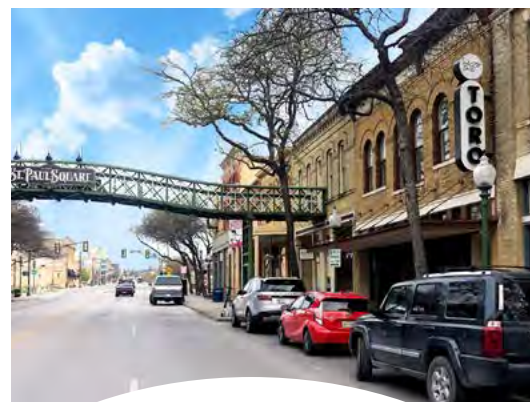


HISTORIC | CONNECTED | WALKABLE  
RETAIL & OFFICE OPPORTUNITIES AVAILABLE

CBRE

# HISTORIC

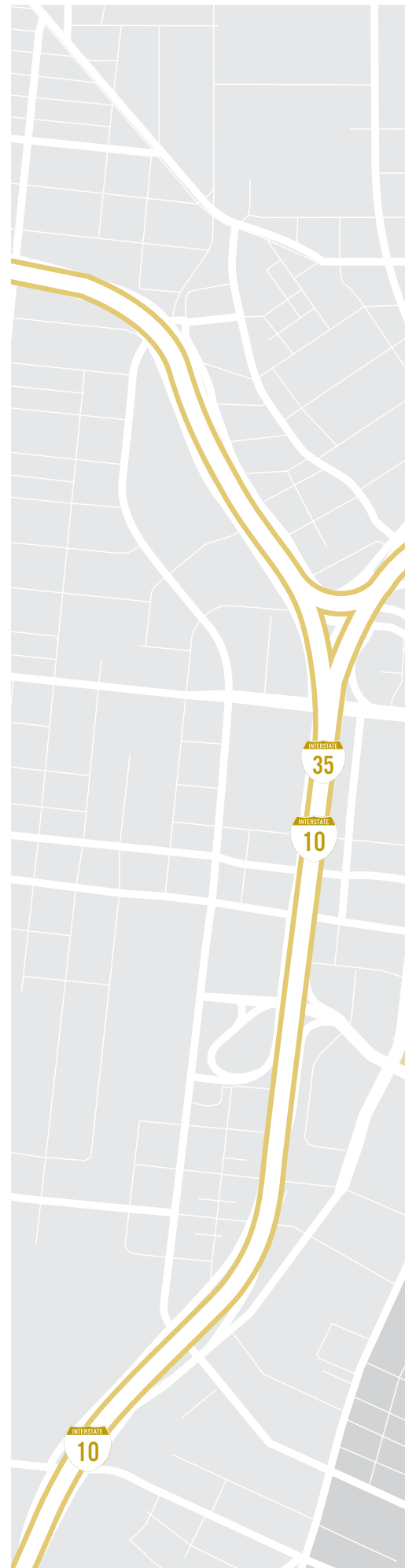




**ST. PAUL SQUARE** is a National Historic District of architecturally significant buildings anchored by The Espee, one of the city's largest special event facilities.

This project is located just one hundred yards north of the Alamodome and a short walk from the Henry B. Gonzalez Convention Center and Hemisfair Park. It is ideally positioned to benefit from the spillover effect of the Henry B. Gonzalez Convention Center expansion and Hemisfair Park Area redevelopment.





