

FOR LEASE 2nd Generation Restaurant Space

918 N Main Ave | San Antonio, TX



Overview

AVAILABLE SF	3,387 SF
SUBMARKET	Downtown North
PRICE	Contact Broker
TAXES	\$8.83 PSF



Description

- Easy access to downtown San Antonio
- Immediate proximity to Metropolitan Methodist Hospital and San Antonio college
- Opportunity to add a drive-thru
- Great pylon signage, visible to I-35

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
2020 Population	17,940	152,919	386,579
Total Households	6,495	53,340	132,619
Average Household Income	\$51,125	\$50,813	\$54,249

Year: 2020 | Source: Esri

Contact

DREW ALLEN

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Traffic Counts

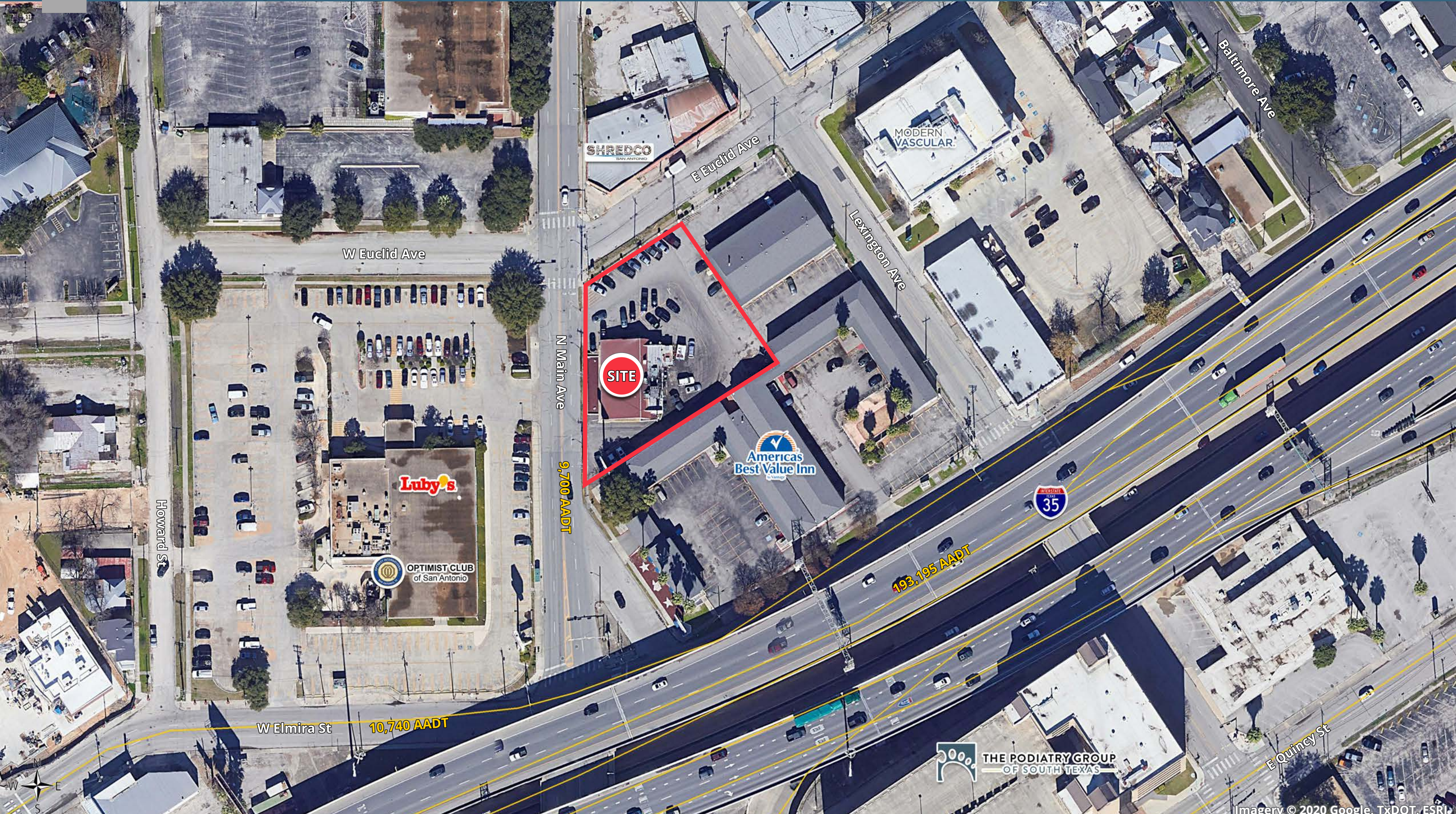
Interstate 35	193,195 VPD
San Pedro Ave	22,547 VPD

