

RETAIL PROPERTY FOR LEASE

FIREHOUSE

604 S ALAMO, SAN ANTONIO, TX 78210

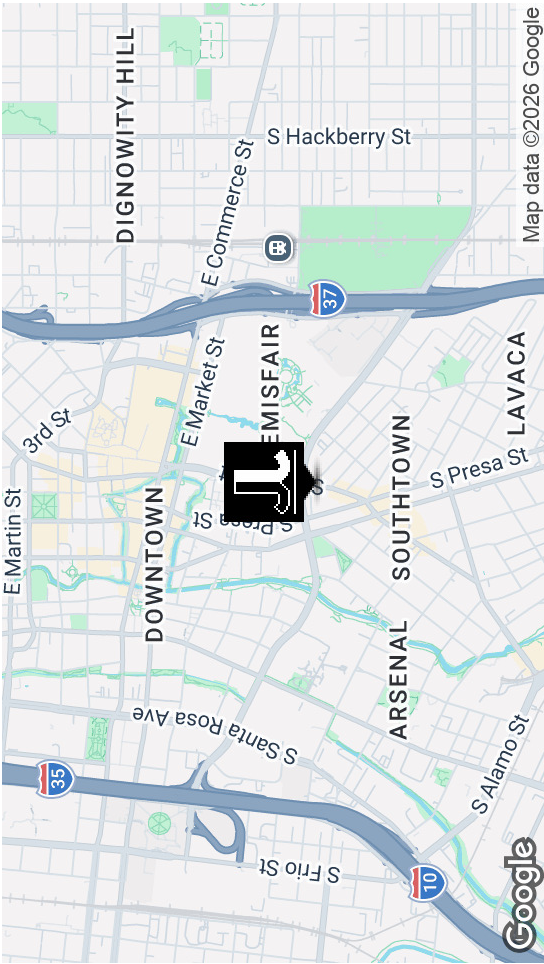
Presented By

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824 Broadway St. Suite 110, San Antonio, TX 78215



OFFERING SUMMARY

Building Size:	6,000+- SF
Patio:	1,400+-
Lot Size:	0.14 Acres
Levels 1:	Restaurant
Levels 2:	Private Dining
Year Built:	1924
Renovated:	2018
Market:	San Antonio
Submarket:	Downtown

PROPERTY OVERVIEW

Second generation restaurant in Downtown with patio ready for immediate operation

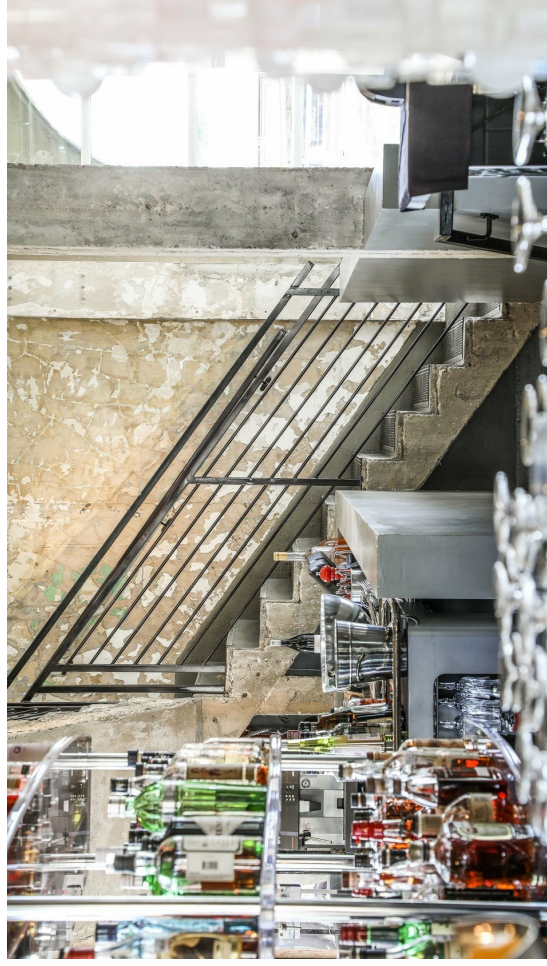
HIGHLIGHTS

- 6000+- sf turnkey space with 1400sf patio.
- Seating capacity inside for 132 plus 16 at the bar and additional 42 outside.
- Includes full FFE package -ideal for immediate operation.
- Prime location with excellent visibility.
- Ideal for upscale dining, private club, entertainment concept, destination driven brands and more.
- ADA compliant including elevator and sprinkler system.