### PEARL:

- 1 Hotel Emma
- 2 Supper
- 3 High Street
- 4 Down on Grayson

### DOWNTOWN:

- 5 St. Anthony Hotel
- 6 Esquire
- 7 Nonna Osteria
- 8 Bohanans

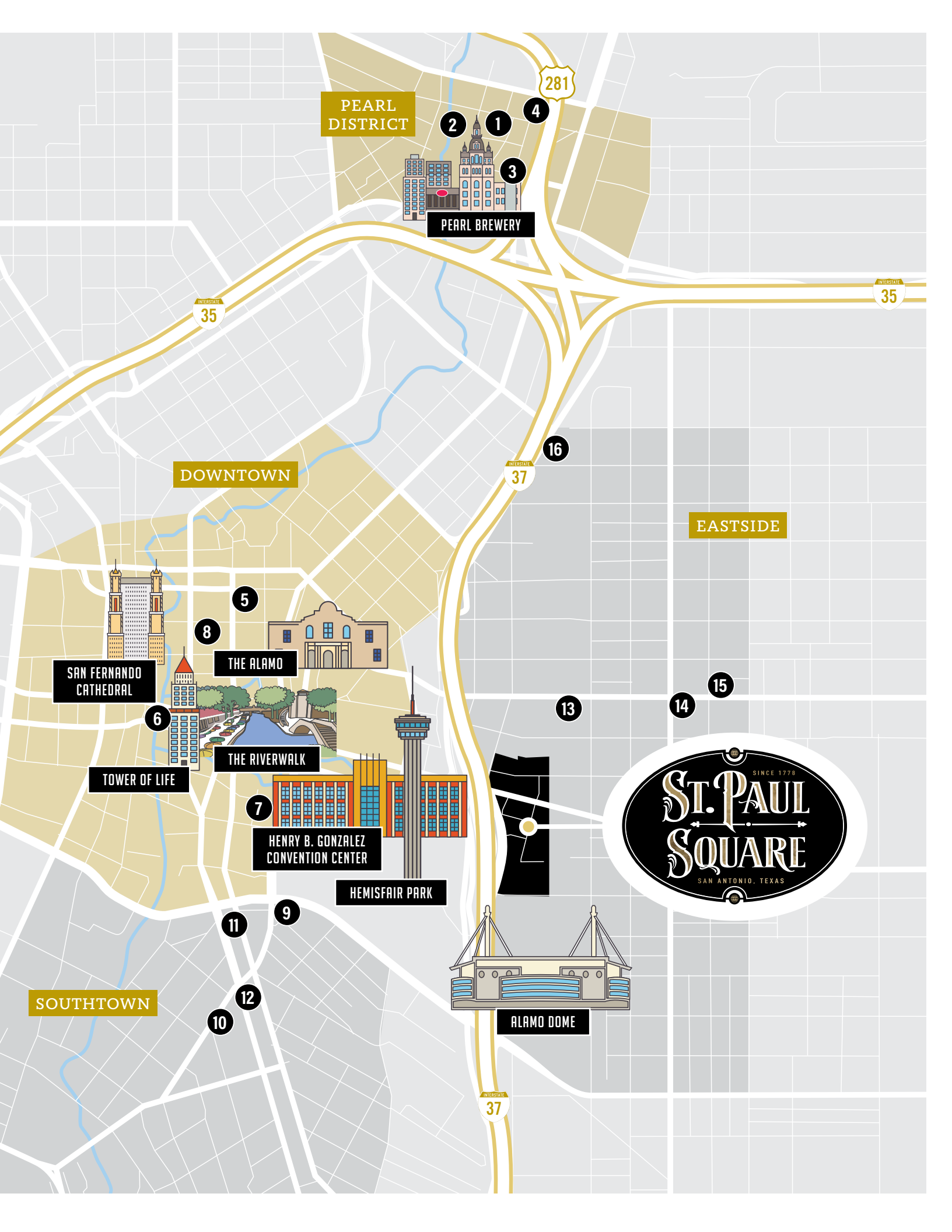
### SOUTHTOWN:

- 9 Batallion
- 10 Hot Joy
- 11 Maverick
- 12 Brown Coffee

### EASTSIDE:

- 13 Estate Coffee
- 14 The Magpie
- 15 Dignowity Meats
- 16 Burleson Beer yard





PEARL DISTRICT

PEARL BREWERY

DOWNTOWN

EASTSIDE

SAN FERNANDO CATHEDRAL

THE ALAMO

THE RIVERWALK

TOWER OF LIFE

HENRY B. GONZALEZ CONVENTION CENTER

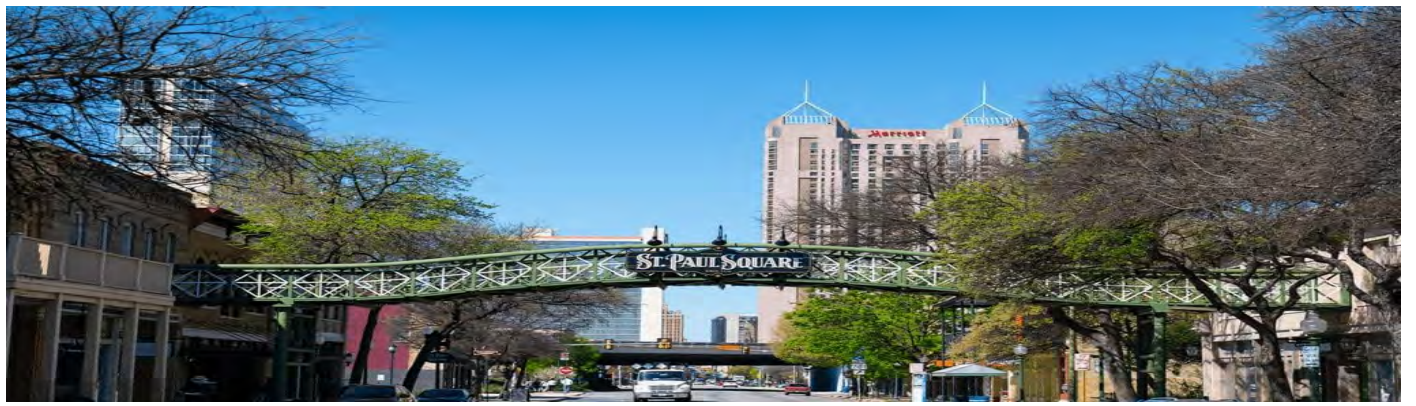
HEMISFAIR PARK

SOUTHTOWN

ALAMO DOME



# WALKABLE

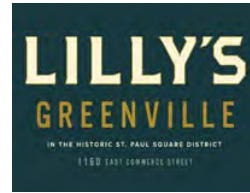




# PROPERTY DETAILS

139,607 SF Mixed Use District

St. Paul Square Eats & Drinks



Coming Soon

- Stylus







# ST. PAUL SQUARE IS A NATIONAL REGISTER HISTORIC DISTRICT

also known as the Southern Pacific Depot Historic District.

Located on land once farmed by the Mission San Antonio de Valero (the Alamo) in the 18th century, the district was connected to San Antonio by a Spanish road laid out in 1805, now called East Commerce Street.

Sparsely developed in the early 19th century, the area grew significantly with the arrival of the railroad in 1877 and the street car system down East Commerce Street in the 1890s.

In 1902, the Southern Pacific Passenger Depot (**The Espee**) was built. The opening of the depot was a catalyst for commercial development in the area, and its Mission Revival style strongly influenced architecture in area. This influence can be seen in the stucco surface and prominent curvilinear parapets of many of the buildings. Most of the existing commercial structures were built during this period with the majority of businesses focused on the theme of transportation.

Although racially mixed from its earliest days, the area became a flourishing African-American community of restaurants, hotels, retail stores, boarding houses, and professional offices by the mid-20th century.

St. Paul Square reached its peak during World War II and the Korean War, despite segregation. However, the rise of automobile traffic and the construction of IH-37 brought about a decline in the 1960s through the 1970s.

Today, the area has experienced a rebirth as an entertainment district with the restoration of many of the historic buildings and dining and entertainment options at **The Espee** and St. Paul Square.





