

# SOLEDAD & HOUSTON RIVERWALK

RESTAURANT OPPORTUNITY

118 Soledad  
SAN ANTONIO, TEXAS





# INCREDIBLE RESTAURANT OPPORTUNITY



Endura Advisory Group is pleased to offer river walk level restaurant space in the newly development upscale Hampton Inn & Suites as well as a Home2 property, an extended stay offering by Hilton. Located near the intersection of Houston and Soledad, this new project is situated in the heart of Downtown San Antonio's most exciting new commercial and business activity.

## Project Details

### Restaurant Space

River level restaurant space:	± 6,400 square feet (divisible)
River level patio space:	± 1,505 square feet
River frontage:	± 148 feet
Street level retail space:	± 1,692 feet

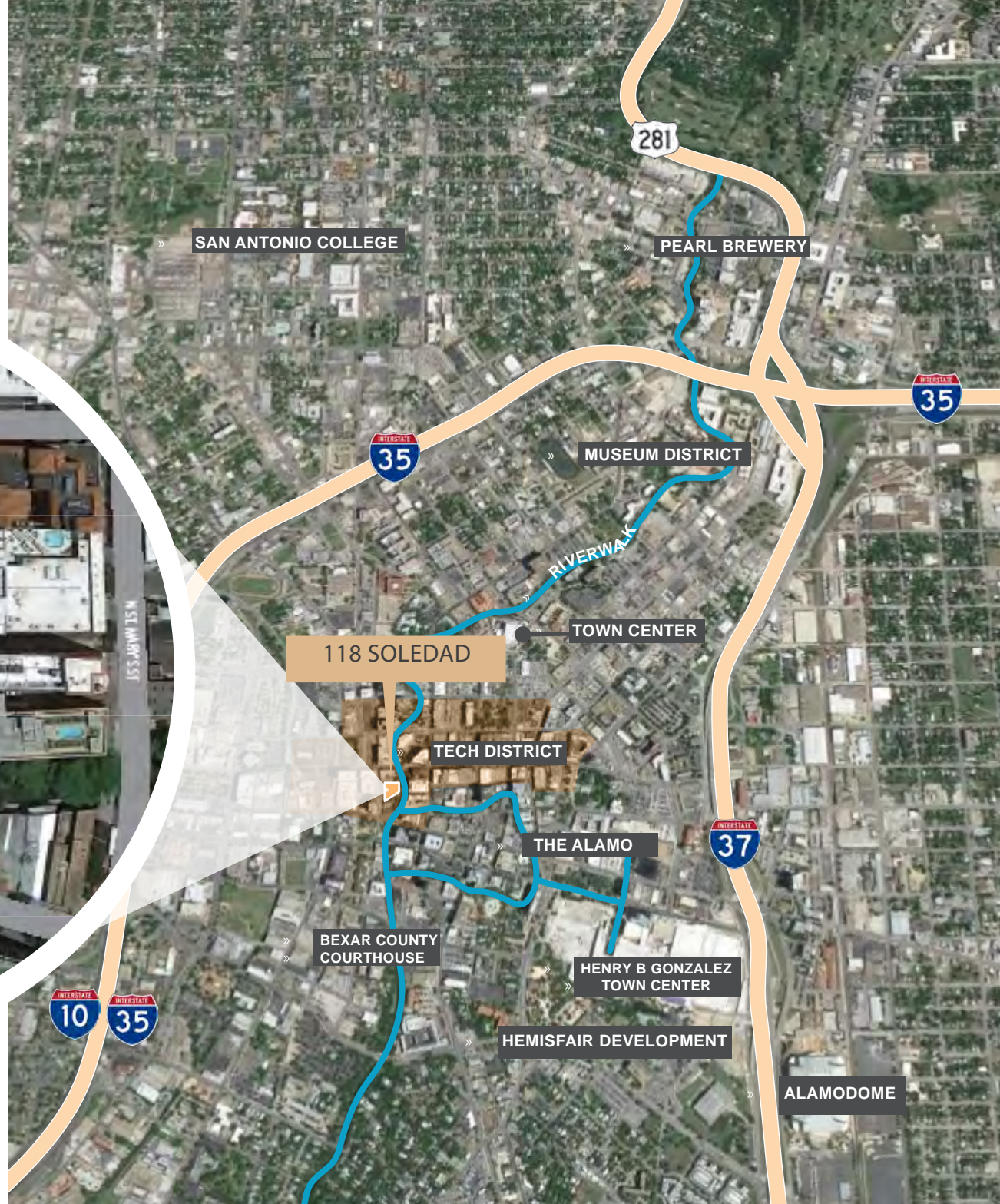
### Hotel

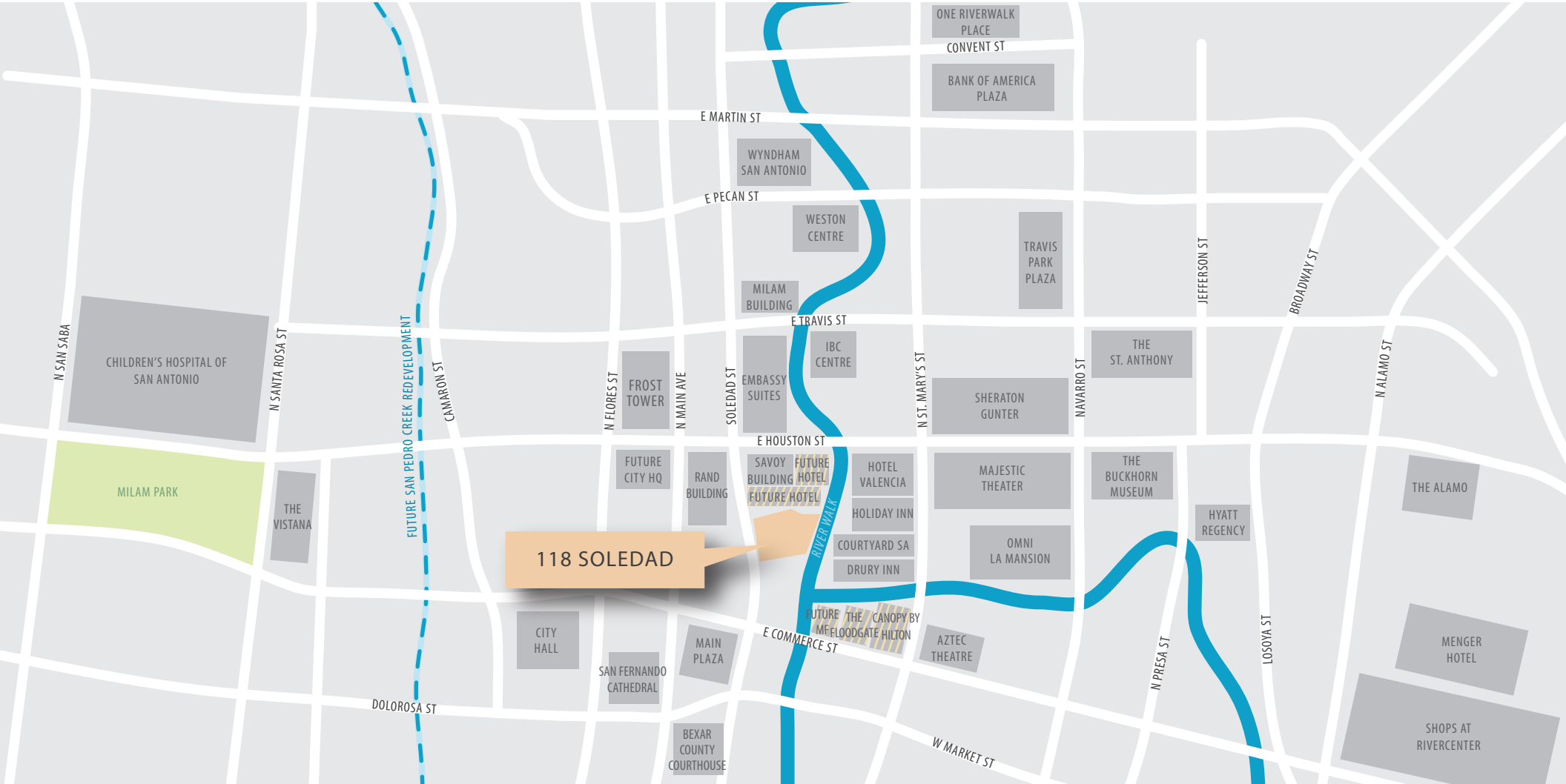
Number of rooms:	213 (combined)
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## Project Highlights

- » Existing restrooms for restaurant space and shared common area corridors
- » Attractive ceiling heights
- » Floor-to-ceiling windows
- » Spectacular river views
- » Direct access from Soledad St. to San Antonio's famed River Walk
- » Internal access to River Walk retail space
- » Additional retail space available on Soledad Street (±1,692 square feet)

