



INVESTMENT SUMMARY

146 Navarro

146 NAVARRO STREET, SAN ANTONIO, TX 78205

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Investment Highlights

Cushman & Wakefield's Central Texas Capital Markets Team is pleased to present to the market **146 Navarro**, a unique asset located on the San Antonio Riverwalk in San Antonio Texas. The building has unique access to one of the most scenic portions of the San Antonio Riverwalk. The project is 108,130 square feet and above a 7 story parking garage that has 595 parking spaces. Being pedestal parked the project has incredible views of the San Antonio CBD and the Cypress lined riverwalk.



PRIME LOCATION WITH EXCEPTIONAL ACCESS TO THE SAN ANTONIO RIVERWALK

- 146 Navarro has direct access to the walkable San Antonio Riverwalk with highly desirable retail space with approximately 300 square feet of frontage on the Riverwalk
- The office and retail portion of the property are completely vacant providing a clean slate for a mixed-use redevelopment of the project
- Quick and easy access to US 281, IH-35 and IH-10 make 146 Navarro make the project convenient for employees to access the building from all parts of the city
- 146 Navarro is a five-minute drive to San Antonio International Airport and has an unmatched garage that provided 5.5/1000 parking

0%
LEASED

±108,130
OFFICE/RETAIL SF

±595
PARKING SPACES

7-Story
GARAGE

3-Story
OFFICE PEDESTAL PARKED

NUMBER OF STORIES



AMENITY RICH PROJECT AND WALKABLE LOCATION

- Walker's paradise with a score of 86 and transportation score of 78, according to WalkScore.com
- Amenities include expansive parking garage attached and direct access to San Antonio Riverwalk for walking and dining
- Five hotels within walking distance of the project
- Unmatched views and expansive patios provide views overlooking the best part of the San Antonio Riverwalk and the San Antonio Skyline
- Hundreds of restaurants within a five-mile radius of the project



IMMEDIATE UPSIDE FOR EXISTING SPACE

- Being 100% vacant with white boxed retail and office space available the project offers the buyer the ability to generate strong cash flow from the garage while leasing up the available office and retail space
- Ideal walkable location for companies wanting a unique working environment for employees on the unmatched San Antonio Riverwalk
- Strong visibility and signage allows you to pursue user/partial user opportunity for the project
- Opportunity to push top of market rents through renovations and an update of the project
- Potential to add restaurant seating on the Riverwalk with a very low-cost via city license agreement
- Being directly across from LaVillita and in the heart of Fiesta events, the owner has the ability to push transient parking rents to the highest levels



SAN ANTONIO GROWTH DYNAMICS

- San Antonio leads the U.S. in population growth gains from 2022-2023 according to the U.S. Census Bureau
- San Antonio's Greater: SATX economic development initiative is driving corporate recruitment to the city with a goal of \$55 billion in total economic impact by 2025 and 140,000 jobs
- In 2023, San Antonio-New Braunfels job growth grew by more than 3%, helping lead Texas towards adding more jobs than any other state in the nation
- From 2017-2022, San Antonio was among top US metros for growth in millennial home ownership with 127.9% growth
- San Antonio-Austin metro is on pace to exceed Dallas-Fort Worth in overall population by 2050 with the region currently at more than 5 million residents and projections of adding more than 3.3 million people

DRIVE TIMES

THE PEARL

ALAMO QUARRY MARKET

SAN ANTONIO INT'L. AIRPORT

5 Minutes

10 Minutes

13 Minutes



TERRELL HILL

FORT SAM HOUSTON

Pearl

THE PEARL DISTRICT

22-acre, mixed-use space featuring retail, dining, a riverside amphitheater, and the third campus of The Culinary Institute of America

18+ local restaurants, 15+ shops

5 minutes from properties

BROOKER A
CE

INTERSTATE
35

CPS ENERGY HQ

281

BAPTIST MEDICAL CENTER

300 CONVENT

SH

BBVA COMPASS

OMNI LA MANSION DEL RIO

HOTEL CONTESSA

SAN ANTONIO RIVERWALK

THE WESTIN RIVERWALK

FROST TOWER

DRURY PLAZA HOTEL

HOMEWOOD SUITES

BEXAR COUNTY OFFICES

TOWER LIFE BUILDING

UTSA SCHOOL OF DATA SCIENCE

RIVERWALK PLAZA HOTEL

E NUEVA ST

VARRO STREET



RT

ARMY MEDICAL CENTER

FROST BANK CENTER

DIGNOWITY HILL

GRAND HYATT SAN ANTONIO RIVERWALK

ALAMODOME

SAN ANTONIO MARRIOTT RIVERWALK

TOWER OF THE AMERICAS

LILA COCKRELL THEATRE

SHOPS AT RIVERCENTER

UTSA INSTITUTE OF TEXAN CULTURES

HILTON PALACIO DEL RIO

HENRY B GONZALEZ CONVENTION CENTER

100 LABOR DOWNTOWN

FAIRMONT HOTEL

HEMISFAIR PARK

US DISTRICT COURT CLERK

LA VILLITA HISTORIC VILLAGE

KIMPTON SANTO HOTEL

E CESAR E CHAVEZ BLVD

146 Navarro

SOUTHTOWN ARTS DISTRICT

LA CASCADA CONDOMINIUMS

PLAZA SAN ANTONIO HOTEL & SPA

SPRINGHILL SUITES

AGAVE APARTMENTS

CLUB WYNDHAM LA CASCADA

HYATT PLACE SAN ANTONIO RIVERWALK

CUSHMAN & WAKEFIELD

Location Map







**CUSHMAN &
WAKEFIELD**



146 Navarro

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