

THE FLATS AT RIVER NORTH



1011 BROADWAY | SAN ANTONIO, TX 78215

RETAIL & RESTAURANT PROPERTY
FOR LEASE

LEASING INFORMATION:

JEREMY JESSOP | 210.386.3970 | JJ@JJREALCO.COM





ABOUT THE PROJECT

FLATS AT RIVER NORTH

- Class A new mixed use development
- 283 Apartments with pool and amenity center
- 1 & 2 Bedroom units
- Pet friendly
- Office/Retail and Restaurant opportunities
- Structured on-site parking for commercial tenants/customers
- Delivery 4th Q 2020
- Along Broadway corridor
- Steps away from San Antonio River Walk Museum Reach
- Across Broadway street from Maverick Dog Park
- Local property management team

OFFERING SUMMARY

AVAILABLE FOR LEASE

SPACE A Restaurant/Patio: 8,460 SF

SPACE B Grocery/Retail/Bar/Restaurant: 2,640-4,640 SF

SPACE C Storefront/Retail/Office: 1,000-4,300 SF

Rates Negotiable (Contact Broker)

YEAR BUILT 2020

ZONING FBZ=T-4

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RIVER NORTH

PROPERTY OVERVIEW

The link of Downtown San Antonio to Pearl and revitalized urban living along Broadway

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. 1st generation two level retail and restaurant with large patio and onsite parking. Available 4Q 2020.

Among the plan's key actions are the transformation of Broadway from a wide highway to a pedestrian-friendly street, including generous sidewalks; adoption of neighborhood preservation and infill strategies; 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.



- New two-acre Maverick dog park across Broadway
- Steps away from San Antonio River Walk Museum Reach
- 10 minute walk to downtown and Pearl
- Dedicated bicycle lane on Avenue B
- \$65,000,000 Broadway street improvement project



