RETAIL SPACE AVAILABLE

420 EAST HOUSTON STREET

420 E HOUSTON ST, SAN ANTONIO, TX 78205, USA



FORESITE®
COMMERCIAL REAL ESTATE

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420 E HOUSTON ST

SAN ANTONIO, TEXAS

PROPERTY HIGHLIGHTS

1. **Unbeatable Location:** Situated directly on E. Houston Street, steps from the San Antonio River Walk and The Alamo.
2. **Historic Distinction:** Built in 1940 with landmark Art Deco details, famous for its feature in JFK's 1963 motorcade photos.
3. **Turnkey Entertainment Space:** Offers high-visibility, multi-level commercial layout with proven success for high-traffic bar and retail venues.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	11,448	118,626	329,358
Household Income	$101,521	$83,804	$81,781
Total Households	6,713	48,041	127,112
Median Age	37.8	36.7	37.2

DESIRED USES

- Boutique Nightclub
- Retail
- 2nd Gen Restaurant
- Corporate Event Space

Space available for one or multiple tenants

> An iconic piece of San Antonio history offering unmatched foot traffic just steps from The Alamo and the River Walk.
>
> *A. TATEM*



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PROPERTY SUMMARY

Year Built/Renovated	1940
Available SF:	10,167 SF
Building Size:	10,167 SF
Rental Rate:	Contact Broker
Zoning:	“D” Downtown District