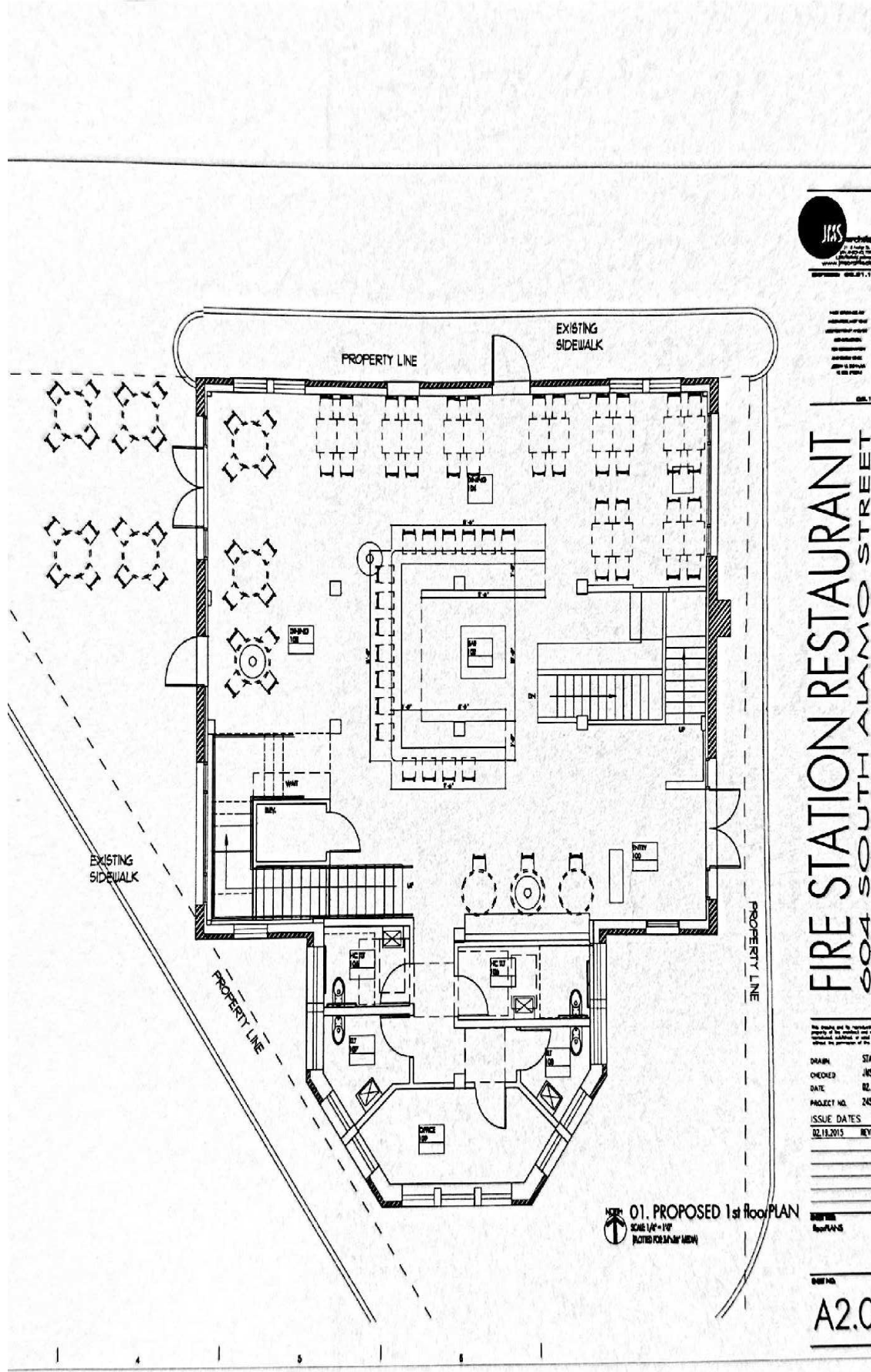
Exterior Pictures



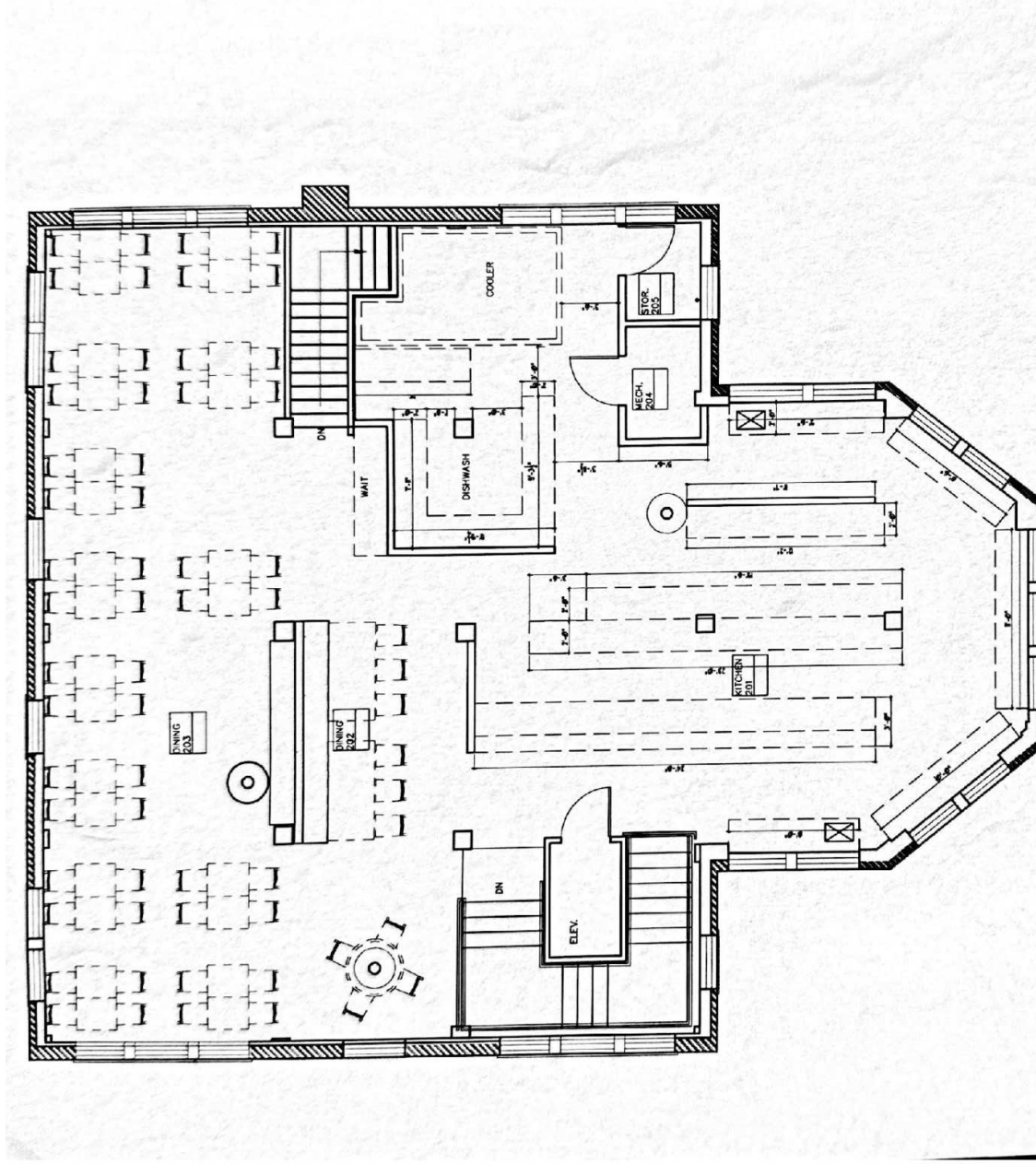
Interior Pictures



Ground Floor



Second Floor



Oxbow Development

Project Details

NET RESIDENTIAL SQFT	270,000
AVERAGE UNIT SIZE (SF)	975
AVERAGE MULTIFAMILY RENTAL RATE PER SQFT	\$3.42
MULTIFAMILY ANNUAL RENT GROWTH	3%
RETAIL/ F&B RENTABLE (SF)	42,000
F&B CONCEPTS	5+
RETAIL CONCEPTS	7-10
AVERAGE RETAIL/ F&B RENTAL RATE PER SF	\$50
TOTAL PARKING SPACES	535
TRANSIENT PARKING	175



