SVN TRADITIONS

SAN DIEGO COMMERCIAL

CONFIDENTIAL - FOR SALE OR LEASE

Lion and the Rose Pub

21330 WEST INTERSTATE 10

San Antonio, TX 78257

Presented By:

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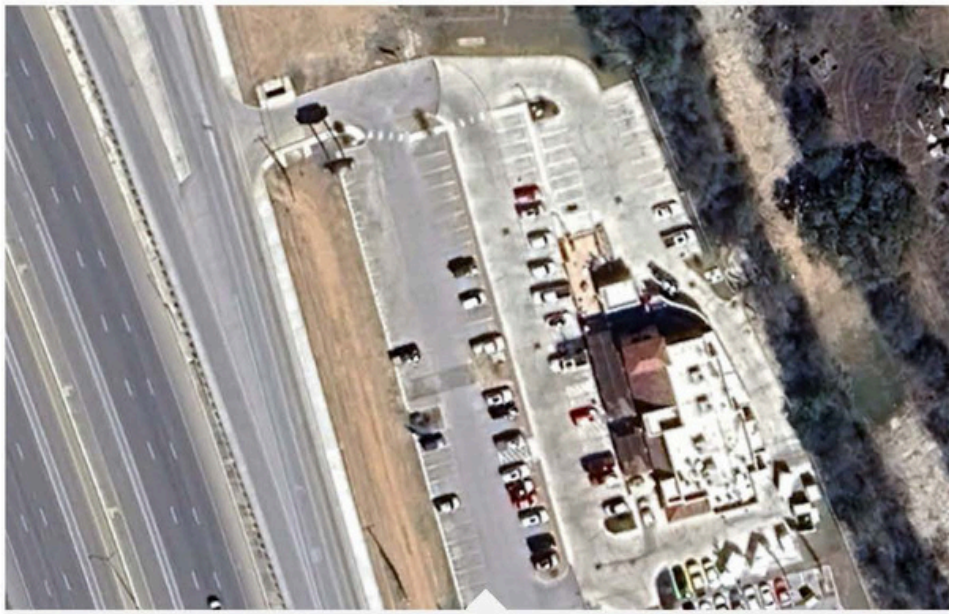
PROPERTY OVERVIEW

BUILDING NAME	Lion and the Rose Pub
PROPERTY TYPE	Retail Full-Service Restaurant
APN	1271224
BUILDING SIZE	5,044 SF
LOT SIZE	1.8 Acres
YEAR BUILT	2023
ASKING PRICE	**Call Broker**



San Diego Commercial and SVN Traditions are pleased to present this premier second-generation restaurant opportunity in an affluent Northwest San Antonio trade area. Built in 2024 and currently operating as The Lion & The Rose Pub, this±5,044 SF freestanding building with an additional ±750 SF outdoor patio bar delivers true plug-and-play potential for a full-service operator. Situated in a destination retail and entertainment corridor serving The
Dominion, La Cantera, The Rim, and surrounding high-income neighborhoods, the property benefits from strong traffic generators, excellent visibility, and easy access from the I-10 corridor. The existing layout features a full commercial kitchen, large central bar, generous dining areas, and an activated patio environment, allowing an incoming user to significantly reduce time and cost to open.
Ideal for a well-established local, regional, or national full-service brand seeking a flagship or additional unit in one of San Antonio's top-performing submarkets, this opportunity combines new construction, high-quality infrastructure, and proven full-service demand in a single, highly marketable package.

- Built in 2024 – modern construction with contemporary systems and finishes
- Turnkey second-generation restaurant with existing bar, kitchen, and dining layout
- Ideal for full-service, bar-forward concepts (gastro-pub, elevated Mexican, grill, brunch, steakhouse, etc.)
- Located in an affluent Northwest San Antonio corridor (serving The Dominion, La Cantera, The Rim and surrounding communities)
- Surrounded by destination retail, dining, entertainment, and strong daytime population
- Excellent access and visibility from major arterial and I-10 corridor
- High household incomes and dense residential rooftops in the immediate trade area
- Significant savings on build-out costs and time-to-open vs. ground-up construction

