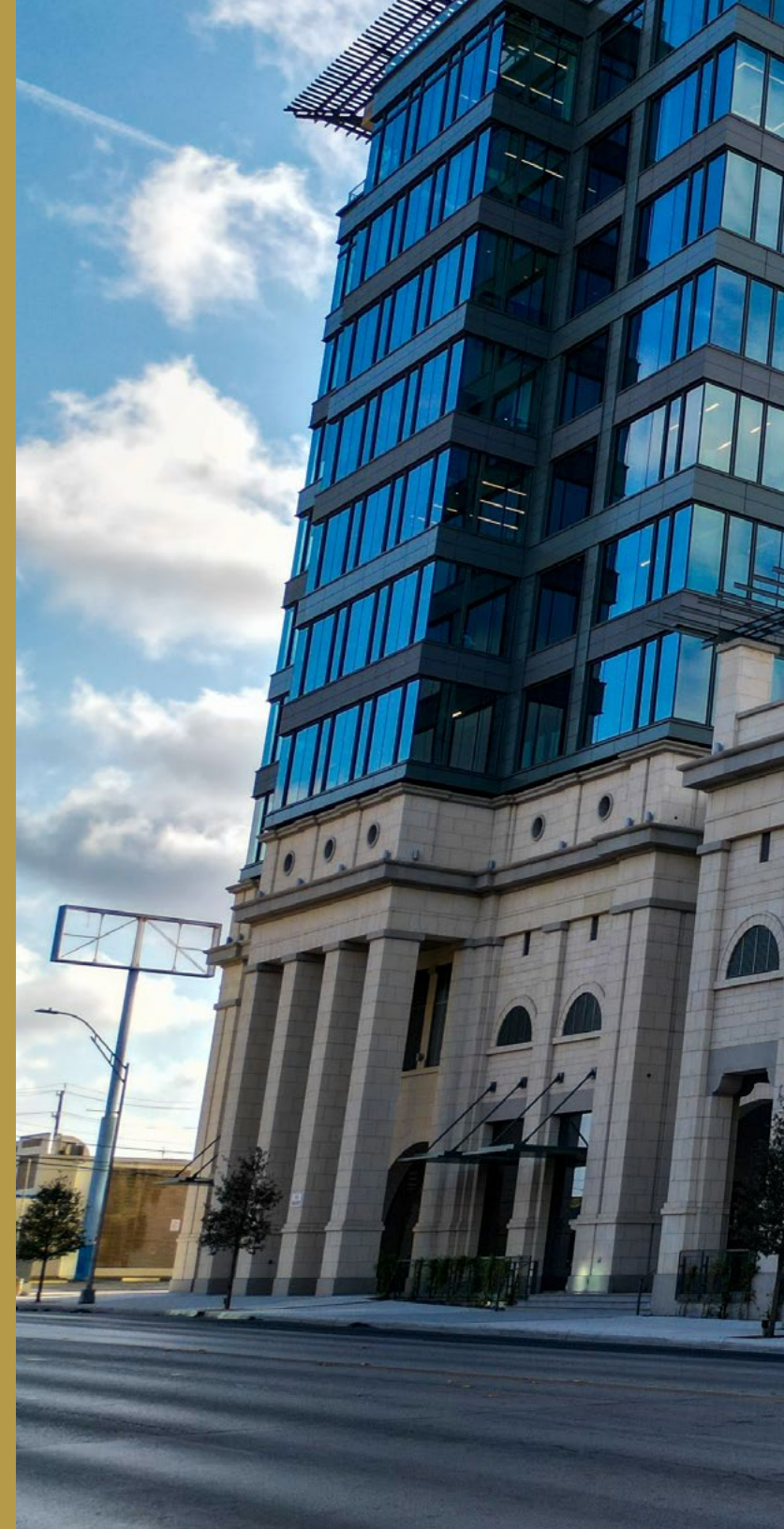




THE  
**JEFFERSON BUILDING**  
AT 1900 BROADWAY

SHOP cos.

