



5307 BROADWAY  
ALAMO HEIGHTS

SHOP <sup>CO.</sup>

# ABOUT

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## PROJECT SCOPE

Located in the vibrant Alamo Heights neighborhood, 5307 Broadway offers an exceptional opportunity for retailers seeking to establish a presence in one of San Antonio's most desirable markets. Positioned along Broadway Street, a bustling commercial corridor that links downtown San Antonio with Loop 410, this property benefits from high visibility and foot traffic, making it ideal for retail brands looking to tap into the area's affluence and activity.

Alamo Heights is known for its blend of historic charm and modern amenities, boasting an eclectic mix of upscale shops, dining, and cultural attractions. The Broadway corridor, in particular, is a thriving hub for retail, attracting both locals and visitors with its diverse offerings and strong consumer base.

With 35,000 square feet of versatile space, the two-story building at 5307 Broadway provides a full-building lease option for retailers seeking a strategic location.

## TRAFFIC COUNTS

- Broadway: 23,887 VPD
- Austin Highway: 21,365 VPD

## DETAILS

- First Floor
  - Suite A (retail) - 3,807 SF
  - Suite B (retail) - 3,232 SF
  - Suite C (restaurant) - 5,029 SF
- Second Floor
  - Retail/Office 57 - 3,341 SF
  - Retail/Office 58 - 3,405 SF
  - Retail/Office 59 - 3,026 SF
  - Retail/Office 60 - 3,133 SF
- 106 parking spaces
- Join:

sloan/hall



Satel's



# DEMOGRAPHICS

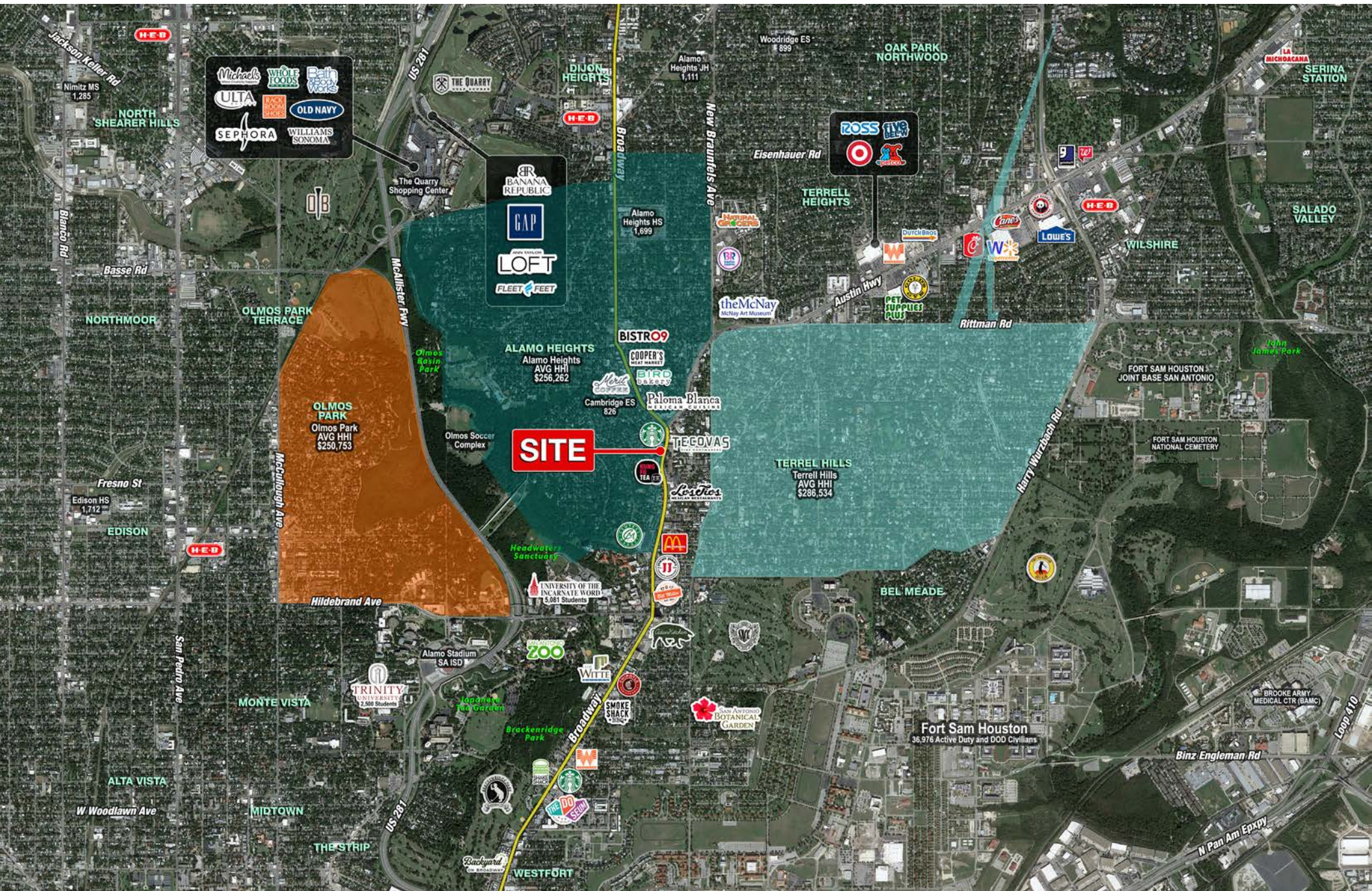
**1 Mile      3 Miles      5 Miles**

<b>2024 Population</b>			
2024 Total Population	10,374	93,840	277,786
2010-2020 Population: Annual Growth Rate	0.53%	0.39%	0.03%
<b>2024 Population</b>			
2024 Total Daytime Population	12,840	133,048	467,580
2024 Daytime Population: Workers	8,378	90,990	326,697
2024 Daytime Population: Residents	4,462	42,058	140,883
<b>2029 Population Estimate</b>			
2029 Total Population	10,292	94,950	279,358
2023-2028 Population: Annual Growth Rate	-0.16%	0.24%	0.11%
2029 Household Population	9,231	86,441	264,186
2029 Family Population	7,031	60,978	196,409
2029 Population Density (Pop per Square Mile)	3,278.6	3,358.9	3,557.4
<b>2024 HH Income</b>			
2024 Median Household Income	\$167,287	\$73,743	\$54,134
2024 Average Household Income	\$231,784	\$123,242	\$85,236
2024 Per Capita Income	\$94,146	\$52,243	\$34,577
<b>2024 Educational Attainment</b>			
Bachelor's Degree & Greater Total %	77%	51%	31%
Bachelor's Degree %	41.23%	26.13%	17.29%
Graduate & Professional Degree %	35.89%	24.88%	13.74%

