



VILLITA
ASSEMBLY HALL

Where The San Antonio Riverwalk Meets La Villita

For Lease – Retail/Restaurant Space Available



Jones Lang LaSalle Americas, Inc.





Building Information



Address:
401 Villita St.
San Antonio, TX



of Stories:
Bi-Level property with
entrances and patios at both
downtown and river levels



Net Rentable:
Interior: $\pm 44,993$ SF
Exterior: $\pm 14,596$ SF



Year Built:
1958



Site Size:
1.209 Acres



Zoning:
Downtown
(H, HE, RIO-3)



Aerial Photography





Aerial Photography



Alamodome Renovation

Project Marvel allocates funding for the upgrade and renovation to the existing sports venue, adding capacity and modernizing facilities.

Potential Spurs Stadium

Site of the downtown Spurs Stadium, a catalytic investment that anchors SE portion of downtown.

Oxbow Mixed Use Development

Group Responsible for the Pearl recently acquired dirt with plans for mixed-use development.

Convention Center

Project Marvel allocates money to upgrade, modernize and expand the convention center

Hemisfair Park

\$1.3B in ongoing public and private investment into Mixed-use district, green space, and public amenities.

Hotel Kimpton & Marriott Plaza

Combined \$120M Investment by world renowned hospitality firm White Lodging.

HEB Headquarters

22 Acre campus, finished in 2022, houses over 1000 employees serving as national HQ

Shops at the Rivercenter

The premier retail establishment is receiving a comprehensive modernization totaling ~\$15M

The Floodgate Apartments

\$43M investment into luxury Class A apartments units set to deliver in 2024

Tower Life Multi

Undergoing \$70M Renovation

The Alamo Project

\$500M investment into improvements in key infrastructure and new development to improve guest experience

Municipal Presence

Bexar county district court and major municipal offices border the site to the east.



Food Hall Rendering





River Level Renderings





Downtown San Antonio

Downtown San Antonio is a prime investment destination, attracting nearly 39 million visitors annually in 2023. The area is home to a vibrant community of 28,000 residents across 11,500 households and supports 75,000 jobs. Over the past decade, substantial investment in new construction and renovations has created numerous opportunities for residents and businesses alike. The development pipeline is set to exceed the growth of the past ten years, highlighting the area's dynamic and promising investment landscape.