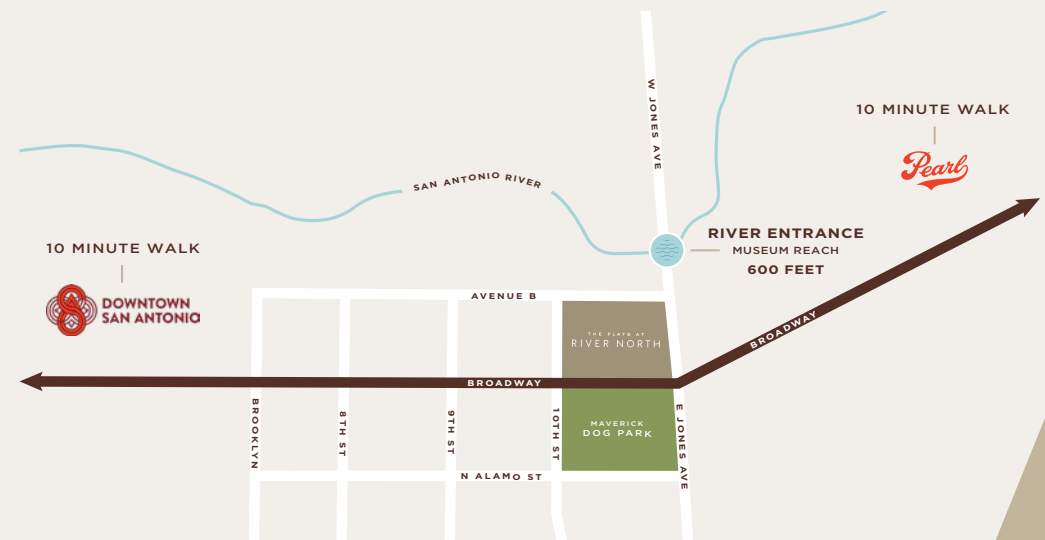
RIVER ACCESS
600 Feet



BIKING SCORE
75



WALKING SCORE
62



NEARBY

RESIDENCES AND BUSINESSES



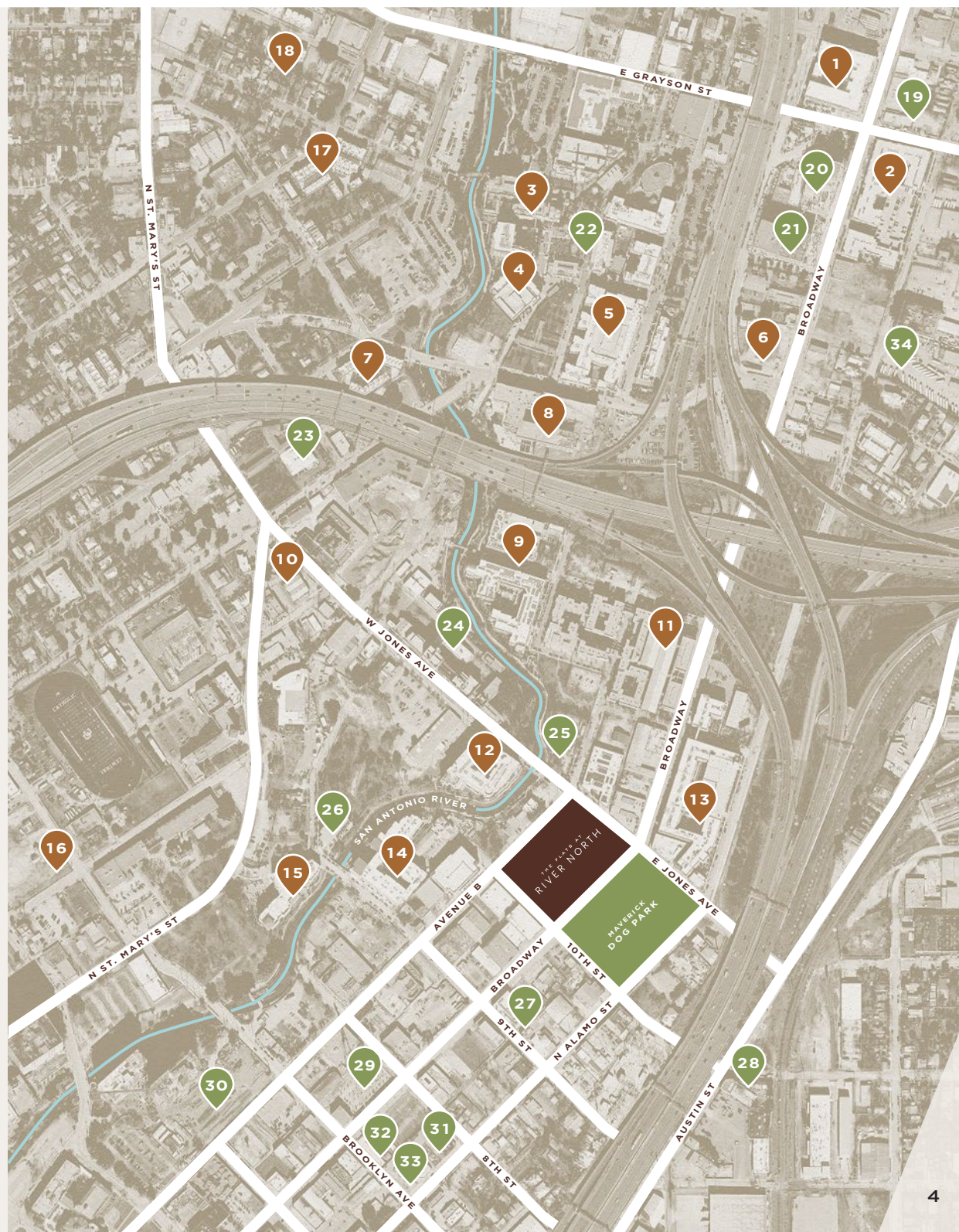
APARTMENTS AND HOTELS

1. Mosaic | 120-Unit Multifamily
2. 1800 Broadway | 230-Unit Multifamily
3. Hotel Emma
4. Cellars at Pearl | 122-Unit Multifamily
5. Can Plant at Pearl | 293-Unit Multifamily
6. W Hotels
7. East Quincy Townhomes
8. Southline at Pearl | 223-Unit Multifamily
9. River House | 261-Unit Multifamily
10. Museum Reach Lofts
11. 1221 Lofts | 307-Unit Multifamily
12. Jones & Rio | 191-Unit Multifamily
13. Rivera | 302-Unit Multifamily
14. 120 Ninth Street | 220-Unit Multifamily
15. Wyndham Garden Hotel
16. Augusta Flats | 260-Unit Multifamily
17. SoJo Crossing | 27 Townhome Residences
18. SoJo Commons | 50 Townhome Residences