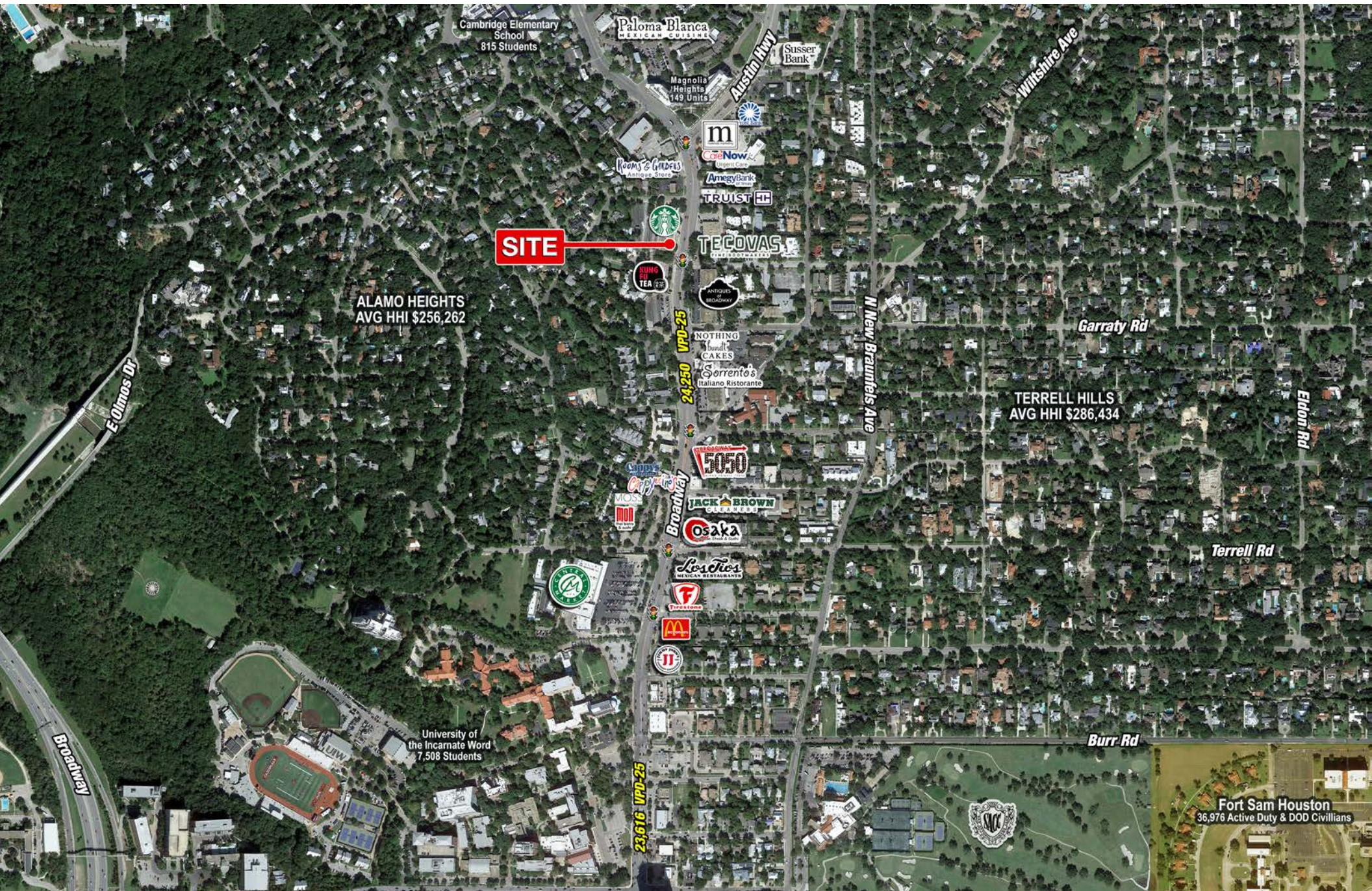
**1 Mile      3 Miles      5 Miles**

<b>2024 Educational Breakdown</b>			
2024 Pop 25+ by Educ: <9th Grd	12.0	2,096.0	15,213.0
2024 Pop 25+ by Educ: Some HS	125.0	2,751.0	15,970.0
2024 Pop 25+ by Educ: HS Grad	442.0	9,305.0	39,984.0
2024 Pop 25+/Educ: GED	149.0	1,795.0	9,964.0
2024 Pop 25+ by Educ:Some College	557.0	11,045.0	36,098.0
2024 Pop 25+ by Educ:Assoc Deg	284.0	4,313.0	14,100.0
2024 Pop 25+ by Educ: Bach Degree	2,828.0	16,694.0	32,927.0
2024 Pop 25+ by Educ: Grad Degree	2,462.0	15,894.0	26,153.0
<b>2024 Households</b>			
2024 Total Units	4,107	39,186	110,978
2010 Owner-occupied Housing Units	2,580	18,917	52,186
2024 Median Home Value	\$732,230	\$414,484	\$271,753
2024 Average Home Value (Esri)	\$861,996	\$526,040	\$366,645
2024 Average Family Size (Esri)	2.96	3.03	3.26
<b>2024 Age</b>			
2024 Median Age	40.8	36.9	37.3