Since 2010

>5,100
New Multifamily
Apartment Units



8,400
Apartment Units
Total Inventory

>1.2M SF
New Commercial
Space



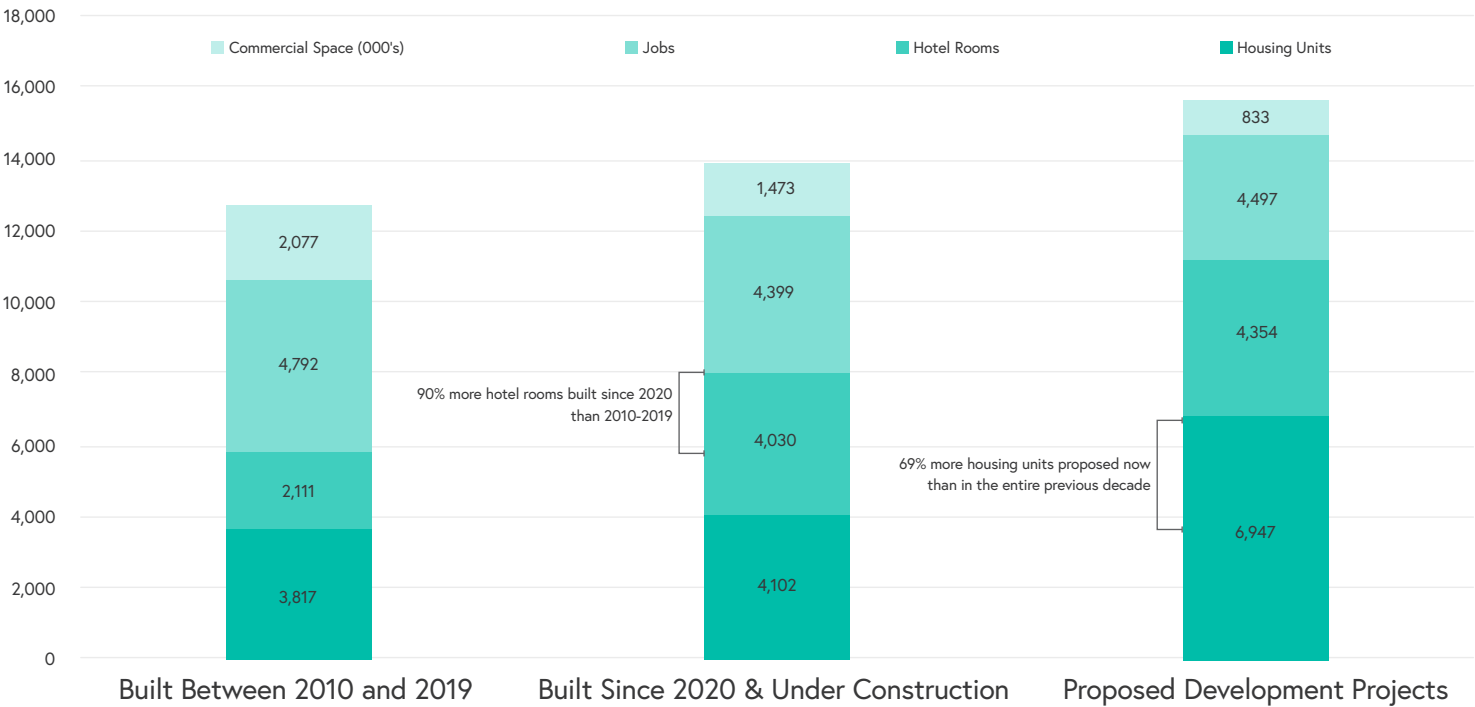
17.3M SF
Commercial SF
Total Inventory

>2,300
New Hotel
Rooms



14,100
Hotel Room
Total Inventory

Development Activity in San Antonio CBD

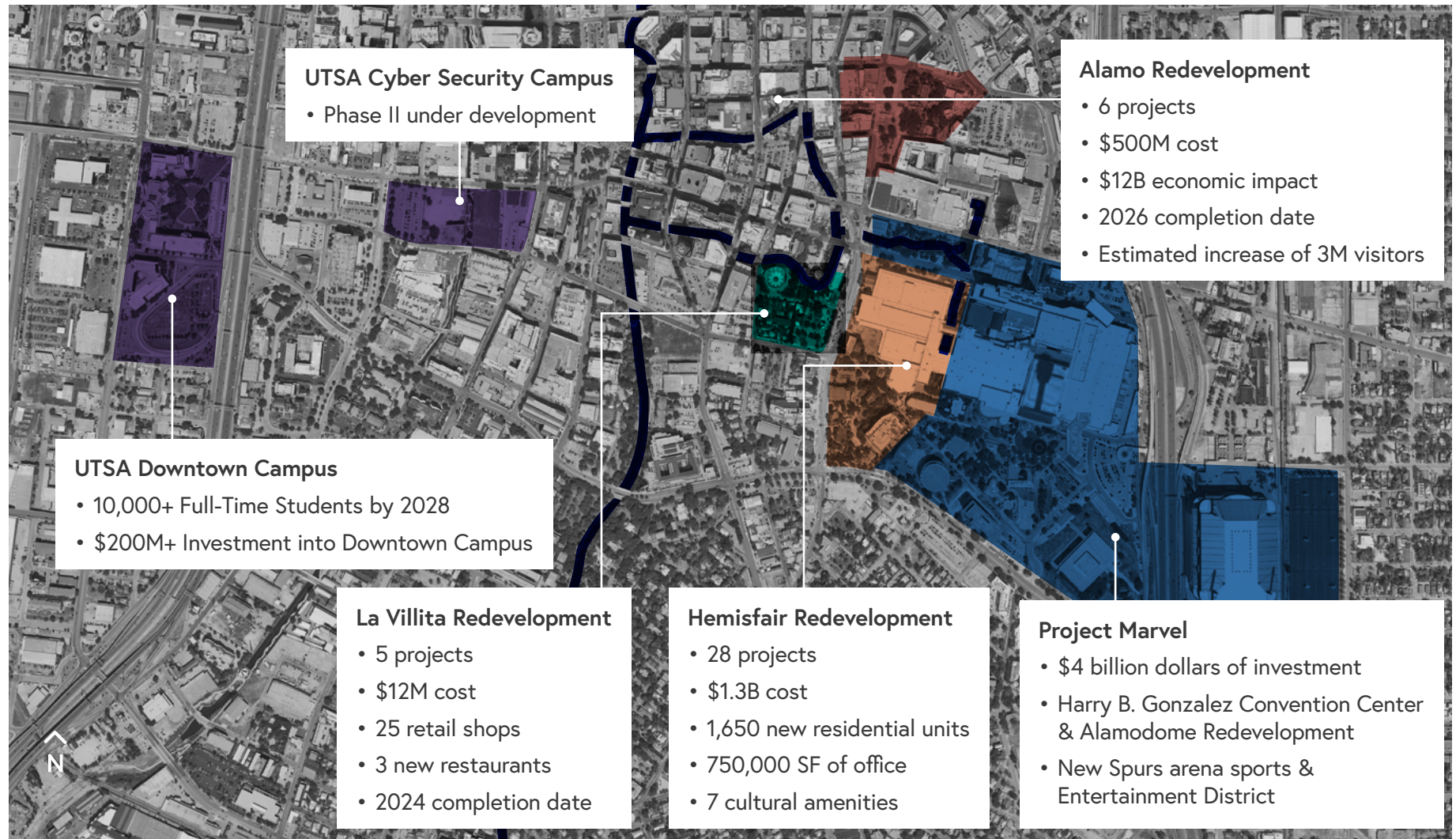




Transformation of Downtown San Antonio

Hemisfair's Phase 1 completion catalyzed a significant surge in footfall, with pedestrian traffic nearly doubling in volume. This increase underscores the area's growing appeal and directly benefits our strategically positioned property, promising heightened exposure and increased patronage for future commercial tenants.

Foot traffic is expected to double from the on-going investment in downtown.





Demand Drivers in Downtown San Antonio

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Demographic Data

28K
CBD
Residents

\$3B
Consumer
Spending

15%
Exp. Growth
by 2030

3%
Unemployment
Rate

35
Median Age

11.5K
Households

Economic Data

\$19B
Economic Impact

75K
Jobs

39M
Annual Visitors

Development Pipeline

Public	Private
24 Projects	43 Projects
\$1.5B Investment	\$1.8B Investment
14 Street Projects	11.5K Residential Units



