

THE VOGUE

NAVARRO ST & HOUSTON ST
SAN ANTONIO, TX 78205

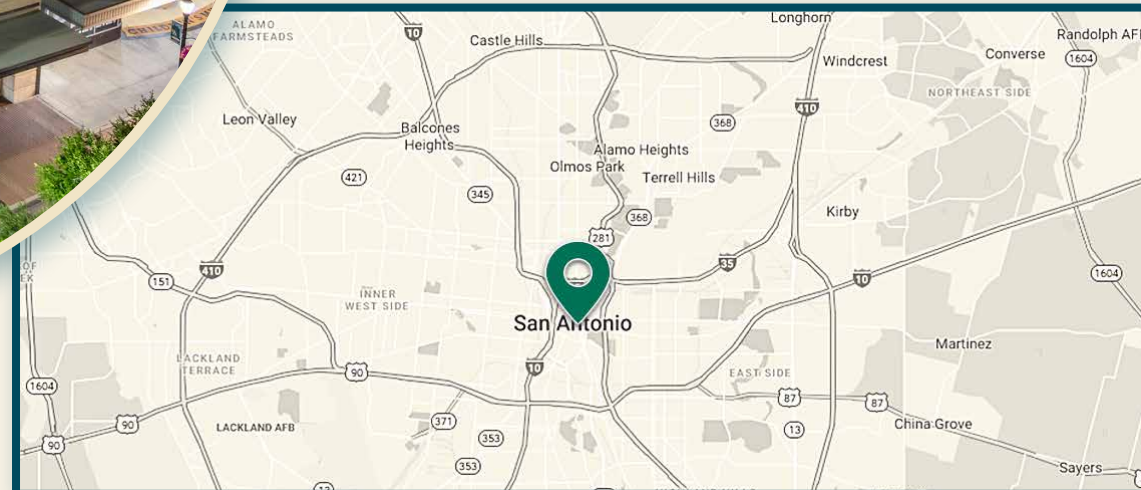


PROPERTY OVERVIEW

Rare Opportunity to purchase The Vogue Building; a historic office building with ground floor retail located on vibrant Houston Street in Downtown San Antonio. The historic building, with its exposed brick and large window lines throughout, provides an irreplaceable creative office environment in the heart of the San Antonio CBD. The property also has full floor suites with direct access from the elevators.

The Vogue is anchored by well-renowned restaurant tenant La Panaderia, who is thriving at the location.

With an origin dating back to 1935, The Vogue Building proves to be a timeless asset offering investors a rare opportunity to capture a piece of San Antonio history.

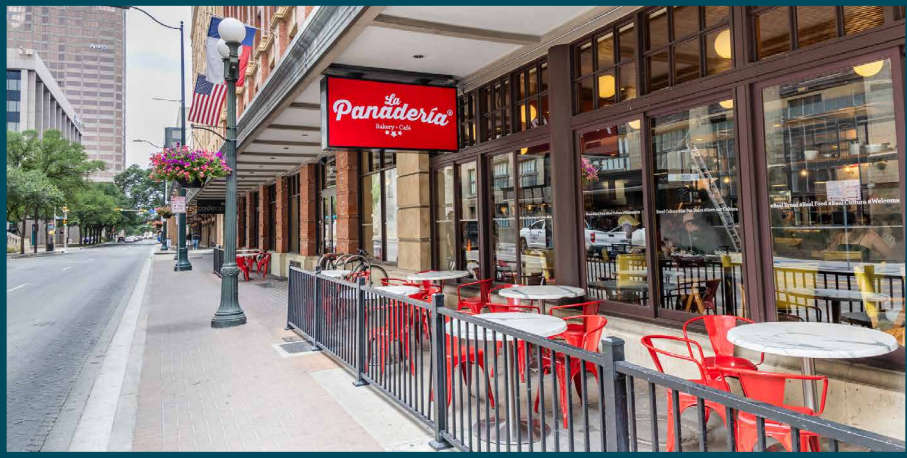


KUYRKENDALL
& COMPANY

TABLE OF CONTENTS

PROPERTY HIGHLIGHTS	3
AERIAL	6
MARKET AERIAL	7
FLOOR PLANS	8
PHOTOS	12
PHOTOS	13
PHOTOS	14
DEMOGRAPHICS	15
DEMOGRAPHICS (CONT.)	16
CONTACT INFORMATION	17

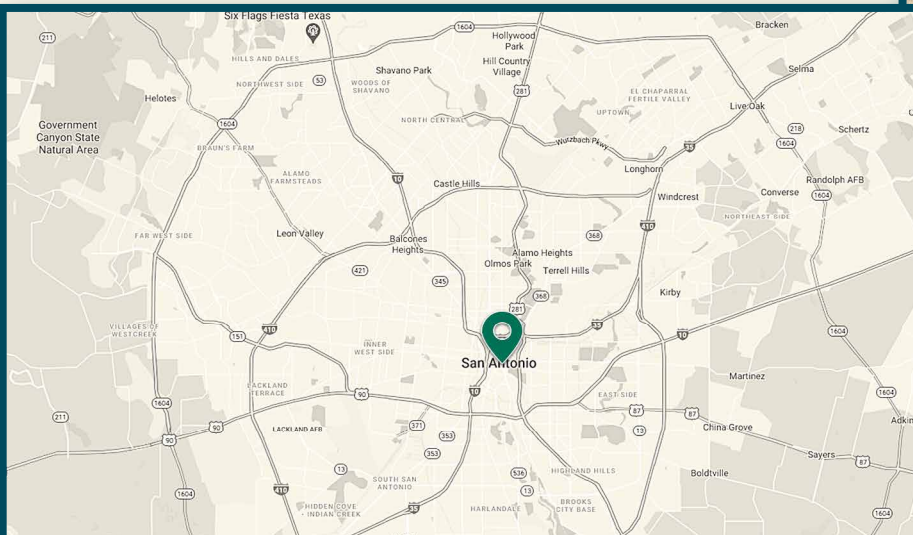
PROPERTY HIGHLIGHTS



2025 DEMOGRAPHICS	1 mile	3 mile	5 mile
Population	11,624	134,280	336,471
Total Households	7,061	54,140	128,172
Average HH Income	\$84,089	\$73,274	\$78,379

