

# 146 NAVARRO ST RETAIL/RESTAURANT SPACE FOR LEASE

146 NAVARRO SAN ANTONIO, TX 78205

SHOP COS.



*Whit Jordan* / [WHIT@SHOPCOMPANIES.COM](mailto:WHIT@SHOPCOMPANIES.COM) / 210-985-7321

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## PROPERTY DESCRIPTION

Located in the heart of downtown San Antonio. Positioned along the world-famous San Antonio River Walk, this site offers exceptional convenience and is surrounded by highly walkable amenities.

The 146 Navarro space takes full advantage of the over 30 million visitors to the River Walk every year in addition to the 7,000 residential units built in the downtown area.

## DETAILS

- Size: 3,000 - 10,000 SF
- Exceptional River Walk frontage
- Ample parking
- Federal Opportunity Zone
- Excellent Ingress/Egress
- Less than 1 mile to I-10, I-35 & I-37

## NEIGHBORHOOD ATTRACTIONS



## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	9,897	137,020	340,547
Avg. HH Income	\$83,108	\$63,866	\$68,920
Total Housing Units	5,601	53,233	125,215
Daytime Population	87,811	229,386	427,506
Medium Home Value	\$403,196	\$350,640	\$231,861

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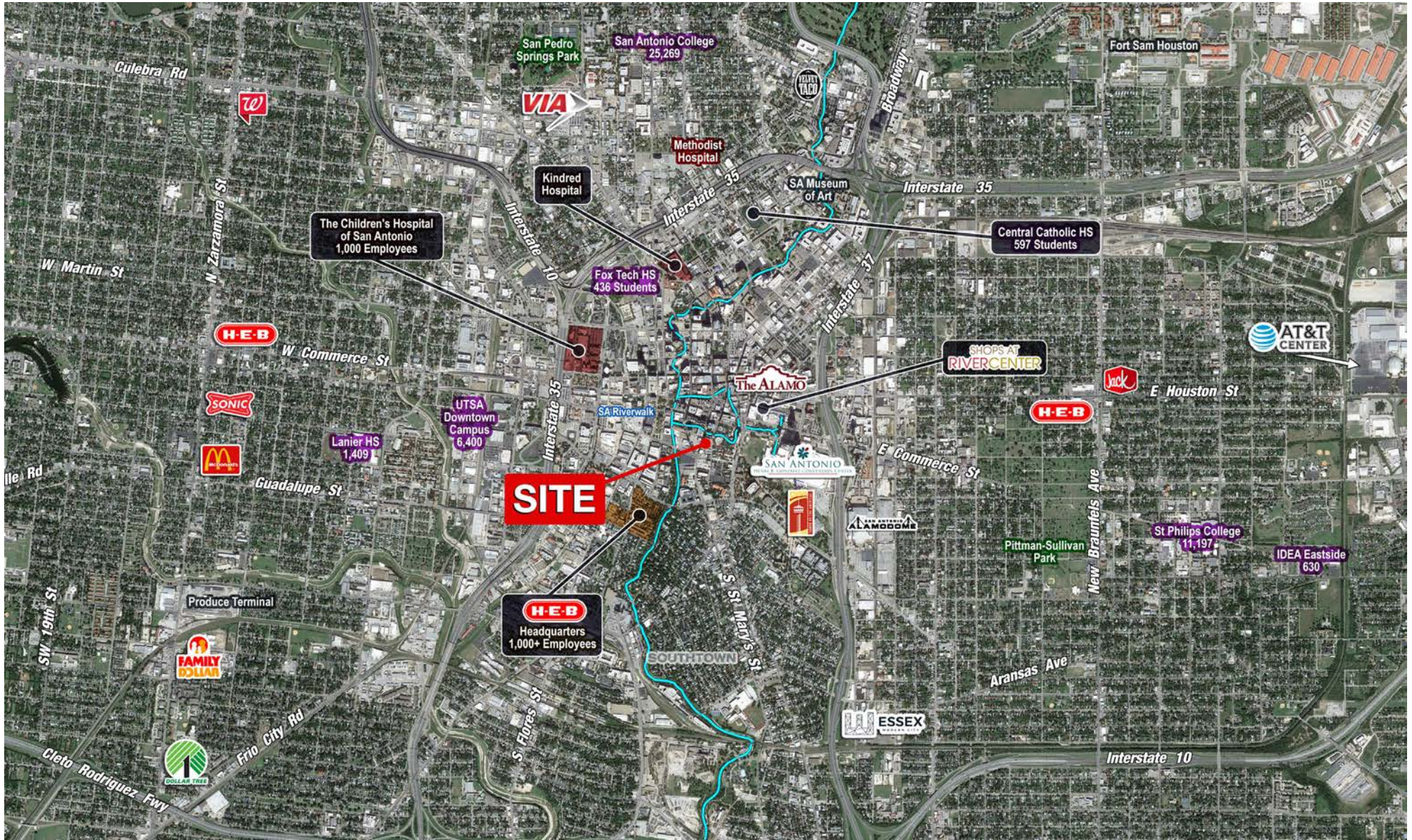
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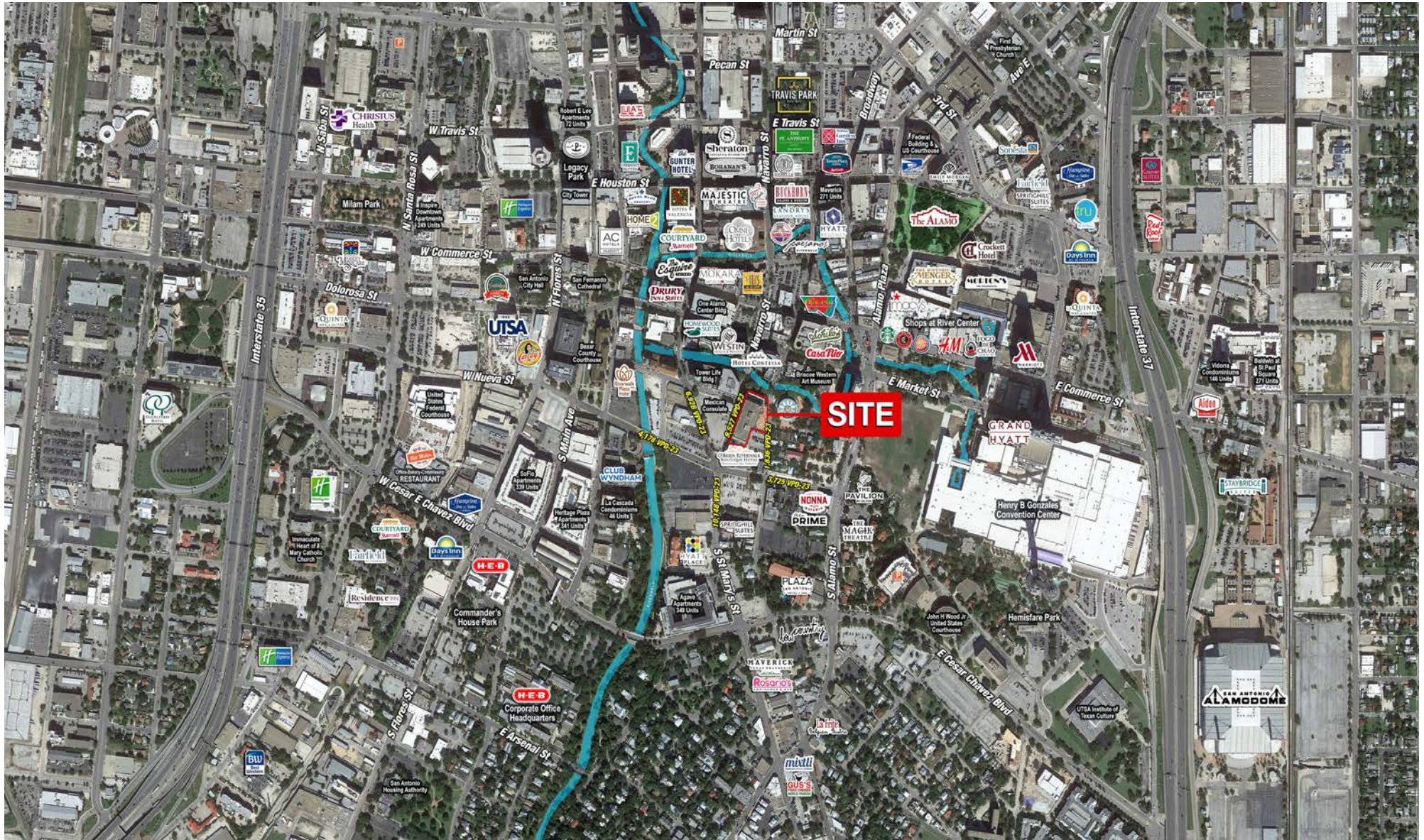
