



# THE FLATS AT RIVER NORTH

1011 BROADWAY SAN ANTONIO, TX 78215

SHOP <sup>COS.</sup>

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# ABOUT

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## PROJECT SCOPE

One of a kind location in mixed use development in the heart of San Antonio's "River North" neighborhood just north of the Central Business District and south of The Pearl. First generation two level retail and restaurant with large patio and onsite parking.

Among the plan's key actions to revitalize urban living along Broadway are the transformation of Broadway from a wide highway to a pedestrian-friendly street, including generous sidewalks; creation of a vibrant new performing arts district; development of a major new plaza fronting the San Antonio Museum of Art; and the renewal of historic buildings.

## TRAFFIC COUNTS

- Broadway: 15,199 VPD

## TRIPLE NETS

- Estimated NNN: \$8.50 PSF

## DETAILS

- Class A new mixed development
- 283 Apartments with pool and amenity center
- Office/Retail and Restaurant opportunities
- Steps away from San Antonio River Walk Museum Reach
- Along Broadway Corridor



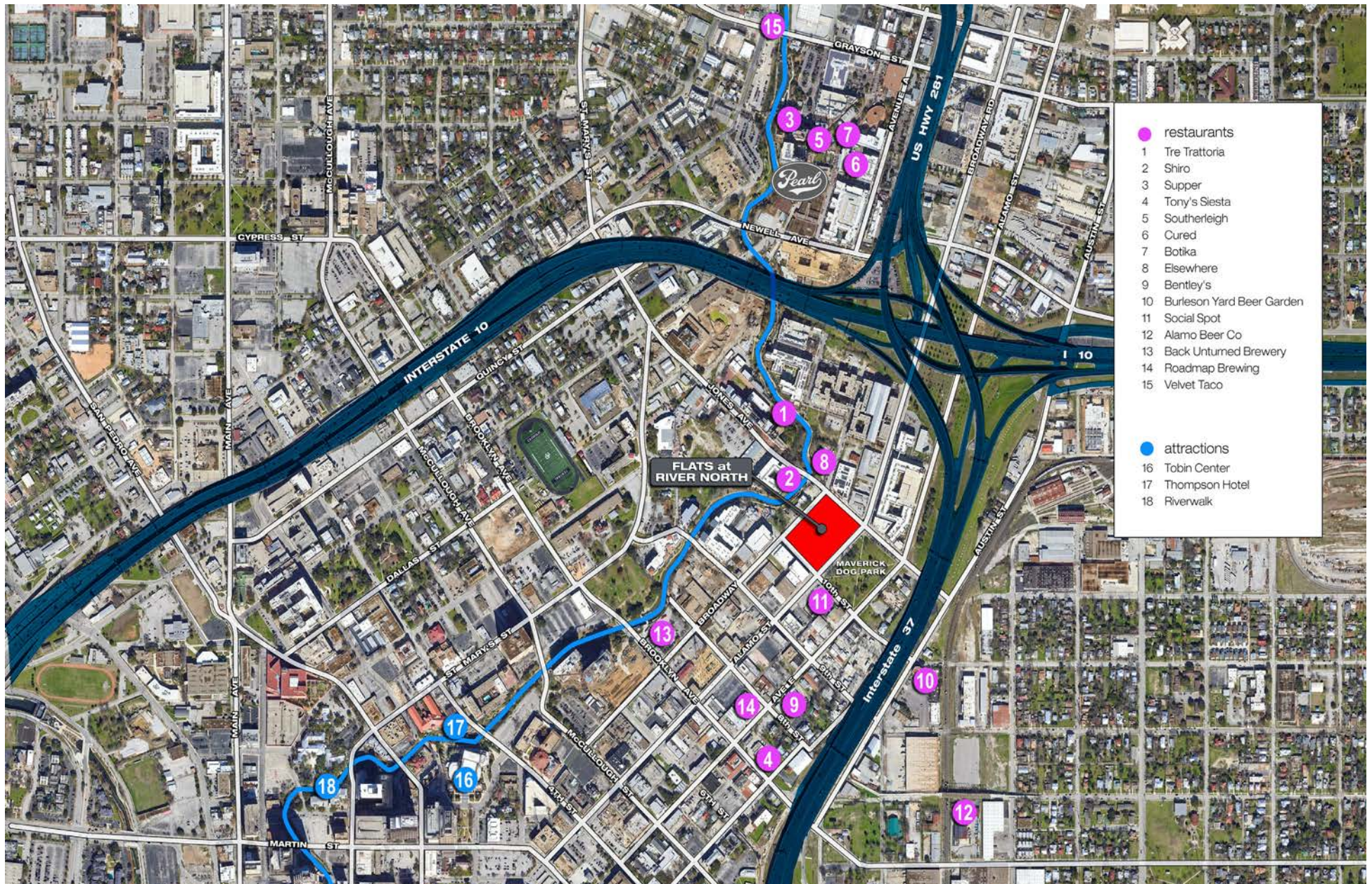


# TRADE AERIAL





# TRADE AERIAL





# MULTI-FAMILY





# AERIAL - SOUTH FACING

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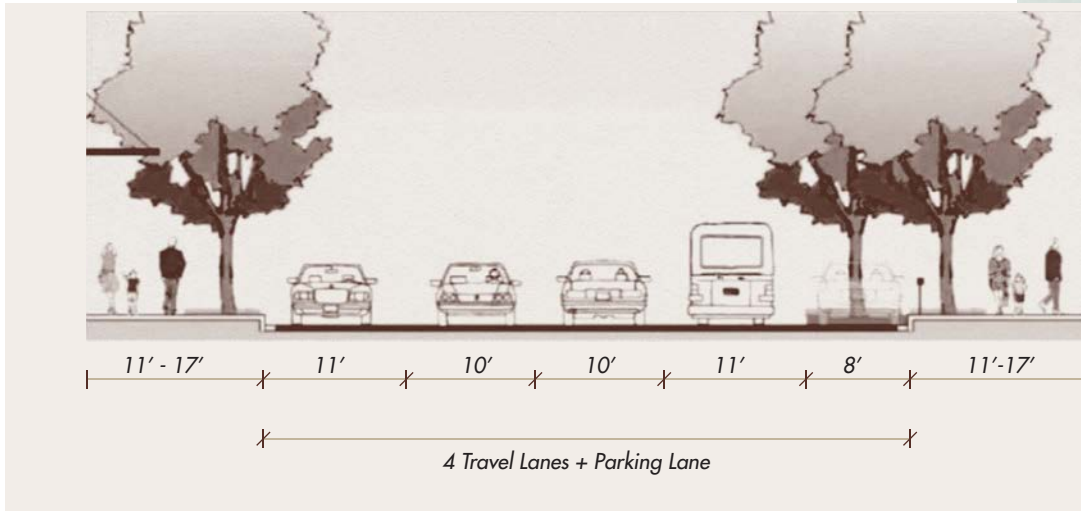


# BROADWAY STREET IMPROVEMENT

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*\$65,000,000 Broadway street improvement project including pedestrian connections to Pearl and downtown San Antonio.*

The effort to reconstruct the most central portions of Broadway is now underway and includes a complete renovation of the street, curbs, sidewalks, driveway approaches, traffic signals, landscaping and drainage improvements.





