

SPACE AVAILABLE

2ND GEN RESTAURANT AT MIDTOWN

906 E ELMIRA ST, SAN ANTONIO, TX 78212, USA

Located in San Antonio's vibrant Midtown district, this second generation restaurant is ideally positioned with prominent visibility at the lighted intersection of N. St. Mary's and E. Elmira.



STEPHEN BERCHELMANN
VP OF URBAN & SPECIAL PROJECTS
(210) 816-2734
SBERCHELMANN@FORESITECRE.COM

MIRANDA HENRY
LEASING ASSOCIATE
(210) 816-2734
MHENRY@FORESITECRE.COM

PROPERTY HIGHLIGHTS

1

Located in an area experiencing **significant revitalization**, with new high-end multifamily developments driving population growth and higher household incomes.

2

Access to **ample parking**, approximately 100 spaces located on-site and under the I-35 overpass, is a unique advantage for both businesses and their customers.

3

Within walking distance of the **Pearl District, Pullman Market, and the San Antonio River Walk**—one of the city's most sought-after destinations.

2ND GEN RESTAURANT AT MIDTOWN

SAN ANTONIO, TEXAS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	11,416	123,303	336,608
Total Households	6,861	50,152	130,658
Household Income	\$95,165	\$88,430	\$82,132
Median Age	38.6	37.2	37.5

DESIRED RESTAURANT USES

- Steakhouse
- Seafood
- Chicken Concepts
- Greek/Mediterranean

“

It's prime location on a hard-corner on N. St. Mary's, a major dining and entertainment district.