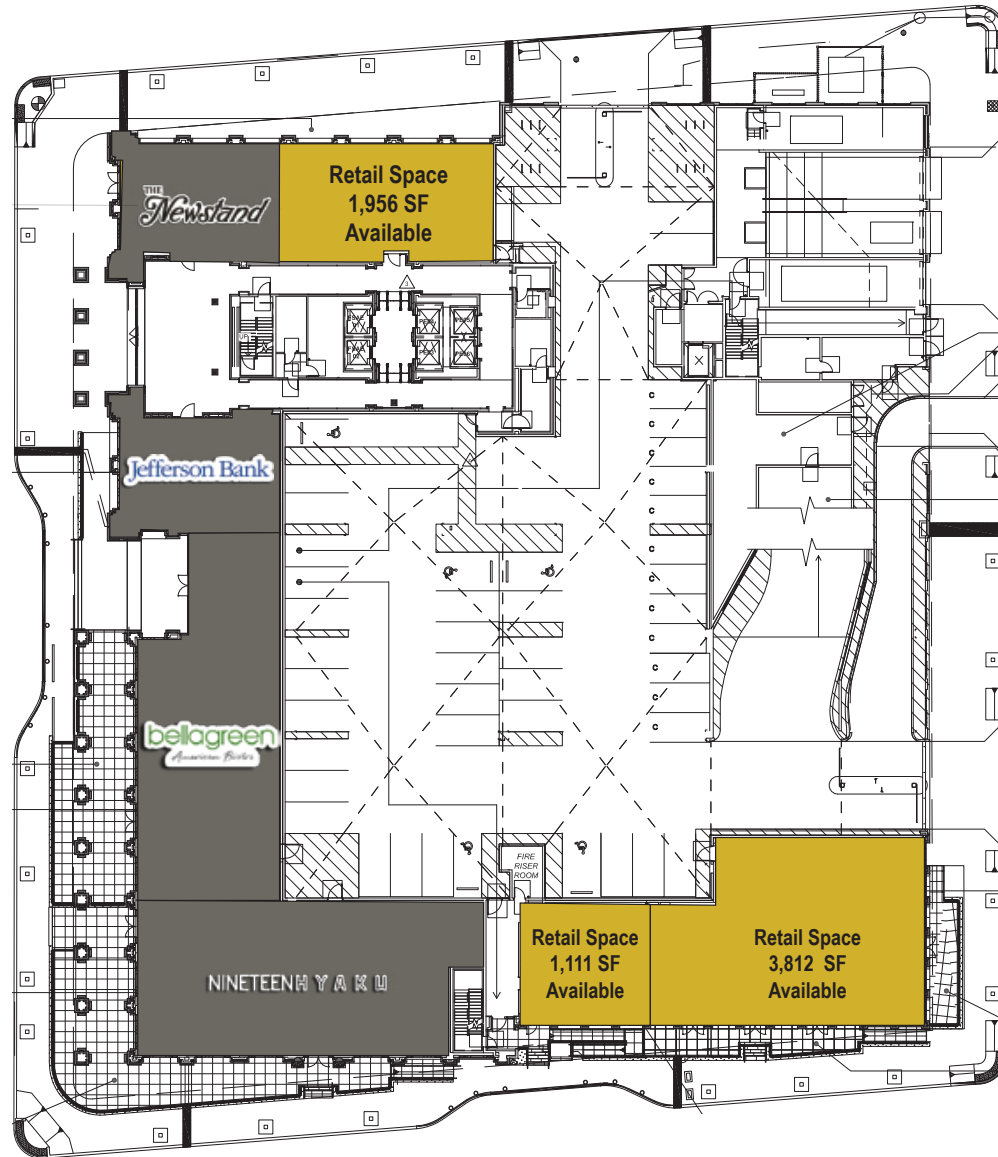
GROUND-LEVEL  
RETAIL OPPORTUNITY  
IN ONE OF THE MOST  
EXCITING RETAIL AND  
CULTURAL AREAS IN  
SAN ANTONIO







