

BESA

BROADWAY EAST
SAN ANTONIO

A place of *more.*

SHOP ^{COS.}



Coming soon at the gateway to San Antonio's Pearl District, BESA will deliver more to savor, more to explore, and more to love.

This will be a place filled with culture, reimagining and reinterpreting the city's rich architectural heritage. A place to discover culinary and shopping experiences from the best national and global brands.

BESA will offer something different on every visit, with engaging details and intimate outdoor spaces. Bridging the gap between San Antonio's storied past and bright future, BESA is a place of more.



At full build-out, the 15-acre BESA district will ultimately include a curated collection of retail, food-and-beverage, hotel, and residential destinations. Our first retail phase will embrace Broadway Street and extend Pearl Parkway, connecting it to the heart of one of San Antonio's most beloved destinations.

BESA facade design conceptual sketch by KPF Architects

San Antonio, a place of *more*.

\$460 million planned for the redevelopment of the Alamo Plaza,
the leading tourist destination in Texas

Best city for young grads. – *Forbes*

7th most populous city in the U.S.

Home to 14 colleges and universities

Host to more than 39 million visitors a year, including 31.1 million overnight guests

Hotel Emma is one of three 5 Diamond Hotels in Texas





LOCATION

BESA is located in San Antonio's premier sub-market immediately adjacent to the Pearl

BESA is 1 mile from downtown San Antonio, 2.5 miles from Alamo Heights, and 0.3 miles from the River Walk

BESA is 7 minutes from the San Antonio Airport

BESA will encompass 15 acres of property, east of The Pearl

BESA is walking distance to high tourist destinations, The Pearl and established local restaurants

PROJECT DETAILS

Phase 1 will have 175,000 SF of Retail GLA

Phase 2 will be comprised of mixed use, office, hospitality, and additional retail



OUR CUSTOMERS

RESIDENTS

Where they live in San Antonio: Alamo Heights, Terrell Hills, Mahncke Park, King William, Olmos Park & Monte Vista

Annual average household income is \$178,000

The median house value in San Antonio is \$253,611

Over 3,000 apartments in a 1 mile radius.

Within a 5 mile radius, daytime population exceeds 410,000 people from Pearl Parkway

VISITORS

The top two hotels in the market demand over \$650 per night

Known for the Alamo, the number one tourist attraction in Texas

The overall annual economic impact of convention and site-seeing tourism in San Antonio was \$17.4 billion dollars in 2021

The River Walk attracted 9.3 million visits in 2021

The Tower of the Americas, an iconic landmark in San Antonio, offers a panoramic view of the city from its observation deck and houses a revolving restaurant.

Statistics came from ESRI, IMPLAN, visitsanantonio.com



AREA HIGHLIGHTS

Tremendous retail, office, multi-housing, and hospitality demand in the area.