HIGHLIGHTS

- Centrally located in the heart of the San Antonio Central Business District along one of the oldest and most popular streets
- Direct frontage on Houston Street, San Antonio's original and revived entertainment district
- Less than one mile from the booming Pearl Brewery and Southtown Districts
- One block to the recently renovated Travis Park and one block from the Riverwalk
- Exceptional walkability score of 89 and a transit score of 90
- Tremendous dining and entertainments options in the immediate vicinity
- Extraordinary development and public improvement activity focused on the immediate area
- Significant momentum Downtown with major tenants relocating from the suburbs



PROPERTY HIGHLIGHTS



DESCRIPTION

- Address: 600 Navarro St, San Antonio TX 78205
- Building Size: 37,247 SF
- Land Size: 0.1858 Acres
- Zoning: D - Downtown District

DESIGN & CONSTRUCTION

- Year Built: 1935, Renovated in phases from 2001-2019
- Foundation: Concrete & reinforced steel
- Frame: Steel column & brick exterior walls
- Roof: Single-ply rolled
- Floors: 6 Floors + Basement
- Floor to Ceiling Height: 7' - 9'
- Floor to Floor Height: 10'
- Facade Description: Brick & single pane glass

FINISH OUT

- Common Area: Laminate wood paneled walls, granite flooring, fluorescent lighting and a touch screen tenant directory in the lobby.
- Tenant Finishes: Typical tenant finishes include painted walls, mixed tile, laminate and carpeting on the floors, window shades, dropped ceiling tiles and gypsum board, wooden doors with brass hardware and lighting is mixed fluorescent and LED.
- Restrooms: There is one men's and one women's restroom on each floor of the building. Typical men's restroom includes one sink, one commode and one urinal. Women's restroom includes one sink and 2 commodes. Walls are a mix of painted gypsum and wallpaper, ceramic tile floors, laminate partitions, granite vanities with dual sink hardware and fluorescent lighting.