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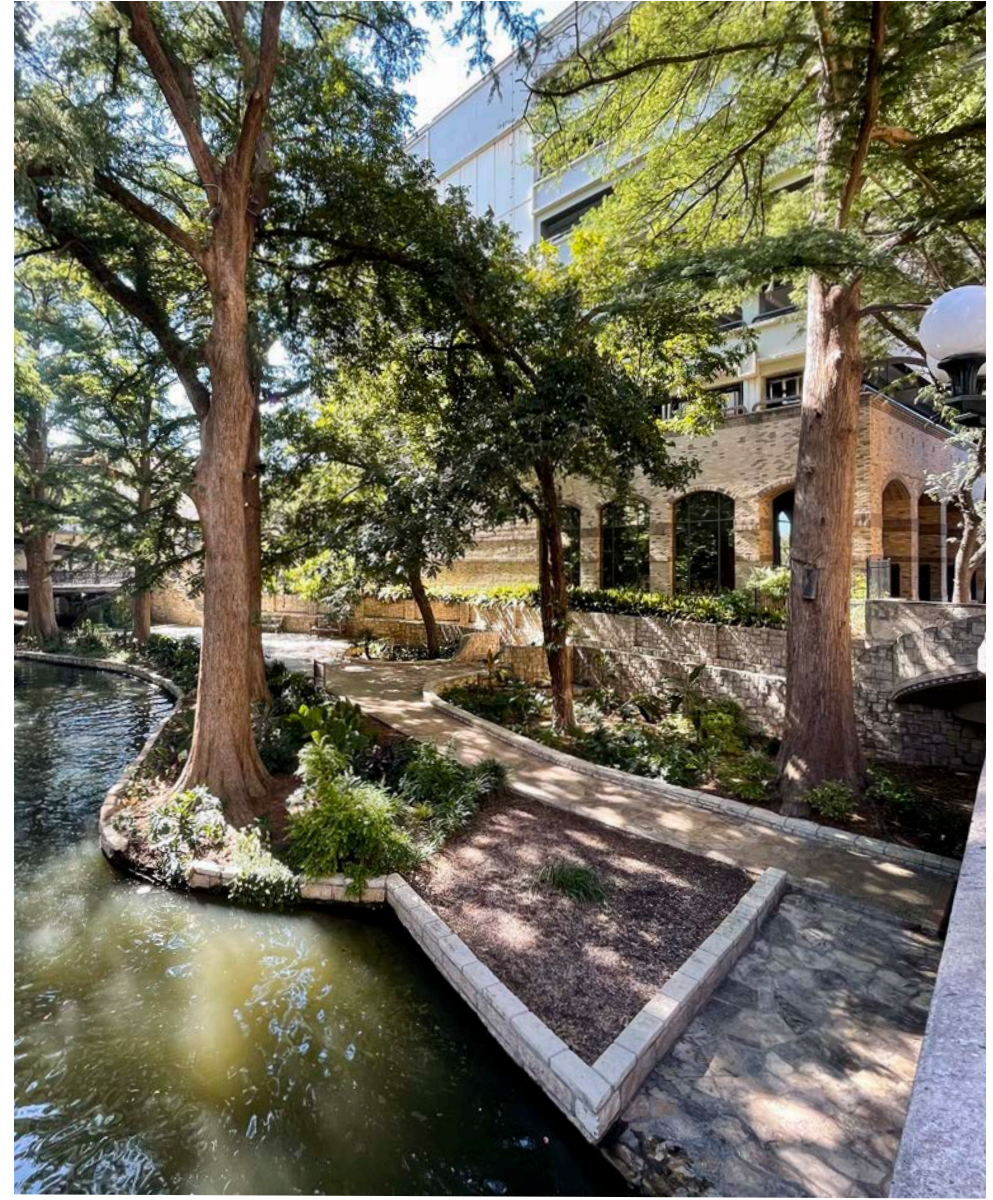
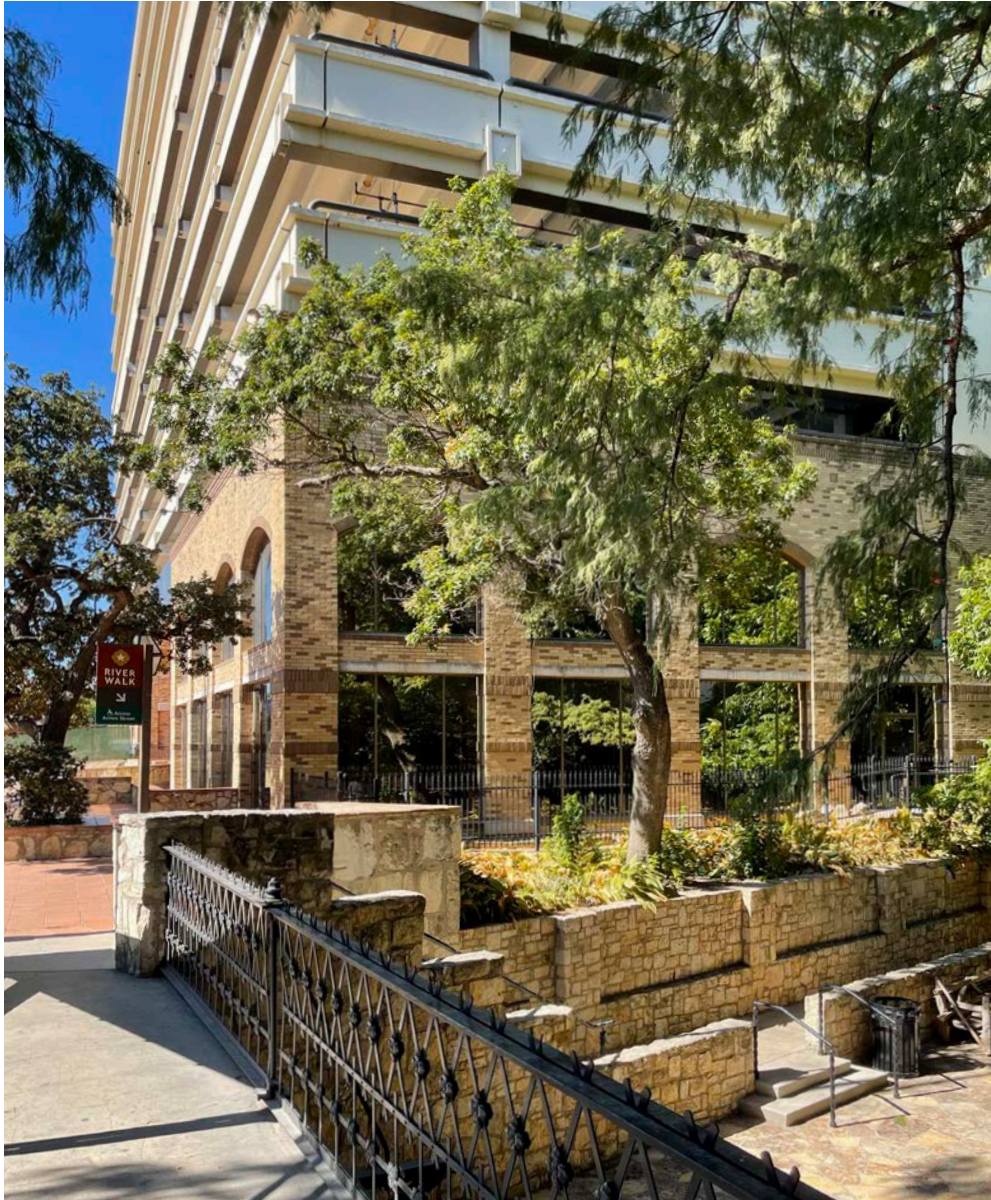
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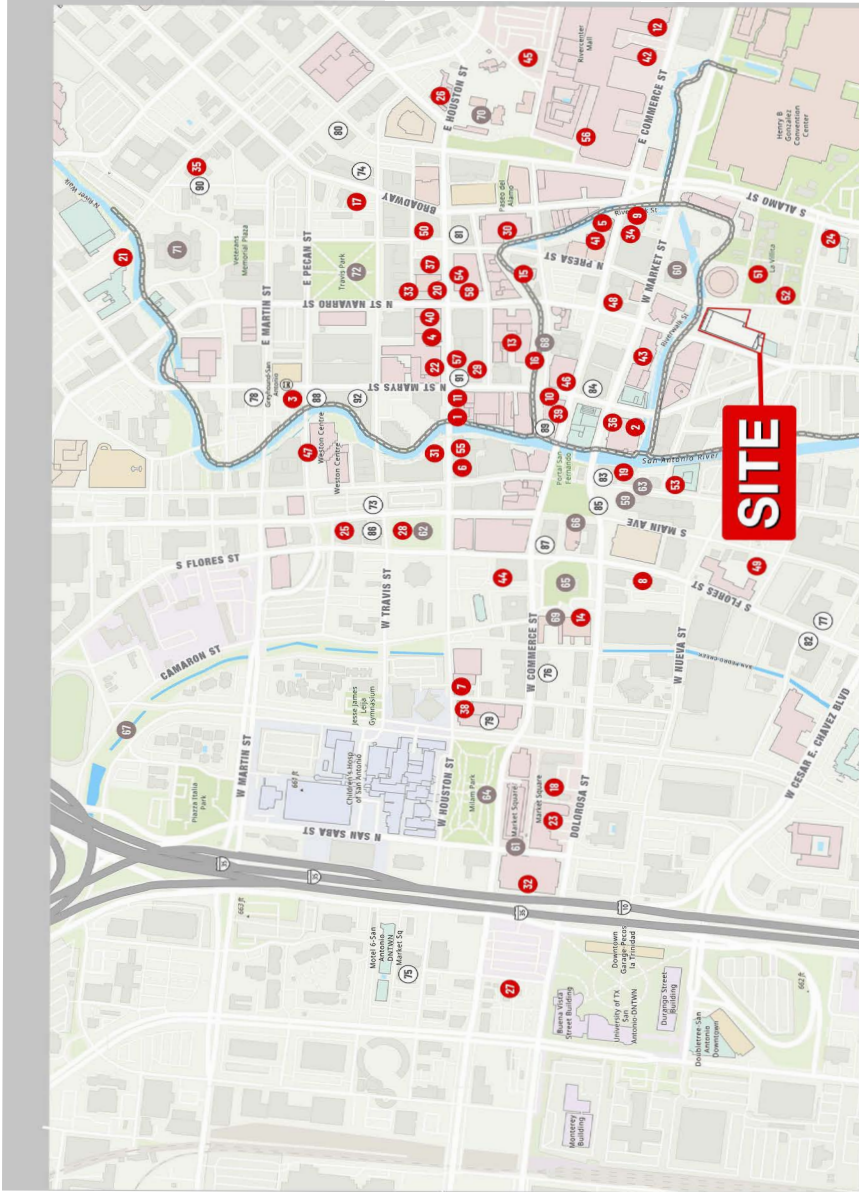
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## RESTAURANTS