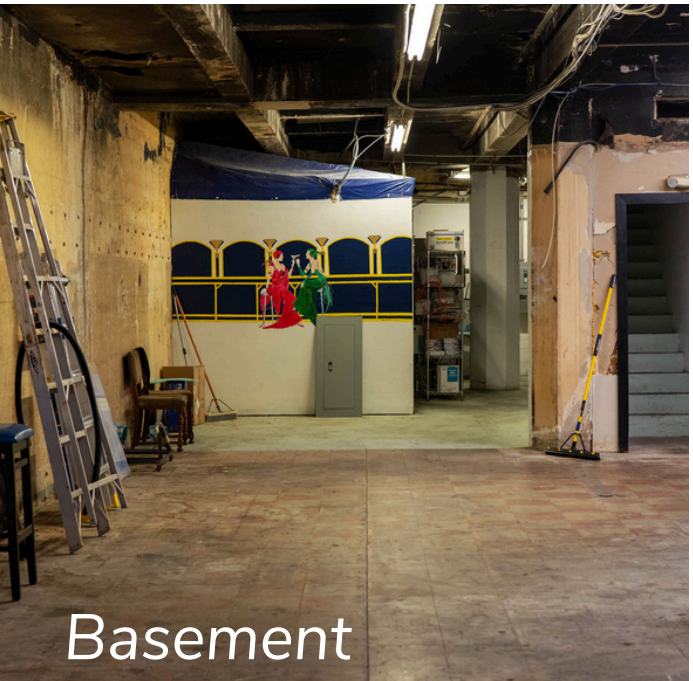


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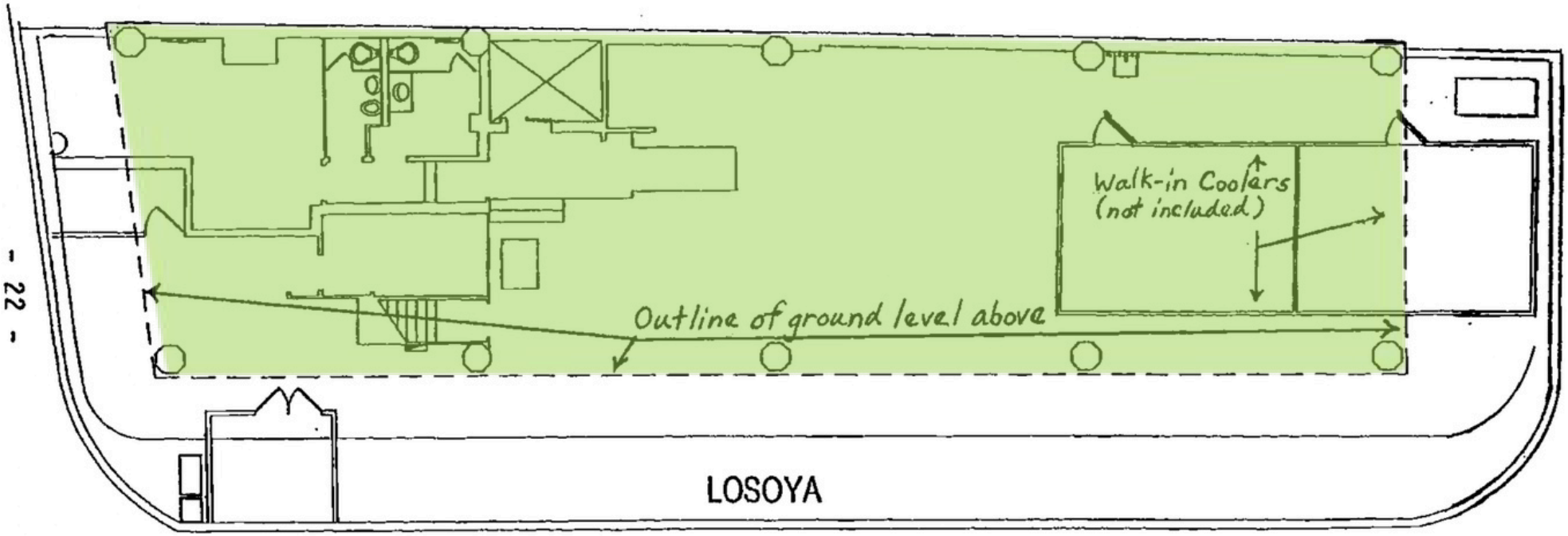






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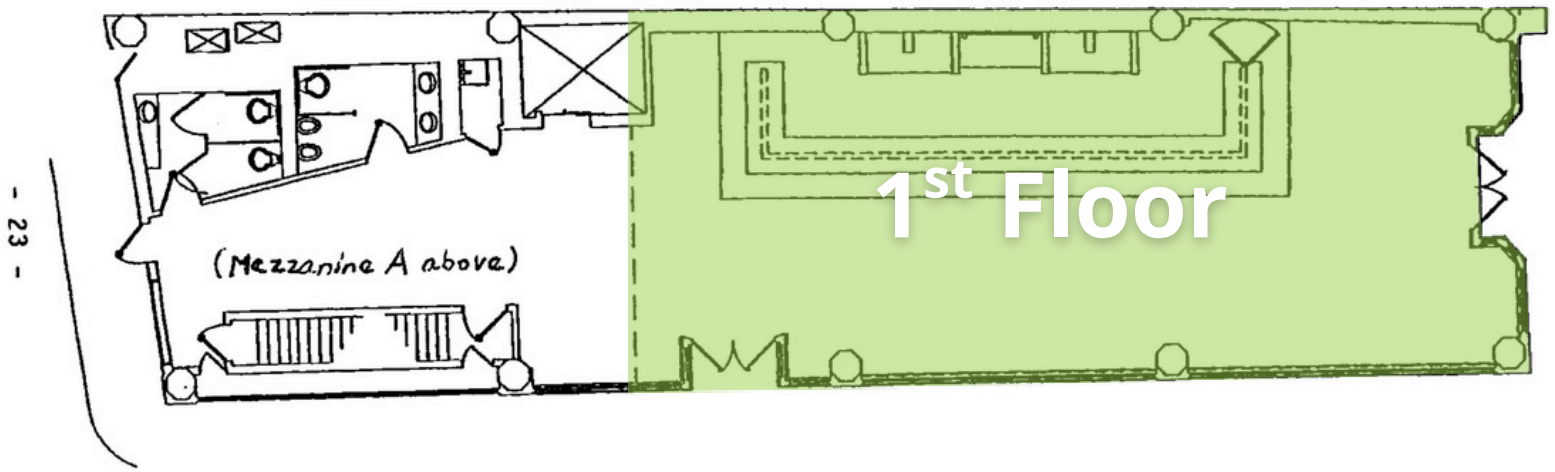


