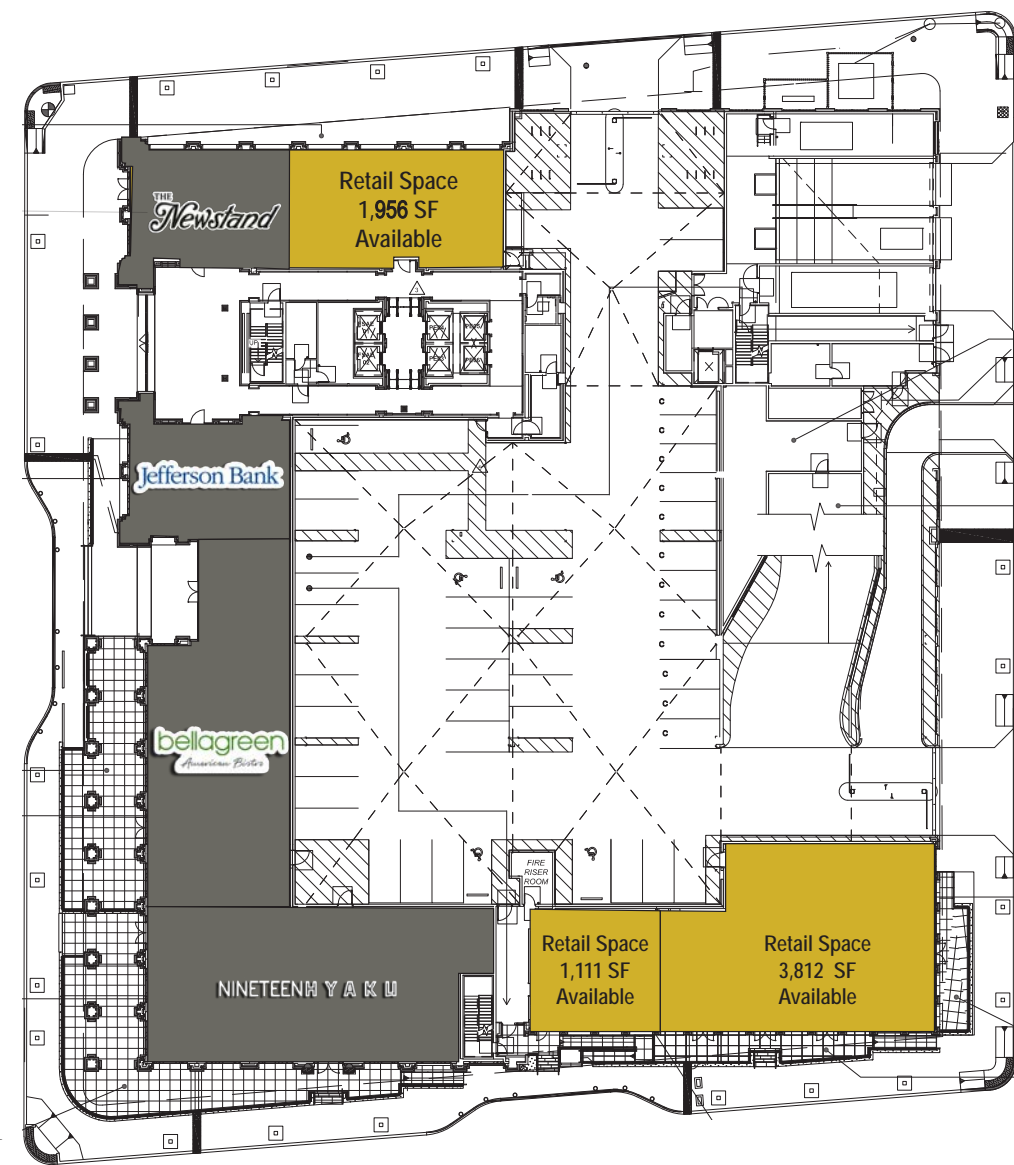




THE
JEFFERSON BUILDING
AT 1900 BROADWAY

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







230,000 SF, 13-STORY OFFICE DEVELOPMENT WITH 18,000 SF GROUND FLOOR RETAIL.
DELIVERING DECEMBER 2022



ACROSS THE STREET FROM THE PEARL BREWERY
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 OR BROADWAY ST



DRIVE TIMES:

- TERRELL HILLS: 4 MIN
- ALAMO HEIGHTS: 5 MIN
- OLMOS PARK: 6 MIN
- TRINITY UNIVERSITY: 5 MIN (2,506 STUDENTS)
- SAN ANTONIO AIRPORT: 7 MIN

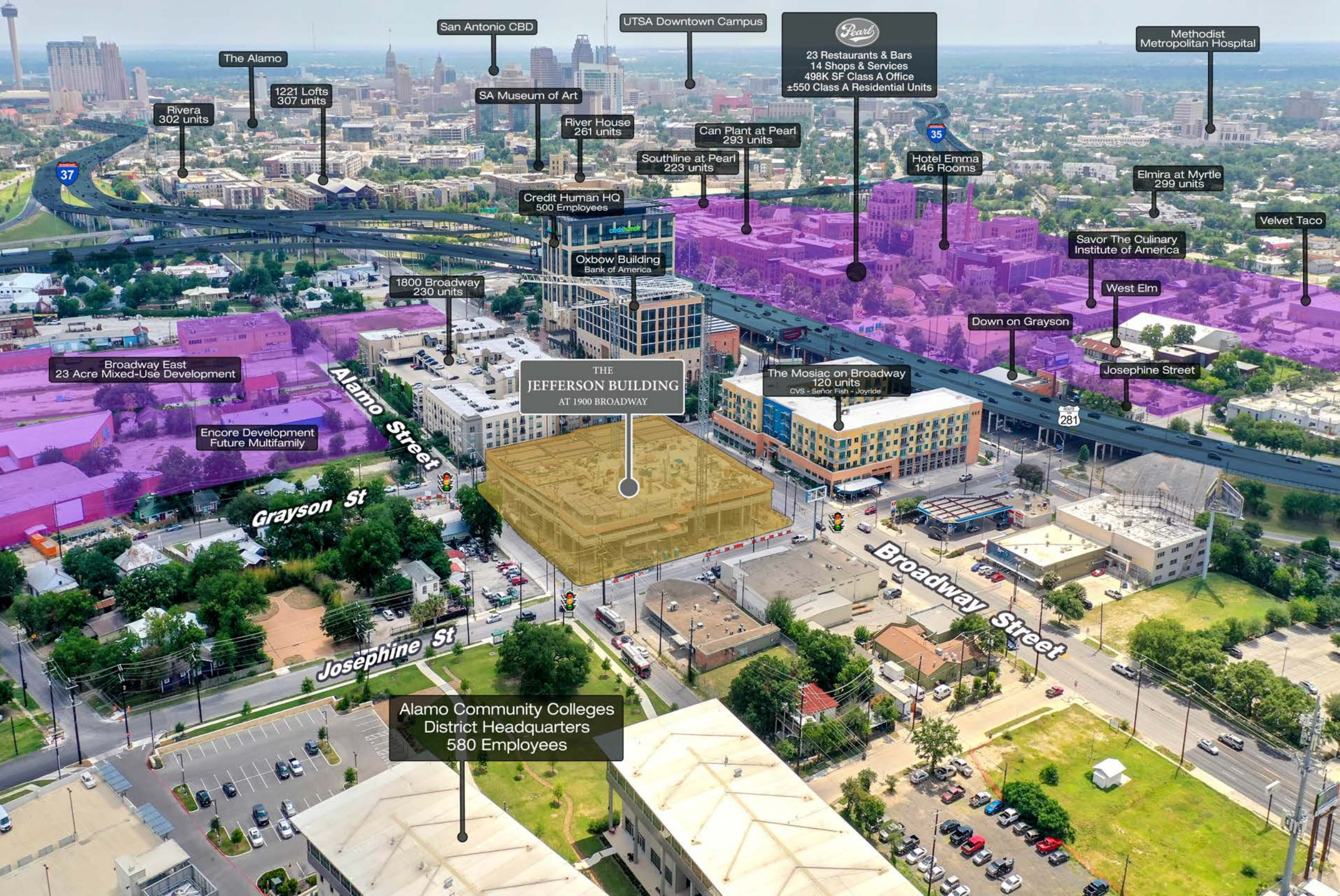
AVERAGE HH INCOME:

- \$175 K
- \$178 K
- \$177 K

AREA AMENITIES

- ROOFTOP BAR
- PEARL BREWERY
- PEARL FARMER'S MARKET
- SAN ANTONIO MUSEUM OF ART
- SAN ANTONIO RIVER WALK
- DOWNTOWN SAN ANTONIO