BUSINESSES AND HOSPITALITY

19. Jefferson Bank Tower | 12-Story Office/Retail
20. Oxbow | 110,600 SF Office/Retail
21. Credit Human Credit Union | Headquarters
22. Pearl | Destination
23. Armadillo Boulders | Indoor Climbing Gym
24. San Antonio Museum of Art
25. The Luxury | Food & Drinks
26. Paramour | Upscale Bar
27. Grunt Style | Lifestyle Apparel + Corporate Office
28. Burleson Yard Beer Garden
29. The Soto | 140,600 SF Office/Retail
30. CPS | Headquarters
31. Roadmap Brewing Co. | Brewery and Tap Room
32. Synergy Studio | Yoga Studio
33. Oso CrossFit | Gym
34. Broadway East | 23-Acre Mixed Use Development

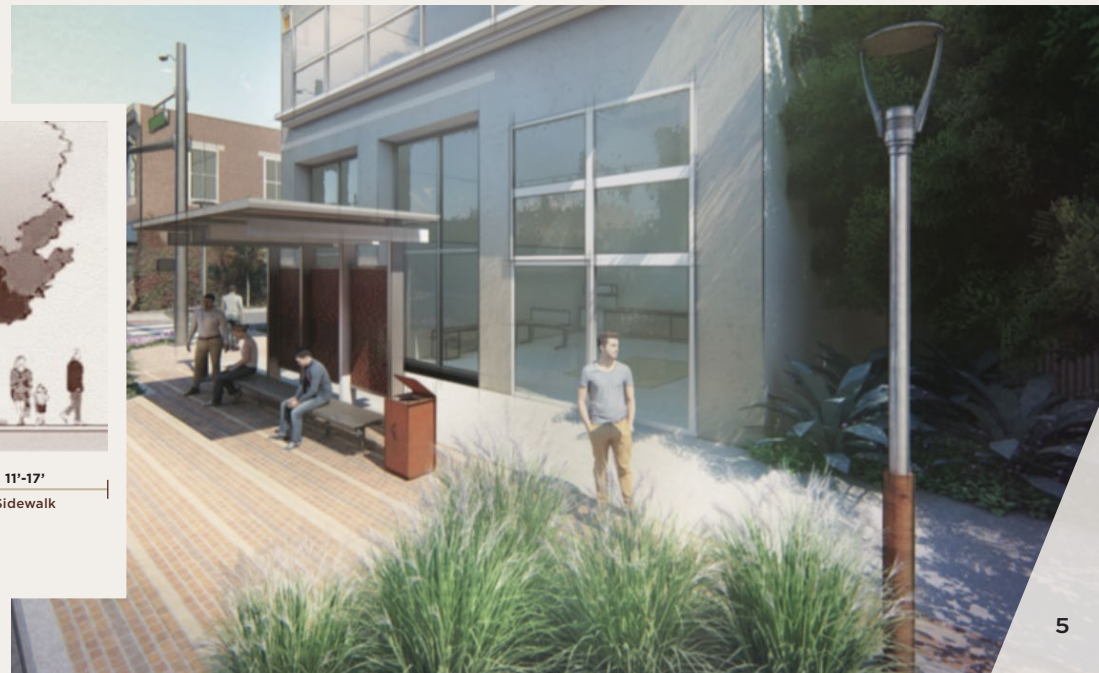
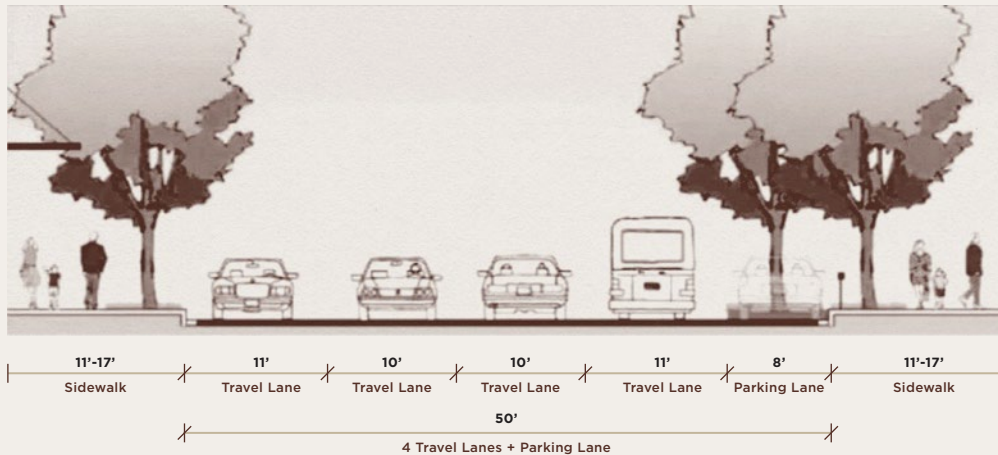