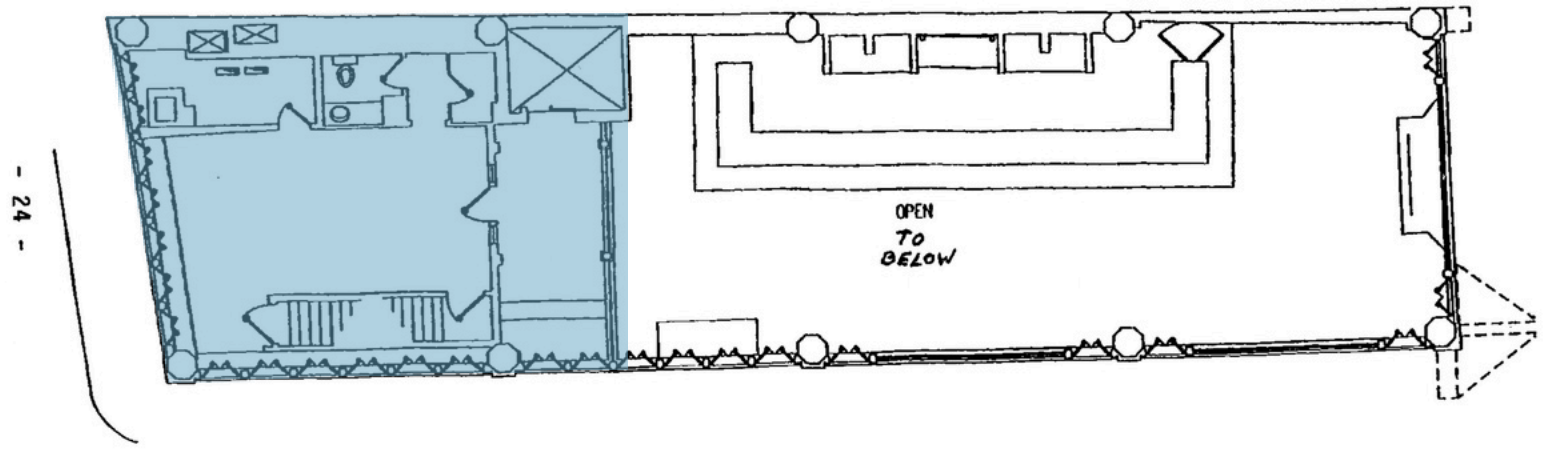
AVAILABLE SPACE

Floor Number	SF	Condition
Basement	4,381	Utilities
1st Floor	2,508	Retail
Mezzanine A	819	Retail
2nd Floor	2,459	Retail
Mezzanine B	618	Retail