# SITE PLAN



# DRONE PHOTOGRAPHY





# IN THE AREA



230,000 SF, 13-Story office development with 18,000 SF ground floor retail



Across the street from The Pearl, mixed-use project



Significant and growing daytime and residential population



Highly walkable location:

- 80+ retail shops & restaurants
- 1,500+ residential units
- Multiple hotels
- Convenient access via HWY 281 and Broadway Street



Drive Times:

- |                        |       |                 |
|------------------------|-------|-----------------|
| • Terrell Hills:       | 4 min | \$222K Avg. HHI |
| • Alamo Heights:       | 5 min | \$234K Avg. HHI |
| • Olmos Park:          | 6 min | \$223K Avg. HHI |
| • Trinity University:  | 5 Min | 2,531 Students  |
| • San Antonio Airport: | 7 min |                 |

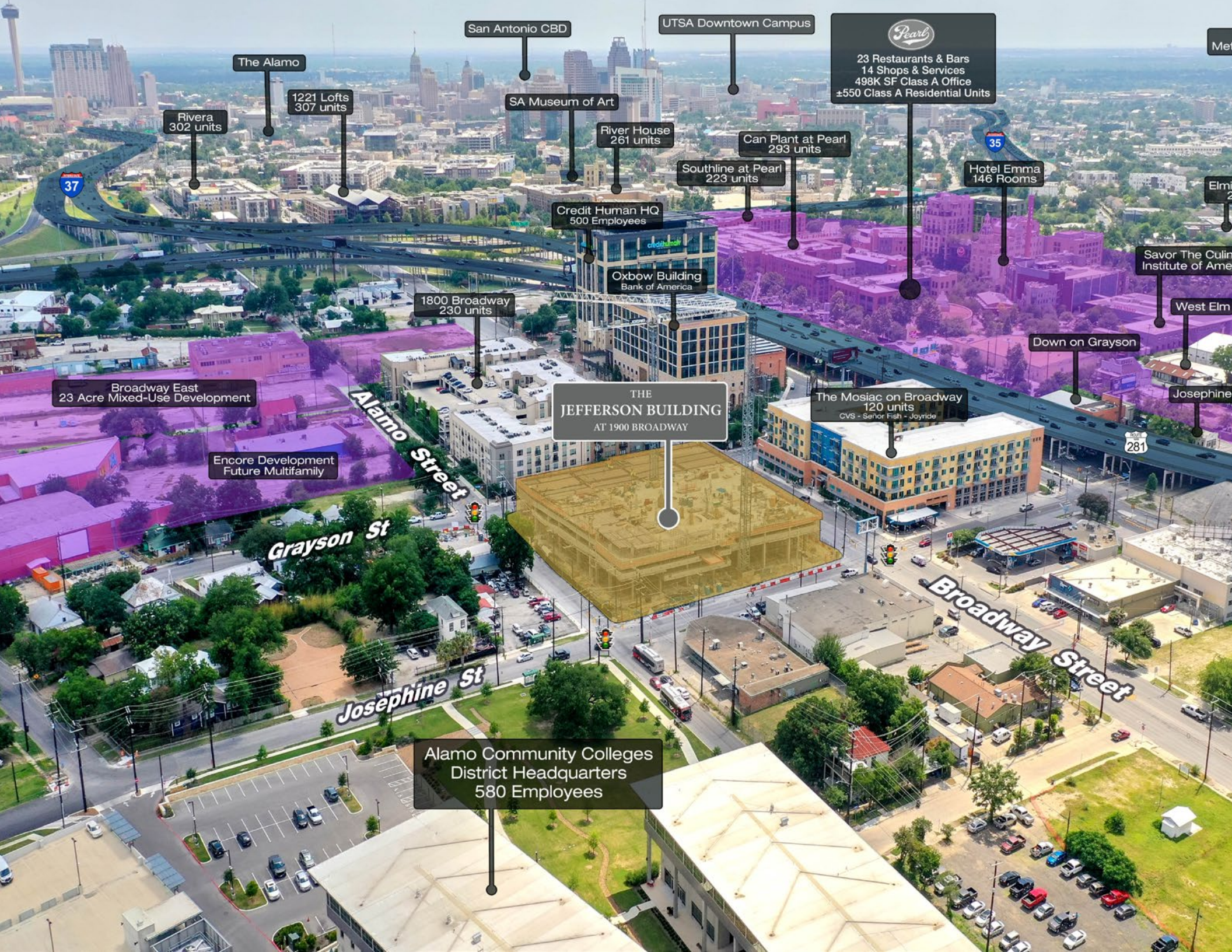


Area Amenities:

- Rooftop Bar
- Pearl Brewery
- Pearl Farmer's Market
- San Antonio Museum of Art
- San Antonio River Walk
- Downtown San Antonio







San Antonio CBD

UTSA Downtown Campus



23 Restaurants & Bars  
14 Shops & Services  
498K SF Class A Office  
±550 Class A Residential Units

The Alamo

1221 Lofts  
307 units

Rivera  
302 units

SA Museum of Art

River House  
261 units

Can Plant at Pearl  
293 units

Southline at Pearl  
223 units

Hotel Emma  
146 Rooms

Credit Human HQ  
500 Employees

Oxbow Building  
Bank of America

Savor The Culinary  
Institute of America

1800 Broadway  
230 units

West Elm

Down on Grayson

Broadway East  
23 Acre Mixed-Use Development

THE  
JEFFERSON BUILDING  
AT 1900 BROADWAY

The Mosaic on Broadway  
120 units  
CVS - Señor Fish - Joyride

Josephine

Encore Development  
Future Multifamily

Alamo Street

Grayson St

Josephine St

Broadway Street

Alamo Community Colleges  
District Headquarters  
580 Employees



SOUTH VIEW



# BROADWAY CULTURAL CORRIDOR REDEVELOPMENT

The multi-million-dollar redevelopment of Broadway extends from E. Houston St. to E. Hildebrand Ave. with the aim of creating a thoroughfare that considers the needs of public transit, motor vehicles, bicyclists, and pedestrians.

Some of the features will include:

WIDENED SIDEWALKS | CURBS | BICYCLE AMENITIES |  
LIGHTING | DESIGNATED AREAS FOR RIDESHARE & TAXI



NORTH VIEW

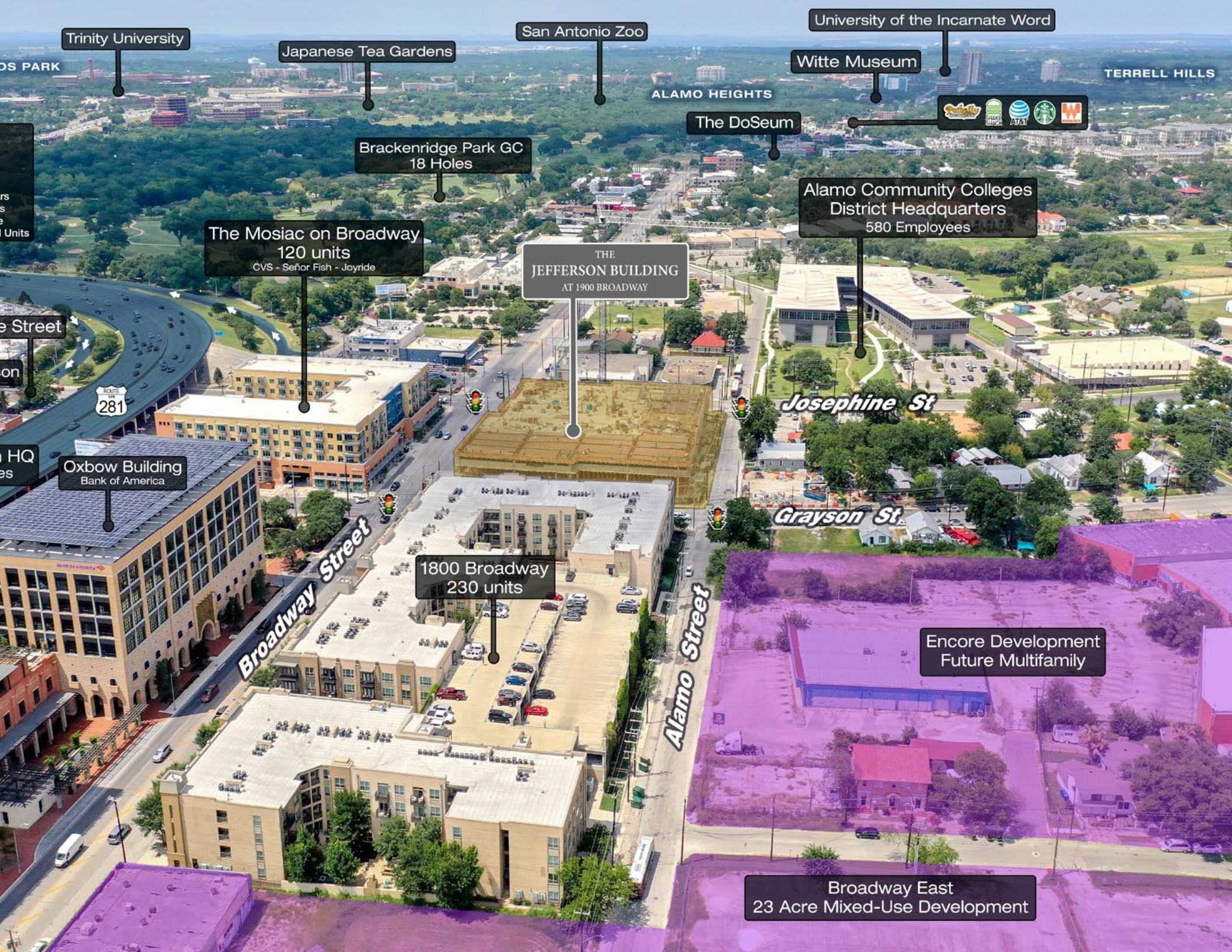


Hotel Emma  
23 Restaurants & Bars  
14 Shops & Services  
498K Class A Office  
±550 Class A Residential