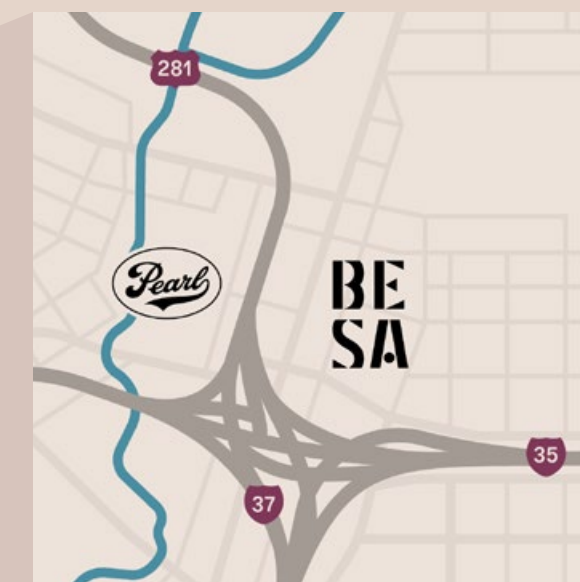
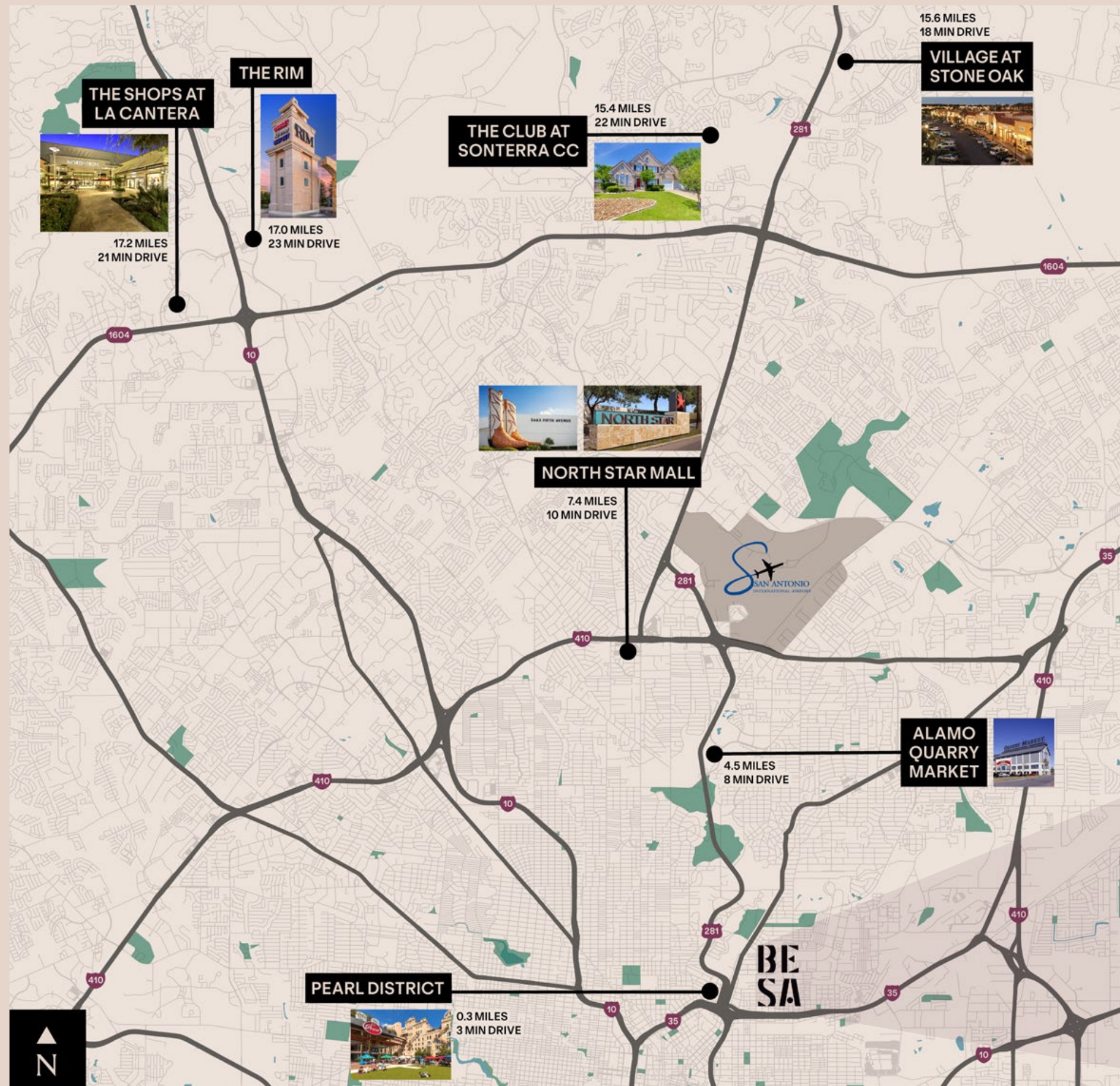
Ease of access to all parts of the city with immediate proximity to Hwy 281 and I-35.