1. Acenar Mexican Restaurant
2. Biga on the Banks
3. Bill Miller Bar-B-Q
4. Bohanan's
5. Boudro's on the Riverwalk
6. Bunz Handcrafted Burgers
7. Cafe Alameda
8. Candy's Old Fashion Burgers
9. Casa Rio
10. Domingo Restaurant
11. Dorrego's
12. Fogo de Choa
13. Four Brothers
14. Fratello's Centro Citta
15. Hard Rock Cafe
16. Iron Cactus
17. La Boulangerie
18. La Margarita
19. La Mexicana
20. La Panderia Bakery Cafe
21. Landrace
22. Market on Houston
23. Mi Tierra Cafe y Panaderia
24. NONNA Osteria
25. Oasis Cafe
26. Oro Restaurant & Bar
27. Pico de Gallo
28. Pinkerton's Barbecue
29. Poblanos on Houston
30. Q Kitchen Bar
31. Range
32. Rancho Grill & Tap
33. Rebellé
34. Schilo's German-Texas Restaurant
35. Stout's Signature

36. Sushi Zushi
37. Texas de Brazil
38. The Dandy
39. The Esquire Tavern
40. The Palm San Antonio
41. The Republic of Texas
42. Yard House
43. Zocca Cusine D'Italia

## COFFEE/CONVENIENCE

44. 7-Eleven
45. Alamo Plaza Coffee Shop & Bar
46. Big Aztec Corner Store
47. CommonWealth Coffee House & Bakery
48. CVS
49. Jacobs Bear Coffee Roastery
50. La Vida Coffee
51. La Villita Cafe
52. Mint Coffee Shop
53. Niche Coffee Co.
54. Revolucion Coffee + Juice
55. Royal Blue Grocery
56. Starbucks
57. Starbucks
58. Walgreens

## LANDMARKS

59. Bexar County Court House
60. Briscoe Western Art Museum
61. Historic Market Square
62. Legacy Park
63. Main Plaza
64. Milam Park
65. San Antonio City Hall

66. San Fernando Cathedral
67. San Pedro Creek Culture Park
68. Selena Bridge Riverwalk
69. Spanish Governor's Palace
70. The Alamo
71. Tobin Center for the Performing Arts
72. Travis Park

## MULTIFAMILY

73. 300 Main
74. Calcasieu Apartments
75. Cattleman Square Lofts
76. Continental Hotel Project
77. Encore SoFo
78. Flats on St Mary's
79. Inspire Downtown
80. Marie McGuire Apartments
81. Maverick Apartments
82. Milmo Lofts
83. Morrison Apartments
84. One Alamo Center
85. River Oaks
86. Robert E. Lee Apartments
87. Texas
88. The Exchange Building
89. The Floodgate Apartments
90. Toltec Apartments
91. Towers at The Majestic
92. Travis Building

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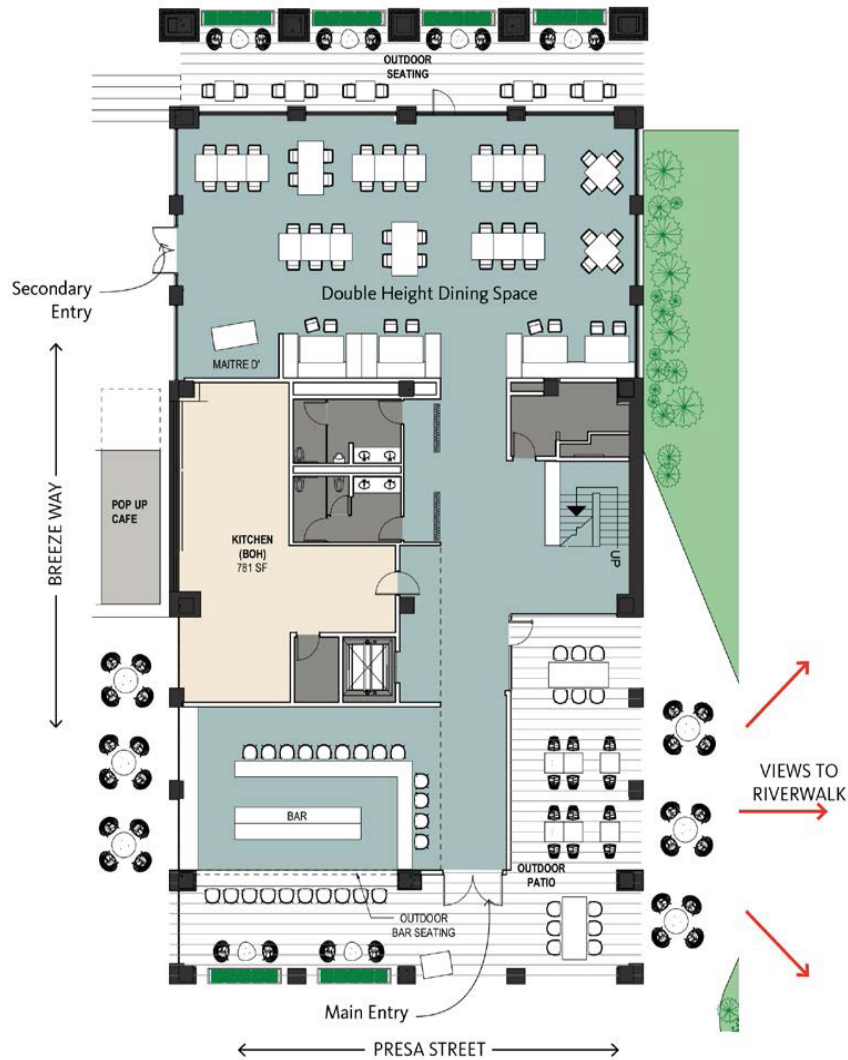


