

# AVAILABLE FOR LEASE



Uriah REO has exclusively been retained to lease a full block redevelopment project located downtown San Antonio on the corner of N St Marys and E Martin St.

EXCLUSIVELY MARKETING BY

Uri Uriah | [210.315.8885](tel:210.315.8885) | [uri@uriahrealestate.com](mailto:uri@uriahrealestate.com)

Rick Peña | [210.781.3777](tel:210.781.3777) | [ricardo@uriahrealestate.com](mailto:ricardo@uriahrealestate.com)

[URIAHREALESTATE.COM](http://URIAHREALESTATE.COM)

**URIAH**  
REAL ESTATE ORGANIZATION LLC





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# EXECUTIVE SUMMARY



# Property Overview

Be a part of downtown's revitalization! A full city block being redeveloped caddie-corner to USAA's downtown campus, across the street from the Left Bank luxury condos, The Tobin Center and The Arts Residences and Bank of America. Perfect location for any restaurant, retail or bar space. Beautiful courtyard oasis with out door seating separates both buildings and allows for valet drop off.

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# Location Map

Leon Valley

Balcones Heights

Alamo Heights

Terrell Hills

Olmos Park

JEFFERSON

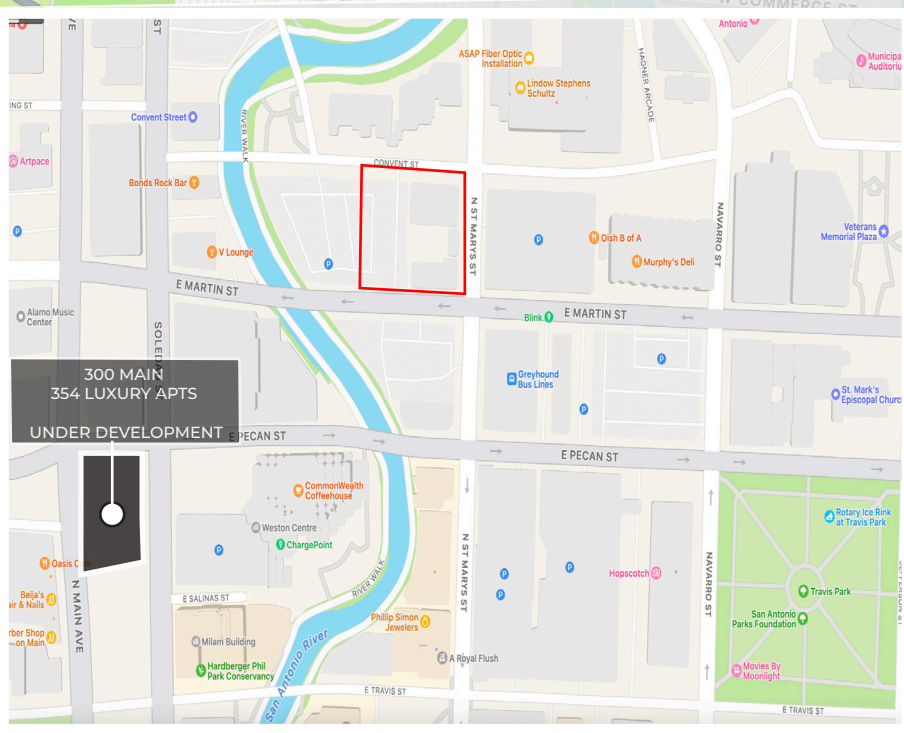
WOODLAWN LAKE

601 & 617 N ST MARYS ST

San Antonio

EAST SIDE

PECAN VALLEY



300 MAIN  
354 LUXURY APTS  
UNDER DEVELOPMENT



# Nearby Amenities



**SOUTHWEST SCHOOL OF ART**

**RIVERVIEW CONDOMINIUMS**

**hotel INDIGO**

**THOMPSON SAN ANTONIO**

**LEFT BANK CONDOMINIUMS**

**HOTEL HAVANA**  
SAN ANTONIO RIVER WALK

**TOBIN CENTER**  
FOR THE PERFORMING ARTS

**USAA**

**V LOUNGE**  
CONTEMPORARY RESTAURANT



**E MARTIN ST**

**E MARTIN ST**

**PNC BANK**

**300 MAIN**  
32-STORYS  
354 LUXURY APTS

**E PECAN ST**

**E PECAN ST**

**WESTON CENTER**

**COMMONWEALTH COOPERATIVES**

**TRAVIS PARK**  
Park

**FROST BANK TOWER**

**DRURY HOTELS**

**MARRIOTT**



**TRAVIS ST**

**PEACOCK ALLEY**

**BOHANAN'S**

**HOME 2**

**Panaderia**

**TEXAS de BRAZIL**

**E HOUSTON ST**



# The Real Estate Building

601 N St Marys St San Antonio, TX 78210

BASE RENT: **CALL BROKER**

NNN EXPENSES: \$10.00 ± PSF/YR

TI ALLOWANCE: \$25.00 PSF

AVAILABLE SPACE: 4,000 ± SF

FRONTAGE: N ST MARYS ST  
E MARTIN ST



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## THE REAL ESTATE BUILDING

- 10-STORY HISTORICAL BUILDING
- FIRST FLOOR RESTAURANT SPACE AVAILABLE
- VALET PARKING
- FRONTAGE ON ST MARYTS AND E MARTIN ST



The information contained herein was obtained from sources believed reliable: However, Uriah Real Estate Organization LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change or price, or conditions, prior to sale or lease, or withdrawal without notice.



# The Voss Building

617 N St Marys St San Antonio, TX 78210