# DOWNTOWN SAN ANTONIO

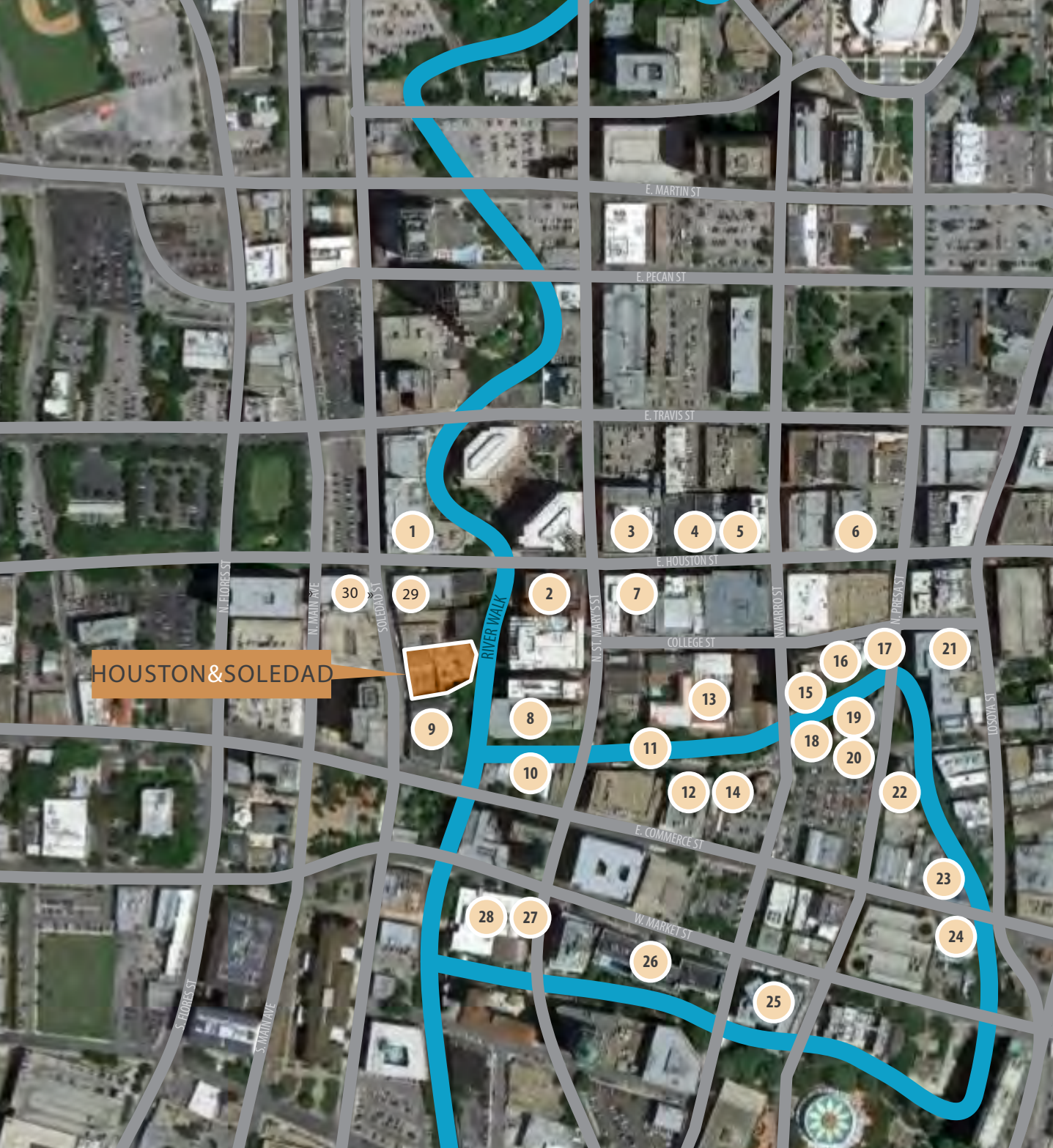




# PRIME CENTRAL LOCATION

The Property is located in the heart of Downtown San Antonio, nestled on a stretch along Soledad Street where tourism meets commerce. This site offers a prime location in the city's burgeoning tech district, which is rapidly churning out new companies and desirable jobs. The Property is minutes away from the CBD's top office properties and steps from the new crown jewel of Downtown San Antonio: Frost Bank Tower. The 400,000-square-foot Class A building is the first downtown office tower constructed in nearly 30 years. Nearby tourist attractions include the San Fernando Cathedral, the newly revamped Aztec Theatre, and the historic Majestic Theatre, San Antonio's most beloved venue for live entertainment. In addition, nearly 1,100 residents live within a 10-minute walk of the Property.