# AVAILABILITIES

## 1142–1146 EAST COMMERCE



### BUILDING HIGHLIGHTS

#### BUILDING SIZE

7,680 SF  
(approximate)

#### FLOORS/ SPACE AVAILABLE

Second Floor

#### SQUARE FOOTAGE

2,560 SF



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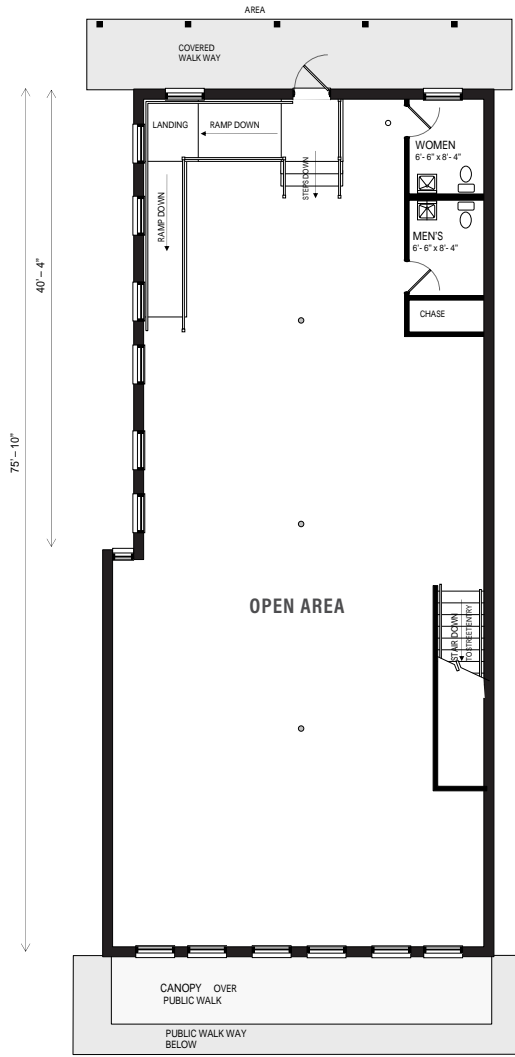
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**CBRE**

1142-1146 EAST COMMERCE SITE PLAN

34' - 3"



SECOND FLOOR PLAN

COMMERCE STREET SCALE 1/8" = 1'-0"

2586 SQ. FT. 1142- 46 E. COMMERCE

RE TO THE OUTSIDE OF THE BUILDING

SAN ANTONIO, TEXAS  
ST. PAUL SQUARE  
LOT 28  
SUNSET STATION / EAST  
COMMERCE REALTY, LLC

SECOND FLOOR PLAN



# AVAILABILITIES

## 122 HEIMAN STREET

### THE MISSION HOTEL



### BUILDING HIGHLIGHTS

#### BUILDING SIZE

10,470 SF  
(approximate)