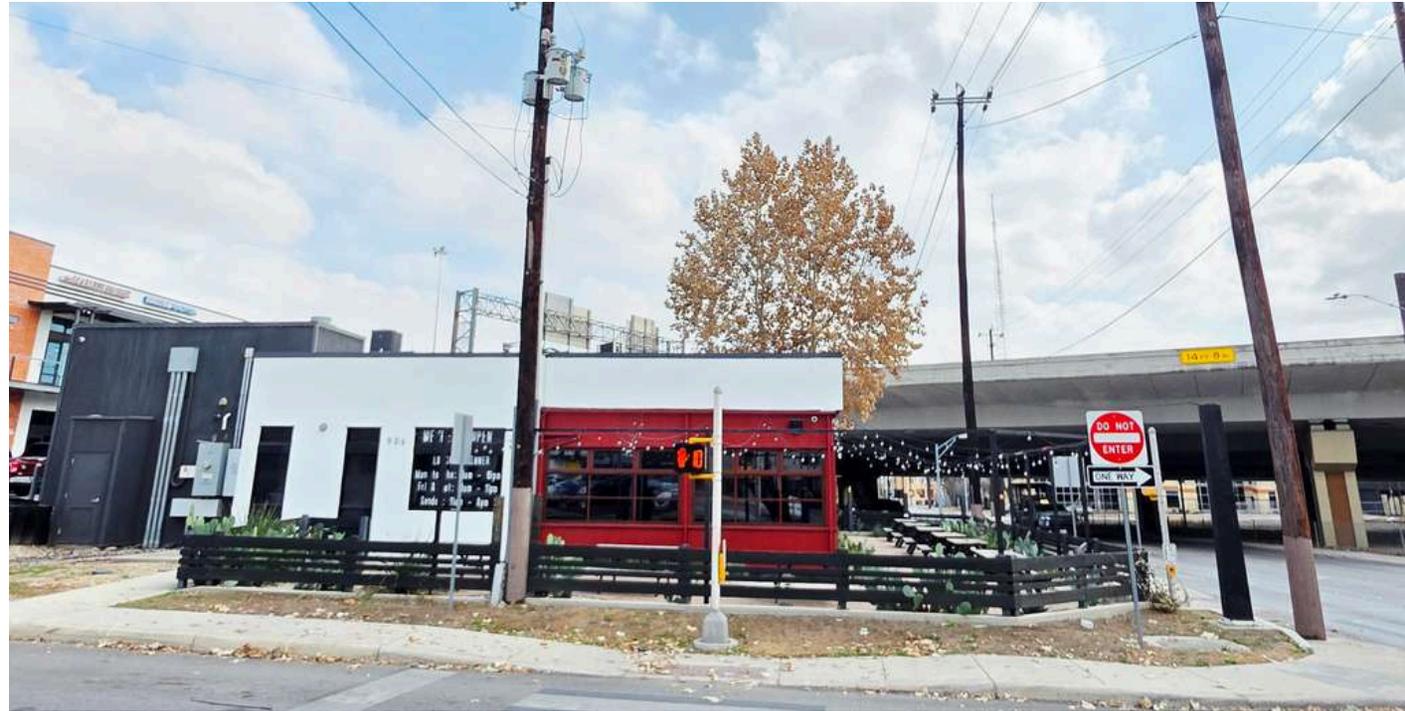
S. BERCHELMANN

”



2ND GEN RESTAURANT AT MIDTOWN

SAN ANTONIO, TEXAS



PROPERTY SUMMARY

Building Size: 2,818 SF

Rental Rate: Contact Broker

Zoning: IDZ



2ND GEN RESTAURANT AT MIDTOWN

SAN ANTONIO, TEXAS



MONTE VISTA
(1500 HOMES)

TRINITY UNIVERSITY

UNIVERSITY OF THE
INCARNATE WORD

The Hayden

Comerica

WITTE

MAHNCKE PARK
(2000 HOMES)

PULLMAN Market
STABLE HALL
JAZZ I
NICOSI DESSERT BAR
LOCAL COFFEE
MEZQUITE
CURED AT PEARL

Summer Moon
COFFEE

BROADWAY (13,134 VPD)

WESTFORT ALLIANCE
NEIGHBORHOOD

FACILITYRX

TOBI HILL

DEMO'S
GREEK FOOD

Sam's BURGER JOINT AMARETTI COFFEE
SINCE 1990
LIMATUS BESPOKE
SWIFT & MOVERS LLC
"Making It Look Easy"

TIN TOP

US 281 (130,696 VPD)

FedEx

ExtraSpace Storage

ups

CURRY BOYS BBQ

Chevron

NACO

tomiga

LEAVE TACO

Wonder Slice

CH Guenther

K

VALERO

credit human

ENCORE GRAYSON APARTMENTS

Smash'd

Methodist HEALTHCARE

INTERSTATE TEXAS 35



I-35 (173,324 VPD)

CENTRAL CATHOLIC HIGH SCHOOL
A MARIANIST COLLEGE PREPARATORY INSTITUTION
SINCE 1852 • SAN ANTONIO, TX

Shiro Japanese Bistro

Elsewhere

HOY BOY

BIOMEDICAL

I-35 (173,324 VPD)

INTERSTATE TEXAS 35

Public Storage

Foam Products of San Antonio
Challenging your Business

RIVER NORTH

Grimes

GRUNT STYLE

FORESITE
COMMERCIAL REAL ESTATE

2ND GEN RESTAURANT AT MIDTOWN

SAN ANTONIO, TEXAS

CLICK OR SCAN



TO VIEW VIDEO
WALK-THRU



Area	SF	Condition
 Building	2,818	2 nd Gen Restaurant
 Exterior	2,023	Patio Seating Space





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:
 - 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.

<u>Foresite Real Estate, Inc.</u>	<u>9003568</u>	<u></u>	<u>(210) 816-2734</u>
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	Licensed No.	E-Mail	Phone
<u>Bethany Babcock</u>	<u></u>	<u>bbabcock@foresitecre.com</u>	<u>(210) 816-2734</u>
Designated Broker of Firm		E-Mail	Phone
<u>Chad Knibbe</u>	<u></u>	<u>cknibbe@foresitecre.com</u>	<u>(210) 816-2734</u>
Licensed Supervisor of Sales Agents/ Associate		E-Mail	Phone
<u>Stephen Berchelmann</u>	<u>589382</u>	<u>sberchelmann@foresitecre.com</u>	<u>(210) 816-2734</u>
Sales Agent/ Associate's Name		E-Mail	Phone
<u>Miranda Henry</u>	<u>711565</u>	<u>mhenry@foresitecre.com</u>	<u>(210) 816-2734</u>
Sales Agent/ Associate's Name		E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