BASE RENT:

**CALL BROKER**

NNN EXPENSES:

\$10.00 ± PSF/YR

TI ALLOWANCE:

\$25.00 PSF

BUILDING SIZE:

1ST FLOOR 6,800 ± SF  
2ND FLOOR 6,800 ± SF  
ROOF TOP 6,800 ± SF

FRONTAGE:

CONVENT ST  
N ST MARYS ST

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## THE VOSS BUILDING

- CORNER SPACE AVAILABLE
- 2-STORY BUILDING WITH ROOFTOP
- VALET PARKING
- CADDIE-CORNER TO USAA'S DOWNTOWN CAMPUS AND ACROSS FROM LEFT BANK LUXURY CONDOS



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USAA

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# MARKET OVERVIEW





## San Antonio, Texas

San Antonio is the seventh most populous city in the U.S. and the second most populous city in the State of Texas, with a population of 1,436,697. The city serves as the seat of Bexar County and is the center of the San Antonio-New Braunfels Metropolitan Statistical Area. The metropolitan area, commonly referred to as Greater San Antonio, has a population of over 2.51 million based on recent estimates. San Antonio has a diversified economy with about a \$96.8 billion metropolitan Gross Domestic Product. This ranks the city fourth among Texas metropolitan areas and 38th in the United States. San Antonio's economy is focused primarily within military, health care, government civil service, financial services, oil and gas, and tourism sectors. San Antonio is a popular tourist destination; over twenty million tourists visit the city and its attractions every year, contributing substantially to the city's economy, primarily due to the Alamo and the River Walk. The Alamo is Texas' top tourist attraction and one of the most popular historic sites in the U.S. SeaWorld, San Antonio's third most popular attraction, is located roughly six miles from the subject property.

Within the past twenty years, San Antonio has become a significant location for American-based call centers and has added a significant automobile manufacturing sector. San Antonio is home to six Fortune 500 companies: Valero Energy Corp, Tesoro Corp, USAA, Clear Channel Communications, NuStar Energy and CST Brands, Inc. H-E-B, the 14th largest private company in the United States, is also headquartered in San Antonio. Other companies headquartered in San Antonio include Bill Miller Bar-B-Q Enterprises, Carenet Healthcare Services, Eye Care Centers of America, Frost Bank, Harte-Hanks, Kinetic Concepts, NewTek, Rackspace, Taco Cabana, and Whataburger. Other large companies that operate regional headquarters in the city include Nationwide Mutual Insurance Company, Kohl's, Allstate, Chase Bank, Philips, Wells Fargo, Toyota, Medtronic, Sysco, Caterpillar Inc., AT&T, West Corporation, Citigroup, Boeing, QVC, and Lockheed Martin.