# MAVERICK DOG PARK

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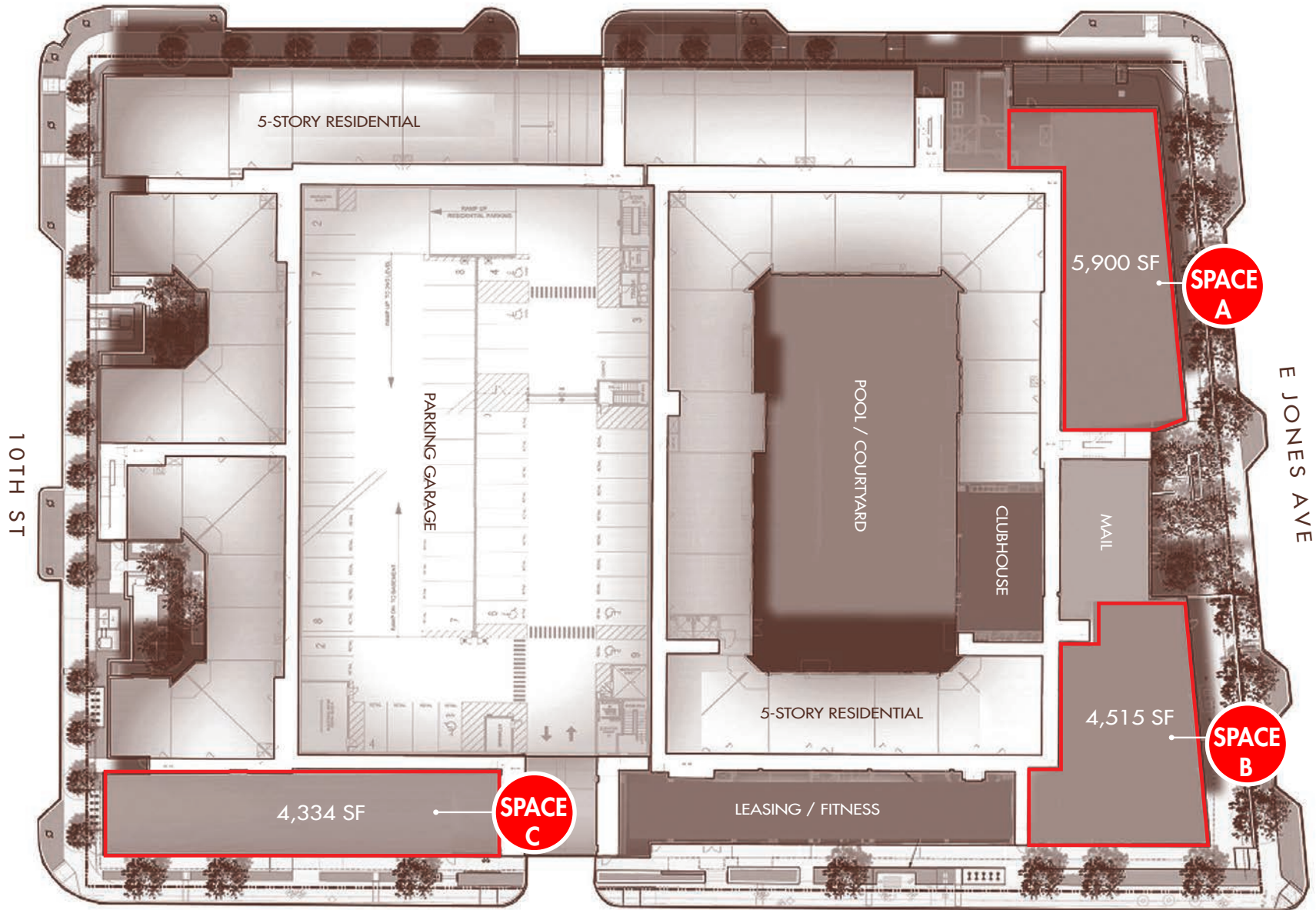
Located across Broadway is a 2-acre park with designated areas for small and large dogs with over \$200,000.00 in public improvements.

- Shaded Seating
- Water Play
- Agility Course
- Separate Small Dog Play Area
- Public Art Opportunities