Hemisfair

Across the street from Southtown Aldea is Hemisfair. Hemisfair is an urban parks district with over 20 acres of green space with kid-friendly playgrounds, a popular splashpad, and is surrounded by residential and commercial buildings. It is also the potential future site of a new Spurs (NBA) arena.



6-story mixed-use residential building with 90 units and 16K SF of retail wrapping a 7-level parking garage

6-story mixed-use residential building with 58 units and 14 K SF F&B / Retail

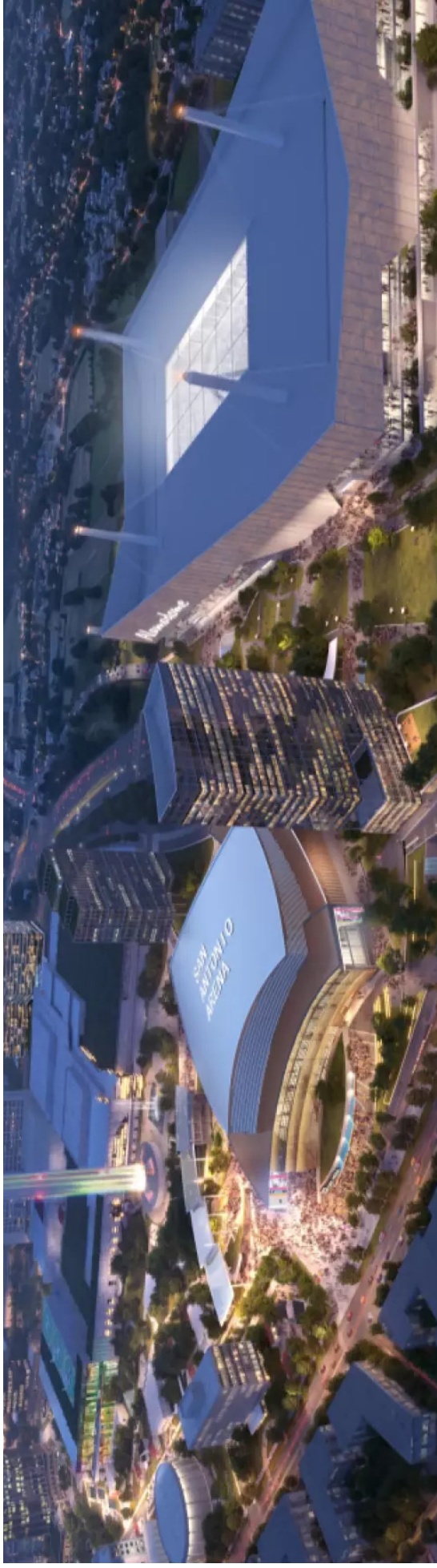
6-story mixed-use residential with 127 units and 14K SF F&B / Retail