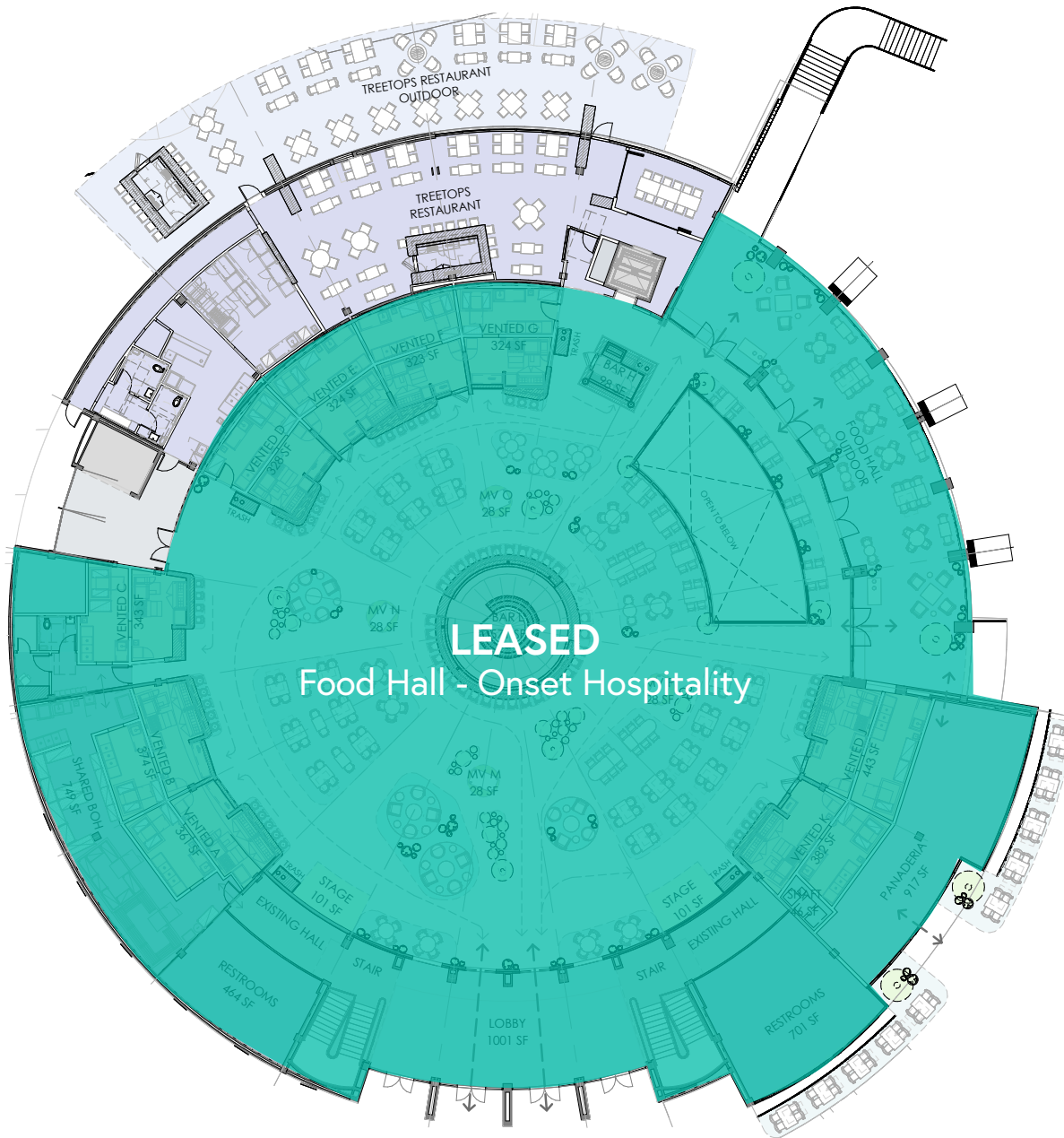
Site Plan



- 1 upper plaza
- 2 gateway deck
- 3 outdoor bar
- 4 expanded restroom facilities
- 5 tumble mounds
- 6 seatwall play enclosure
- 7 grand stair
- 8 patio
- 9 bar nook (below stair)
- 10 river cruise ticketing
- 11 river cruise waiting area
- 12 canopy dining terrace (above)
- 13 river cruise landing
- 14 river-to-street access elevator
- 15 enclosed service/loading



Street Level Floor Plan – Test Fit



TENANT AREA - TREETOPS (TENANT 1)

RIVER LEVEL FF

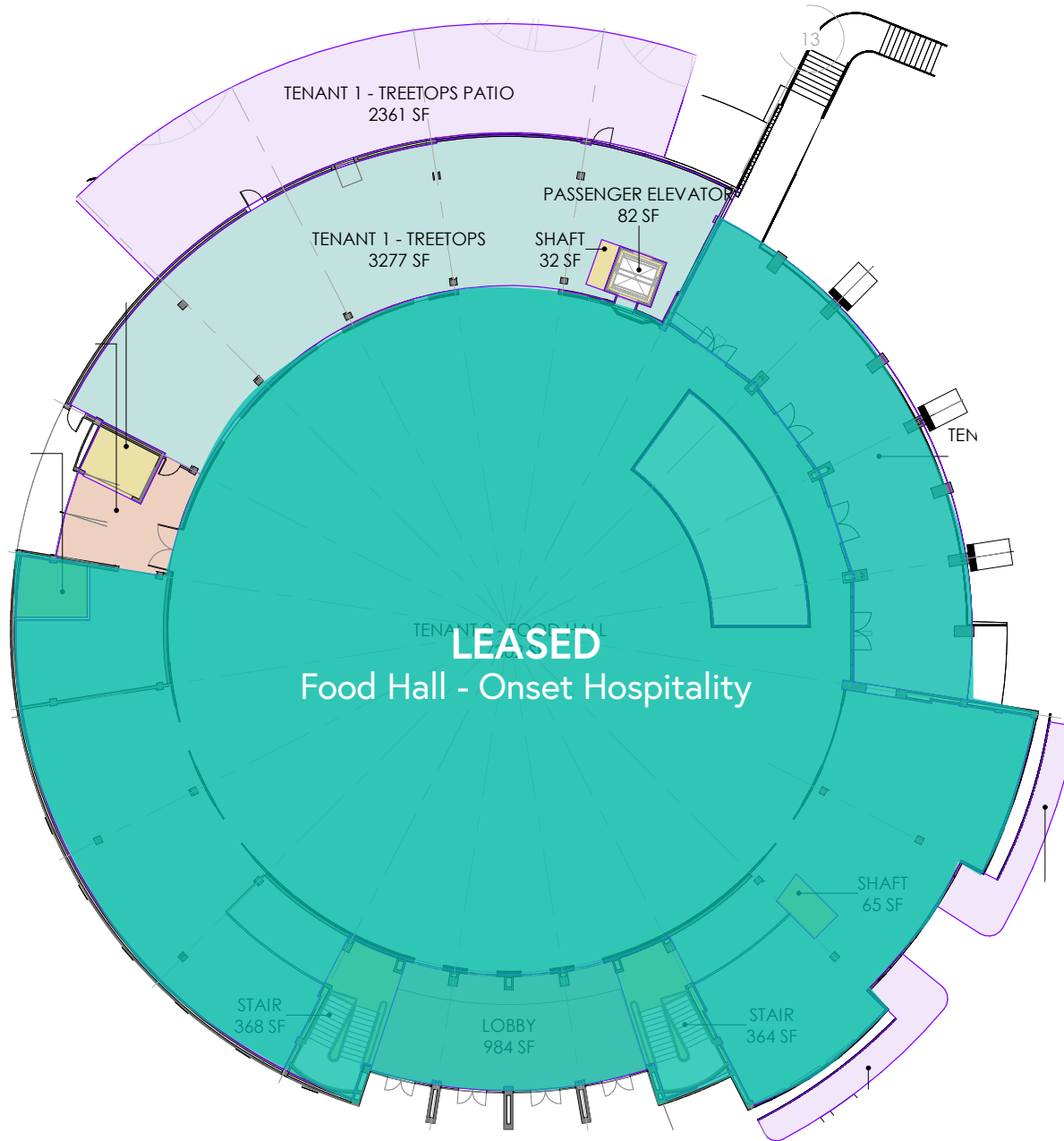
TENANT 1 - TREETOPS	1430 SF
TENANT 1 - TREETOPS	1430 SF