# TRADE AERIAL



# SITE AERIAL

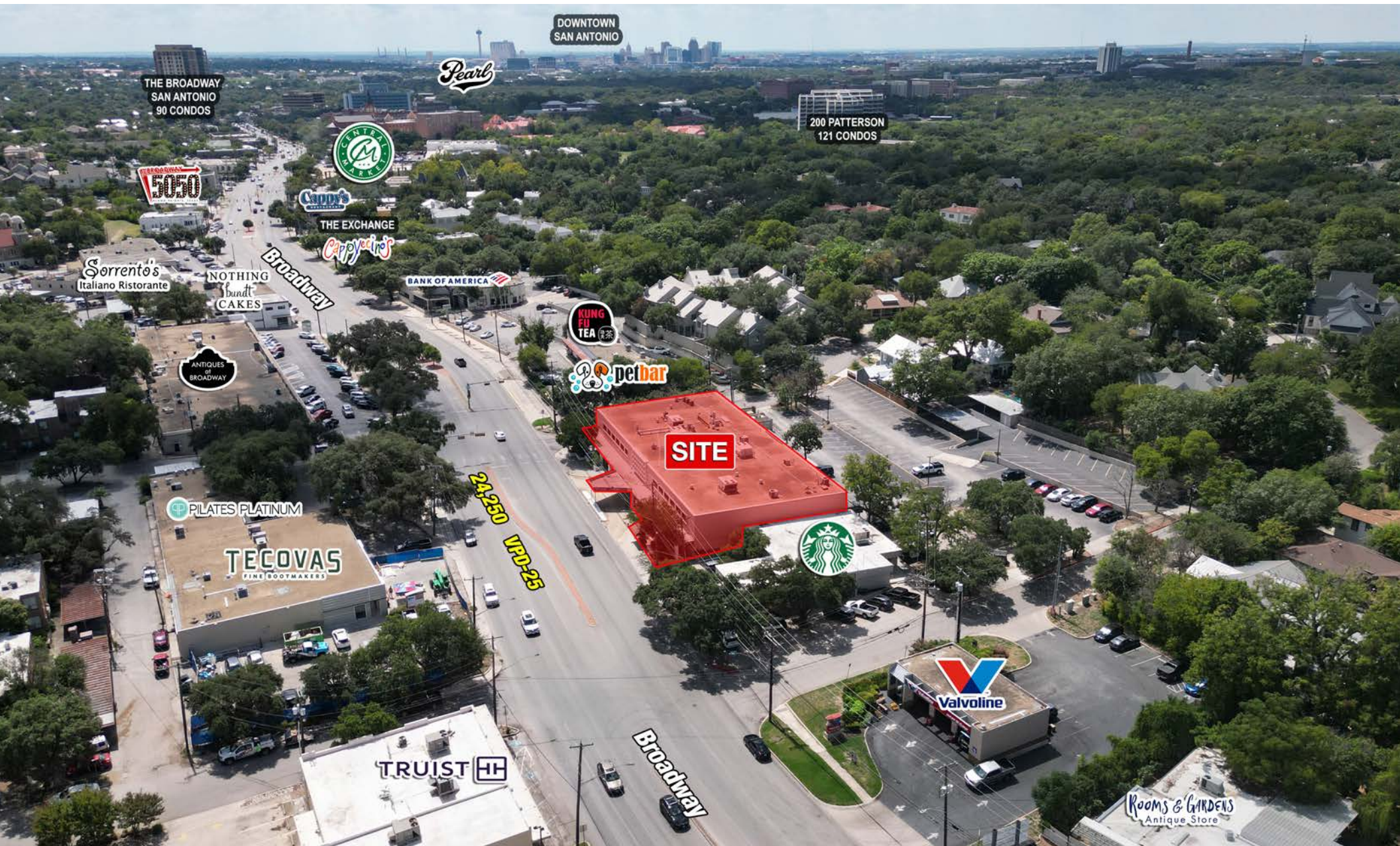


**SITE**

ALAMO HEIGHTS  
AVG HHI \$256,262

TERRELL HILLS  
AVG HHI \$286,434

# OBLIQUE AERIAL



# SITE PLAN - FIRST FLOOR

## Level 1 Floor Plan Notes

- 01 Breezeway
- 02 Level 1 Common Area Core
- 03 Tenant Space 1
- 04 Tenant Space 1 Patio
- 05 Tenant Space 2
- 06 Tenant Space 2 Patio