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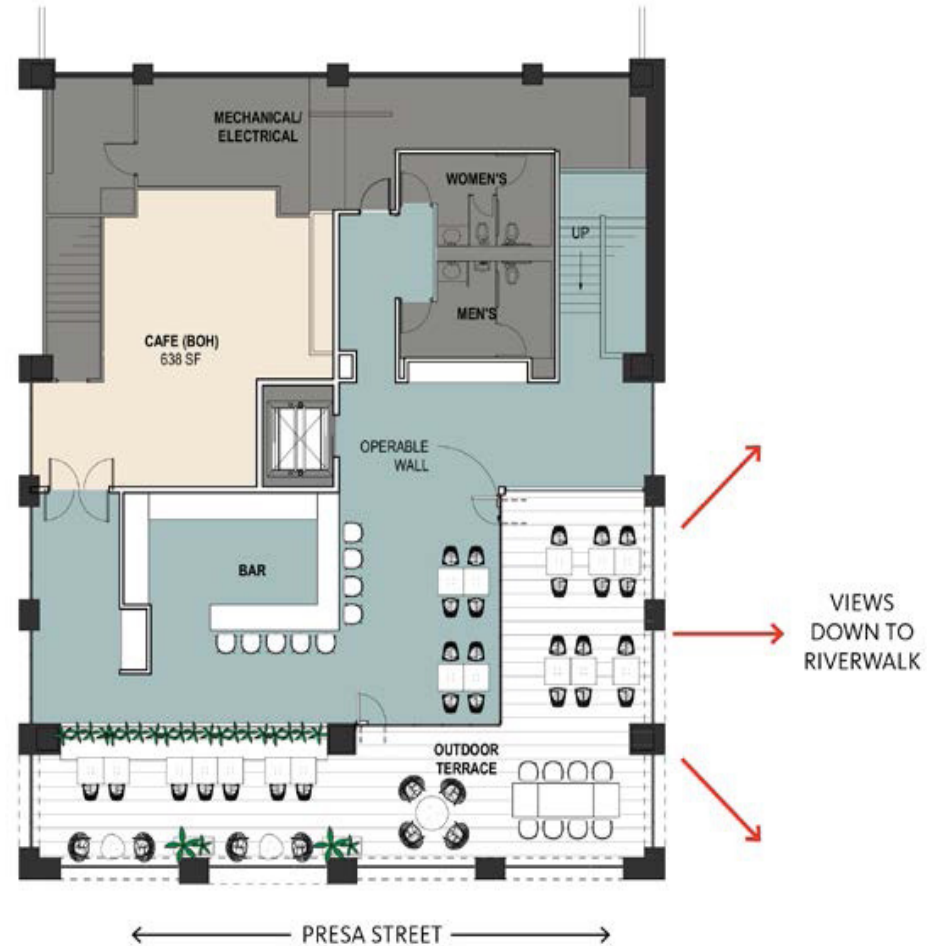
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CONCEPTUAL



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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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