#### FLOORS/ SPACE AVAILABLE

First Floor  
Second Floor

#### SQUARE FOOTAGE

500 SF to 3,490 SF



RETAIL

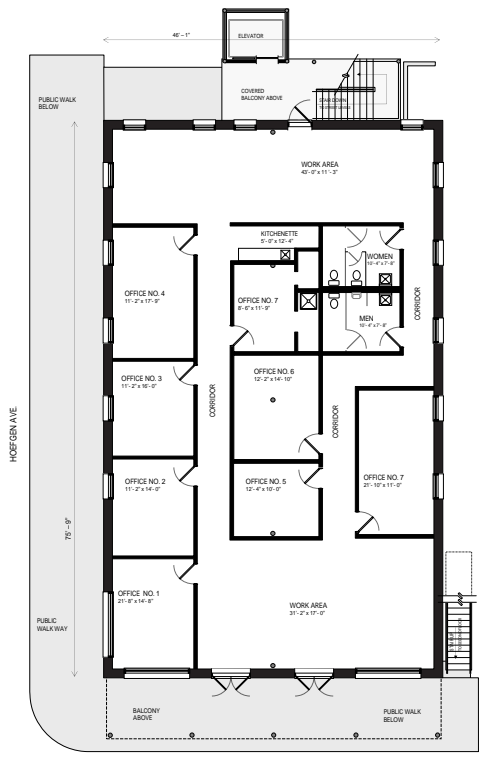
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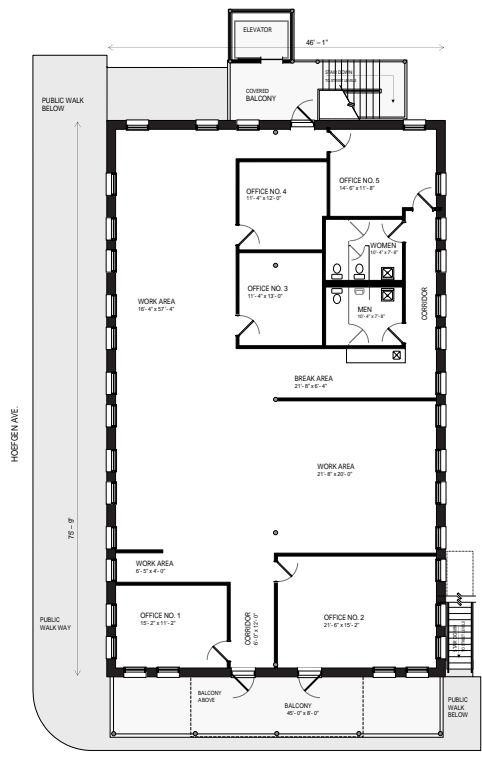
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122 HEIMAN STREET



FIRST FLOOR PLAN



SECOND FLOOR PLAN



# AVAILABILITIES

## 123-125 HEIMAN STREET



### BUILDING HIGHLIGHTS

#### BUILDING SIZE

6,808 SF  
(approximate)

#### FLOORS/ SPACE AVAILABLE

Second Level 1,702 SF  
Third Floor 1,702 SF

#### SQUARE FOOTAGE

5,106 SF



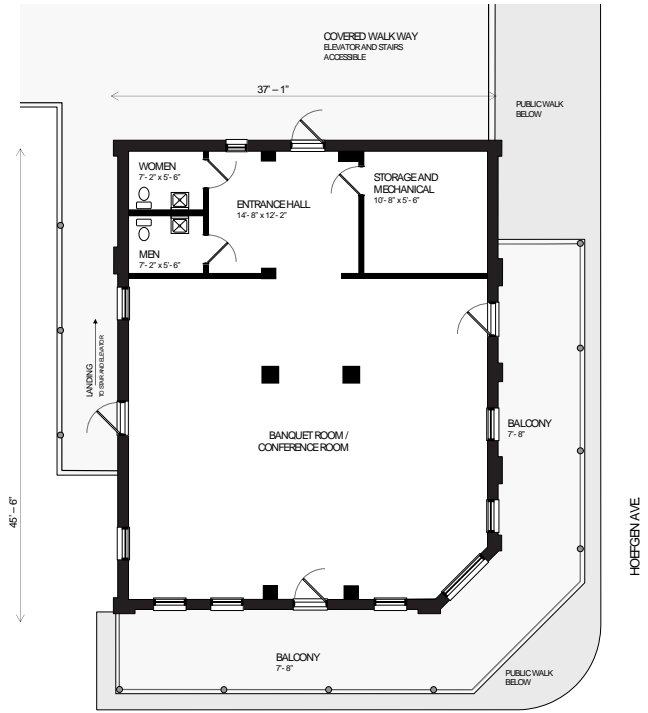
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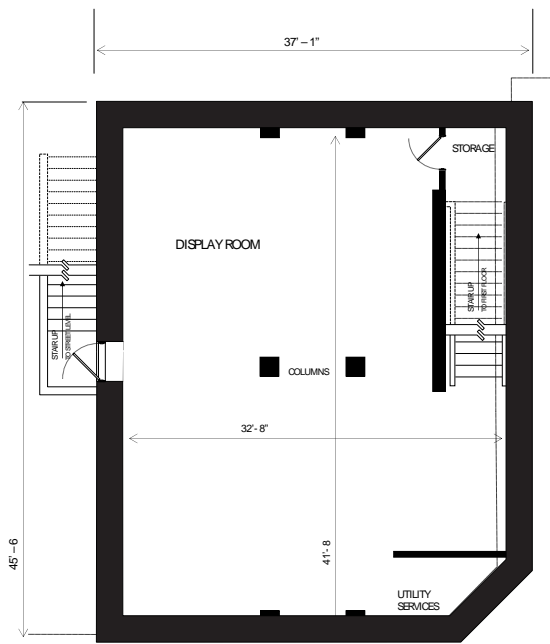
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123-125 HEIMAN STREET