STREET LEVEL FF

TENANT 1 - TREETOPS PATIO	2361 SF
TENANT 1 - TREETOPS	3277 SF
TENANT 1 - TREETOPS	5638 SF
TREETOPS INTERIOR + EXTERIOR AREA	7068 SF



Street Level Floor Plan – Area



TENANT AREA - TREETOPS (TENANT 1)

RIVER LEVEL FF

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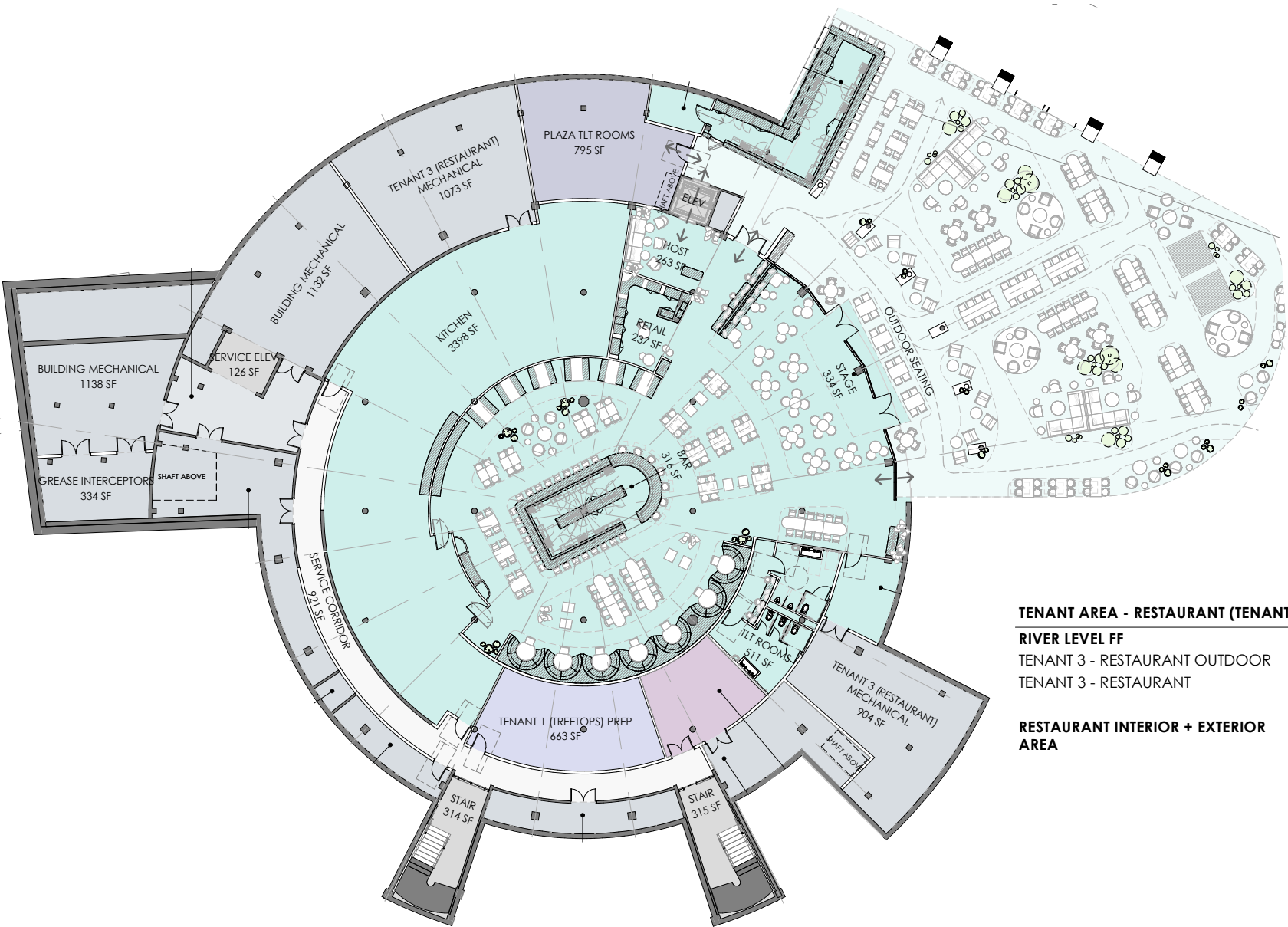
TREETOPS INTERIOR + EXTERIOR AREA	7068 SF
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AREA TYPES