PROPERTY HIGHLIGHTS

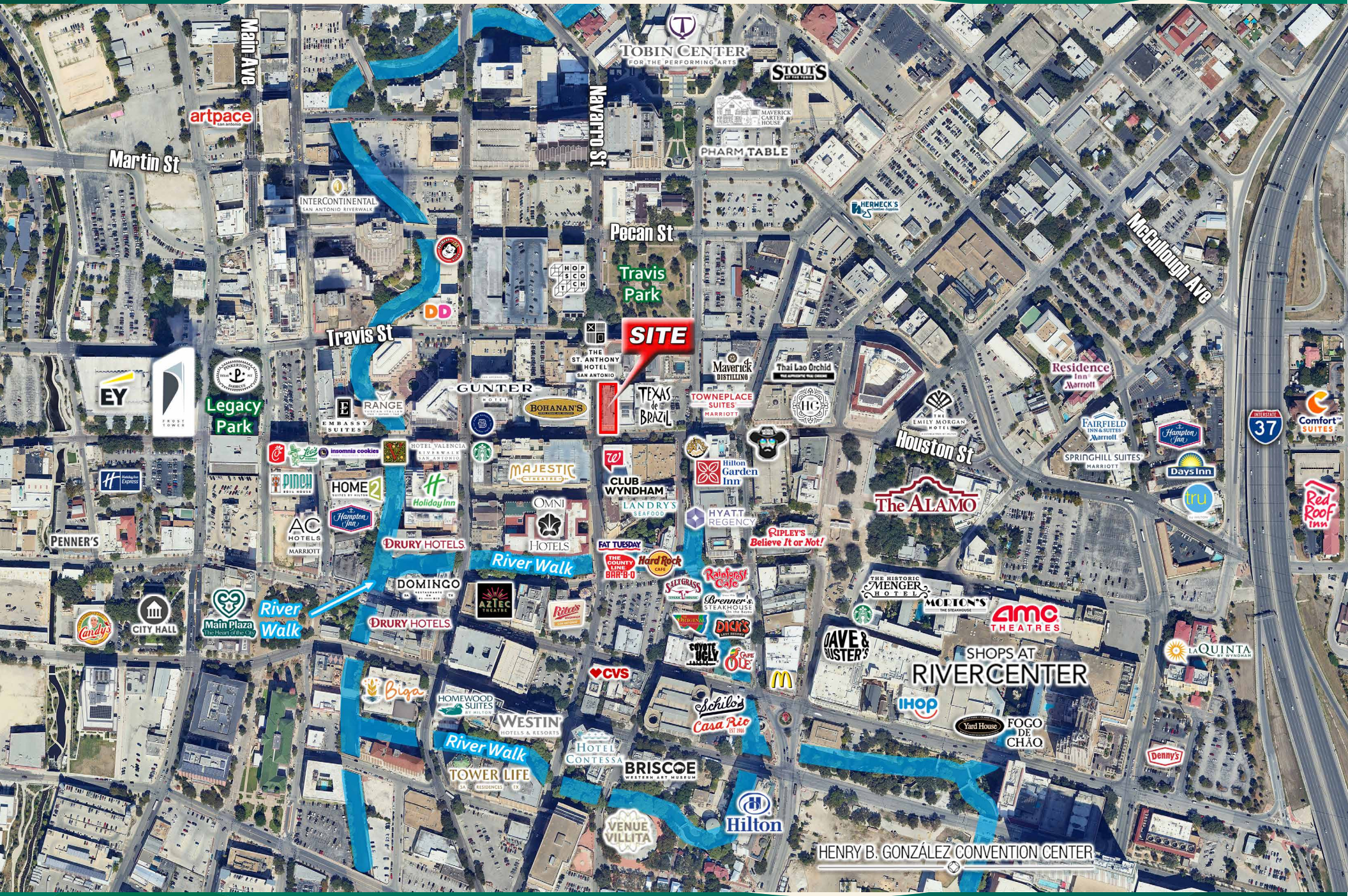


BUILDING SYSTEMS

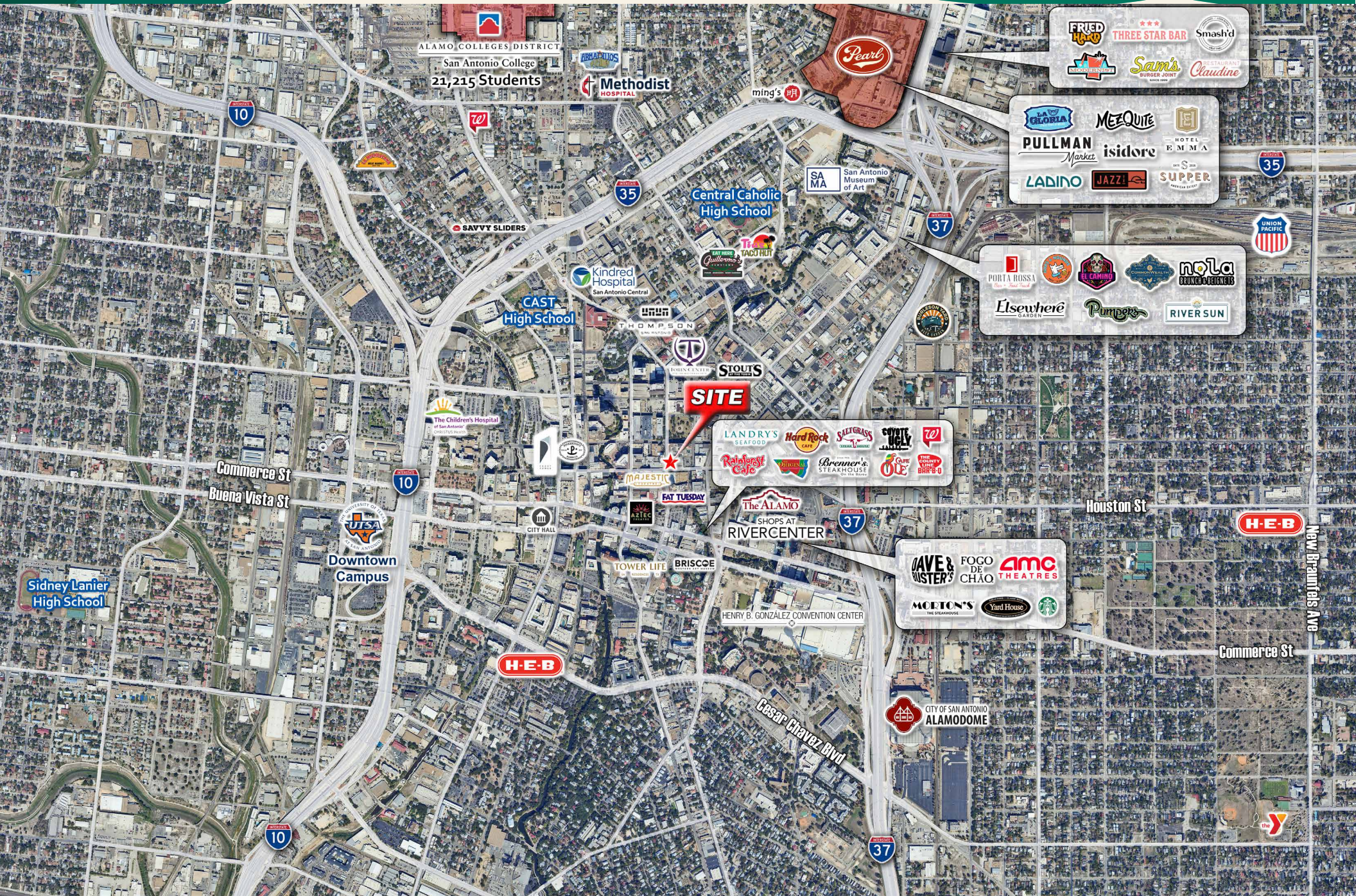
- **Life Safety:** The entire building is sprinklered. Sprinkler heads are pendant. A Honeywell Silent Knight emergency detection system serves the building. Fire extinguishers are located in tenant spaces.
- **Security:** Security cameras are located on the 1st, 2nd and 5th floors with access-controlled proximity readers. There is a 24-hour roving guard.
- **Elevators:** Two, 3,500 lb. ThyssenKrupp traction passenger elevators serve the building.
- **HVAC:** There is one Smardt chiller located in the basement, one BAC cooling tower located on the roof, and seven air handling units on each floor. There is a mix of Trane and JCI energy management systems located in the basement with partial DDC and pneumatic controls.
- **Utilities:**
 - Electricity - City Public Service
 - Water/Sewer - San Antonio Water System
 - Gas - City Public Service
 - Telephone - AT&T & Spectrum
 - Fiber Optics - AT&T & Spectrum