## Legend

- Breezeway
- Common Area Core
- Tenant Space 1
- Tenant Space 1 Patio
- Tenant Space 2
- Tenant Space 2 Patio
- Ancillary Space

## Total Gross Square Footages

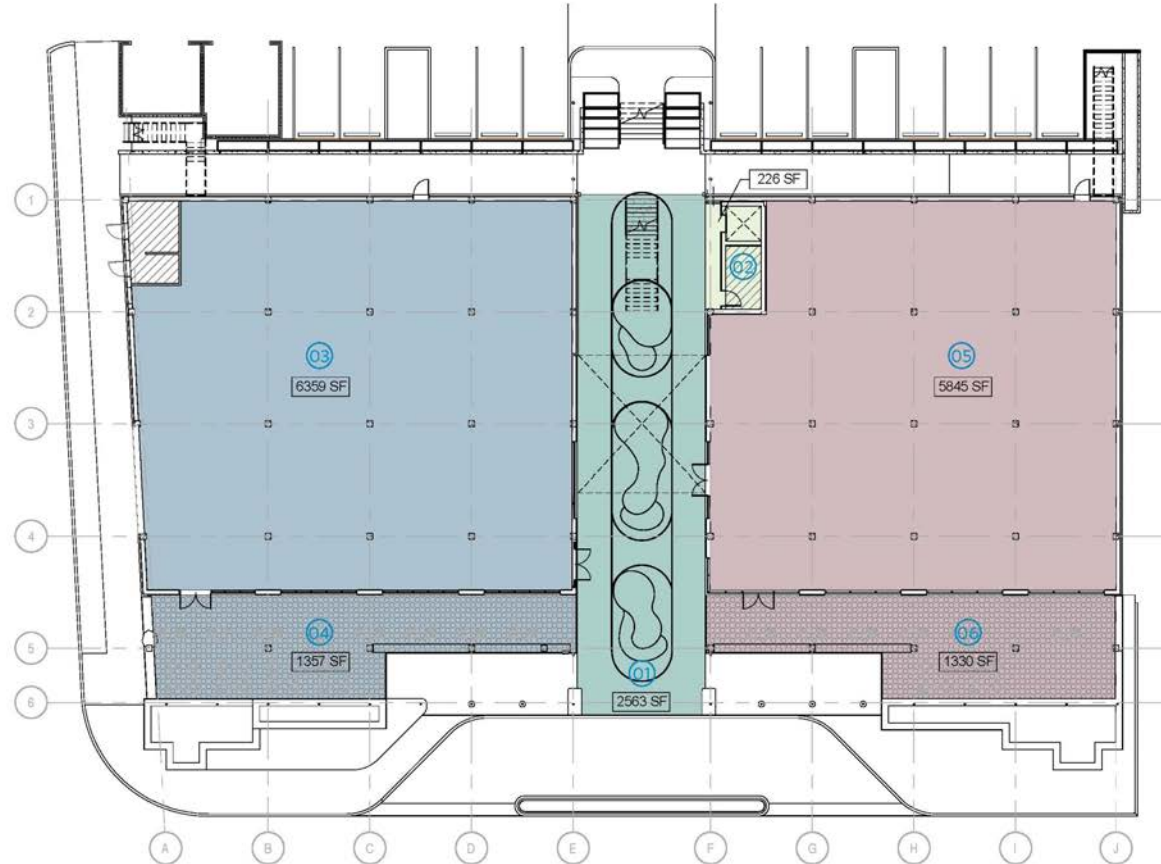
<b>Level 1 Gross Square Footage</b>	<b>+/- 13,305 GSF</b>
Level 1 Total Common Area	226 USF
<b>Level 2 Gross Square Footage</b>	<b>+/- 16,405 GSF</b>
Level 2 Total Common Area	2,609 USF