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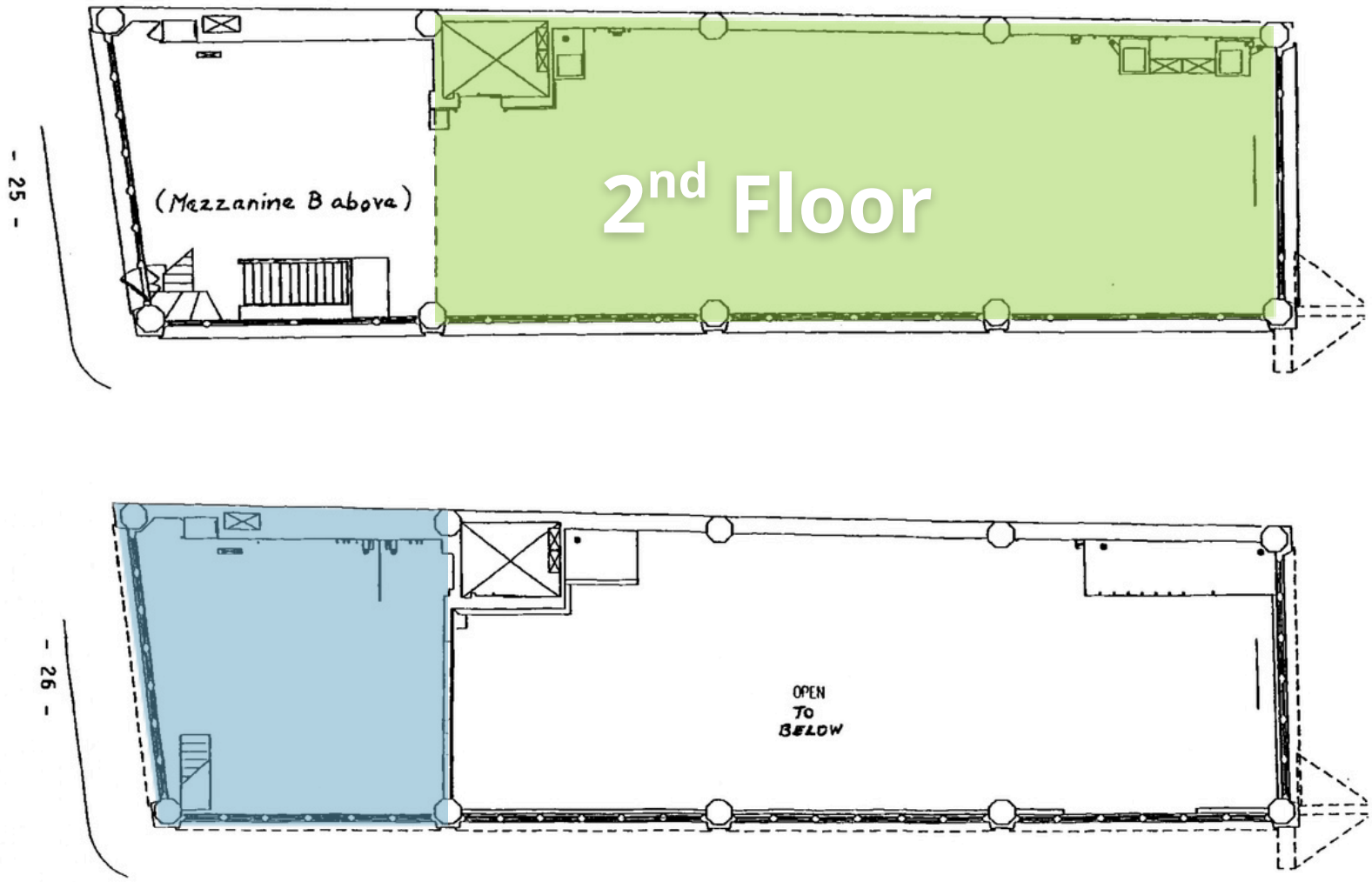


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Building Exterior

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FEATURED NEIGHBORS

Famous for the 1836 battle where Texas defenders made a heroic 13-day stand against the Mexican army, the Alamo's legacy inspired the legendary rallying cry that led to Texan independence. Today, the historic Spanish mission stands in downtown San Antonio as a free UNESCO World Heritage Site featuring the iconic 18th-century church and museum.

Founded by brothers David and José Cáceres to celebrate Mexican panadería traditions, La Panadería is celebrated for its artisanal breads and pastries crafted using a signature 72-hour slow-fermentation process. A downtown San Antonio culinary favorite, it is renowned for its crave-worthy tequila almond croissants, handcrafted tortas, and specialty Latin American coffees.

Located just steps from the Alamo, The Shops at Rivercenter is a premier downtown shopping, dining, and entertainment complex seamlessly built around a scenic extension of the San Antonio River Walk. The multi-level mall features over 100 retailers and restaurants, alongside major family attractions like SEA LIFE Aquarium, LEGOLAND Discovery Center, an IMAX theater, and river cruise access

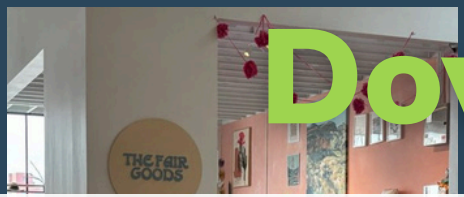
Part modern urban bodega and part boutique deli, Royal Blue Grocery offers San Antonio residents and visitors a curated mix of everyday essentials, gourmet pantry goods, and local Texas products. Known for its welcoming neighborhood vibe on East Houston Street, it serves as a go-to downtown gathering spot for freshly brewed espresso, grab-and-go prepared meals, and an extensive craft beer and wine selection.