SOUTH VIEW



BROADWAY CULTURAL CORRIDOR REDEVELOPMENT

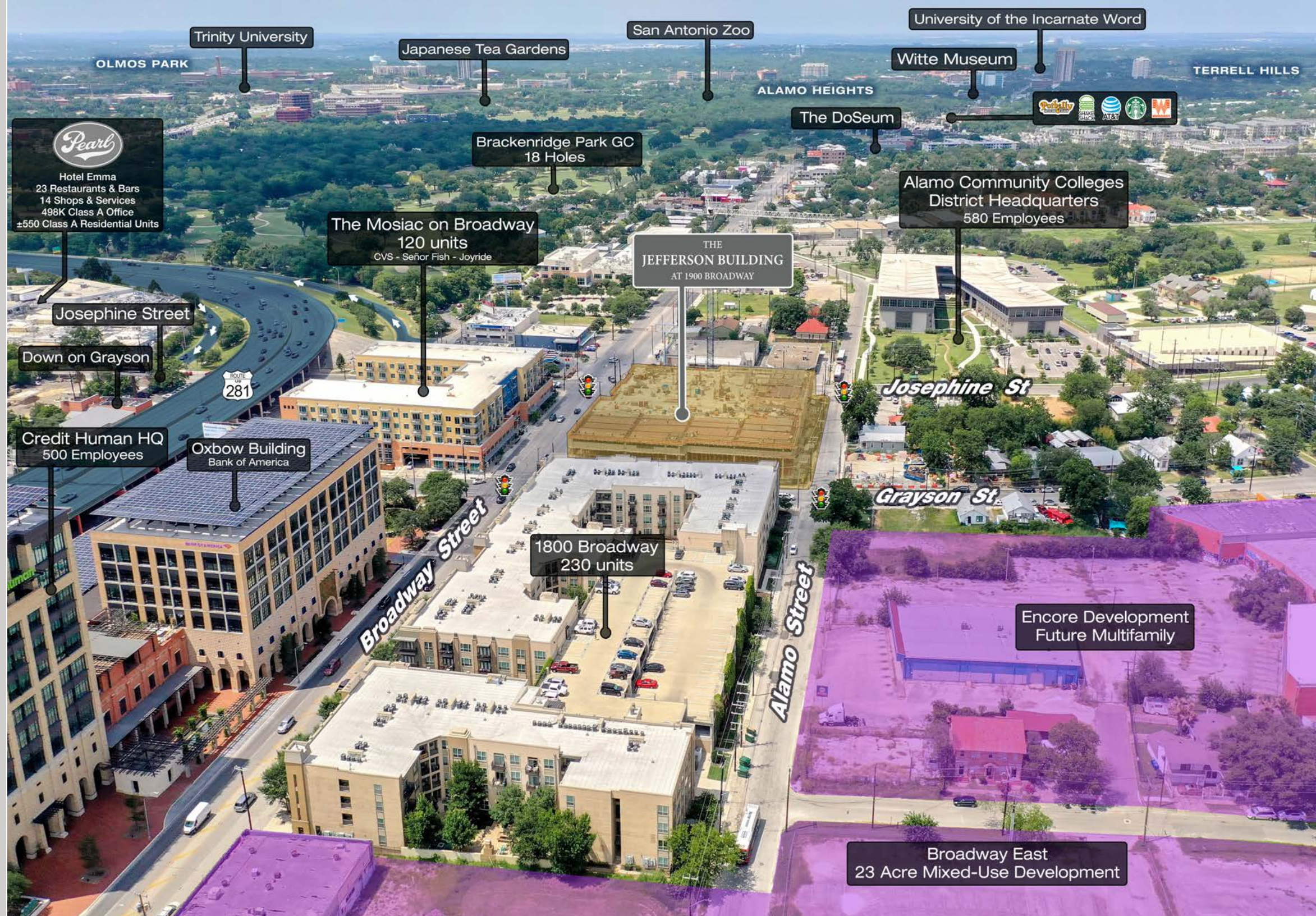
The multi-million-dollar redevelopment of Broadway extends from E. Houston St. to E. Hildebrand Ave. with the aim of creating a thoroughfare that considers the needs of public transit, motor vehicles, bicyclists, and pedestrians.