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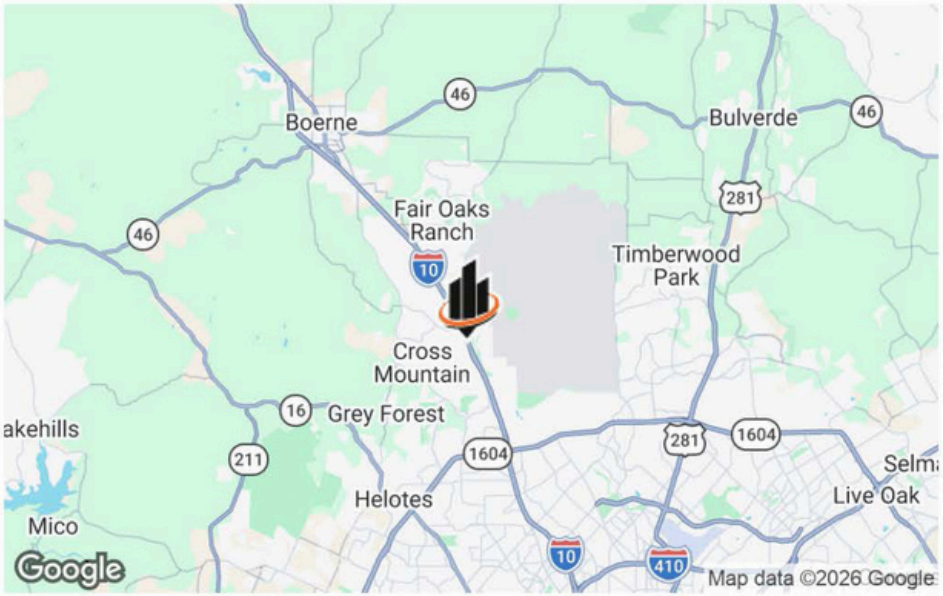
MARKET AREA OVERVIEW



SAN ANTONIO

San Antonio is one of the fastest-growing cities in the United States, combining a rich cultural history with a diverse and resilient economy. Founded in 1718, the city is home to world-renowned landmarks such as the Alamo and the River Walk, drawing more than 34 million visitors annually and supporting a thriving tourism and hospitality sector. Its strong military presence, anchored by Joint Base San Antonio—the largest joint base in the U.S.—provides both economic stability and a significant employment base.

Beyond its historic roots, San Antonio has emerged as a modern economic hub driven by healthcare, biosciences, cybersecurity, financial services, and energy. The city's cost of living remains below national averages, and its pro-business environment continues to attract both companies and residents seeking affordability without sacrificing quality of life. Major employers such as USAA, H-E-B, Valero, and Rackspace underscore the strength and diversity of the local economy.

Population growth in San Antonio is fueled by its affordability, strong job market, and family-friendly environment. Over the past decade, the metropolitan area has consistently ranked among the top U.S. cities for net in-migration. People are drawn not only by jobs and education but also by the city's vibrant culture, diverse neighborhoods, and access to Hill Country recreation. With an expanding labor force and a reputation for stability even during broader economic cycles, San Antonio continues to attract both residents and investors alike.

NORTHWEST SUBMARKET

The I-10 West corridor between La Cantera and Boerne has emerged as one of the most desirable and resilient commercial submarkets in the San Antonio metropolitan area. This stretch of highway serves as a primary growth spine for the region, characterized by sustained residential expansion, high-quality commercial development, and strong long-term demographics. Its strategic location and connectivity have attracted a broad mix of retail, dining, medical, office, and hospitality uses, reinforcing the corridor's role as a destination rather than a pass-through market.

The immediate trade area surrounding The Dominion is defined by affluence, stability, and established spending power. The Dominion and nearby Hill Country communities such as Fair Oaks Ranch are among the most sought-after residential enclaves in the region.

To the southeast, the La Cantera area functions as a major regional draw, combining destination retail, entertainment, hotels, and employment centers that generate steady inbound traffic throughout the week.