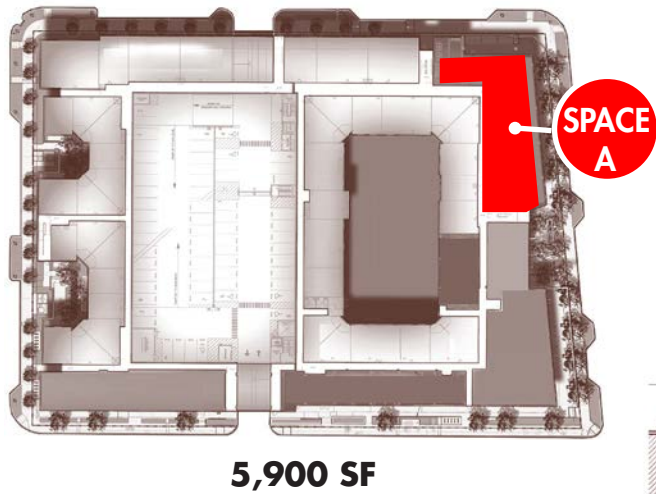


# SITE PLAN

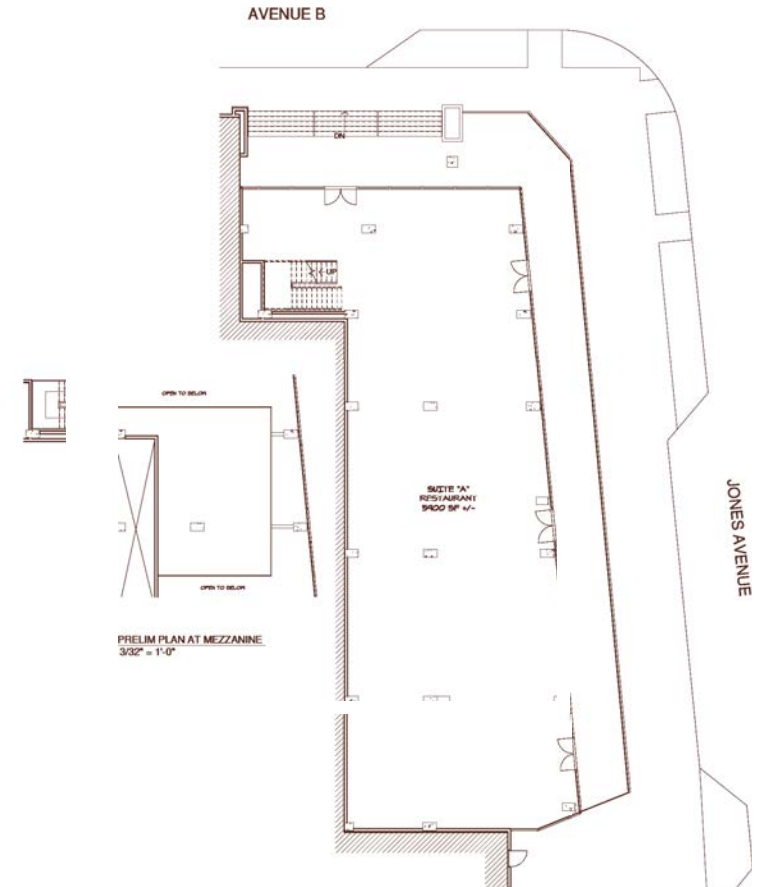
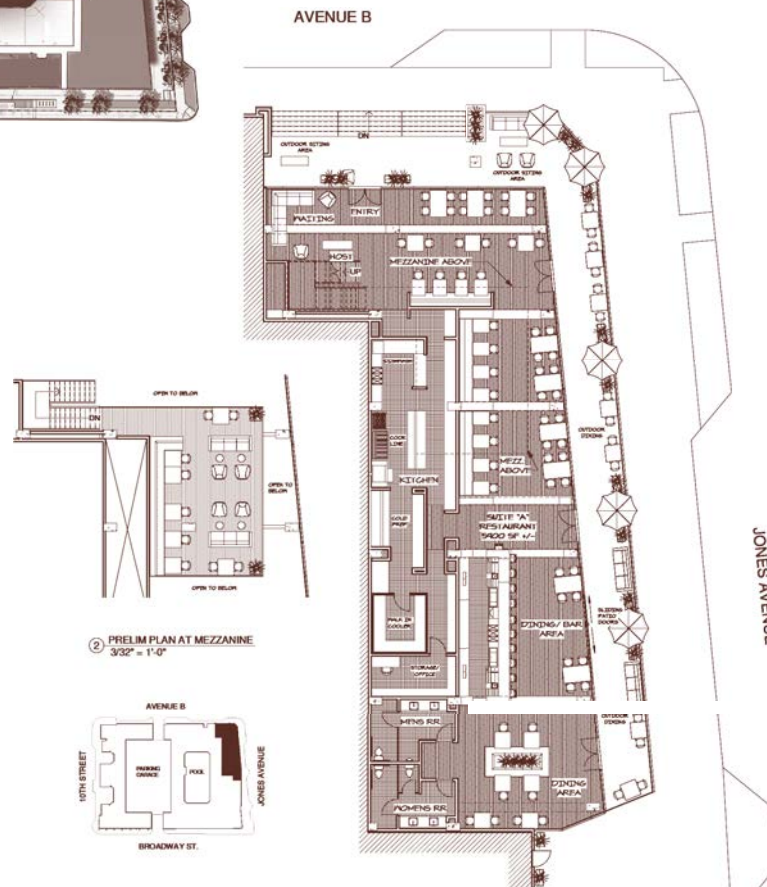