AERIAL

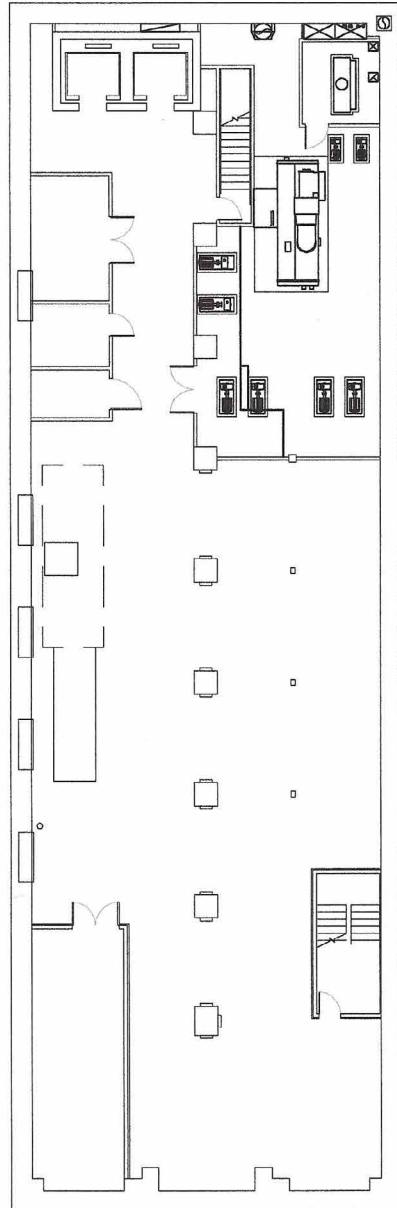


DOWNTOWN AERIAL



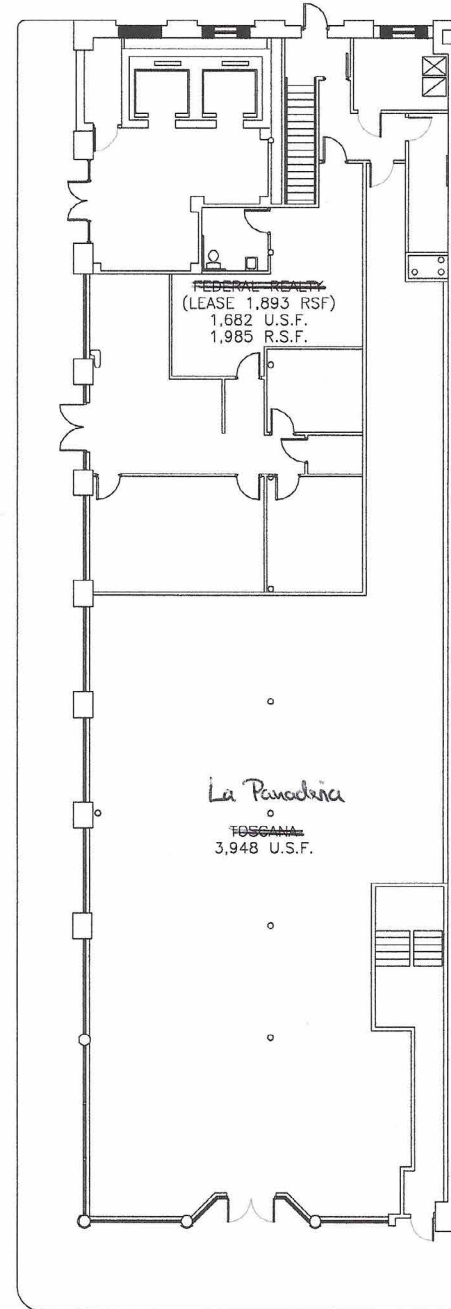
FLOOR PLANS

BASEMENT



VACANT
2,993 U.S.F.
3,352 R.S.F.

LEVEL 1



~~FEDERAL RESERVE~~
(LEASE 1,893 RSF)
1,682 U.S.F.
1,985 R.S.F.

La Panadina
~~FOSCANA~~
3,948 U.S.F.

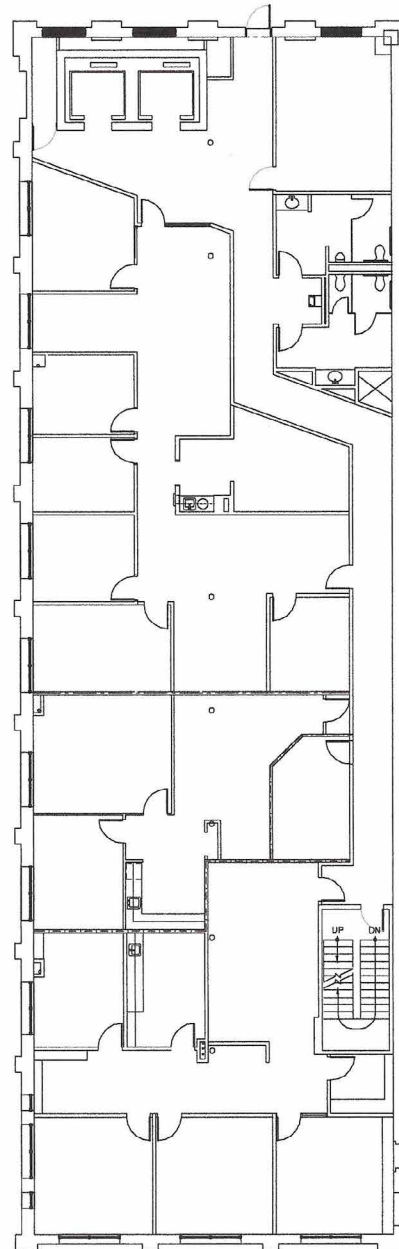
FLOOR PLANS

LEVEL 2

SUITE 200
LA MANSION
2,083 U.S.F.
2,458 R.S.F.

