

RIVERWALK ICON

RIVERFRONT. ICONIC. IRREPLACEABLE.

NEARLY 30,000 SF OF PREMIER
RIVERWALK COMMERCIAL SPACE

FOR SALE



A PREMIER INVESTMENT IN THE HEART OF SAN ANTONIO



4 STORIES
ON THE RIVERWALK



ROOFTOP TERRACE
WITH PANORAMIC VIEWS



FLEXIBLE WORKSPACE
& PRIVATE OFFICES



MULTIPLE CONFERENCE
ROOMS



ELEVATOR ACCESS
TO ALL FLOORS



AMPLE PARKING
ON-SITE

ICONIC LOCATION. EXCEPTIONAL VISIBILITY. LIMITLESS POTENTIAL.

A STRATEGIC INVESTMENT IN SAN ANTONIO'S FUTURE

1.3B
MARVEL
PROJECT

TRANSFORMING DOWNTOWN.

The \$1.3 Billion MARVEL Project is the largest cultural and economic transformation in San Antonio's history—anchored by the future home of the San Antonio Spurs and a world-class entertainment district.



DOWNTOWN WEST & FUTURE HOME OF THE MISSIONS BALLPARK.

Just west of downtown, a vibrant new district is emerging with a new Missions ballpark at its heart, surrounded by planned residential towers, hotels, restaurants, retail, and green space.



PRESERVING HISTORY. EVOLVING CULTURE.

The Riverwalk remains a timeless treasure—honoring its historic roots while embracing a dynamic cultural experience that continues to attract millions of visitors and businesses each year.

UNMATCHED LOCATION.

MINUTES FROM SAN ANTONIO'S MOST ICONIC DESTINATIONS.

- The Pearl
- Frost Bank Center
- Hemisfair
- Henry B. González Convention Center
- Southtown
- St. Mary's Strip
- Steps from the Riverwalk



SAN ANTONIO BY THE NUMBERS.



CURRENT POPULATION

2.6M+

One of the fastest-growing major cities in the U.S.



PROJECTED GROWTH

3.4M+
BY 2030

Continued explosive growth driving demand



METRO GDP

\$129B+

Among the top 25 U.S. metros



JOBS GROWTH

+8.3%
BY 2030

Thriving industries, strong employment outlook



ANNUAL VISITORS

40M+

Fueled by tourism, business, and major developments



Position your business or investment in a one-of-a-kind, riverfront property poised to benefit from San Antonio's most exciting growth corridor. The Riverwalk Icon offers unmatched visibility, prestige, and potential.

**INVEST IN
THE FUTURE.
OWN AN ICON.**

CONFIDENTIAL OFFERING.

For additional information or to schedule a private tour, contact:

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