RIVER NORTH

AREA IMPROVEMENTS

\$65,000,000 Broadway street improvement, 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.



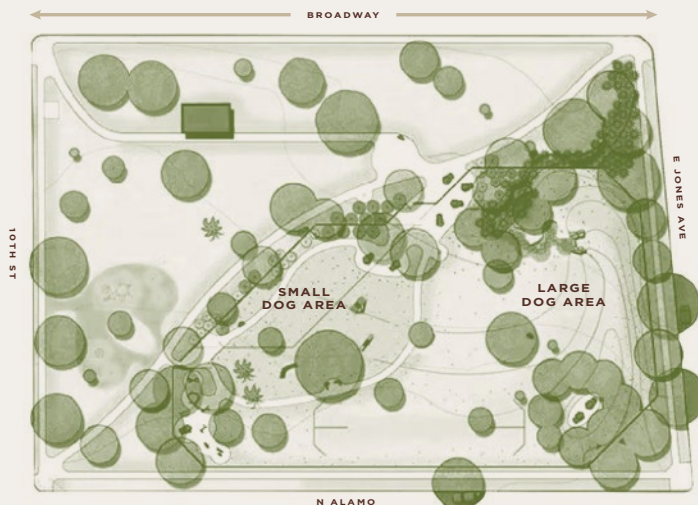
RIVER NORTH

MAVERICK DOG PARK

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

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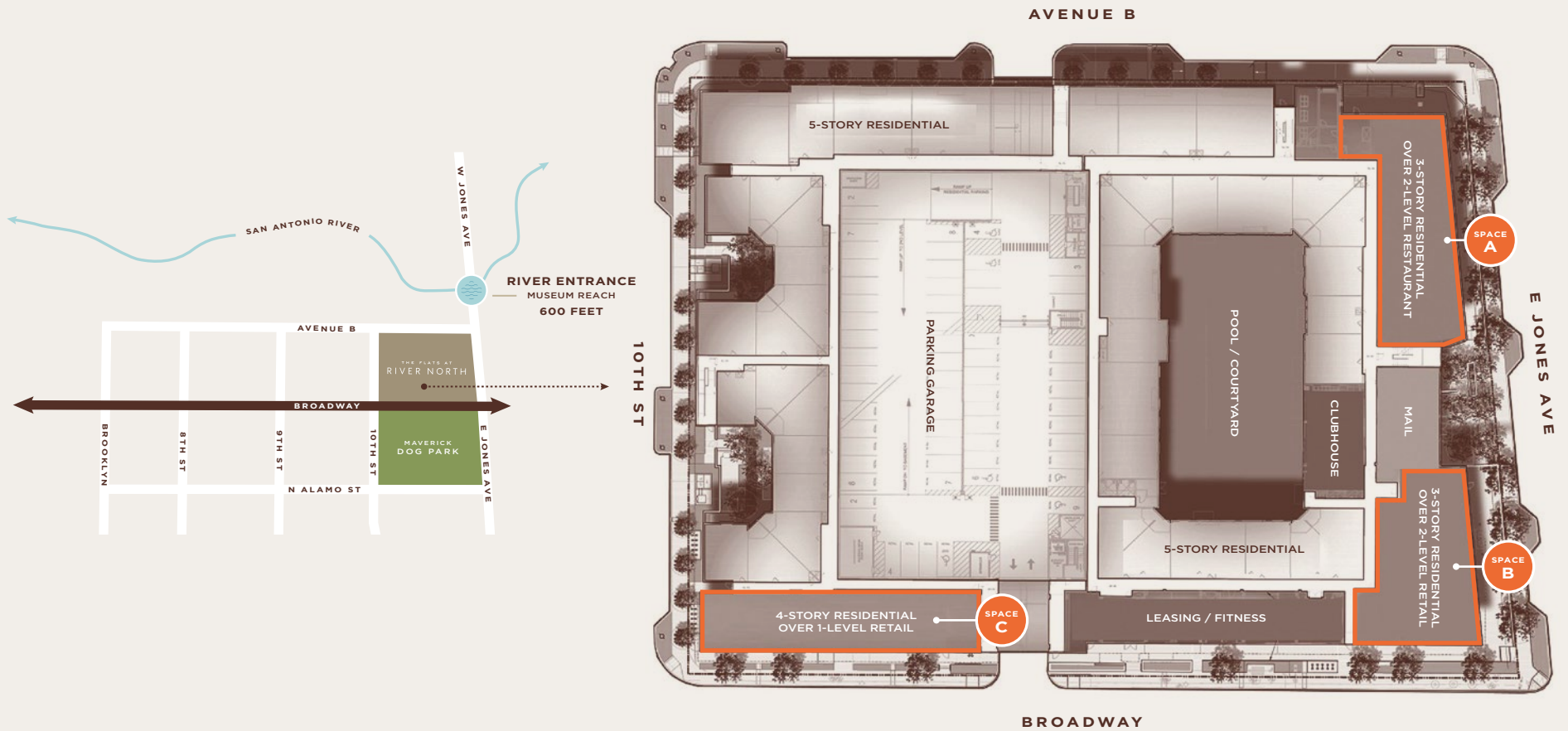