- Building Common Area
- Exterior Area
- Floor Area
- Major Vertical Penetration



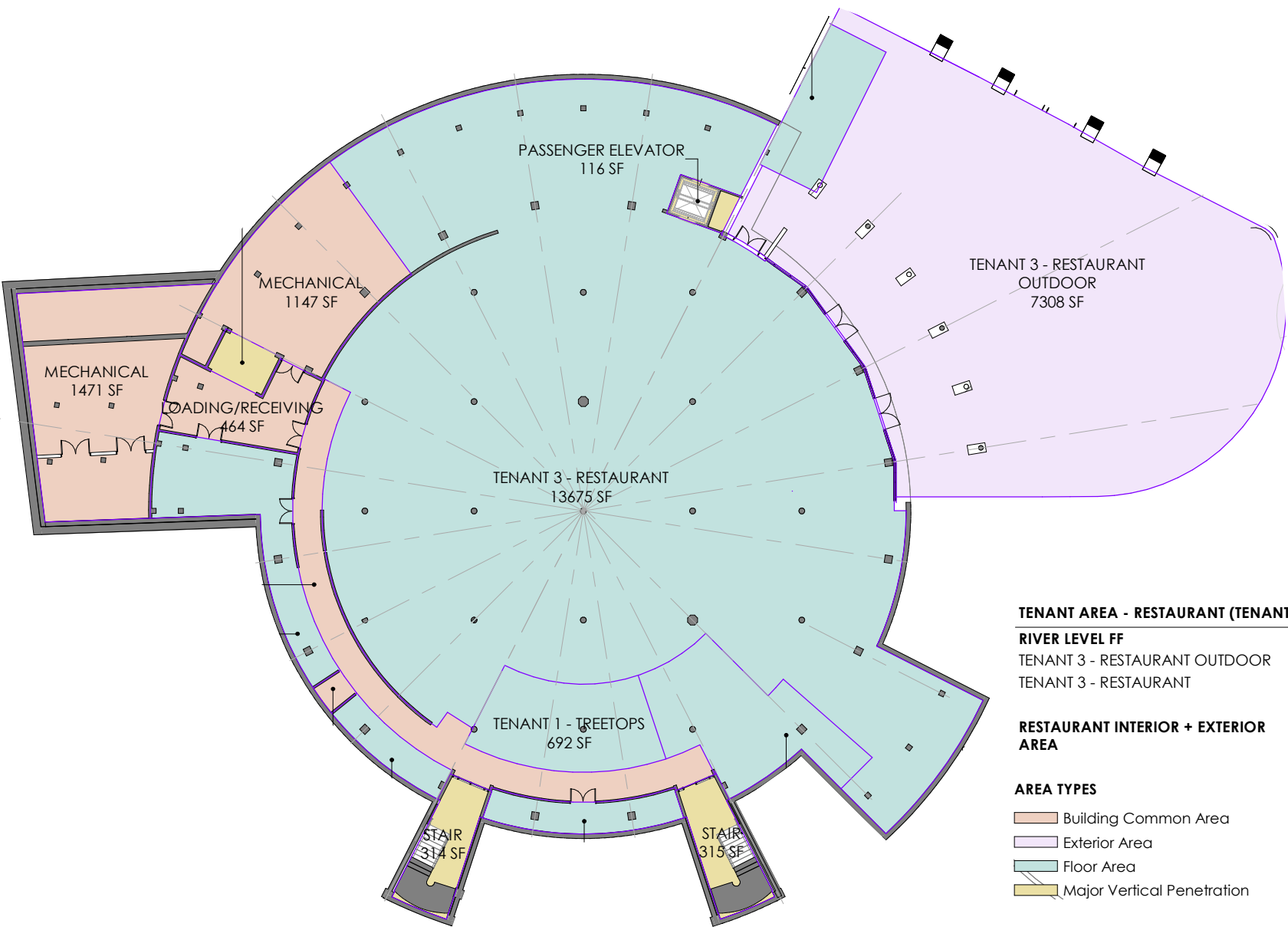
River Level Floor Plan – Test Fit Single Tenant