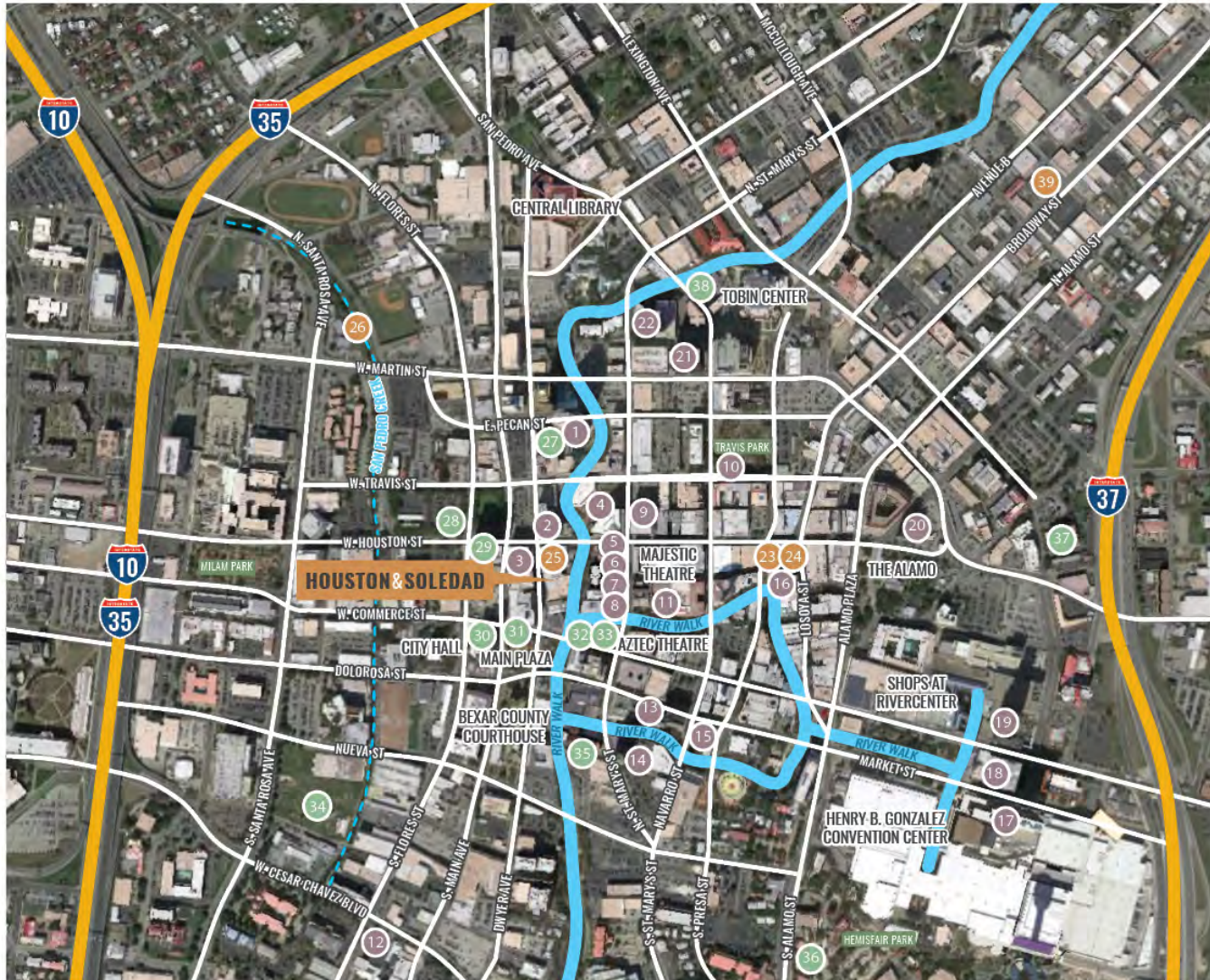
# CULINARY DESTINATION



1. Range | Steak - Seafood - Field
2. Acenar
3. Market on Houston
4. Bohanan's Prime Steak & Seafood
5. The Palm
6. Texas de Brazil
7. Houston St. Bistro
8. Texas Land & Cattle
9. Mexican Manhattan
10. Bella on the River
11. Iron Cactus
12. Ostra | Mokara Hotel + Spa
13. Las Canarias | Omni La Mansion
14. Rita's on the River
15. Dick's Last Resort
16. Joe's Crab Shack
17. Landry's Seafood
18. The County Line
19. Paesano's Riverwalk
20. Hard Rock Café
21. Rainforest Café
22. Saltgrass Steak House
23. Boudro's
24. Casa Rio
25. Las Ramblas Restaurant
26. Zocca Cuisine D'Italia
27. Biga on the Banks
28. Sushi Zushi
29. Bunz Handcrafted Burgers
30. Rosella Coffee at the Rand