To the northwest, Boerne continues to experience robust growth as a highly desirable Hill Country community. Ongoing residential development, coupled with expanding commercial and mixed-use projects along the I-10 frontage, has increased daily traffic volumes and enhanced the corridor's overall economic vitality. Boerne's growth complements the established affluence of The Dominion, creating a balanced submarket

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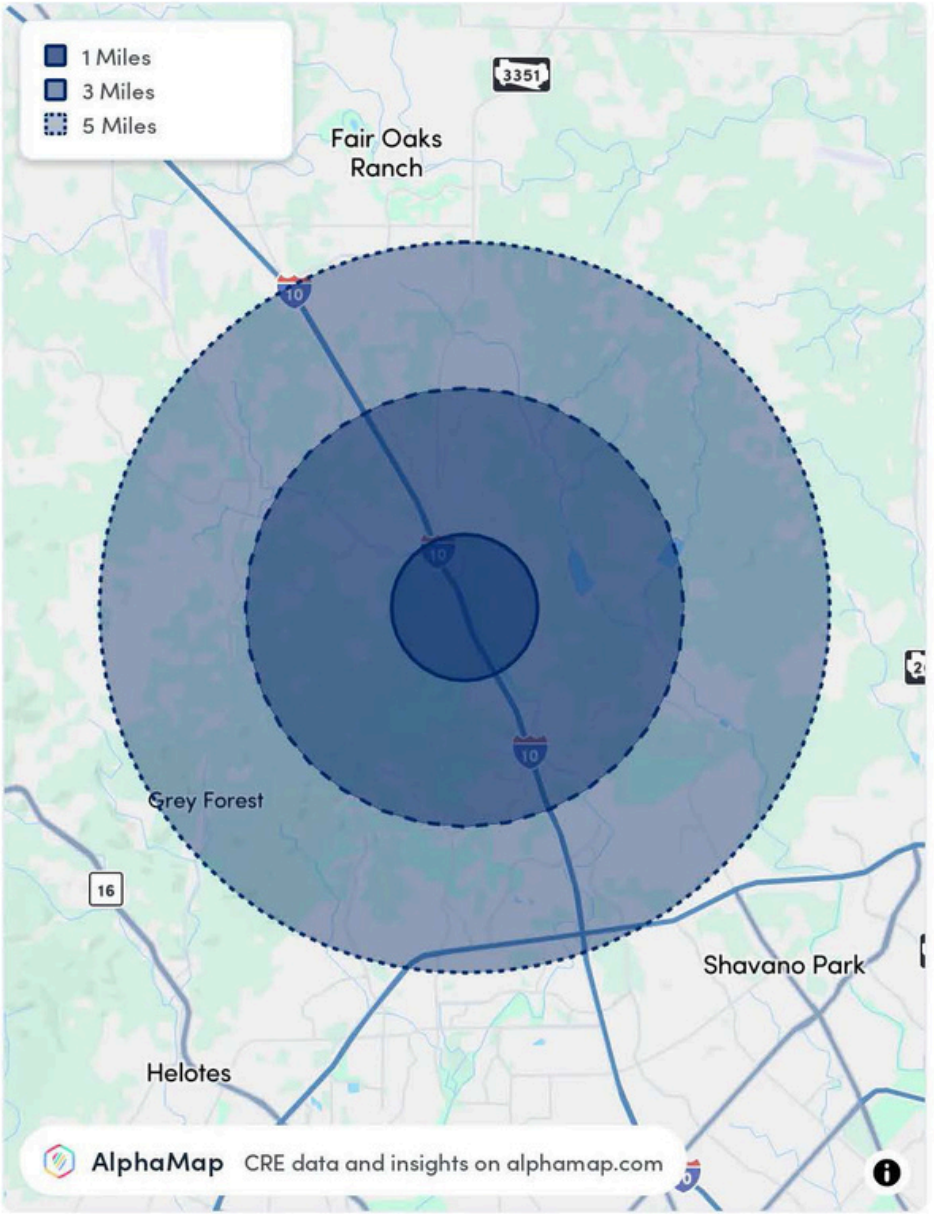
AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,182	30,060	65,446
AVERAGE AGE	41	39	38
AVERAGE AGE (MALE)	40	38	37
AVERAGE AGE (FEMALE)	42	40	38

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,266	11,726	24,923
PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	$184,928	$164,269	$159,630
AVERAGE HOUSE VALUE	$672,675	$599,508	$562,700
PER CAPITA INCOME	$68,491	$63,180	$61,396

Map and demographics data derived from AlphaMap



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AREA MAP

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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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TREC
TEXAS REAL ESTATE COMMISSION

Information About Brokerage Services

11-2-2015

EQUAL HOUSING OPPORTUNITY

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 a s 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.

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Travis Taylor	0549653	travis.taylor@svn.com	630-500-3787
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials | Date

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Regulated by the Texas Real Estate Commission
Information available at www.trec.texasgov

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