TENANT AREA - RESTAURANT (TENANT 3)	
RIVER LEVEL FF	
TENANT 3 - RESTAURANT OUTDOOR	7308 SF
TENANT 3 - RESTAURANT	14594 SF
RESTAURANT INTERIOR + EXTERIOR AREA	21901 SF



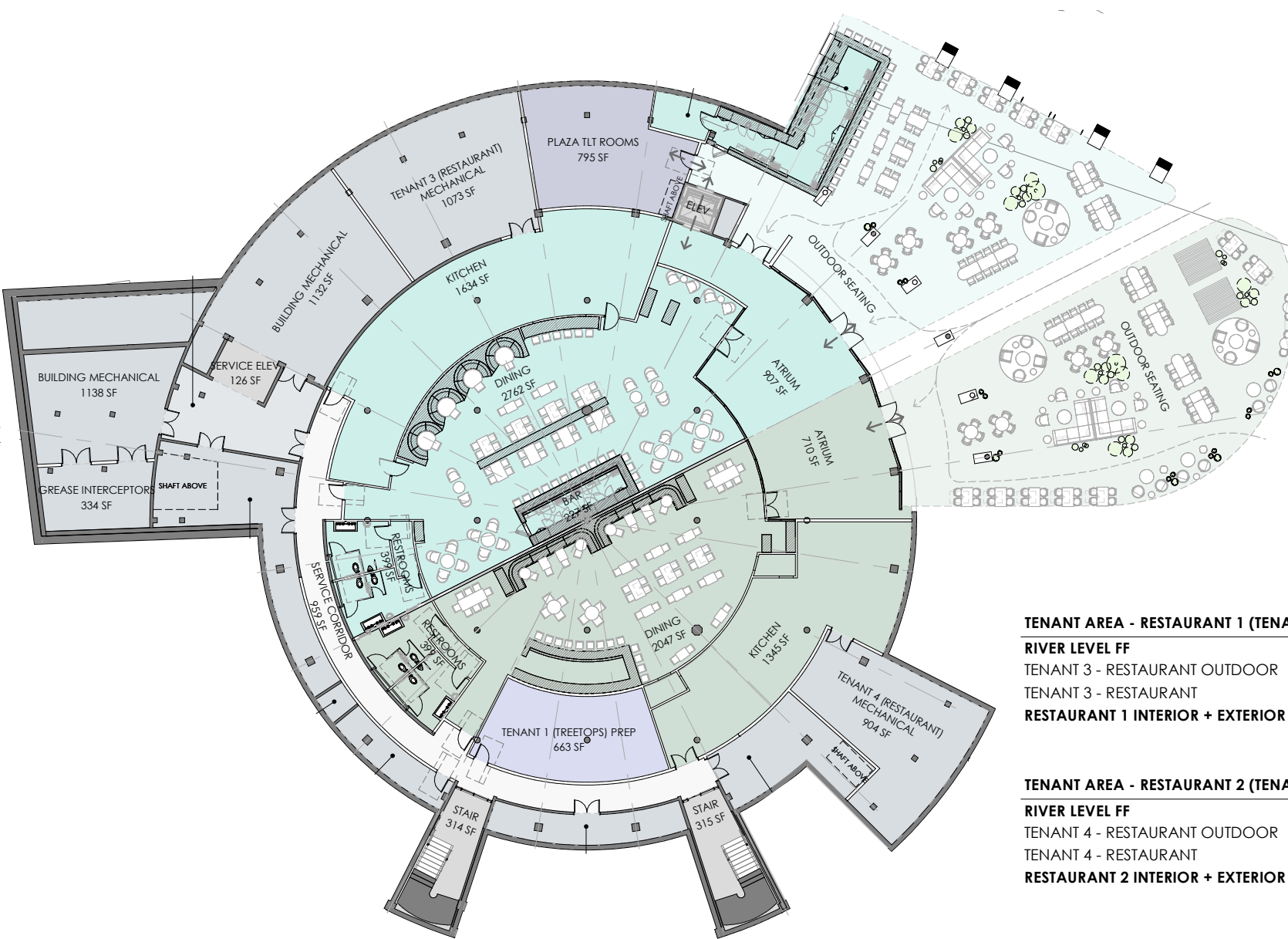
River Level Floor Plan – Area Single Tenant



TENANT AREA - RESTAURANT (TENANT 3)	
RIVER LEVEL FF	
TENANT 3 - RESTAURANT OUTDOOR	7308 SF
TENANT 3 - RESTAURANT	14594 SF
	21901 SF
RESTAURANT INTERIOR + EXTERIOR AREA	
	21901 SF
AREA TYPES	
	Building Common Area
	Exterior Area
	Floor Area
	Major Vertical Penetration