# REVITALIZED DOWNTOWN CORRIDOR

New developments are underway in Downtown San Antonio and more projects are being announced on a regular basis: The \$175-million San Pedro Creek restoration. A premier headquarters facility for Frost Bank. An emerging tech district. An innovative technology charter high school. A Tier 1 children's hospital. A diverse assortment of hotel projects. An array of residential options. And a world-class performing arts center. All within a 10-minute walk of the Houston&Soledad property.



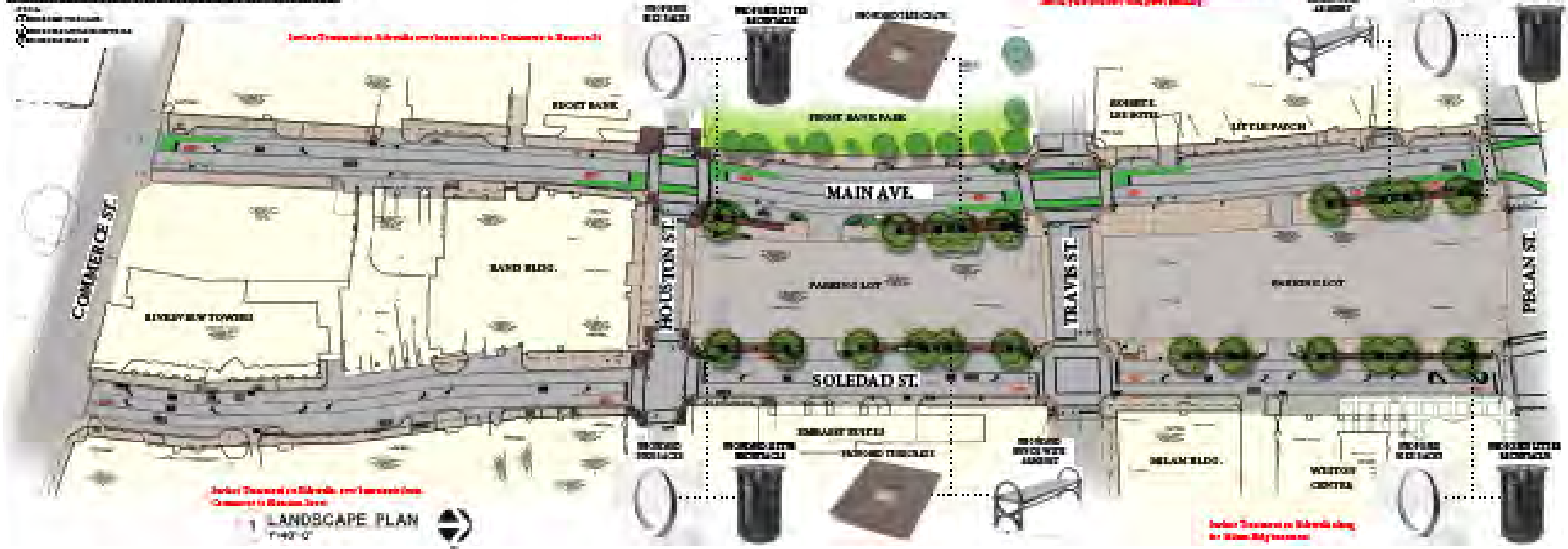
PROJECT NAME	TYPE	SIZE
<b>EXISTING PROPERTIES</b>		
1 Weston Centre	Office	498,136 sf
2 Embassy Suites by Hilton San Antonio	Hotel	285 rooms
3 Rand Building	Tech Office	105,972 sf
4 IBC Centre	Office	368,903 sf
5 Hotel Valencia	Hotel	213 rooms
6 Holiday Inn San Antonio Riverwalk	Hotel	313 rooms
7 Courtyard San Antonio Riverwalk	Hotel	220 rooms
8 Drury Inn & Suites San Antonio Riverwalk	Hotel	380 rooms
9 Sheraton Gunter	Hotel	322 rooms
10 The St. Anthony Hotel	Hotel	352 rooms
11 Omni La Mansion del Rio	Hotel	338 rooms
12 HEB South Flores Market	Retail	12,000 sf
13 The Westin Riverwalk San Antonio	Hotel	473 rooms
14 Hotel Contessa	Hotel	265 rooms
15 Tower Life Building	Office	220,000 sf
16 Hyatt Regency	Hotel	629 rooms
17 Grand Hyatt	Hotel / Condos	1,003 rooms   160 condos
18 San Antonio Marriott Riverwalk	Hotel	512 rooms
19 San Antonio Marriott Rivercenter	Hotel	1,001 rooms
20 The Emily Morgan Hotel	Hotel	177 rooms
21 Bank of America Plaza	Office	542,835 sf
22 One Riverwalk Place	Office	261,633 sf
28 Frost Tower	Office	400,000 sf
<b>UNDER CONSTRUCTION / RENOVATION</b>		
23 Hilton Garden Inn	Hotel	126 rooms
24 The Maverick Building	Multifamily	85 units
25 Savoy Building	Office	38,361 sf
26 San Pedro Creek Restoration	Public Use	2 miles
38 Thomas Riverwalk Hotel	Multifamily/Hotel	61 units   167 rooms
39 The Soto	Office	140,600 sf
<b>PLANNED / PROPOSED</b>		
27 Milam Building Redevelopment	Office	210,851 sf
29 Old Frost Tower/New City HQ Renovation	Office	338,338 sf
30 Municipal Plaza	Multifamily	265 units
31 Cambria Downtown San Antonio	Hotel/Office	185 rooms   50,000 sf office
32 The Floodgate	Multifamily	55 units
33 Canopy by Hilton	Hotel	197 rooms
34 New Federal Courthouse	Government	375,000 sf
35 JMJ Towers River Walk	Multifamily	201 units
36 Acequia Lofts	Multifamily	150 units
37 Tru Hotel by Hilton	Hotel	TBD