Opened in 1926, the Aztec Theatre is an architectural masterpiece on the River Walk renowned as Texas's premier example of Mesoamerican and Mayan Revival movie palace design. Listed on the National Register of Historic Places and anchored by a massive two-ton lobby chandelier, the venue now thrives as a premier multi-tier concert hall hosting top national music acts and live events.

Renowned as one of downtown San Antonio's premier fine-dining destinations, Bohanan's serves custom-cut, mesquite-grilled USDA Prime steaks and fresh seafood alongside an award-winning wine list. The elegant venue pairs an upscale, clubby dining room on its upper floor with a lively street-level lounge famous for artisanal craft cocktails and live jazz.

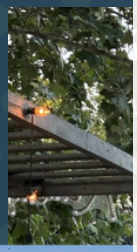
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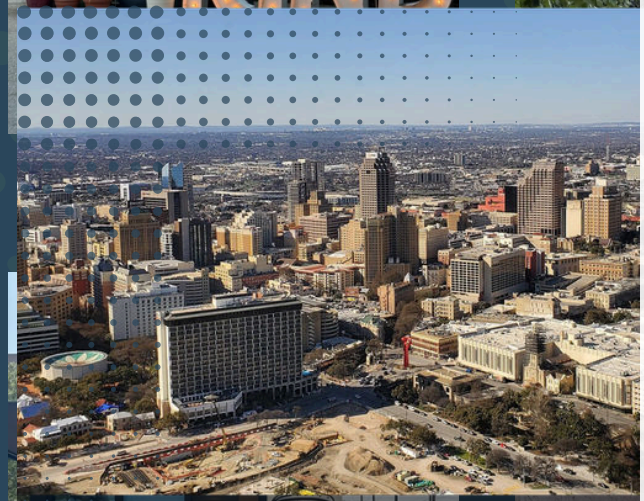
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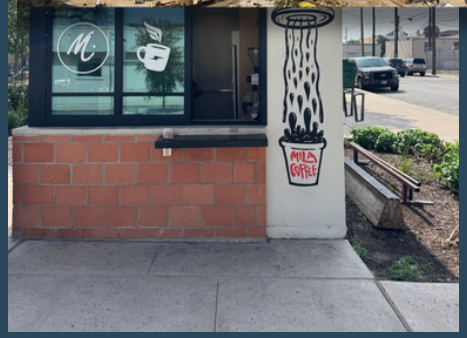


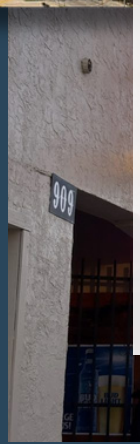
Downtown

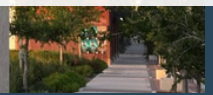


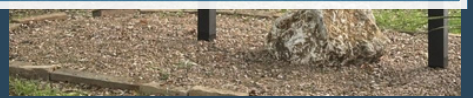












- **Transformative Redevelopment:** The Broadway Corridor's multimillion-dollar overhaul has created a more accessible, modern, and connected urban environment.
- **Enhanced Streetscape:** Widened sidewalks, improved lighting, and upgraded drainage promote walkability and safety.
- **Transit-Friendly Design:** New bike amenities and designated rideshare zones make commuting effortless.
- **High-Growth Location:** Infrastructure upgrades strengthen the area's appeal for future commercial and residential expansion.
- **Iconic Landmarks:** Surrounded by San Antonio's most recognizable attractions, including The Alamo, River Walk, the Alamodome, and Tower of the Americas.
- **Vibrant Culture & Tourism:** Steps from Market Square, La Villita, and the Briscoe Western Art Museum which attracts visitors year-round.
- **Historic & Artistic Core:** Home to architectural gems like the San Fernando Cathedral and live entertainment at the Majestic and Aztec Theatres.
- **Future-Focused Development:** Anchored by Project Marvel, a multi-billion-dollar downtown revitalization shaping San Antonio's next era of growth. Read more here: Upcoming Development: Project Marvel

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.

EQUAL HOUSING OPPORTUNITY

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally;
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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