

Pearl



Pearl,



located north of downtown [San Antonio](#), provides a unique experience as a [top culinary and cultural destination](#). In Q4 2018 there were 635,000 direct searches for Pearl. The [mixed-use space](#) features retail, dining, picturesque green spaces, riverside amphitheater, Hotel Emma, and the third campus of The Culinary Institute of America. As a [former brewery](#) operating from 1883 to 2001, Pearl reflects a [vivid past](#) while [embracing the future with environmentally sustainable complexes mixed with historic architecture](#).



Partnerships

Pearl stays true to its individuality by forming partnerships with the retailers and restaurants that call Pearl home. Just as a business looks for people with the right work ethic and personality to fit in to their culture, we look for concepts that are distinctly unique and add to the Pearl experience.

Adeante
BOUTIQUE



BOILER HOUSE
TEXAS GRILL & WINE GARDEN

BOTIKA

XX
CURED
AT PEARL

CURIO



green
vegetarian cuisine

(hiatus)
SPA + RETREAT

WINE CO
1ST HIGH



leelee

leighelena



Local
COFFEE



SAVOR
THE CULINARY INSTITUTE OF AMERICA

Sternewirth
1883

SATX 2015
SUPPER
AMERICAN EATERY



The Sporting District
PROVISIONS FOR MANLY PUNKS



THE TINY FINCH

Weekly & Monthly Events



Weekend Farmers Market

Pearl's Weekend Farmers Market is a true representation of our South Texas growing, ranching, and artisanal food community by featuring a producer-only Farmers Market on Saturday followed by a Sunday market with a bigger emphasis on artisanal and prepared foods. All 50+ vendors are located within a 150-mile-radius, selling produce, meat, eggs, baked goods, locally produced cheeses, olive oils, and a diverse selection of prepared foods and treats.



First Thursday Night Market

Eat, sip, and shop local goods from Pearl Farmers Market while enjoying live music and in-store deals.



Sound Cream Sunset Sessions

Every Wednesday during the summer, Pearl hosts a dance party and DJ showcase—featuring every genre from Cuban salsa to House, mixed by locals and guest DJs from NYC, LA, Mexico, and more.



Canciones

A monthly music series dedicated to the sounds of South Texas.

Annual & Seasonal Events



Mariachi Lab

On September 15, Pearl becomes a mariachi lovers dream with a full day of San Antonio's best mariachi ensembles showcasing their talents.



Pollinator Festival

On October 20, the fourth annual Monarch Butterfly and Pollinator Festival takes flight at Pearl with a People for Pollinators Parade, kid-friendly Monarch butterfly tagging demos, education, food, music, and fun.



Dia de Los Muertos

On November 1 and 2, Pearl is transformed in honor of the traditional Mexican holiday that remembers family and friends that have died with altars, music, and processions.



Holidays at Pearl

Every Thursday in December enjoy evening Holiday Markets featuring gifts from our Farmers Market vendors, live music, treats and sweets, and our annual Posada.

Chanukah at Pearl

In partnership with Young & Jewish San Antonio (YJSA), Pearl's annual celebration includes the celebratory lighting of a 9' Chanukah Menorah.



Hotel Emma



A unique 146-room hotel with seven top-floor suites, a handsome bar and club room, an excellent restaurant, a purveyor of fine foods, and public spaces reminiscent of fine old hotels in far-flung locales. Comfortable and unconventional, the hotel's historical ambiance proclaims a new standard of South Texas luxury and geniality.