# IMPROVEMENTS & INFRASTRUCTURE



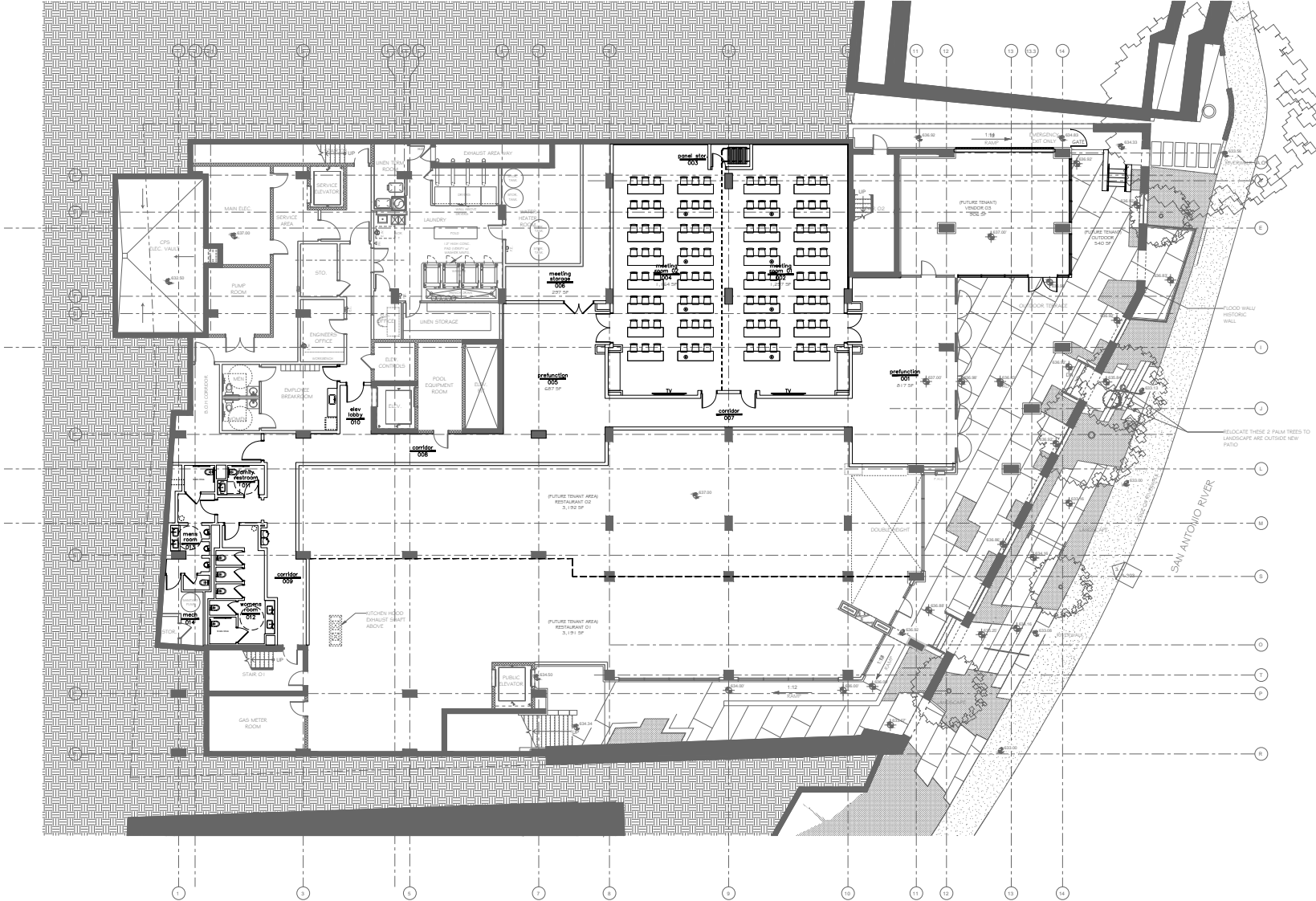
Soledad Street and Main Avenue are currently undergoing construction to allow for two-way traffic. In addition, the City of San Antonio is embarking on a beautification program along both streets that will provide new bike racks, attractive benches and additional litter receptacles. Plans for the River Walk itself include the restoration of a historic stone wall near the Property which will incorporate existing mature trees and offer multiple penetration points along the river.