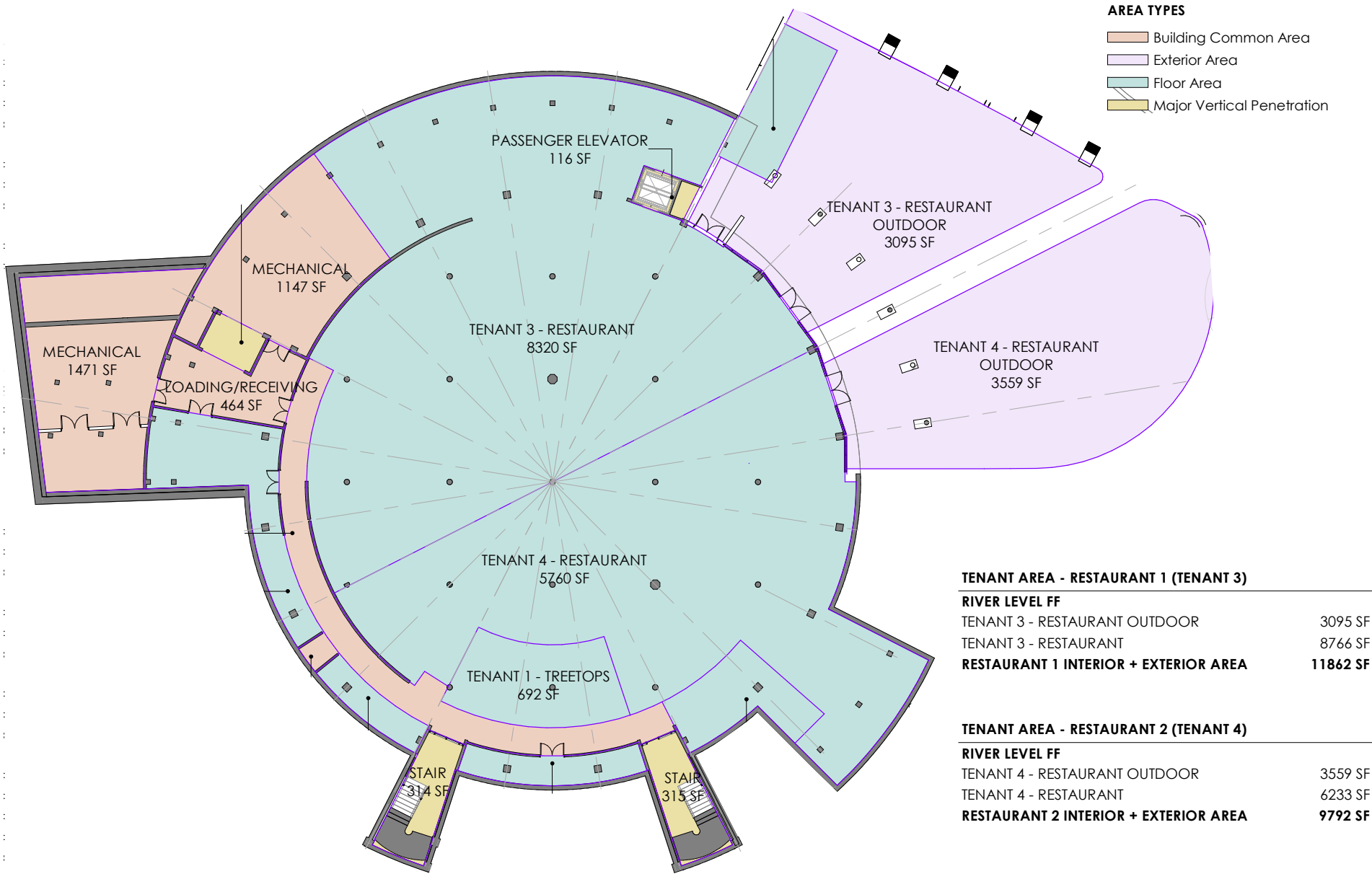
River Level Floor Plan – Test Fit Two Tenants



TENANT AREA - RESTAURANT 1 (TENANT 3)	
RIVER LEVEL FF	
TENANT 3 - RESTAURANT OUTDOOR	3095 SF
TENANT 3 - RESTAURANT	8766 SF
RESTAURANT 1 INTERIOR + EXTERIOR AREA	11862 SF
TENANT AREA - RESTAURANT 2 (TENANT 4)	
RIVER LEVEL FF	
TENANT 4 - RESTAURANT OUTDOOR	3559 SF
TENANT 4 - RESTAURANT	6233 SF
RESTAURANT 2 INTERIOR + EXTERIOR AREA	9792 SF



River Level Floor Plan – Area Two Tenants





VILLITA

ASSEMBLY HALL

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