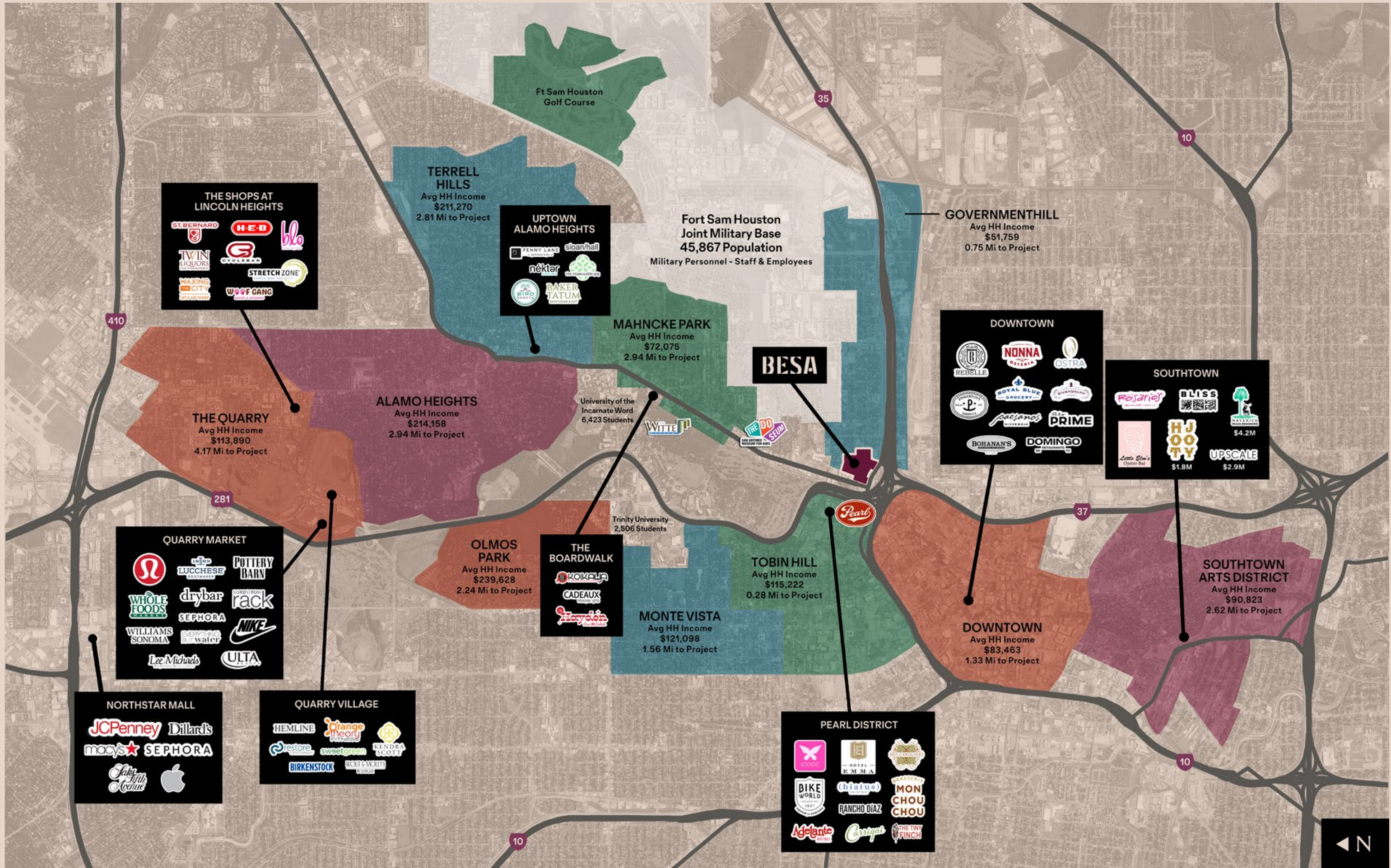
Located directly across the street from The Pearl, a popular destination for locals and tourists alike.