BROADWAY



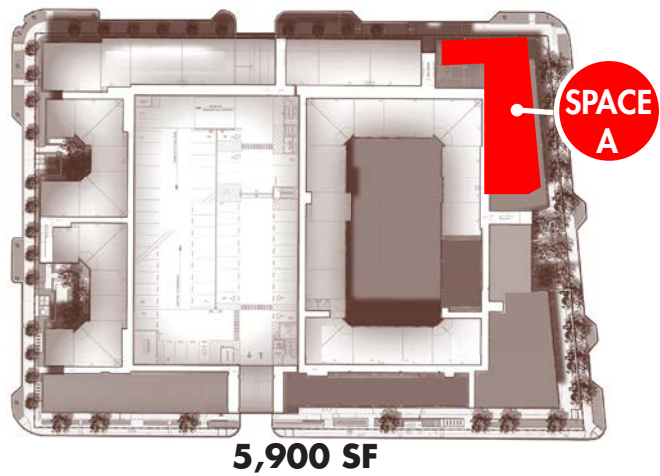


**5,900 SF**





# SPACE "A" PHOTOS



SPACE "A" INTERIOR



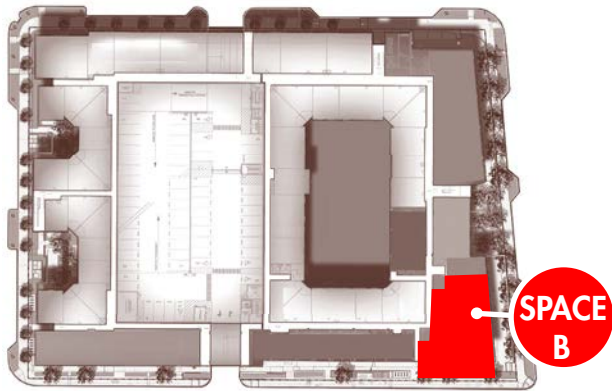
SPACE "A" EXTERIOR



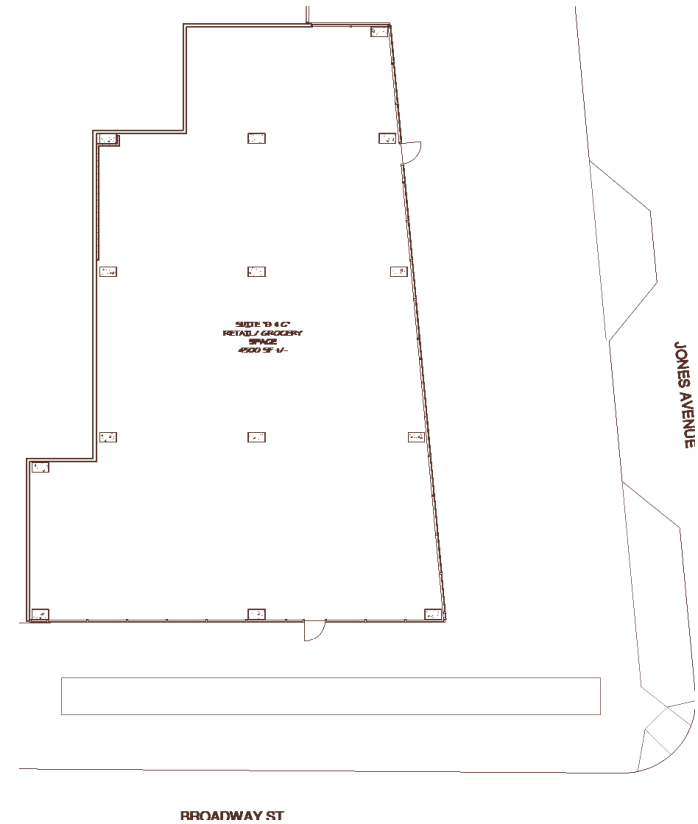
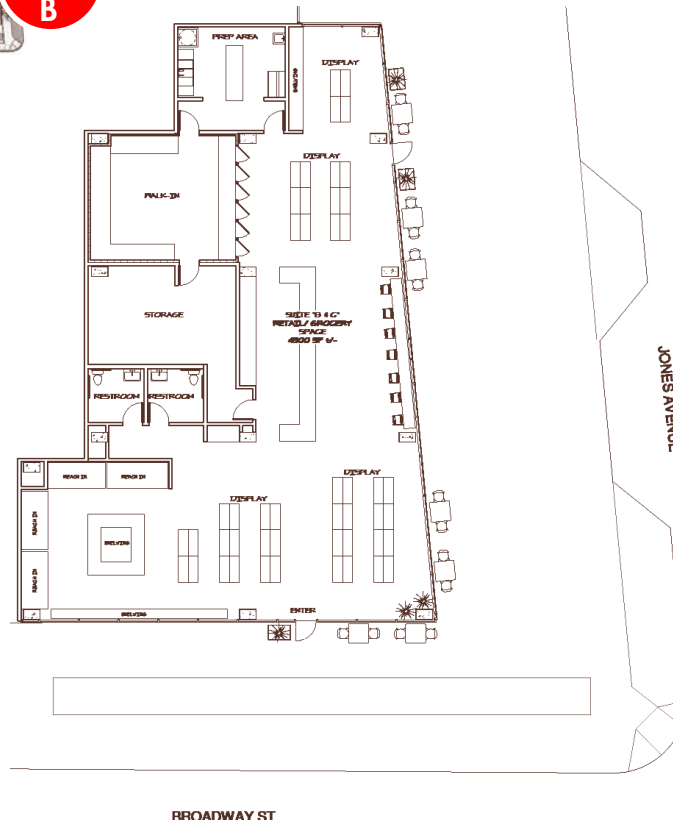
SPACE "A" PATIO



