us</b>	<b>(210)222-2424</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Morgan Diaz, CCIM</b>	<b>669476</b>	<b>morgan@dhrp.us</b>	<b>(210)222-2424</b>
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission  
TXR-2501

DH Realty Partners, Inc, 801 N Saint Marys St San Antonio, TX 78205  
John Cannon CCIM

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date

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<b>John Cannon, CCIM</b>	<b>618616</b>	<b>cannon@dhrp.us</b>	<b>(210)222-2424</b>
Designated Broker of Firm	License No.	Email	Phone
<b>John Cannon, CCIM</b>	<b>618616</b>	<b>cannon@dhrp.us</b>	<b>(210)222-2424</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Amanda Nelson</b>	<b>756314</b>	<b>anelson@dhrp.us</b>	<b>(210)222-2424</b>
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

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DH Realty Partners, Inc, 801 N Saint Marys St San Antonio, TX 78205  
John Cannon CCIM

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Phone: (210)222-2424 Fax: (210)271-0183  
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