Immediately adjacent to assets with the highest multi-housing rents, in line with the highest office rents.

Positioned on Broadway Street, a major thoroughfare north-south throughout San Antonio.

Close proximity to Alamo Heights, Terrell Hills and Olmos Park—three of the most affluent neighborhoods in San Antonio.





MERCHANDISING VISION

HOME FURNISHINGS



FASHION



WELLNESS & BEAUTY



HERITAGE BRANDS



PHASE 1

TOTAL AREA: 218,565 SF

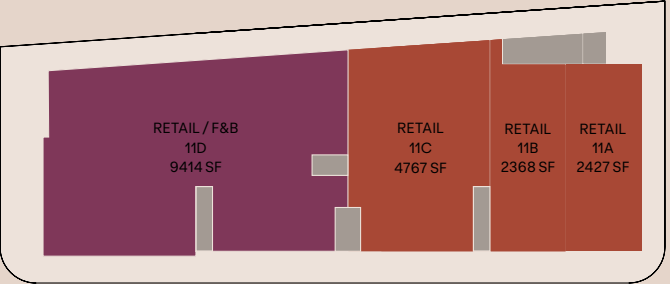


PHASE 2 FULL BUILD

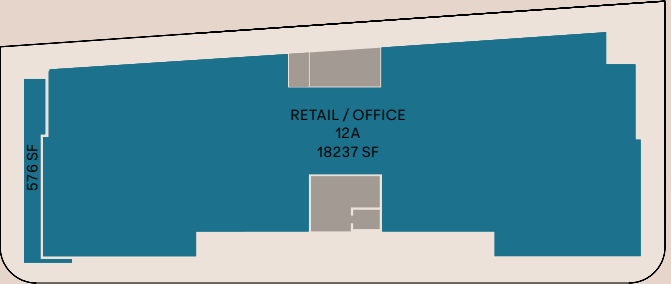