# SITE PLAN

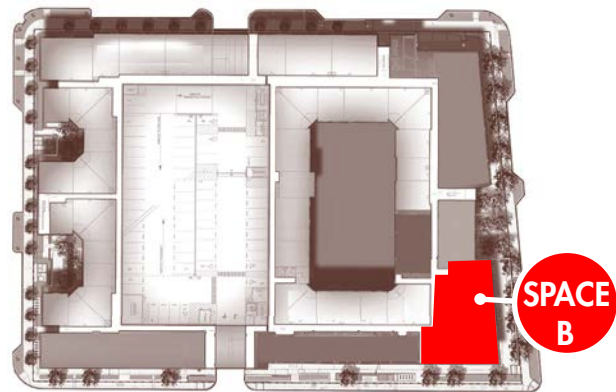


4,515 SF



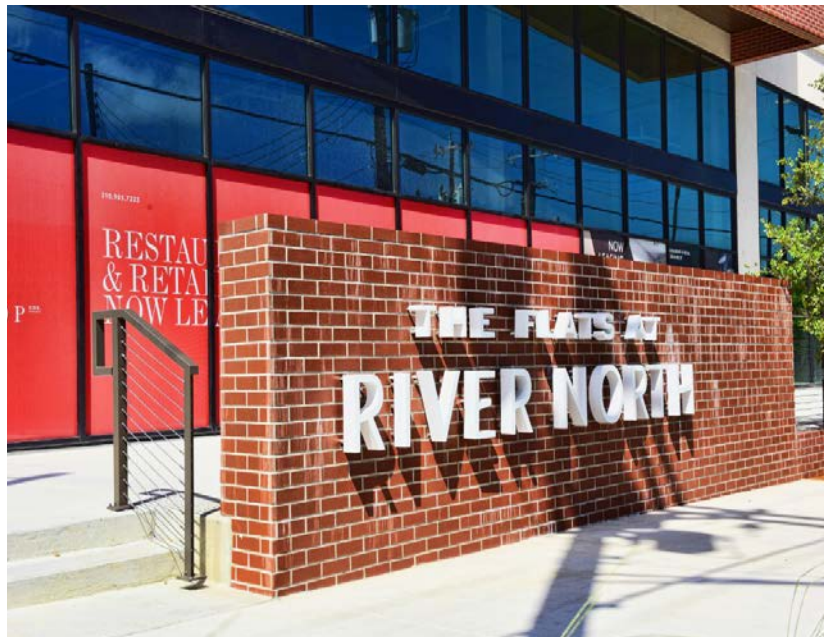


## SPACE “B” PHOTOS



**4,515 SF**

SPACE “B” INTERIOR



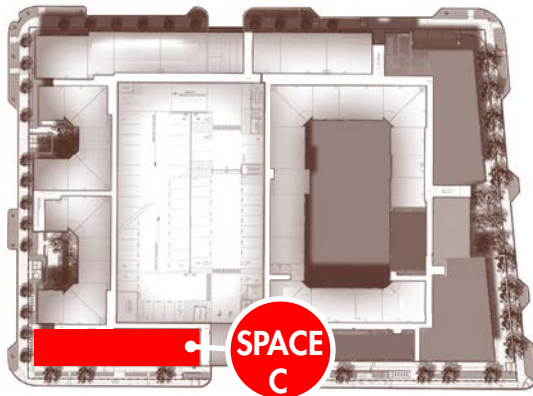
FLATS AT RIVER NORTH EXTERIOR



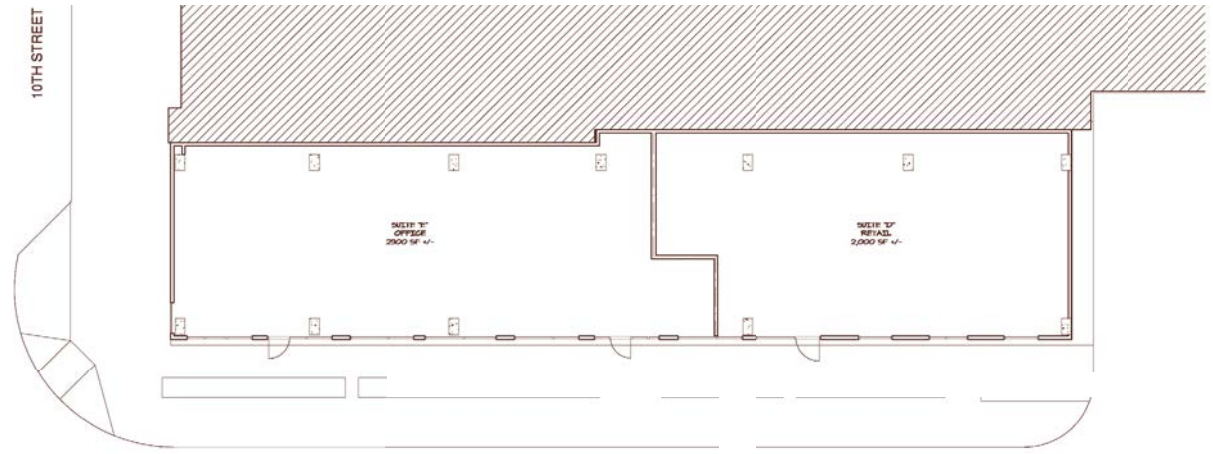
SPACE “B” PATIO



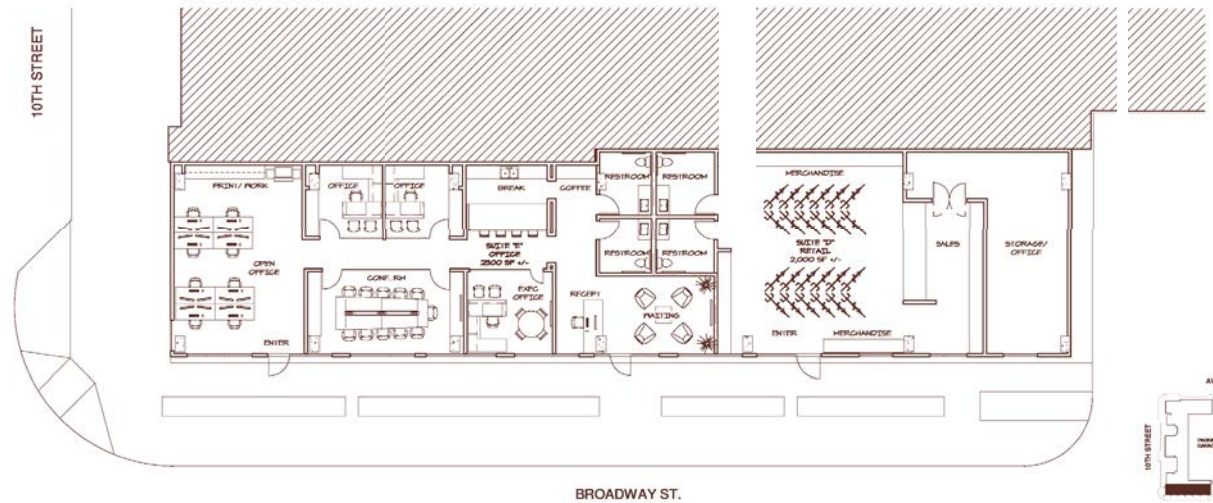
# SPACE "C" SITE PLAN



4,334 SF

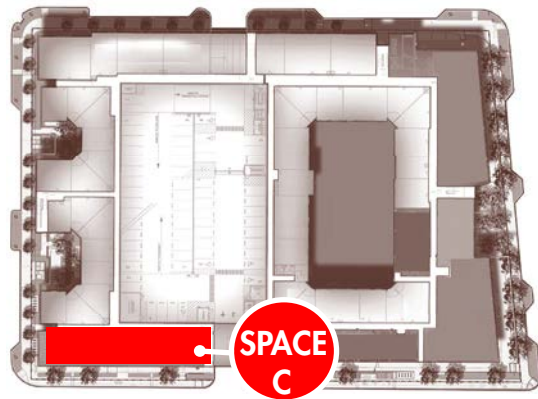


③ PRELIMINARY FLOOR PLAN  
1/8" = 1'-0"





# SPACE "C" PHOTOS



4,334 SF

SPACE "C" INTERIOR



SPACE "C" EXTERIOR



SPACE "C" EXTERIOR



# NEIGHBORHOOD VIBE RESTAURANTS / BARS



## ALAMO BEER CO.

Large indoor/outdoor space with picnic tables & cornhole featuring craft draft beer & live music.