- The city is home to one of the largest concentrations of military bases in the United States, and has become known as "Military City, USA." The city is home to several active military installations: Lackland Air Force Base, Brooke Army Medical Center, Randolph Air Force Base, and Fort Sam Houston. Lackland Air Force Base is the only location for basic training in the Air Force; over 35,000 new recruits go through basic training at Lackland Air Force Base each year. The defense industry in San Antonio employs over 89,000 and provides a \$5.25 billion impact to the city's economy.
- San Antonio hosts over 100,000 students across its 31 higher-education facilities which include the University of Texas at San Antonio, Texas A&M University-San Antonio, and the Alamo Community College District's five colleges.
- San Antonio's population growth ranked 2nd largest in the U.S. in 2019



# Local Attractions



## THE ALAMO

The Alamo Mission, commonly called the Alamo and originally known as the Misión San Antonio de Valero, is a historic Spanish mission and fortress compound founded in the 18th century by Roman Catholic missionaries in what is now San Antonio, Texas.



## NATURAL BRIDGE CAVERNS

The caverns were discovered just before the turn of the twentieth century and opened to the public in 1977, descend more than 34 stories deep within the Earth to get to the magnificent natural display.



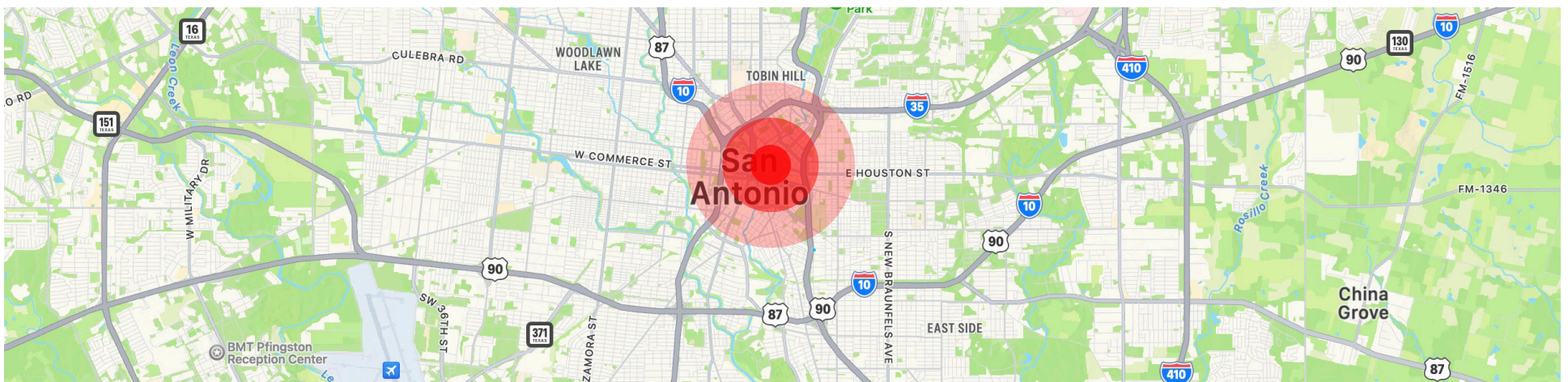
## MISSION TRAIL

National Historical Park and part of a UNESCO World Heritage Site preserving four of the five Spanish frontier missions in San Antonio, Texas, USA.



# Demographics

	1 Mile	3 Miles	5 Miles
<b>2022 POPULATION</b>	11,694	170,866	411,483
Households	6,401	57,738	122,4695
Families	6,401	57	73,285
Average Household Size	1.9	2.7	2.8
Owner Occupancy Housing Units	1,384	27,747	76,988
Renter Occupancy Housing Units	5,724	34,369	70,284
Median Age	42.6	35.4	35
Average Household Income	\$69,089	\$58,019	\$59,596
<b>2027 ESTIMATE</b>			
Population	18,831	184,230	441,483
Households	7,111	62,116	147,273





EXCLUSIVELY MARKETED BY

Ricardo Peña  
210.781.3777

ricardo@uriahrealestate.com

Uri Uriah

210.315.8885

uri@uriahrealestate.com

Uriah Real Estate Organization

San Antonio

830-600-LAND(5263)

1008 Hoefgen Ave

San Antonio, TX 78210

Uriah Real Estate Organization

Austin

737-773-LAND(5263)

360 Nueces #3801

Austin, TX 78701

URIAHREALESTATE.COM



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