

FOR LEASE | FIESTA ON CEVALLOS

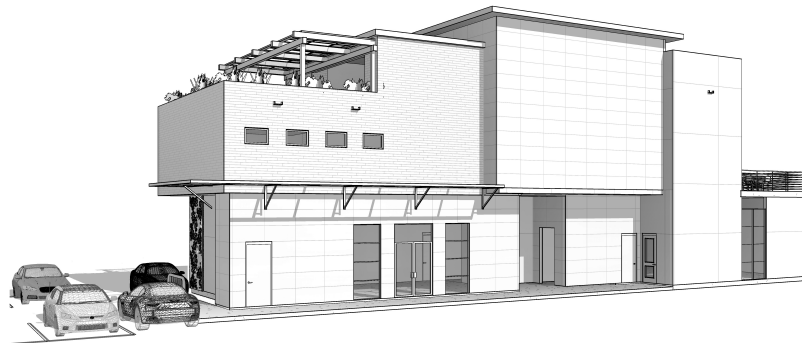
415 East Cevallos, San Antonio, TX 78204



Fiesta on Cevallos is a three-story neighborhood center in the heart of San Antonio's vibrant Southtown and Blue Star Arts Districts. The building features Ground Level Retail and Second & Third Level Restaurant/Rooftop Bar space. The two upper floors each include open air patios with views of lively Cevallos Street and the Downtown skyline. The neighborhood surrounding the building is very walker and transit friendly with 1,800+ apartment and condo units within a half-mile radius. The modern building design incorporates glass, stucco and biophilic architectural elements to give it a striking yet inviting curb appeal.

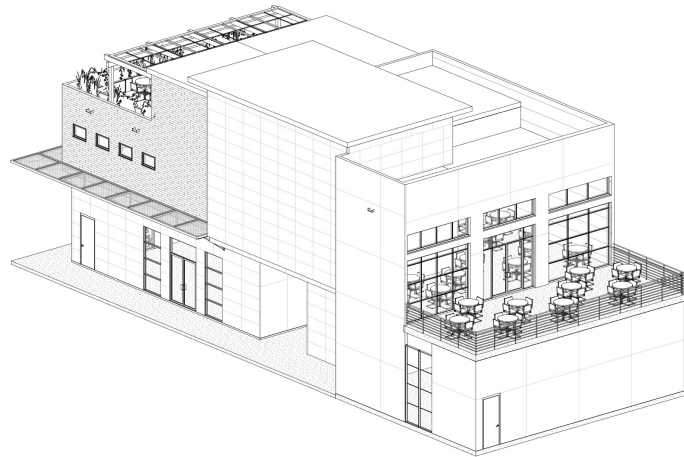
FEATURES

- New Construction in premium location, Cevallos & Probandt
- Convenient Access to major highways: I-10, I-37, and Hw-281
- Limited supply of infill retail options in Southtown
- Generous tenant improvement allowance
- High density residential area
- Strong population growth
- 14 Compact Parking Spaces



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AVAILABLE SPACE | 1,250 - 2,655 SF



PROPERTY HIGHLIGHTS

Available Space	1,250 - 2,655 RSF Available (1st Floor)
Rental Rate	\$25.50 - \$27.00
NNN	\$7.00
Term	5-Year minimum

DEMOGRAPHIC SNAPSHOT

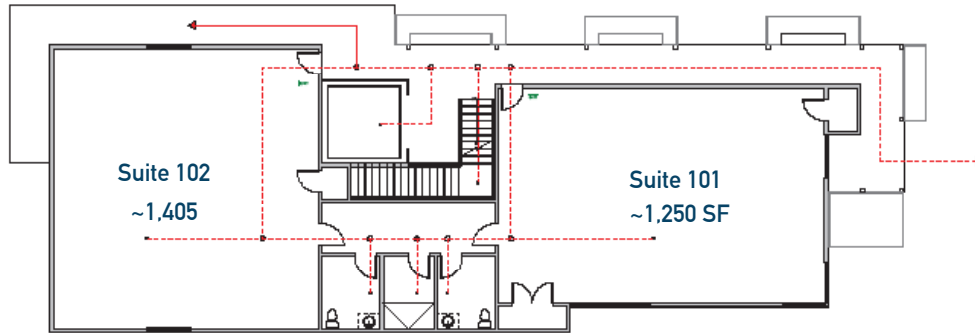
Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	14,213	171,804	391,988
2024 Population:	15,534	183,844	419,136
Pop Growth 2019-2024:	9.29%	7.01%	6.93%
Average Age:	38.1	36	35.9
Households			
2019 Total Households:	5,722	56,286	129,209
HH Growth 2019-2024:	8.93%	6.81%	6.60%
Median Household Inc:	\$42,024	\$30,789	\$32,564
Avg Household Size:	2.4	2.8	2.9



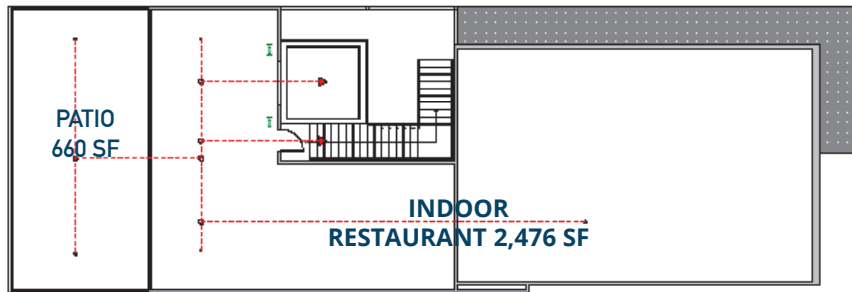
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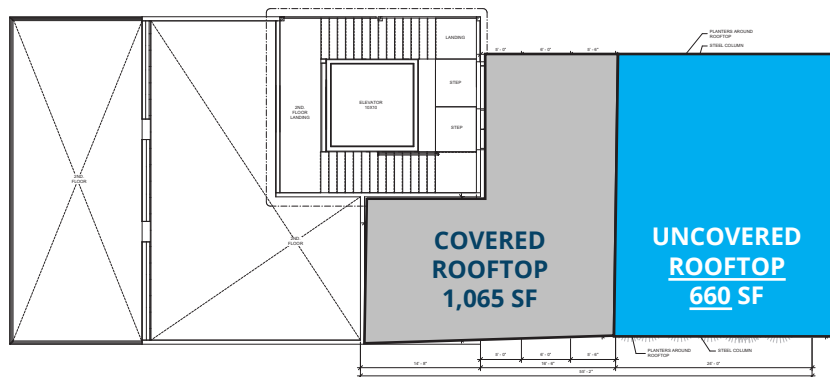
Level 1 - RETAIL SPACE: 2,655 RSF (Available)



Level 2 - RESTAURANT SPACE: 3,136 SF (Unavailable/Leased)



Level 3 - ROOFTOP SPACE: 1,725 SF (Unavailable/Leased)



**FOR MORE INFORMATION
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