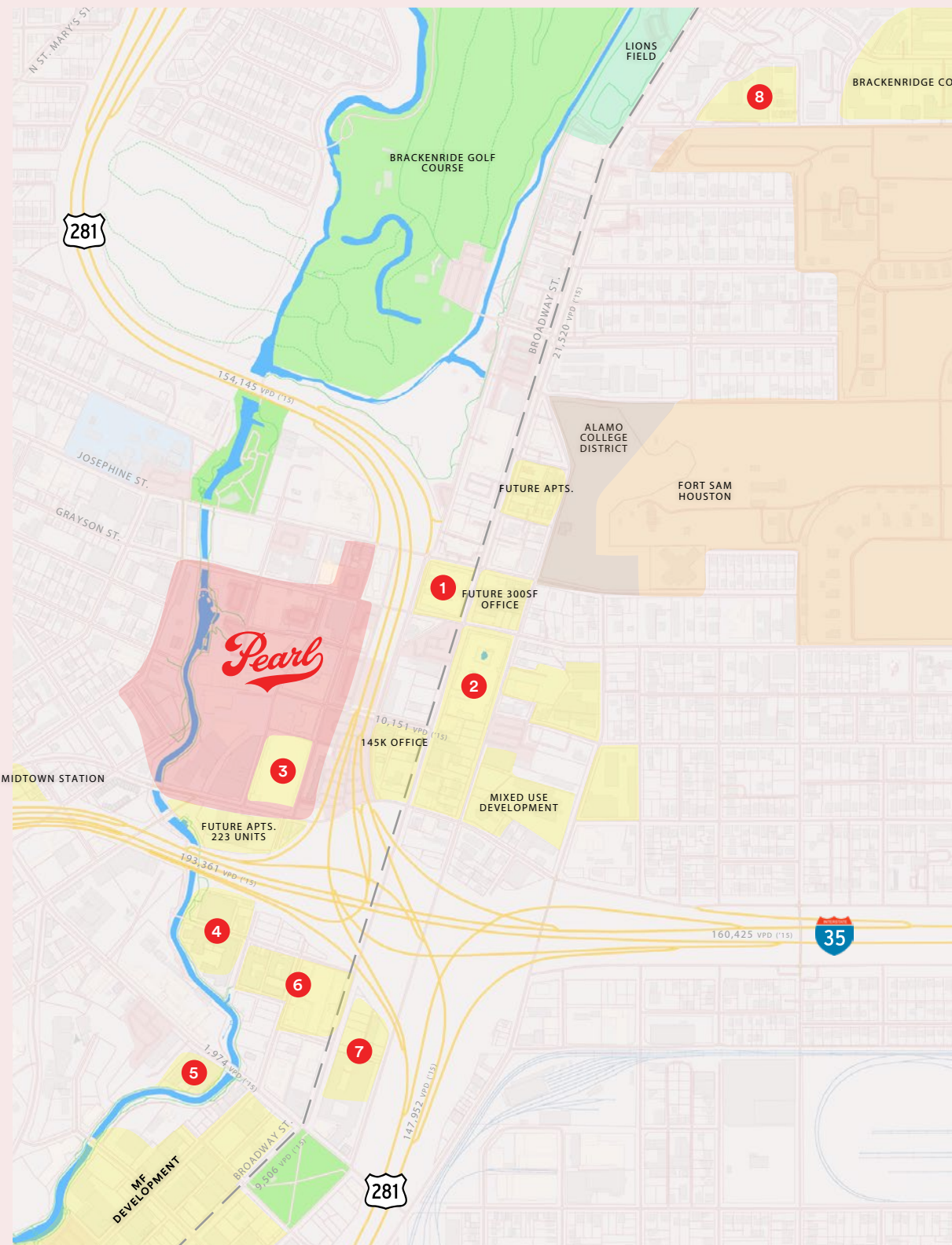
Can Plant

Life is effervescent and flavorful at The Can Plant Residences at Pearl. The Can Plant was designed for urban lifestyles within a friendly, vibrant, community offering 293 units and 72 floor plans.