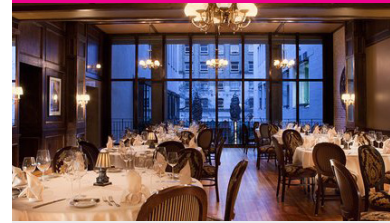
## BACK UNTURNED BREWERY

Back Unturned Brewing Co. is a pizza pub and brewery in San Antonio. We're not turning our back on our dreams...



## BENTLEY'S

We have awesome drink pouches and bucket selections and the best frozen drinks in downtown.



## BOHANNON'S

Chic eatery serving American fare in an old-world setting with a cocktail lounge, patio & live jazz.



## BURLESON YARD BEER GARDEN

Chill beer garden with ample indoor & outdoor spaces offering beer, cocktails & food.



## BOTIKA

Enjoy Chinese-Peruvian and Japanese-Peruvian cuisines, as well as inventive takes on traditional dishes from Asia.



## CURED

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



## ELSEWHERE

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



## PARAMOUR

Paramour is a stunning rooftop space located in San Antonio's Museum district. Enjoy cuisine by Gusto Group and our collection of over 1300 spirits.



## ROADMAP BREWING

All we knew was that "all roads lead to beer," and with that in mind Roadmap Brewing Co. was born.



## SHIRO SUSHI

Shiro Bistro seeks to interpret the guest's intent, palate, mood and occasion through our technique and passion.



## SOCIAL SPOT

Cocktails & craft draft beer served in upbeat, no-frills surrounds featuring a big patio with games.



## SOUTHERLEIGH

Visit Southerleigh at the historic Pearl district for modern Texas coastal cuisine by chef Jeff Balfour.



## THE PALM

The newly renovated Palm San Antonio provides the perfect setting for a great meal before a show at the Majestic Theater, or a leisurely stroll on the Riverwalk.



## TRE TRATTORIA

Experience a taste of Tuscany at Chef Jason Dady's Tre Trattoria! Inspired by Tuscan hillside and the region's family-style dining, Tre Trattoria at the San Museum of Art.



# NEIGHBORHOOD VIBE ENTERTAINMENT

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## CONVENTION CENTER

Features flexible meeting and event space, perfect to customize to fit the vision of your next event!



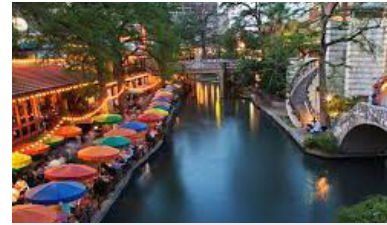
## MAJESTIC THEATRE

San Antonio's oldest and largest atmospheric theatre. The theatre seats 2,264 and was designed by architect John Eberson.



## RIVERCENTER MALL

Located in Downtown San Antonio, Texas, along the city's River Walk.



## SAN ANTONIO RIVERWALK

The heart of the city. As the #1 attraction in Texas, the River Walk is full of dining, shopping, and cultural events.



## THE DOSEUM

2-story museum promoting learning & discovery through interactive exhibits & creative programs.



## THE PEARL DISTRICT

Youthfully charged and restaurant heavy, The Pearl District in San Antonio has dipped over a century of history in modern vibrancy.



## THOMPSON HOTEL

A modern oasis in one of Texas' most charming cities. With a rooftop bar with dazzling skyline views.



## TOBIN CENTER

The Tobin Center for the Performing Arts is San Antonio's performing arts center. Located next to the Riverwalk.



## TOWER OF THE AMERICAS

Enjoy the gorgeous panorama from the Tower's revolving Chart House Restaurant, take in the view from the Observation Deck



## TRAVIS PARK/HOPSCOTCH

Home of the San Antonio Jazz Festival. Hopscotch is a new immersive art installation open in Travis Park.



SHOP<sup>COS.</sup>

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