## SOLEDAD ST. & MAIN AVE. STREETCARE



# SPACE PLANS

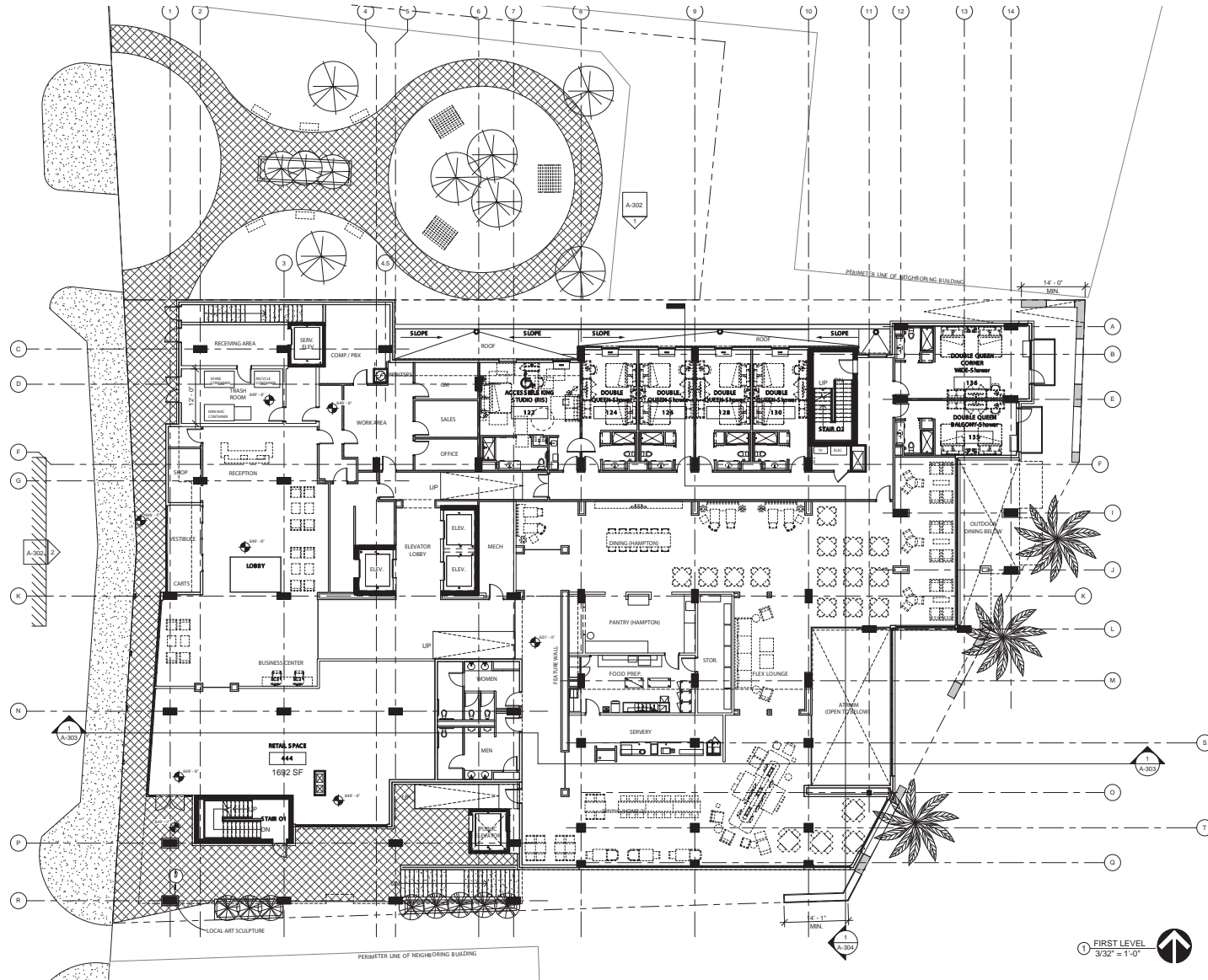
## LOWER LEVEL RETAIL

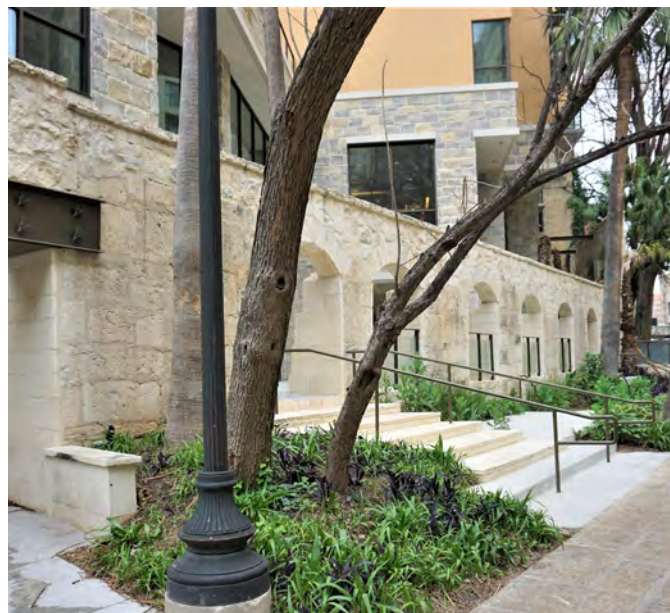
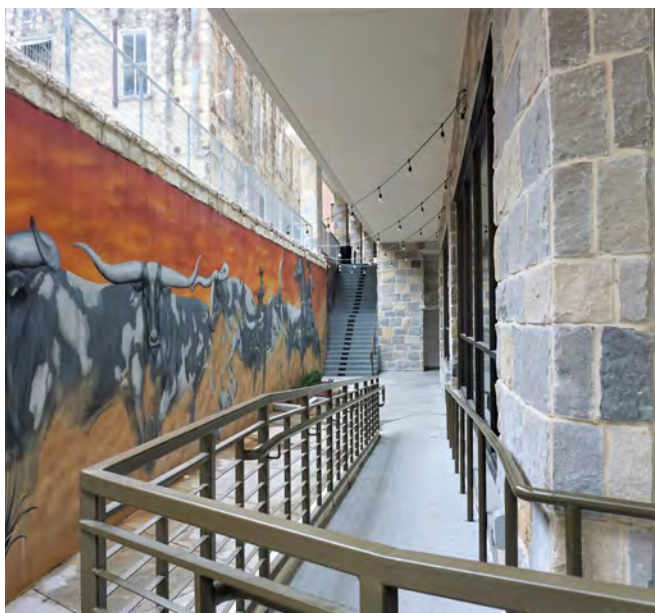




# SPACE PLANS

## STREET LEVEL RETAIL







# 118 SOLEDAD

LEASING  
INFORMATION

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 **ENDURA**  
ADVISORY GROUP  
commercial real estate solutions



# 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.

**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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Endura Advisory Group, GP, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	581037 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
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James G. Lundblad Licensed Supervisor of Sales Agent/ Associate	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
Eric Lundblad Sales Agent/Associate's Name	584796 License No.	elundblad@endurasa.com Email	(210) 366-2222 Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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