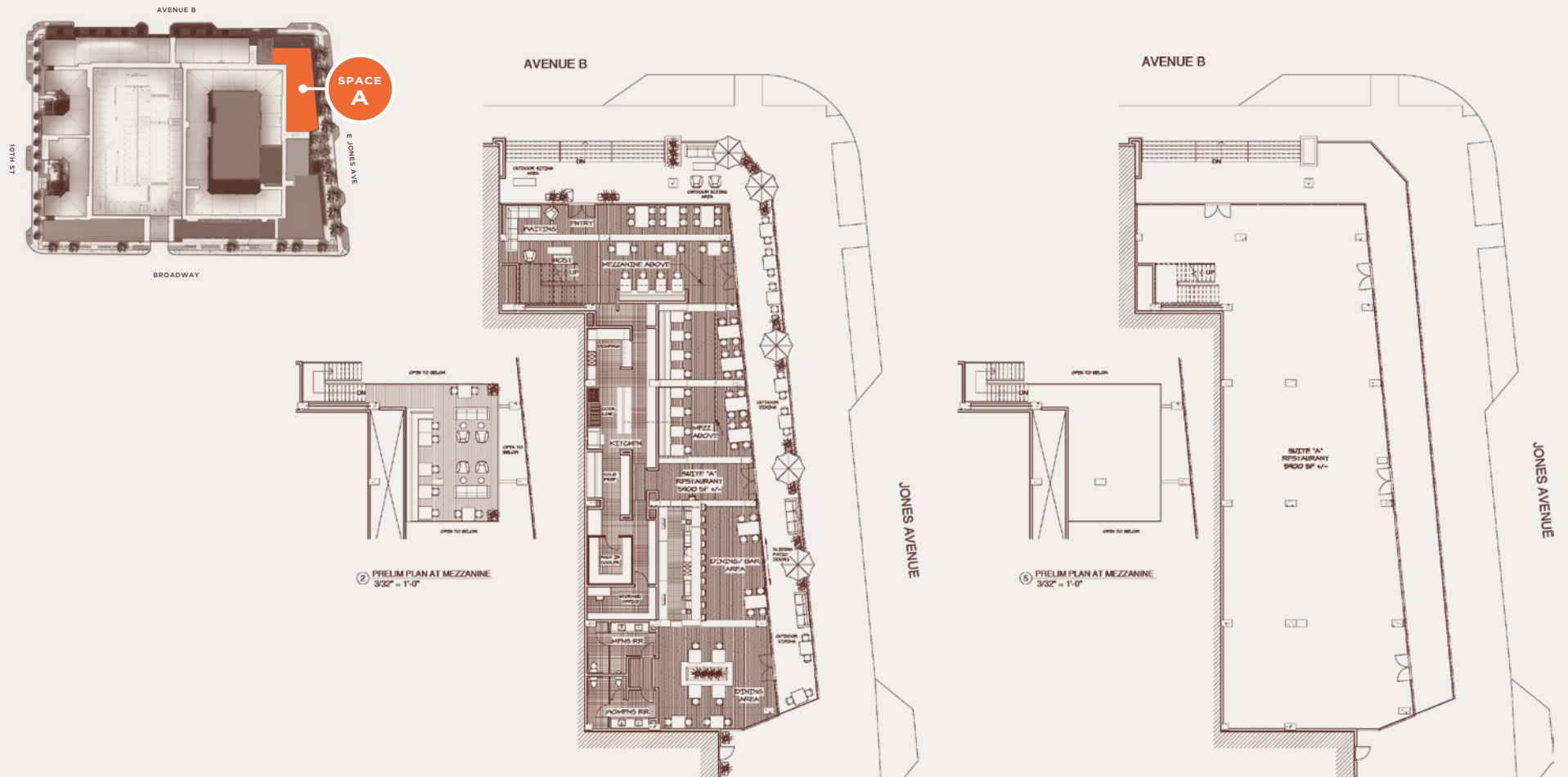
FLATS AT RIVER NORTH

SITE PLAN



FLATS AT RIVER NORTH

SPACE A | RESTAURANT PLAN ON AVENUE B

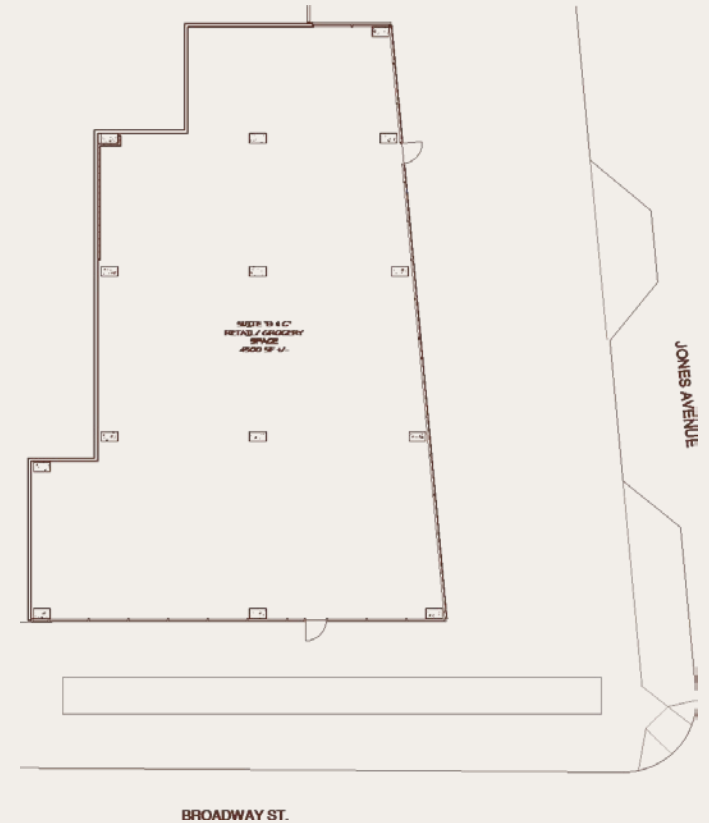
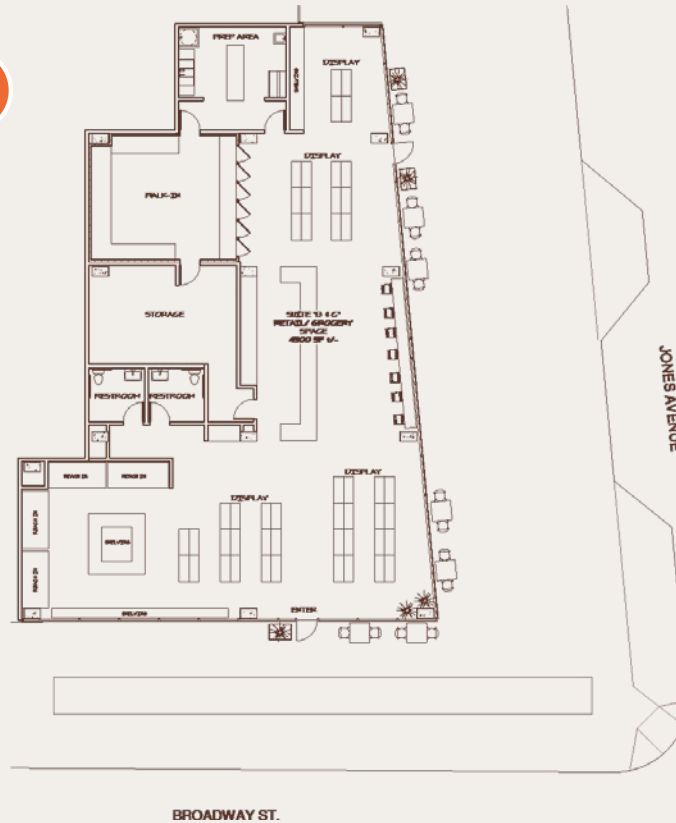