THIRD FLOOR PLAN



BASEMENT FLOOR PLAN



# AVAILABILITIES

## 126 GONZALES STREET

### THE LONE STAR HOTEL



### BUILDING HIGHLIGHTS

#### BUILDING SIZE

7,097 SF  
(approximate)

#### FLOORS/ SPACE AVAILABLE

Basement 1,785 SF

#### SQUARE FOOTAGE

1,785 SF



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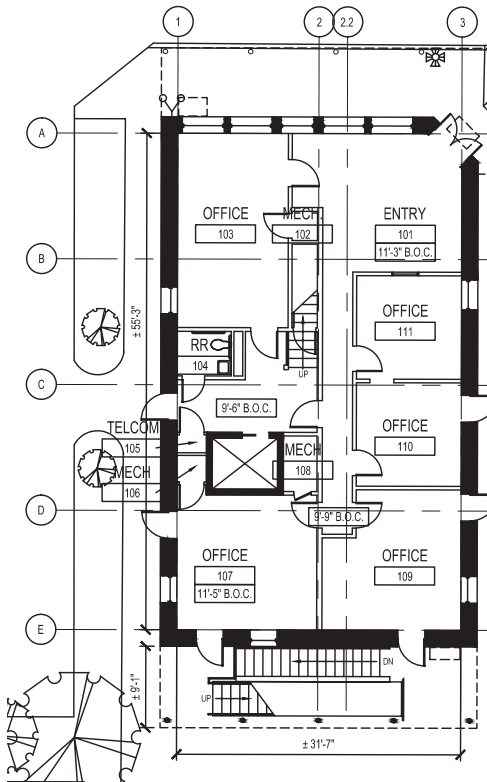
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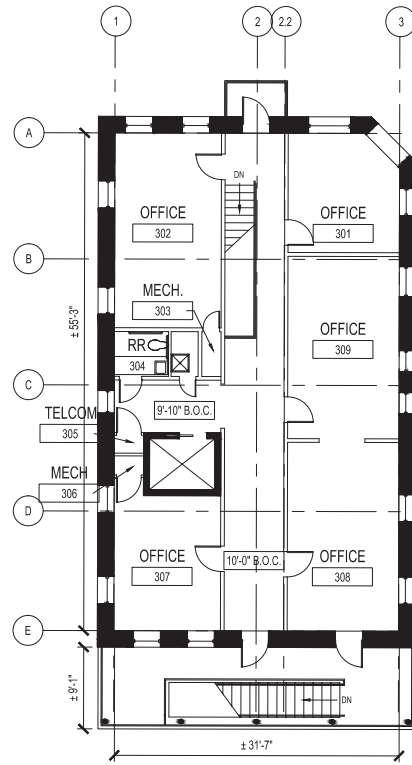


# 123-125 HEIMAN STREET

STREET LEVEL - 1725 SF



SECOND FLOOR - 1785 SF





# AVAILABILITIES

## 230 CENTER STREET

### THE SPIRE



### BUILDING HIGHLIGHTS

#### BUILDING SIZE

4,765 SF  
(approximate)

#### FLOORS/ SPACE AVAILABLE

3,590 SF  
(excludes basement)