Year: 2018 | Source: TxDot

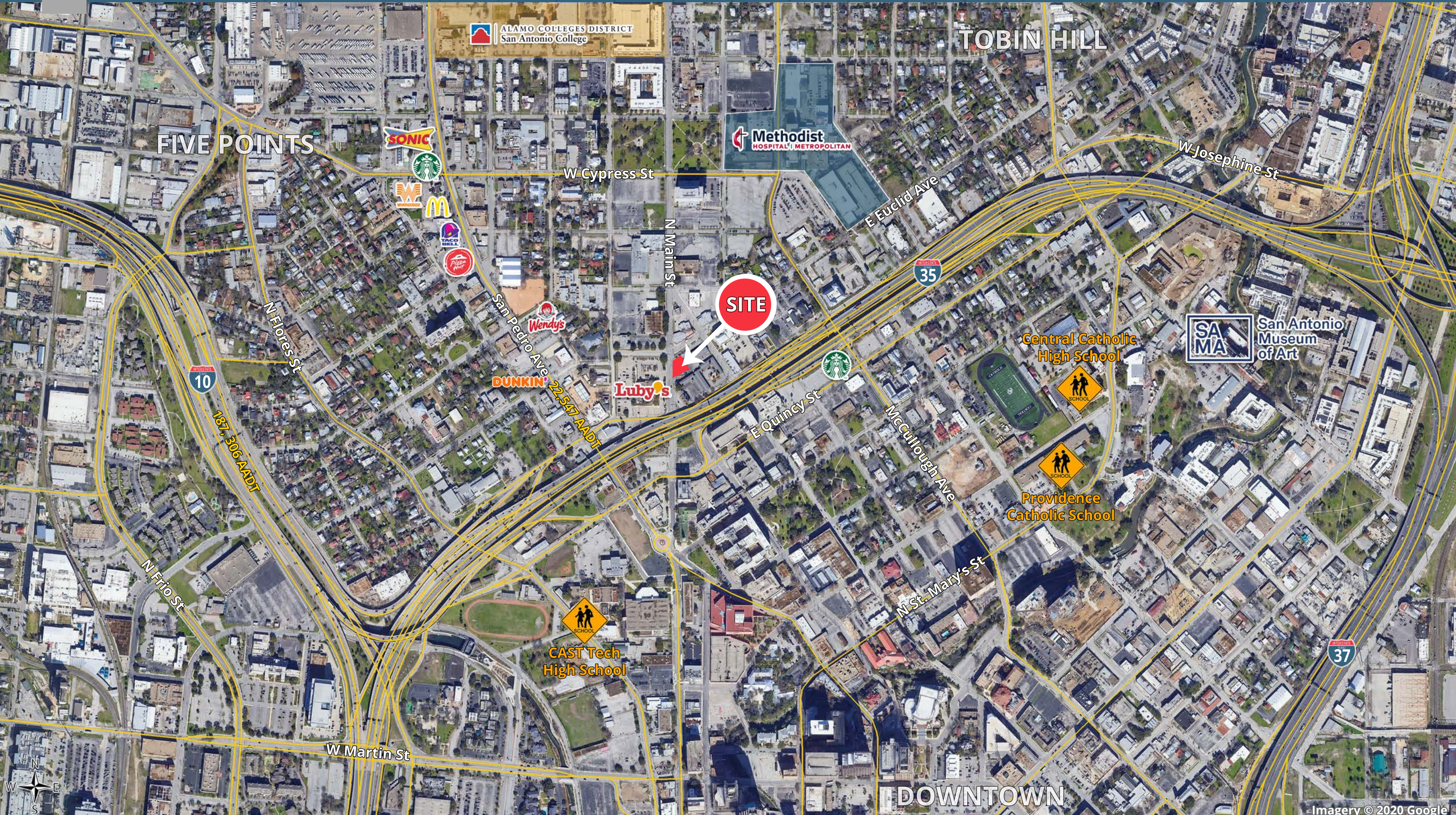
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	1 mile	3 miles	5 miles
Population			
2000 Population	14,854	148,728	380,481
2010 Population	14,863	139,907	369,937
2020 Population	17,940	152,919	386,579
2025 Population	20,690	163,067	403,205
2000-2010 Annual Rate	0.01%	-0.61%	-0.28%
2010-2020 Annual Rate	1.85%	0.87%	0.43%
2020-2025 Annual Rate	2.89%	1.29%	0.85%
2020 Male Population	62.4%	51.6%	49.9%
2020 Female Population	37.6%	48.4%	50.1%
2020 Median Age	37.5	34.9	34.9

