

THE SOTO

A NATURAL PLACE TO WORK

SHOP cos.


BROADWAY
STREET TX

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ABOUT

PROJECT SCOPE

The Soto Project is centered in the dynamic River North district, San Antonio's most progressive submarket. Home to over 2,000 newly constructed multi-family residential units, several well occupied office projects, and a variety of one-of-a-kind amenities, including the San Antonio Riverwalk, the San Antonio Museum of Art, and the Tobin Center for the Performing Arts, River North attracts those who seek an authentic and active lifestyle.

Businesses that locate here will experience a true urban neighborhood. So, come where you can meet for breakfast and coffee, stroll the river during lunch, or enjoy evening entertainment with your friends and family. The Soto is at the heart of it all.

SPACE

5,500 SF + large patios (will divide)

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	14,037	138,630	367,549
Avg. HH Income	\$74,446	\$58,649	\$60,563
Total Housing Units	6,202	48,980	127,511
Daytime Population	58,177	188,644	402,821
Medium Home Value	\$316,899	\$150,822	\$131,723

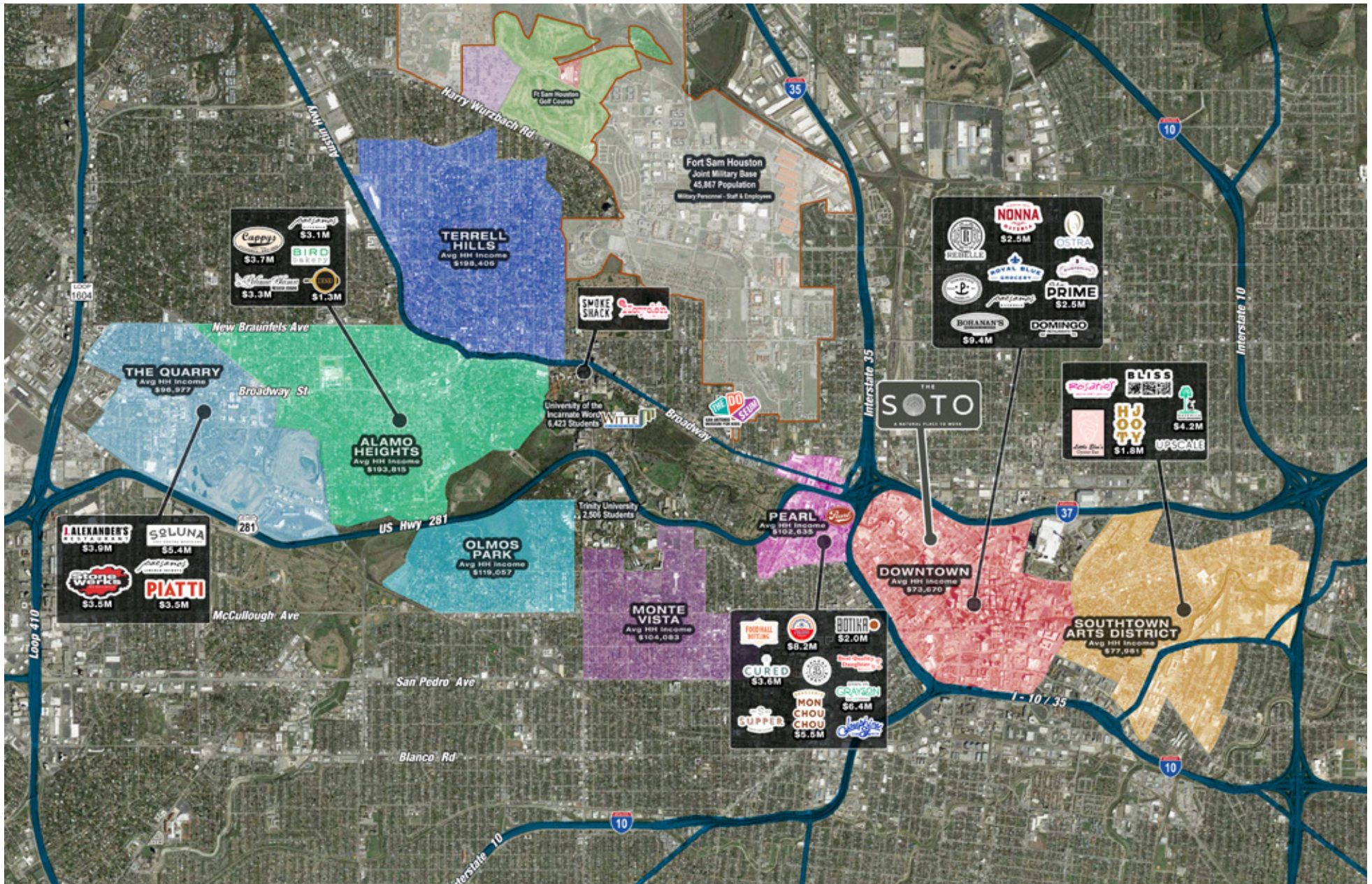
DETAILS

- Centrally located in the dynamic River North District on coveted Broadway between Pearl and downtown
- Easy regional access to/from HWY 281 and I-35
- Easy access to the Riverwalk and its trail system (connecting Pearl and downtown).
- Within walking distance from San Antonio's newest and most appealing apartment communities
- Anchored by The SOTO, a 90% leased, 6-story Class A office building, Make Ready Market (food hall), Mila Coffee and Idle Brewing

NEARBY



MACRO AERIAL



ZOOM AERIAL



SITE AERIAL



OBLIQUE VIEW



NEIGHBORHOOD VIBE & RESTAURANTS



MAKE READY MARKET

Thoughtfully curated Food Hall featuring 7 unique restaurant concepts sharing a courtyard with The Soto.



ELSEWHERE BEER GARDEN

Popular riverside beer garden in a leafy setting, plus porch swings & classic comfort food.



DOWN ON GRAYSON

A stylish destination serving American plates in a rustic-chic dining room & on a chill patio.



MILA COFFEE

Specialty coffee shop serving the River North neighborhoods on the same block as The Soto.



HOT JOY

Relocating from Southtown, this restaurant is known for eclectic, colorful decor and creative Asian dishes & cocktails.



IDLE BEER HALL & BREWERY

The neighborhood's gathering place located in a repurposed historic building sharing a courtyard with The Soto.



SHIRO'S JAPANESE BISTRO

Down-to-earth restaurant specializing in Japanese cuisine, including sushi & teriyaki plates.



TRE TRATTORIA

Trendy Italian eatery serving pasta, pizzas & family-style mains in airy digs with a patio & bar.

MAKE READY MARKET



MILA COFFEE



IDLE BEER HALL & BREWERY



THE SOTO



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BROADWAY^{LI}



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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