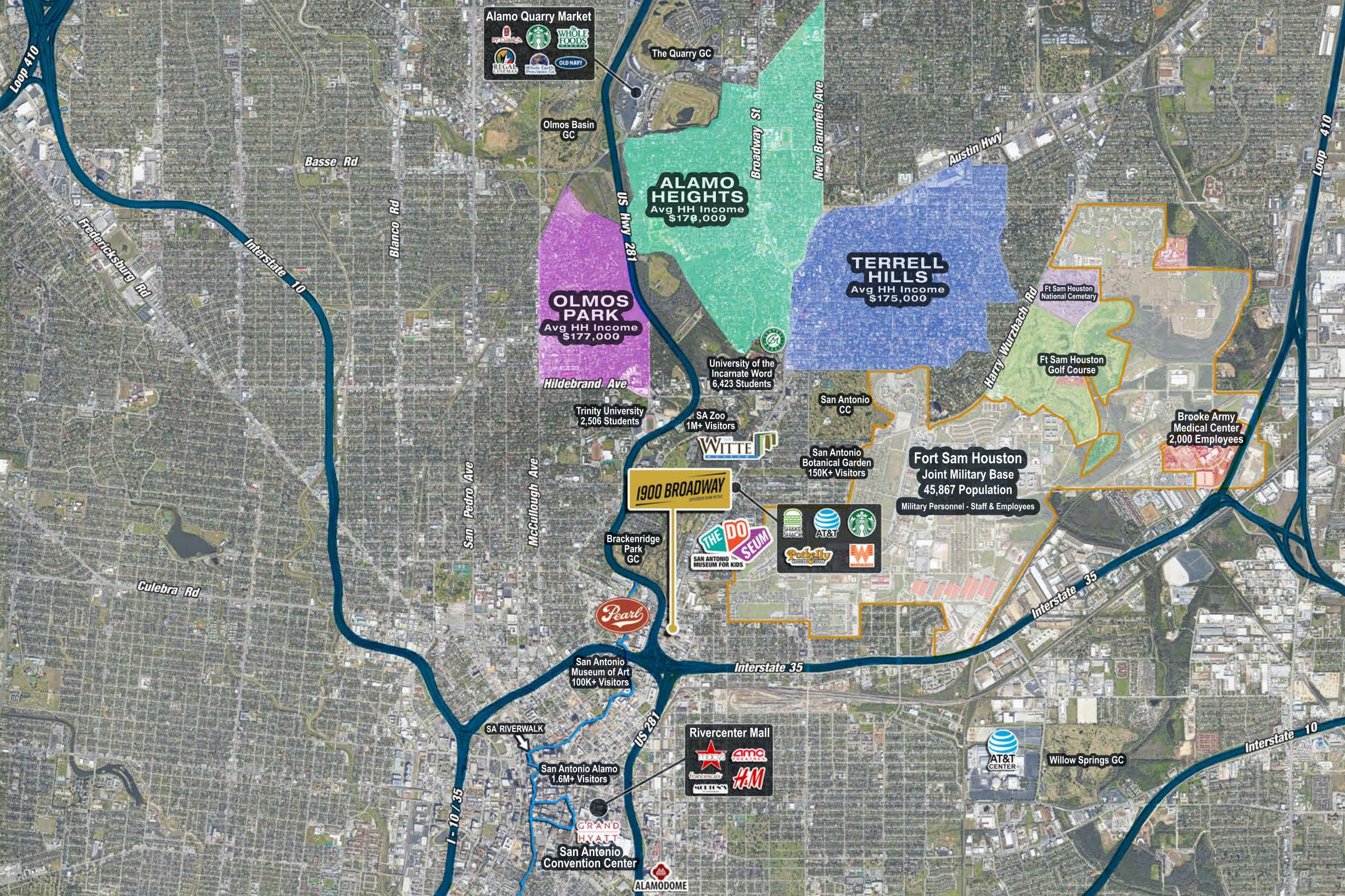
Some of the features will include:

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



NORTH VIEW





DEMOGRAPHICS

| | 3 MILE | 5 MILE |
|--------------------|---------|---------|
| POPULATION | 123,649 | 352,714 |
| DAYTIME POPULATION | 178,507 | 402,951 |
| HOUSEHOLDS | 44,035 | 124,667 |

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.



SAMS 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
In an environment focused on comfort and hospitality, guests can enjoy a highly-curated selection of wine, beer and ciders from around



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

Broadway East
23 Acre Mixed-Use Development

1800 Broadway
230 units

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

THE JEFFERSON BUILDING
AT 1900 BROADWAY

Encore Development
Future Multifamily



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