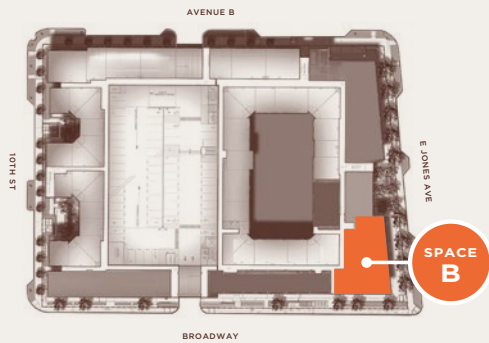


Over 6,000 SF of conditioned space on 2 levels and about 2,000 SF of outdoor patio space on Jones Ave. and Avenue B.

Space can be divided into smaller floor plans.

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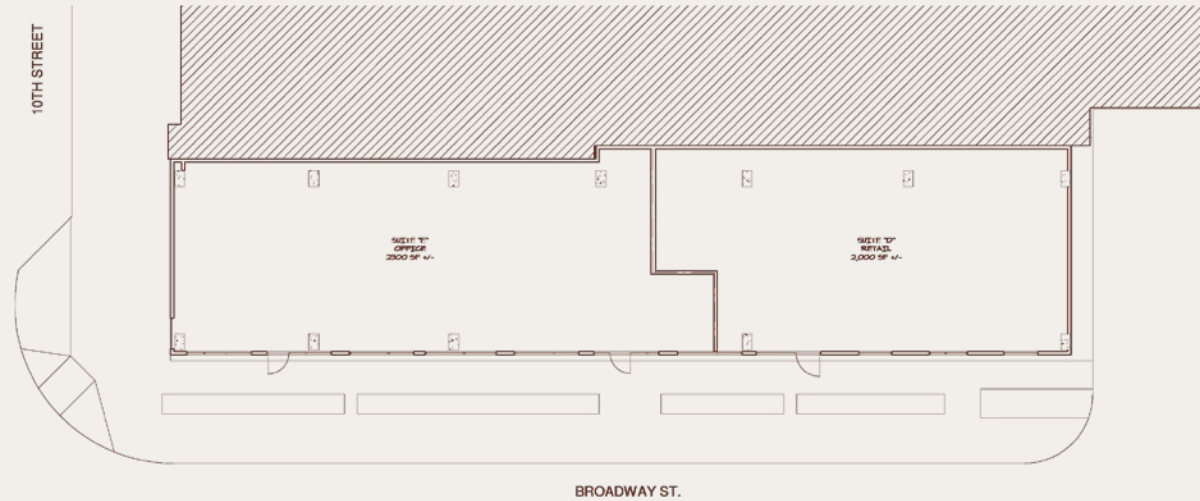
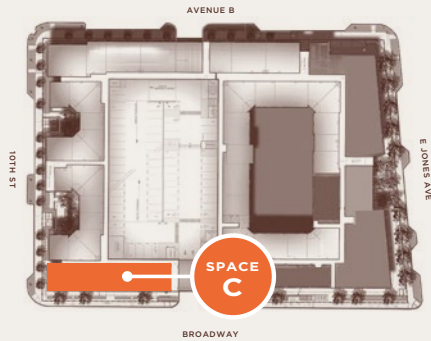
SPACE B | RETAIL PLAN ON BROADWAY