## Tenant Square Footage Notes

Tenant Space 1 Usable Area	6,359 USF
Tenant Space 1 Patio	1,357 USF
<b>Tenant Space 1 Total</b>	<b>7,716 USF</b>
Tenant Space 2 Usable Area	5,845 USF
Tenant Space 2 Patio	1,330 USF
<b>Tenant Space 2 Total</b>	<b>7,175 USF</b>

## Total Usable Square Footages

<b>Level 1 Total Usable Square Footage</b>	<b>14,891 USF</b>
<i>(includes patios and excludes common area core)</i>	
<b>Level 2 Total Usable Square Footage</b>	<b>12,862 USF</b>
<i>(excludes common area core)</i>	



**LEVEL 1 - AREA PLAN 1**

1" = 20'-0"



# SITE PLAN - SECOND FLOOR

## Level 2 Floor Plan Notes

- 01 Level 2 Common Area
- 02 Level 2 Shared Amenity
- 03 Tenant Space 3 (Community Offices)
- 04 Tenant Space 4 (SHOP)
- 05 Tenant Space 5
- 06 Tenant Space 6

## Legend

- Common Area Core
- Shared Amenity
- Tenant Space 3
- Tenant Space 4
- Tenant Space 5
- Tenant Space 6
- Ancillary Space

## Shared Office Notes

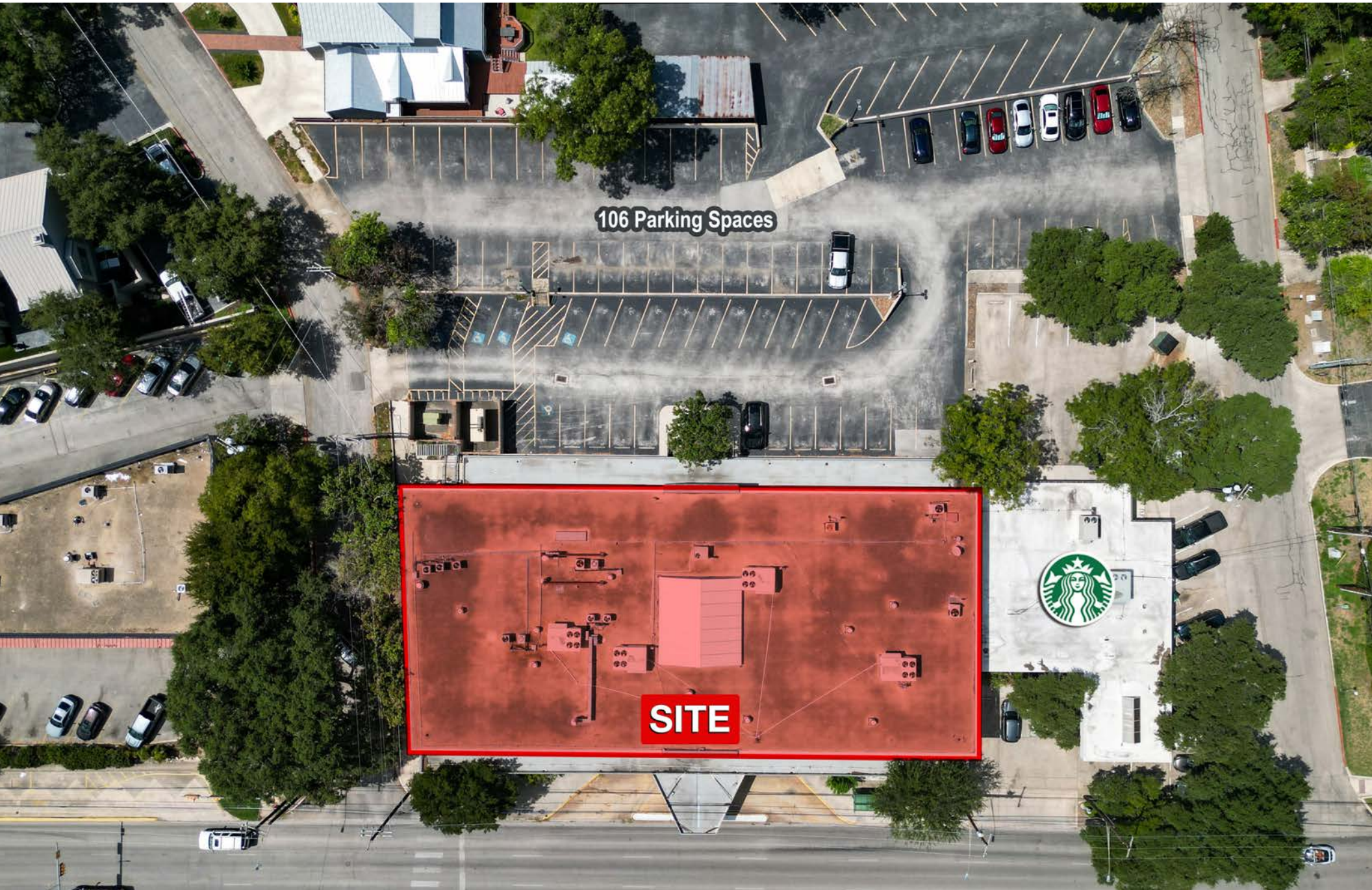
- 5x 10' x 12' Office, 120 SF
- 5x 10' x 13' Office, 130 SF
- 6x 11' x 14' Office, 154 SF
- 2x 8' x 9'-6" Phone Room, 76 SF
- 2x 12' x 20' Meeting Room, 240 SF