SENATOR JOHN CORNYN
902 U.S.F.
1,064 R.S.F.

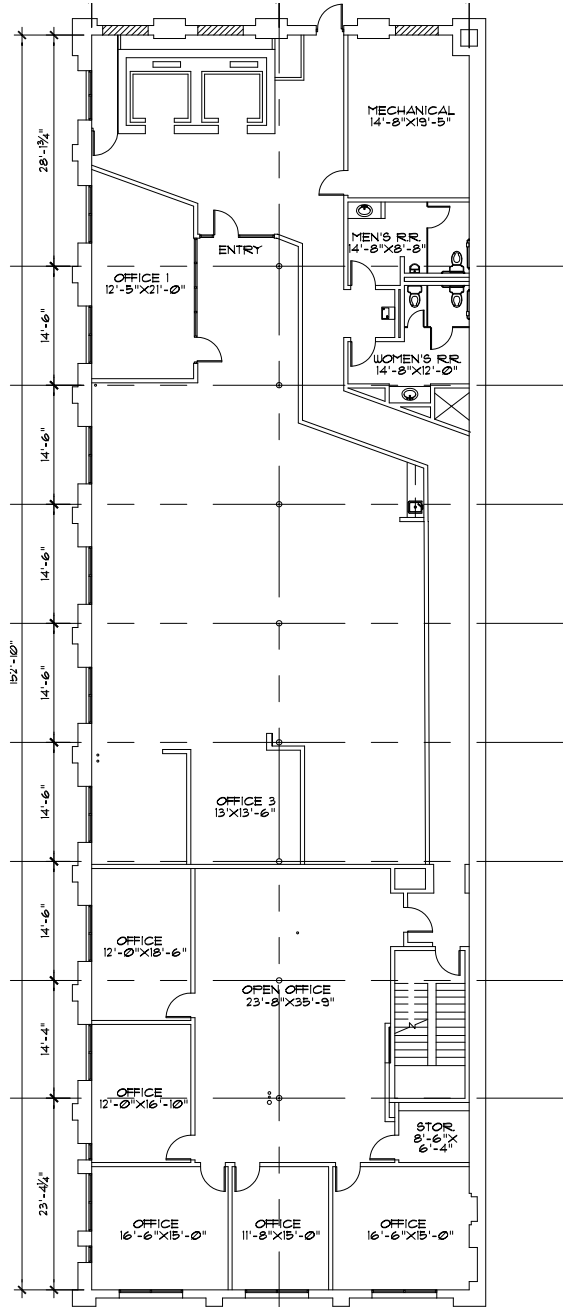
Vacancy
SUITE 250
~~KEVIN COLLINS~~
1,763 U.S.F.
2,080 R.S.F.



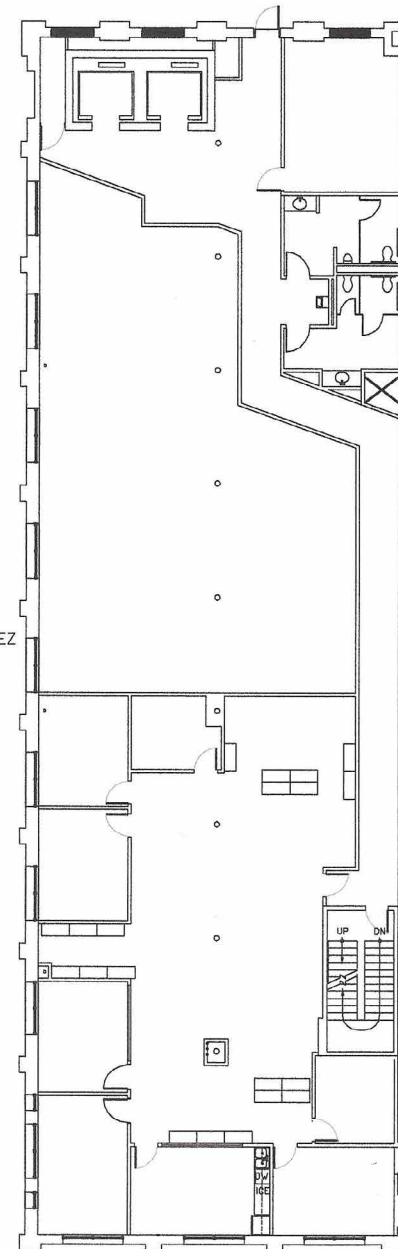
BUILDING CONFERENCE
ROOM
154 U.S.F.
182 R.S.F.

FLOOR PLANS

LEVEL 3



LEVEL 4

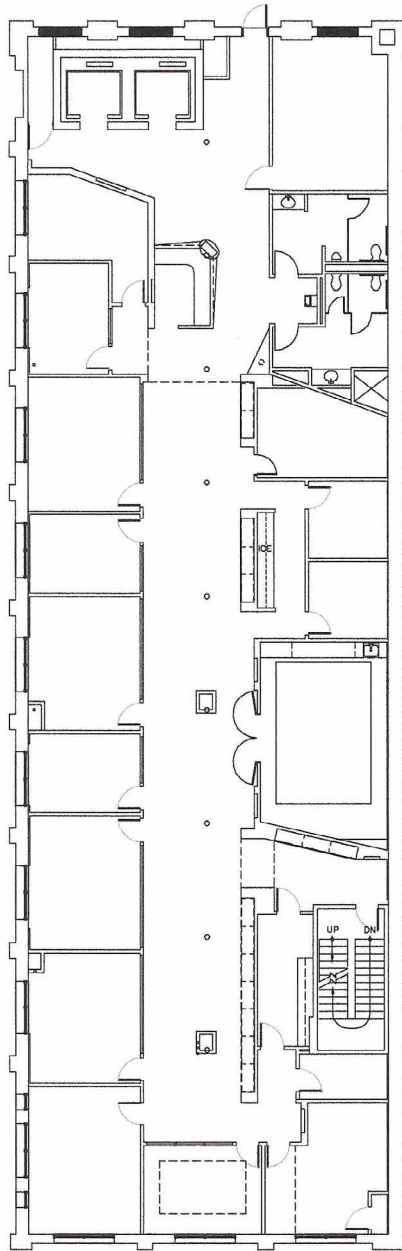


SHELTON & VALDEZ
 SUITE 400
 5,806 U.S.F.
 6,503 R.S.F.