Oxbow Future Development Site

Southtown Aldea



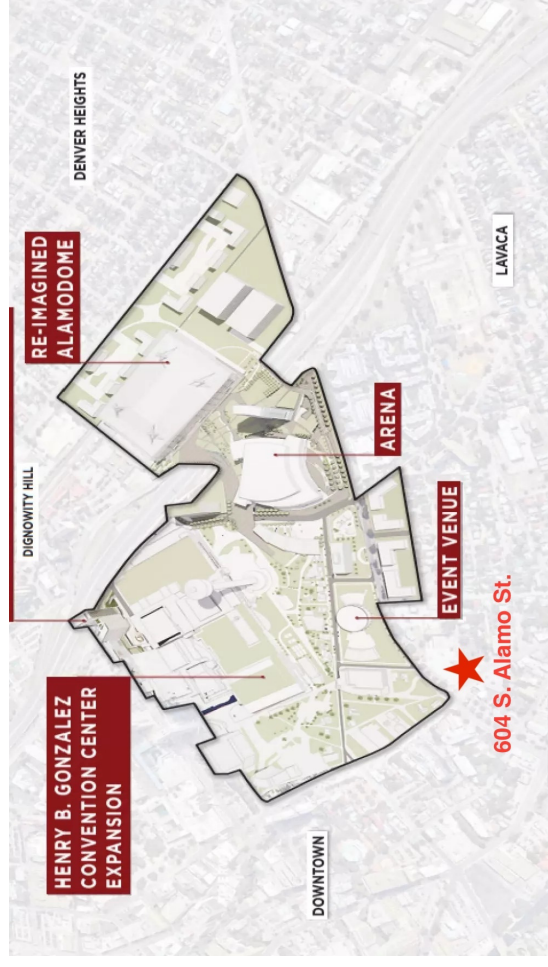
Project Marvel



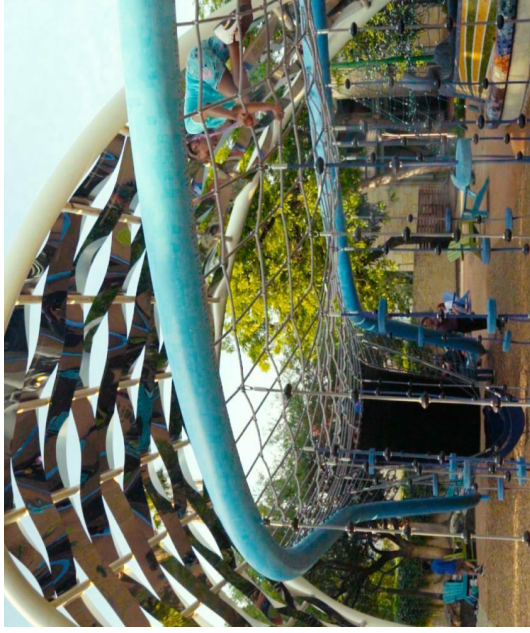
PROJECT OVERVIEW

\$4 Billion project to build a Sports and Entertainment Center in Downtown. The project would include a new Spurs arena on the site of the Institute of Texan Cultures (ITC), expand the Henry B. Gonzalez Convention Center to include additional 50,000 sf of ballroom and meeting space as well as 26,000 sf of retail space and 20,000 sf UTSA School of Hospitality.

Also included are upgrades to enable the Alamodome host NCAA College Football Playoff games, international soccer games, Final Four basketball events and more, the construction of a new 1,000 keys Convention Center hotel, a 5,000 seat live entertainment venue in the John Woods Courthouse, and roughly 50 acres of mixed use residential and commercial development as well as the construction of a land bridge over IH-37 connecting the East Side to downtown,



Hemisfair

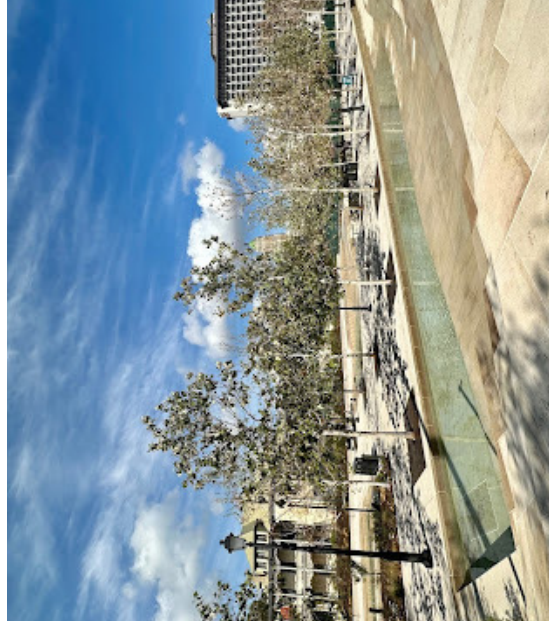


OVERVIEW

Hemisfair is undergoing a 20-year, three-phase redevelopment of the 1968 World's Fair site into a mixed-use neighborhood. The \$340M project will result in the development of 3 parks, a 200-room hotel, 525 residential units, 65k of retail space, and 1100 parking spaces. Together these developments will unite to form the reimagined district that is Hemisfair, one of the world's great public spaces.