LEVEL 2 - AREA PLAN 1  
1" = 20'-0"



# PARKING AVAILABILITY



# NEIGHBORHOOD VIBE

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## BIRD BAKERY

Home to some of the “finest baked goods in San Antonio, Texas.” They take pride in baking a variety of fresh, wholesome bread.



## BROADWAY DAILY BREAD

Home to some of the “finest baked goods in San Antonio, Texas.” They take pride in baking a



## CAPPYCINOS

Neighborhood bar & bistro providing merican bites & top-shelf cocktails in a warm & casual setting.



## CAPPYS

Cappy's Restaurant has been the go-to “upscale, yet casual” spot for the best seafood, steaks and innovative American cuisine since 1977.



## CENTRAL MARKET

Gourmet veggies, meats & wine, plus an in-house cafe, food events & live music in a vast space.



## COMMONWEALTH

Dedicated to serving you the finest cup of coffee, offering authentic French pastries made from scratch everyday.



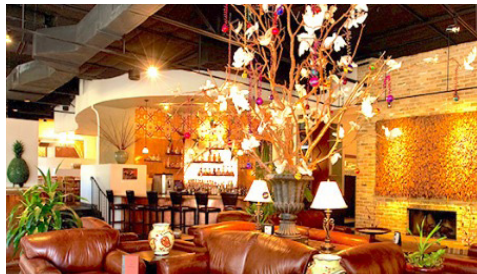
## ANN SACKS STUDIO

For over 30 years, Ann Sacks has been a resource of unique stone and tile from around the world.



## MOSS DESIGNER CONSIGNMENT

San Antonio's premiere source for contemporary and vintage designer consignment.



## PALOMA BLANCA

Upmarket Mexican cuisine with gluten-free & paleo options served in a popular spot with a patio.



## SATEL'S

Longtime shop specializing in high-end menswear, from suits to sportswear, plus custom tailoring.



## SLOAN HALL

Possibly SA's most curated selection of gifts, housewares, and jewelry, the perfect place to pick up a special gift.



## TECOVAS

Offering beautiful western wear, handmade cowboy boots.



# PROPOSED RENOVATION

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# PROPOSED RENOVATION

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# BREEZEWAY RENDERINGS

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# SHOP<sup>CO.</sup>

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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. An owner's agent fees are not set by law and are fully negotiable.

**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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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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