TOTAL AREA: 1,893,733 SF



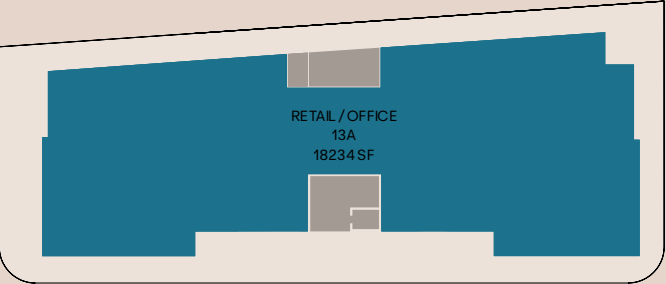
PHASE 1 TENANT PROPOSAL



Pearl Parkway



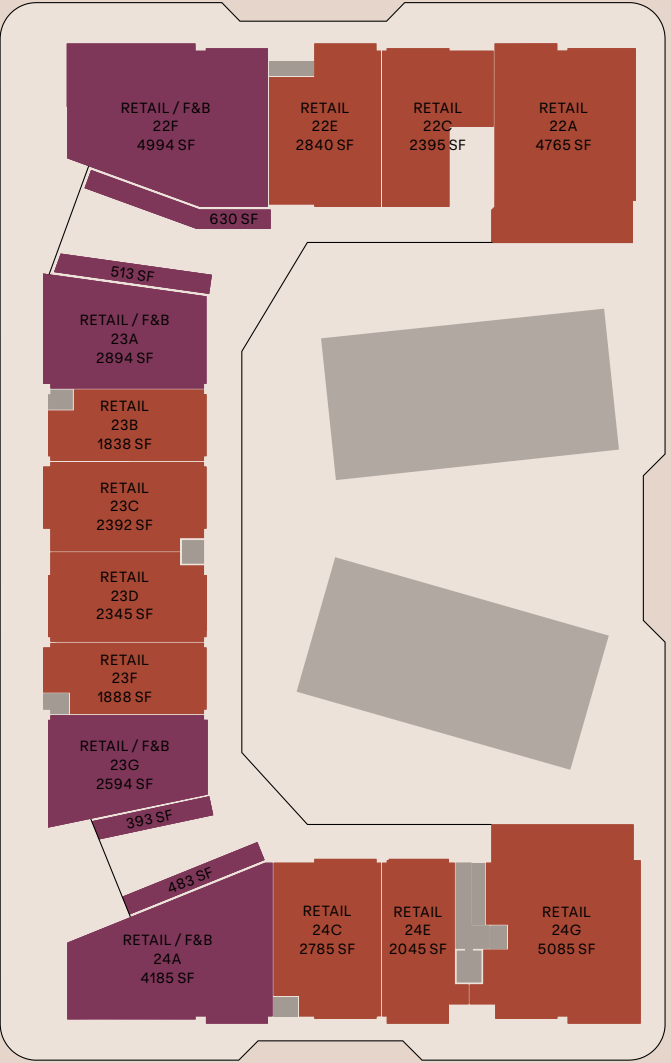
Pearl Parkway



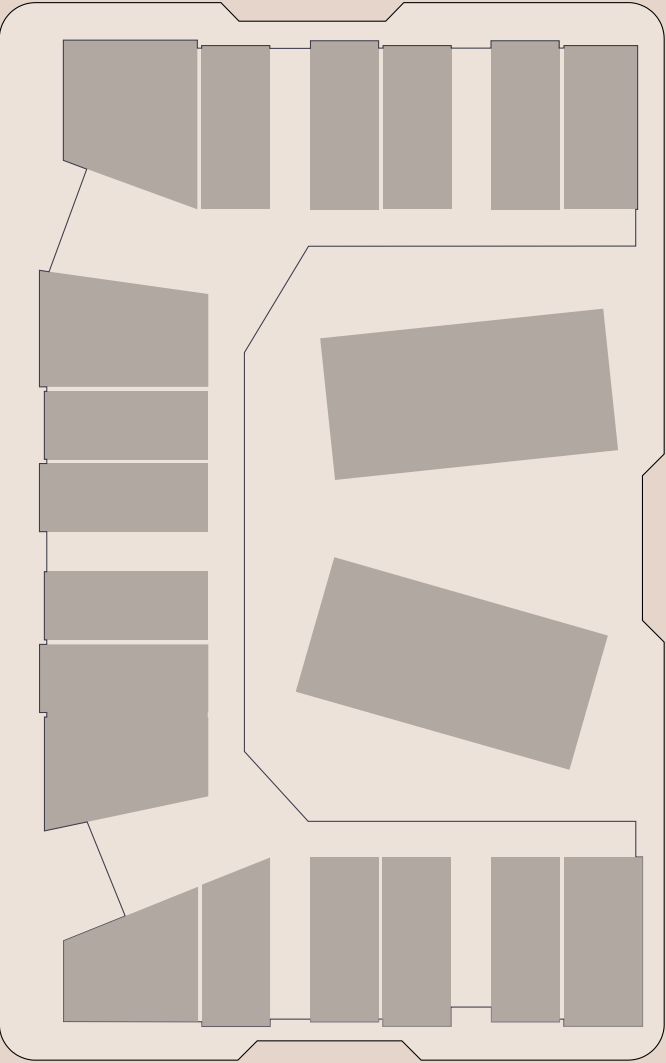
Pearl Parkway



L1



L2



L3





MORE TO SAVOR, MORE TO EXPLORE, MORE TO LOVE.

LEASING

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Architecture

KPF

Architecture

fpc

Landscape Architecture

dwg.

Leasing

S H O P ^{cos.}

Branding

Asterisk*

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