In the identified area, the current year population is 386,579. In 2010, the Census count in the area was 369,937. The rate of change since 2010 was 0.43% annually. The five-year projection for the population in the area is 403,205 representing a change of 0.85% annually from 2020 to 2025. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 37.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	71.3%	68.9%	70.7%
2020 Black Alone	10.3%	6.9%	6.0%
2020 American Indian/Alaska Native Alone	1.2%	1.3%	1.1%
2020 Asian Alone	1.0%	0.8%	0.8%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	13.6%	18.8%	18.3%
2020 Two or More Races	2.6%	3.2%	3.1%
2020 Hispanic Origin (Any Race)	70.9%	80.0%	80.0%

Persons of Hispanic origin represent 80.0% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 65.8 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	33	41	49
2000 Households	5,168	49,064	126,713
2010 Households	5,138	47,936	125,873
2020 Total Households	6,495	53,340	132,619
2025 Total Households	8,035	57,735	139,399
2000-2010 Annual Rate	-0.06%	-0.23%	-0.07%
2010-2020 Annual Rate	2.31%	1.05%	0.51%
2020-2025 Annual Rate	4.35%	1.60%	1.00%
2020 Average Household Size	1.89	2.65	2.78

The household count in this area has changed from 125,873 in 2010 to 132,619 in the current year, a change of 0.51% annually. The five-year projection of households is 139,399, a change of 1.00% annually from the current year total. Average household size is currently 2.78, compared to 2.80 in the year 2010. The number of families in the current year is 84,129 in the specified area.

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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	31.9%	13.1%	11.6%
Median Household Income			
2020 Median Household Income	\$29,868	\$31,212	\$34,372
2025 Median Household Income	\$32,486	\$32,974	\$35,942
2020-2025 Annual Rate	1.69%	1.10%	0.90%
Average Household Income			
2020 Average Household Income	\$51,125	\$50,813	\$54,249
2025 Average Household Income	\$52,726	\$53,874	\$57,791
2020-2025 Annual Rate	0.62%	1.18%	1.27%
Per Capita Income			
2020 Per Capita Income	\$21,026	\$18,407	\$18,956
2025 Per Capita Income	\$22,583	\$19,723	\$20,312
2020-2025 Annual Rate	1.44%	1.39%	1.39%

Households by Income

Current median household income is \$34,372 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$35,942 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$54,249 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$57,791 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$18,956 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$20,312 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	62	152	172
2000 Total Housing Units	6,012	54,590	137,083
2000 Owner Occupied Housing Units	916	23,945	72,381
2000 Renter Occupied Housing Units	4,252	25,119	54,332
2000 Vacant Housing Units	844	5,526	10,370
2010 Total Housing Units	5,942	55,079	141,099
2010 Owner Occupied Housing Units	855	22,508	68,072
2010 Renter Occupied Housing Units	4,283	25,428	57,801
2010 Vacant Housing Units	804	7,143	15,226
2020 Total Housing Units	7,214	59,525	146,765
2020 Owner Occupied Housing Units	841	21,410	64,464
2020 Renter Occupied Housing Units	5,654	31,930	68,155
2020 Vacant Housing Units	719	6,185	14,146
2025 Total Housing Units	8,755	63,879	153,332
2025 Owner Occupied Housing Units	884	22,154	65,839
2025 Renter Occupied Housing Units	7,151	35,580	73,560
2025 Vacant Housing Units	720	6,144	13,933

Currently, 43.9% of the 146,765 housing units in the area are owner occupied; 46.4%, renter occupied; and 9.6% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 141,099 housing units in the area - 48.2% owner occupied, 41.0% renter occupied, and 10.8% vacant. The annual rate of change in housing units since 2010 is 1.77%. Median home value in the area is \$95,628, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 3.50% annually to \$113,573.

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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Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date