More than 3 million visitors have experienced the 4-acre Yanaguana Garden since opening in October 2015. Civic Park will offer something for everyone – from culinary festivals to live music, community celebrations of all kinds will fill the calendar. The project features a shaded promenade, the Springs water feature, and a great lawn with an event capacity of up to 15,000 people. The park will offer enriching, captivating experiences that draw people together and strengthen our community

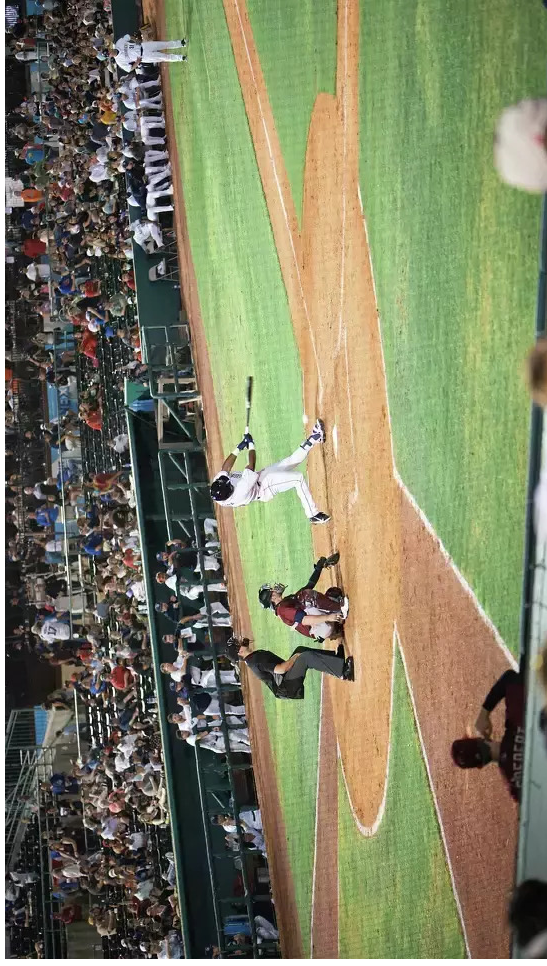


ECONOMIC IMPACT

According to TXP, INC, the total economic impact of construction at Hemisfair over ten years will likely result in \$880 million of new economic activity and over 6,000 jobs. At full build-out, the Hemisfair district is projected to generate \$13 million annually in additional tax revenues to local agencies from property, hotel occupancy, and sales taxes.

To build a new baseball stadium with 4,500 fixed seats and capacity for 7,500 in compliance with minimum standards set by MLB for a minor league stadium by the end of 2028.

The \$160 million project is expected to be funded from the team equity contribution and bonds that will be paid by team revenues and revenues from taxable valuation. The team has guaranteed to pay any difference in revenue if needed to pay back the bonds.



Broker Info



JEREMY JESSOP

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PROFESSIONAL BACKGROUND

JJ Real Co is a boutique real estate firm and brokerage based in San Antonio, Texas, with a rich history spanning over 20 years. Founded by Jeremy Jessop, the firm has built a reputation for prioritizing client relationships above all else, valuing quality over quantity when it comes to transactions.

Specializing in the neighborhoods surrounding San Antonio's central business district, including Pearl, Southtown, King William, Alamo Heights, Tobin Hill, and Dignowity Hill, Jessop has established he and his firm as a trusted partner in the local real estate market.

One of their key areas of expertise lies in adaptive reuse development, focusing on transforming industrial, retail, and mixed-use projects into vibrant spaces that contribute to the community's growth and revitalization. They have a strong emphasis on historic tax credit projects, leveraging public-private incentives to bring new life to historic buildings and neighborhoods.

Throughout their two-decade journey, Jessop has demonstrated a commitment to excellence, innovation, and sustainable growth in the real estate sector, making them a sought-after partner for clients looking for personalized, high-quality real estate services in the San Antonio and Downtown area.

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