Josephine

Down on Grays

Credit Human  
500 Employees



Trinity University

Japanese Tea Gardens

San Antonio Zoo

University of the Incarnate Word

OS PARK

Witte Museum

ALAMO HEIGHTS

TERRELL HILLS



The DoSeum

Brackenridge Park GC  
18 Holes

Alamo Community Colleges  
District Headquarters  
580 Employees

The Mosiac on Broadway  
120 units  
CVS - Señor Fish - Joyride

THE JEFFERSON BUILDING  
AT 1900 BROADWAY

e Street



Josephine St

HQ

Oxbox Building  
Bank of America

Grayson St

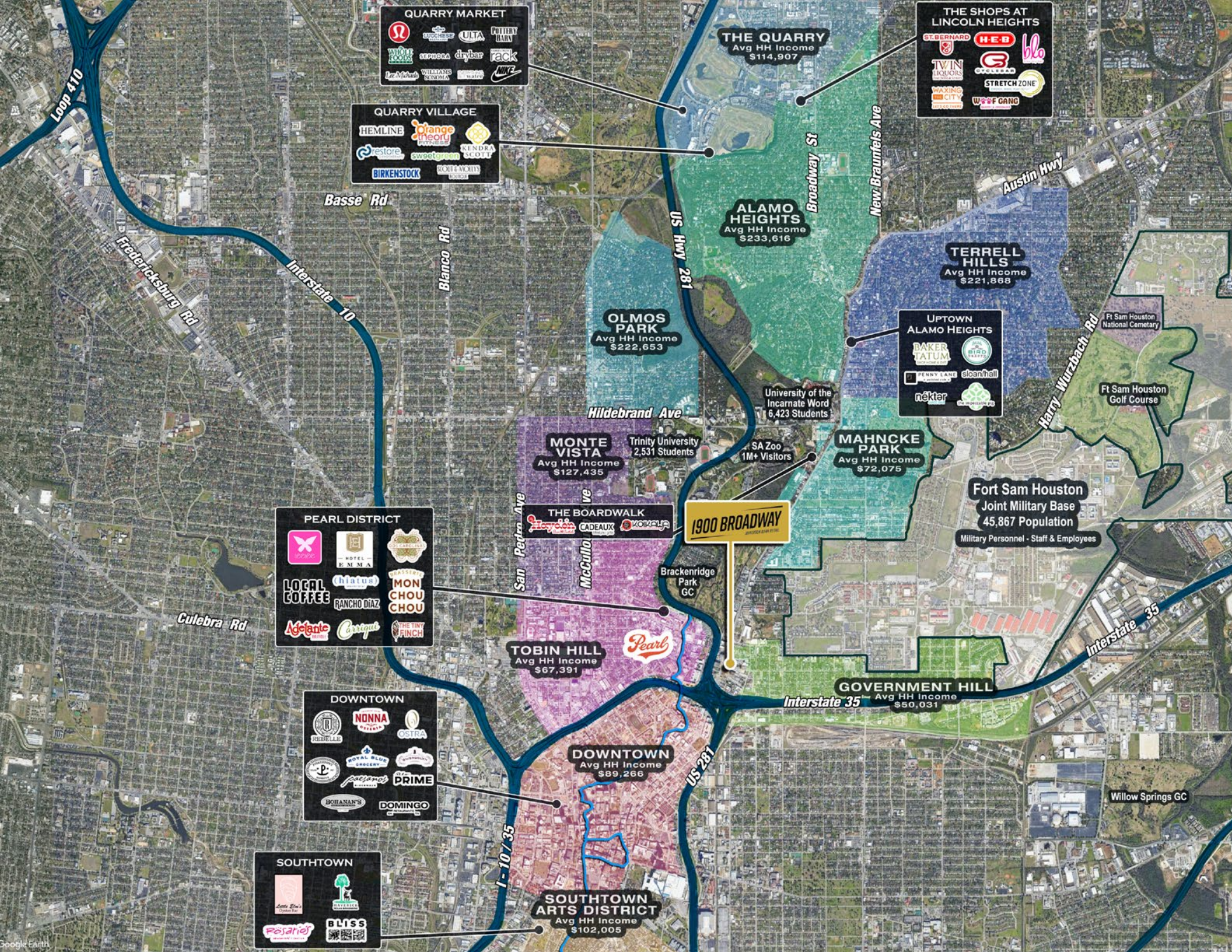
Broadway Street

1800 Broadway  
230 units

Alamo Street

Encore Development  
Future Multifamily

Broadway East  
23 Acre Mixed-Use Development



**QUARRY MARKET**

- Omega
- Wool World
- Williams Sonoma
- Ulta
- Pottery Barn
- drybar
- Rack
- Nike

**QUARRY VILLAGE**

- Hemline
- Orange Theory Fitness
- Restore
- Sweetgreen
- Birkenstock
- Sandra Scott
- Southbound

**THE SHOPS AT LINCOLN HEIGHTS**

- St Bernard
- HEB
- ble
- Twin Liquors
- CVS
- Stretch Zone
- Waxing City
- Wolf Gang