#### SQUARE FOOTAGE

3,590 SF



RETAIL

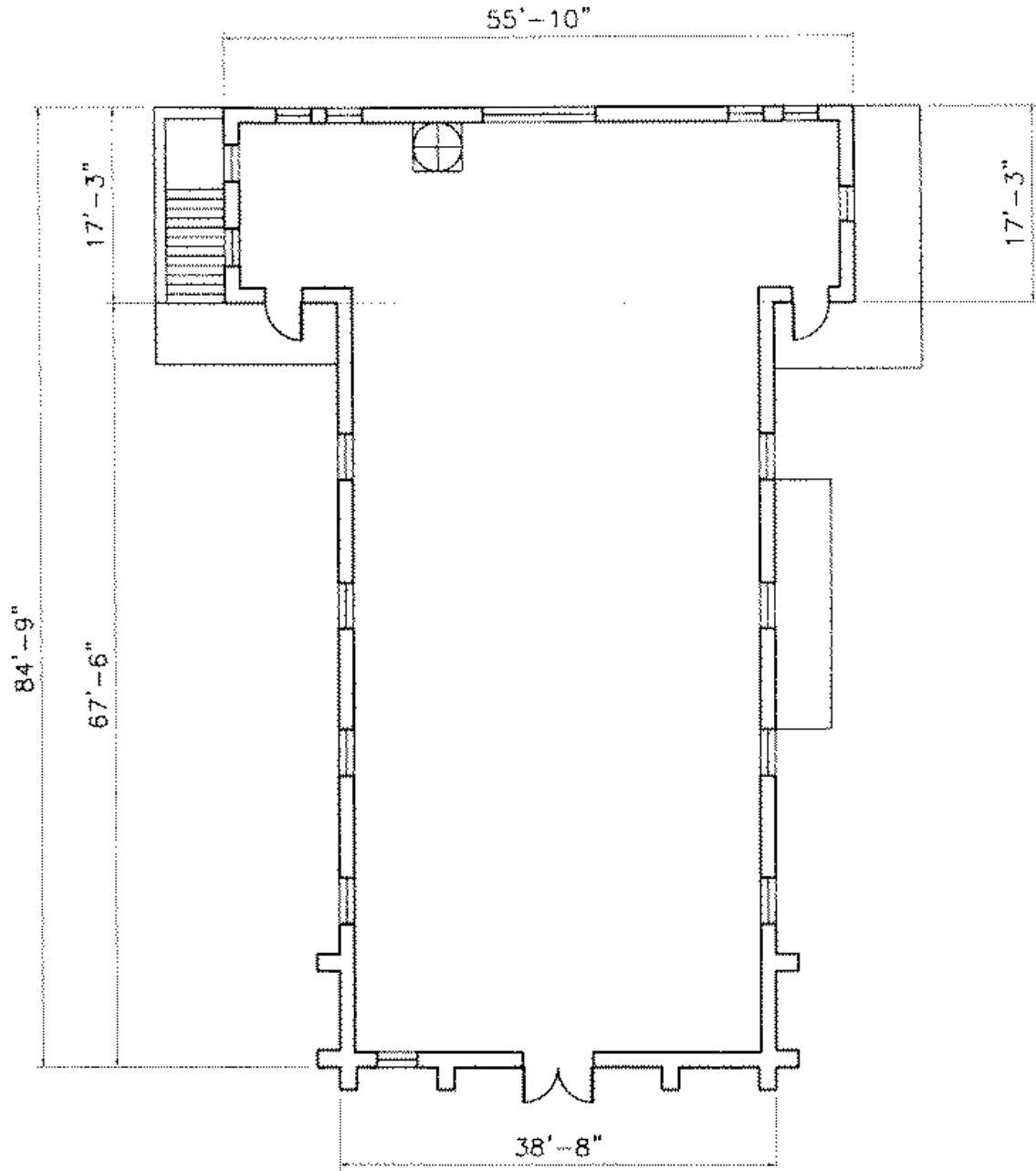
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**CBRE**

230 CENTER STREET SITE PLAN





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