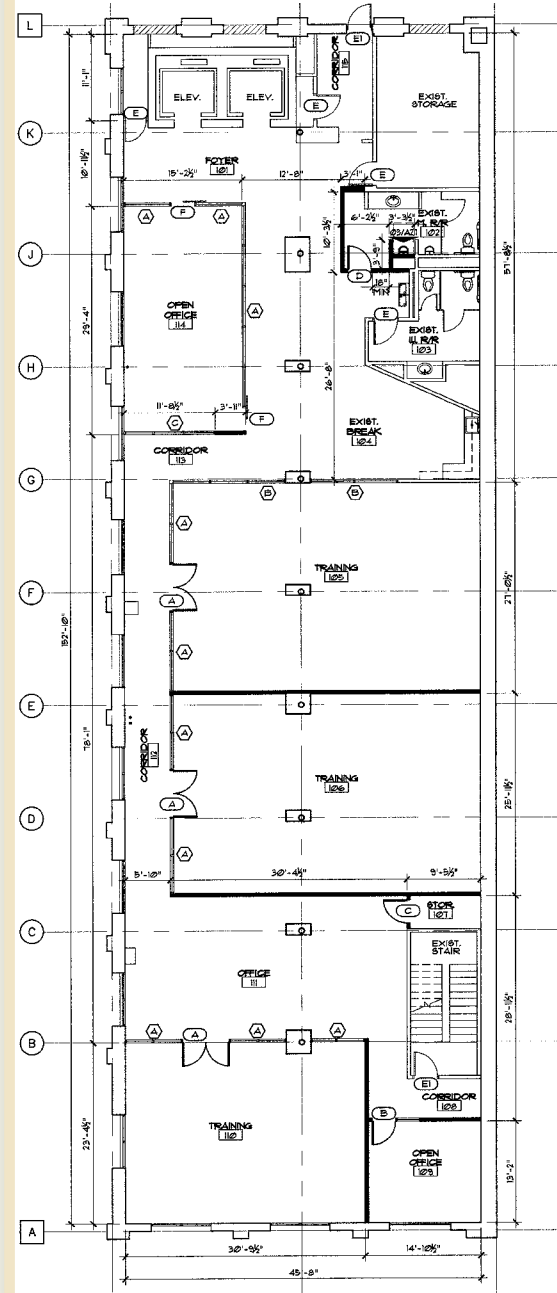
FLOOR PLANS

LEVEL 5

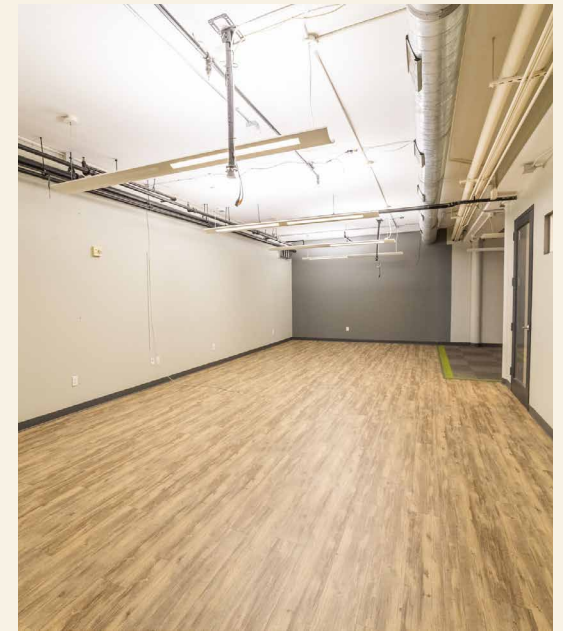
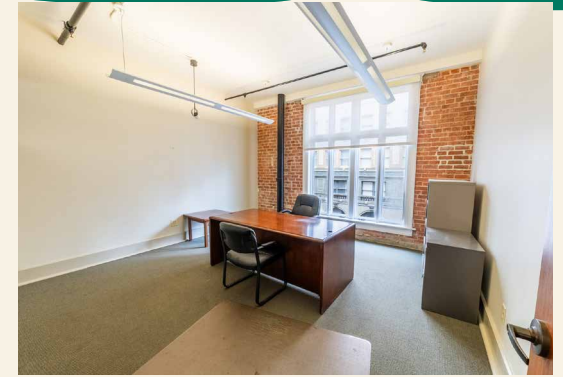
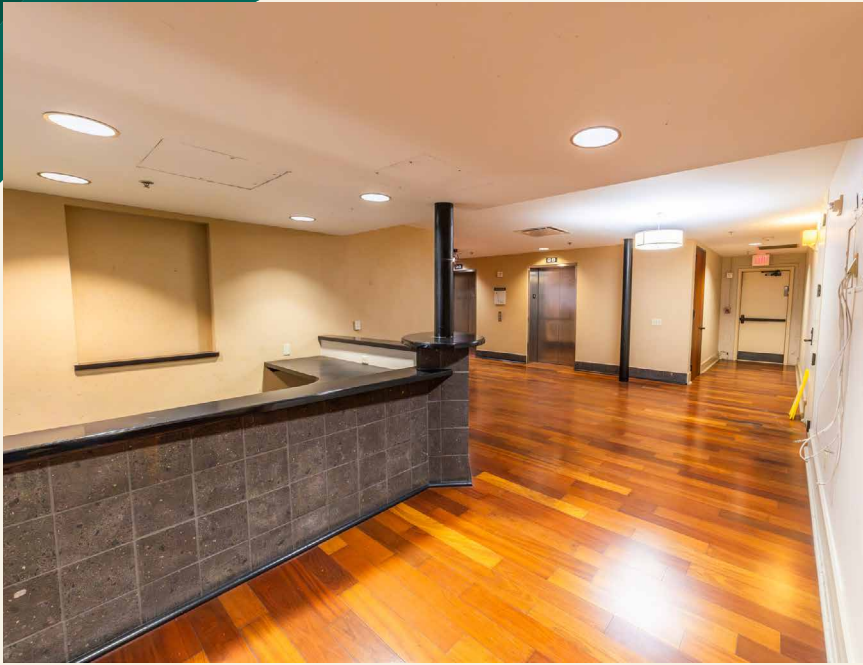
SUITE 500
SHELTON & VALDEZ
5,806 U.S.F.
6,503 R.S.F.