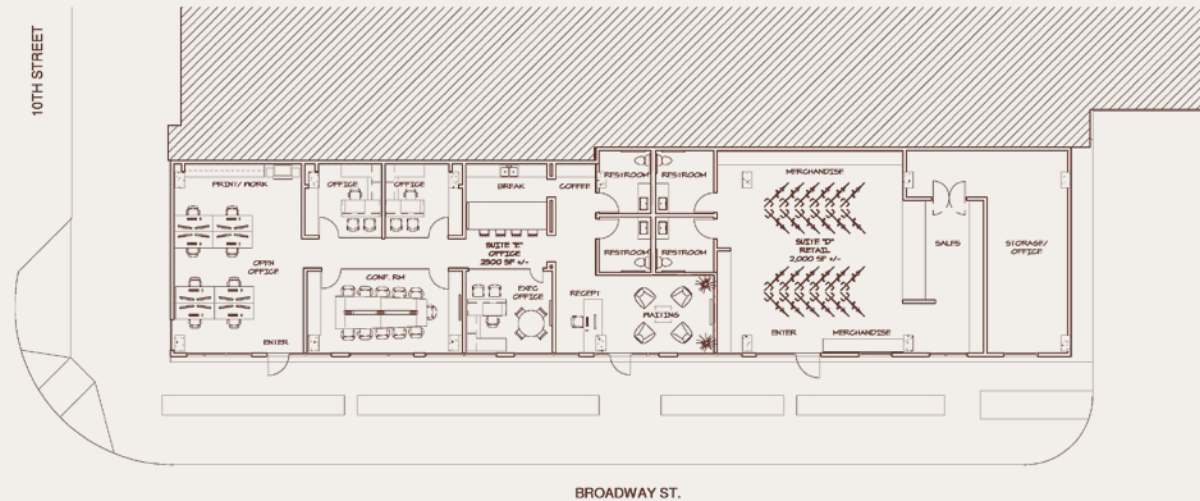
2,640-4,640 SF on hard corner of Broadway and Jones.
Ideal grocery, retail, bar, restaurant location.

FLATS AT RIVER NORTH

SPACE C | RETAIL SPACE ON 10TH AND BROADWAY



③ PRELIMINARY FLOOR PLAN
1/8" = 1'-0"



1,000-4,300 SF at corner of 10th and Broadway.
Storefront retail/creative office.



PROFESSIONAL BACKGROUND

Jeremy Jessop is the Principal and Broker for JJ REAL CO, Inc. The firm focuses on infill urban real estate brokerage and investments. As a multi-generational San Antonio native, Jessop enjoys cultivating the history as well as the future of San Antonio's downtown and surrounding neighborhoods. Most of the projects his brokerage, clients and partners have been in areas near The Pearl Brewery, River North, Tobin Hill, Dignowity, Government Hill, Central Business District, Near East & West Side, Southtown, King William, Lavaca and upwards to Alamo Heights. Jessop started his real estate career in 2004 after Rhodes College. Returning to San Antonio he started investing in residential, small multi-family and commercial buildings. For the past decade Jessop and his team has focused on adaptive reuse projects with roles including leasing, investment sales, financing and land assemblage. Jessop is a member of the San Antonio Executives Association, Urban Land Institute and local, state and national board of realtors. Jessop lives and works in Southtown with his wife Sara and their adopted dog.

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