**THE QUARRY**  
Avg HH Income \$114,907

**ALAMO HEIGHTS**  
Avg HH Income \$233,616

**TERRELL HILLS**  
Avg HH Income \$221,868

**OLMOS PARK**  
Avg HH Income \$222,653

**UPTOWN ALAMO HEIGHTS**

- Baker Tatum
- Bird Milk
- Benny Lane
- cleanhall
- nektar

**MAHNCKE PARK**  
Avg HH Income \$72,075

**MONTE VISTA**  
Avg HH Income \$127,435

Trinity University  
2,531 Students

University of the Incarnate Word  
6,423 Students

SA Zoo  
1M+ Visitors

**THE BOARDWALK**

- Hotels.com
- Cadeaux
- Kozzella

**1900 BROADWAY**

**PEARL DISTRICT**

- Local Coffee
- Hotel Emma
- Chiatos
- Mon Chou Chou
- Agelante
- Carrique
- The Tiny Finch

**TOBIN HILL**  
Avg HH Income \$67,391

*Pearl*

**GOVERNMENT HILL**  
Avg HH Income \$50,031

**DOWNTOWN**

- Rebelle
- Nonna
- Ostra
- Royal Blue
- Prime
- Domingo

**DOWNTOWN**  
Avg HH Income \$89,266

**SOUTHTOWN**

- Pasaria
- Bliss

**SOUTHTOWN ARTS DISTRICT**  
Avg HH Income \$102,005



# DEMOGRAPHICS

	3 MILE	5 MILE
POPULATION	109,806	320,375
DAYTIME POPULATION	221,484	435,731
HOUSEHOLDS	43,698	122,022

IDEAL  
LOCATION  
IN ONE  
OF THE  
FASTEST  
GROWING  
METROS



**DOWN ON GRAYSON**

Modern-American restaurant serving a mixture of classic and contemporary dishes in a fresh and fun atmosphere.



**SOUTHERLEIGH HOSPITALITY**

An independent fully integrated restaurant and hospitality company, owning and managing various restaurants and food concepts.



**BEST QUALITY DAUGHTER**

Best Quality Daughter is an Asian American restaurant concept by Chefs Jennifer Dobbertin and Quealy Watson at the Historic Pearl.



**BRASSERIE MON CHOU CHOU**

Stylish, vintage-inspired brasserie featuring an all-day menu of traditional French comfort food.



**LA GLORIA PEARL**

A menu of Mexican street foods is found at this vibrant cantina with outdoor seating & scenic views.



**SAM'S BURGER JOINT**

Sam's Burger Joint and Music Hall is known to both artists and appreciative fans alike as the best music room in San Antonio.



**DOS CAROLINAS**

Dos Carolinas is the source for custom made guayaberas in all natural fabrics with special handmade details.



**HIGH STREET WINE**

Guests can enjoy a highly-curated selection of wine, beer and ciders from around the world.



**VELVET TACO**

One-of-a-kind taco concept serving premium food in a unique & funky fast-casual setting.



**CURED**

Buzzy, rustic-chic restaurant serving charcuterie-focused New American cuisine & craft cocktails.



**SUPPER AT HOTEL EMMA**

Straightforward and creative, guided by flavor, what's in season, and what feels good at a table shared by friends.



**WEST ELM**

Design to do better—for the earth, our communities and you. Today, 60% of our product sales support at least one of our sustainability initiatives, and we're doing more every day.

**NEIGHBORHOOD VIBE**





**Pearl**  
23 Restaurants & Bars  
14 Shops & Services  
498K SF Class A Office  
±550 Class A Residential Units

**Credit Human HQ**  
500 Employees

**Oxbow Building**  
Bank of America

**1800 Broadway**  
230 units

**THE JEFFERSON BUILDING**  
AT 1900 BROADWAY

**The Mosaic on Broadway**  
120 units  
CVS - Señor Fish - Joyride

Down on Grayson

West Elm

Josephine Street

Velvet Taco

**US Hwy 281**

**Grayson St**

**Josephine St**

**281**

**St**

**Grayson St**

**Josephine St**

**Broadway Rd**

# NINETEEN HYAKU





# THE NEWSTAND COFFEE AND SANDWICHES



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SHOP<sup>COS.</sup>

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**210-985-7323 (OFFICE)**

*Zach Fregosi*

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