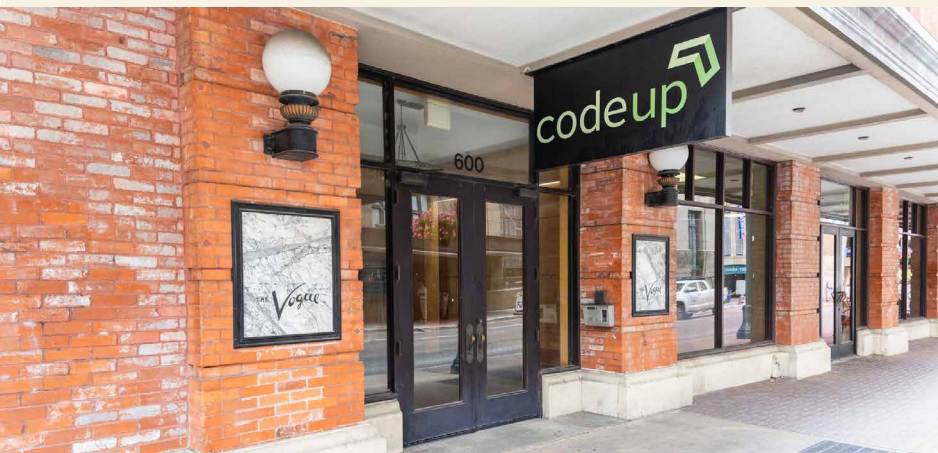
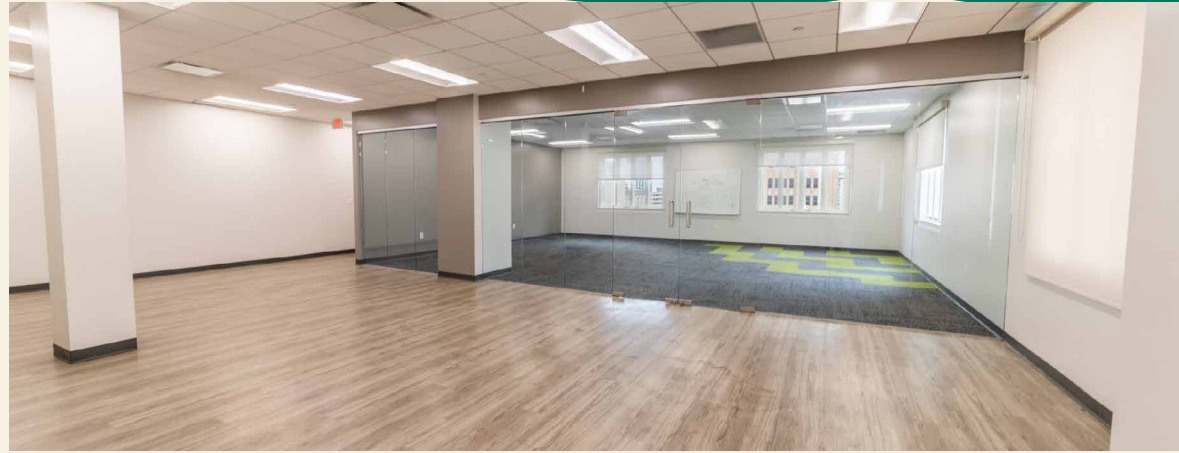
LEVEL 6



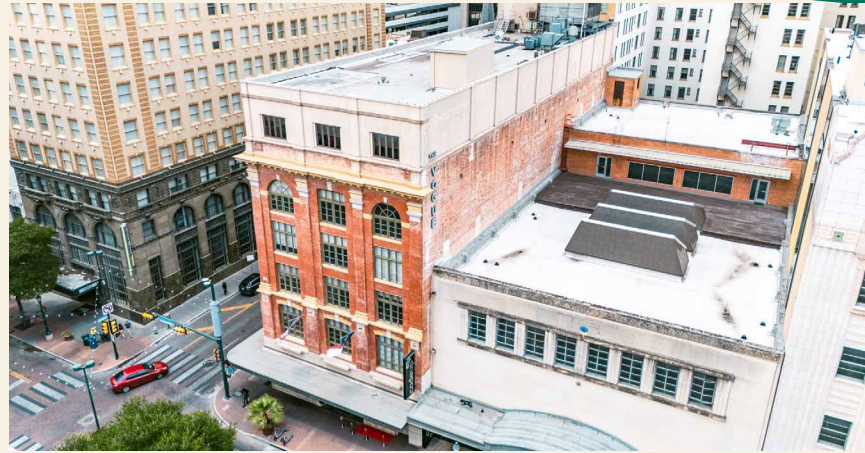
PHOTOS



PHOTOS



PHOTOS



DEMOGRAPHICS

Population Summary			
2010 Total Population	8,360	140,701	359,538
2020 Total Population	10,011	134,645	346,407
2020 Group Quarters	1,222	9,421	14,444
2025 Total Population	11,624	134,280	336,471
2025 Group Quarters	1,311	10,287	15,115
2030 Total Population	13,841	135,279	331,642
2025-2030 Annual Rate	3.55%	0.15%	-0.29%
2025 Total Daytime Population	96,810	234,698	431,642
Workers	91,913	162,856	247,547
Residents	4,897	71,842	184,095
Household Summary			
2010 Households	3,998	48,034	121,067
2010 Average Household Size	1.64	2.70	2.83
2020 Total Households	5,722	51,185	125,073
2020 Average Household Size	1.54	2.45	2.65
2025 Households	7,061	54,140	128,172
2025 Average Household Size	1.46	2.29	2.51
2030 Households	8,858	56,756	130,295
2030 Average Household Size	1.41	2.20	2.43
2025-2030 Annual Rate	4.64%	0.95%	0.33%
2010 Families	1,246	28,988	80,042
2010 Average Family Size	2.80	3.52	3.51
2025 Families	1,934	28,378	76,230
2025 Average Family Size	2.54	3.26	3.35
2030 Families	2,296	28,612	75,530
2030 Average Family Size	2.48	3.20	3.29
2025-2030 Annual Rate	3.49%	0.16%	-0.18%
Housing Unit Summary			
2000 Housing Units	4,239	54,582	131,907
Owner Occupied Housing Units	16.6%	43.5%	53.0%
Renter Occupied Housing Units	70.3%	46.2%	39.2%
Vacant Housing Units	13.1%	10.3%	7.8%
2010 Housing Units	4,773	55,420	135,879
Owner Occupied Housing Units	16.0%	40.2%	48.3%
Renter Occupied Housing Units	67.7%	46.5%	40.8%
Vacant Housing Units	16.2%	13.3%	10.9%
2020 Housing Units	7,289	60,839	142,278
Owner Occupied Housing Units	14.5%	36.6%	45.3%
Renter Occupied Housing Units	64.0%	47.5%	42.6%
Vacant Housing Units	22.0%	15.8%	12.1%
2025 Housing Units	9,139	64,215	145,441
Owner Occupied Housing Units	12.2%	35.7%	45.2%
Renter Occupied Housing Units	65.1%	48.6%	42.9%
Vacant Housing Units	22.7%	15.7%	11.9%
2030 Housing Units	10,649	67,132	149,547
Owner Occupied Housing Units	11.2%	35.5%	45.1%
Renter Occupied Housing Units	72.0%	49.0%	42.0%
Vacant Housing Units	16.8%	15.5%	12.9%

DEMOGRAPHICS (CONT.)

Mortgage Income

2025 Percent of Income for Mortgage	48.0%	27.6%	23.0%
-------------------------------------	-------	-------	-------

Median Household Income

2025 Median Household Income	\$60,850	\$49,333	\$50,575
2030 Median Household Income	\$68,135	\$56,045	\$56,439
2025-2030 Annual Rate	2.29%	2.58%	2.22%

Average Household Income

2025 Average Household Income	\$84,089	\$73,274	\$78,379
2030 Average Household Income	\$91,305	\$79,990	\$84,941
2025-2030 Annual Rate	1.66%	1.77%	1.62%

Per Capita Income

2025 Per Capita Income	\$50,592	\$30,038	\$30,221
2030 Per Capita Income	\$57,615	\$34,038	\$33,739
2025-2030 Annual Rate	2.63%	2.53%	2.23%

GINI Index

2025 Gini Index	50.2	50.6	50.6
-----------------	------	------	------

Households by Income

Current median household income is \$50,575 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$56,439 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$78,379 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$84,941 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$30,221 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$33,739 in five years, compared to \$50,744 for all U.S. households.

Housing

2025 Housing Affordability Index	44	74	88
2010 Total Housing Units	4,773	55,420	135,879
2010 Owner Occupied Housing Units	765	22,272	65,671
2010 Renter Occupied Housing Units	3,233	25,762	55,395
2010 Vacant Housing Units	775	7,386	14,812
2020 Total Housing Units	7,289	60,839	142,278
2020 Owner Occupied Housing Units	1,056	22,277	64,512
2020 Renter Occupied Housing Units	4,666	28,908	60,561
2020 Vacant Housing Units	1,601	9,583	17,192
2025 Total Housing Units	9,139	64,215	145,441
2025 Owner Occupied Housing Units	1,112	22,932	65,744
2025 Renter Occupied Housing Units	5,949	31,208	62,428
2025 Vacant Housing Units	2,078	10,075	17,269
2030 Total Housing Units	10,649	67,132	149,547
2030 Owner Occupied Housing Units	1,192	23,861	67,436
2030 Renter Occupied Housing Units	7,666	32,895	62,859
2030 Vacant Housing Units	1,791	10,376	19,252

CONTACT INFORMATION



KUYRKENDALL

& COMPANY

DARREN KUYRKENDALL

Kurykendall & Company Inc.
12040 Colwick
San Antonio, TX 78216

(210) 979-9199 Work
(210) 577-0853 Cell

Darren@Kuyrkendall.com





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.

11-2-2015

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

_____	_____	_____	_____
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date