Cellars

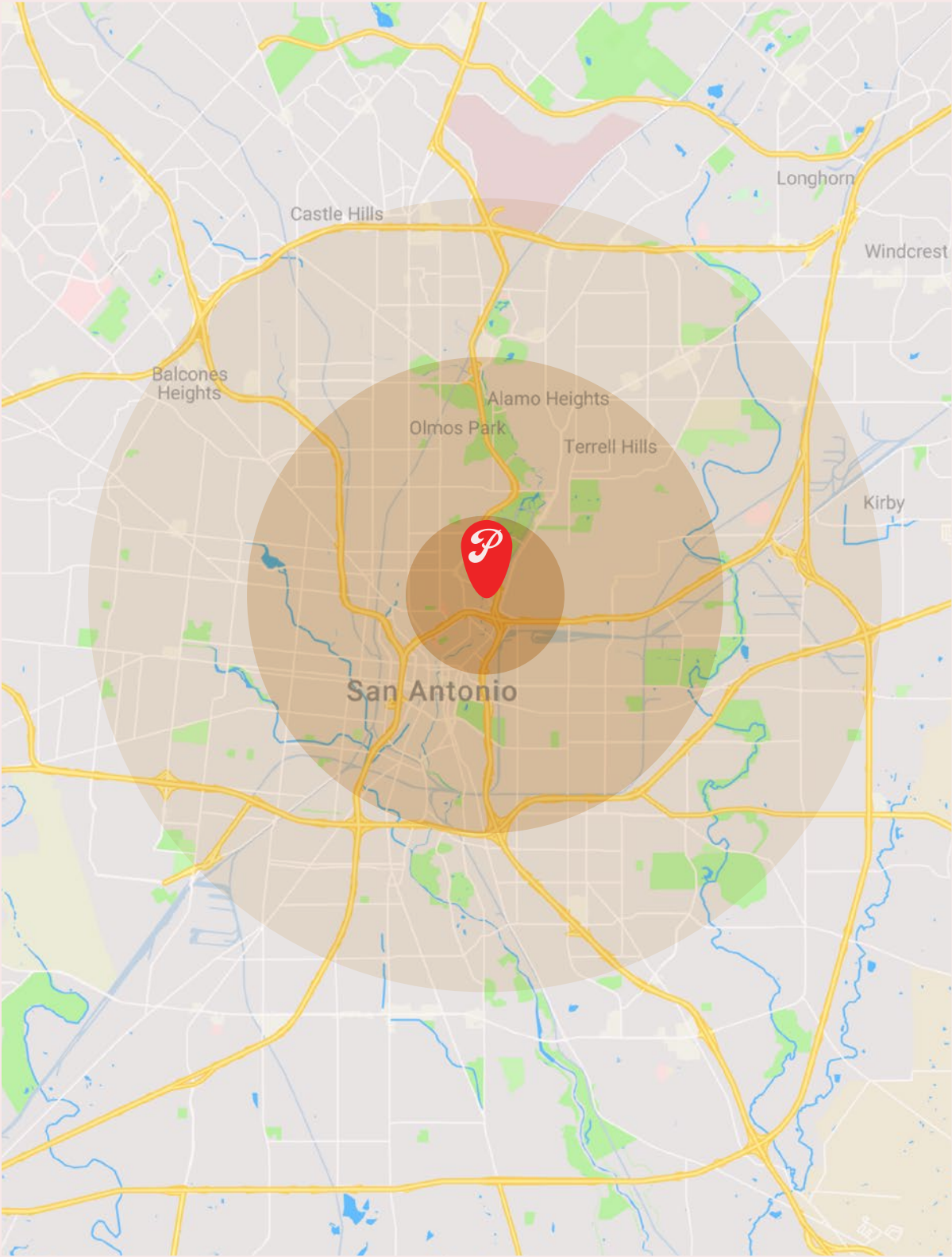
With 122 units, Cellars enhances the community's stature with extraordinary living spaces, concierge curated services, and an array of uncommon amenities.





Demographics

	1 MILE	3 MILES	5 MILES
Businesses	971	6,825	12,603
Employees	17,150	129,688	200,310
2018 Population	14,262	128,203	363,414
2023 Population	16,930	136,881	380,488
Daytime Population	25,732	240,030	470,936
2010-2018 Annual Pop. Growth Rate	5.52%	1.25%	0.77%
2018-2023 Annual Pop. Growth Rate	3.49%	1.32%	0.92%
Median Age	36.9	34.7	35.2



Availability

Parking

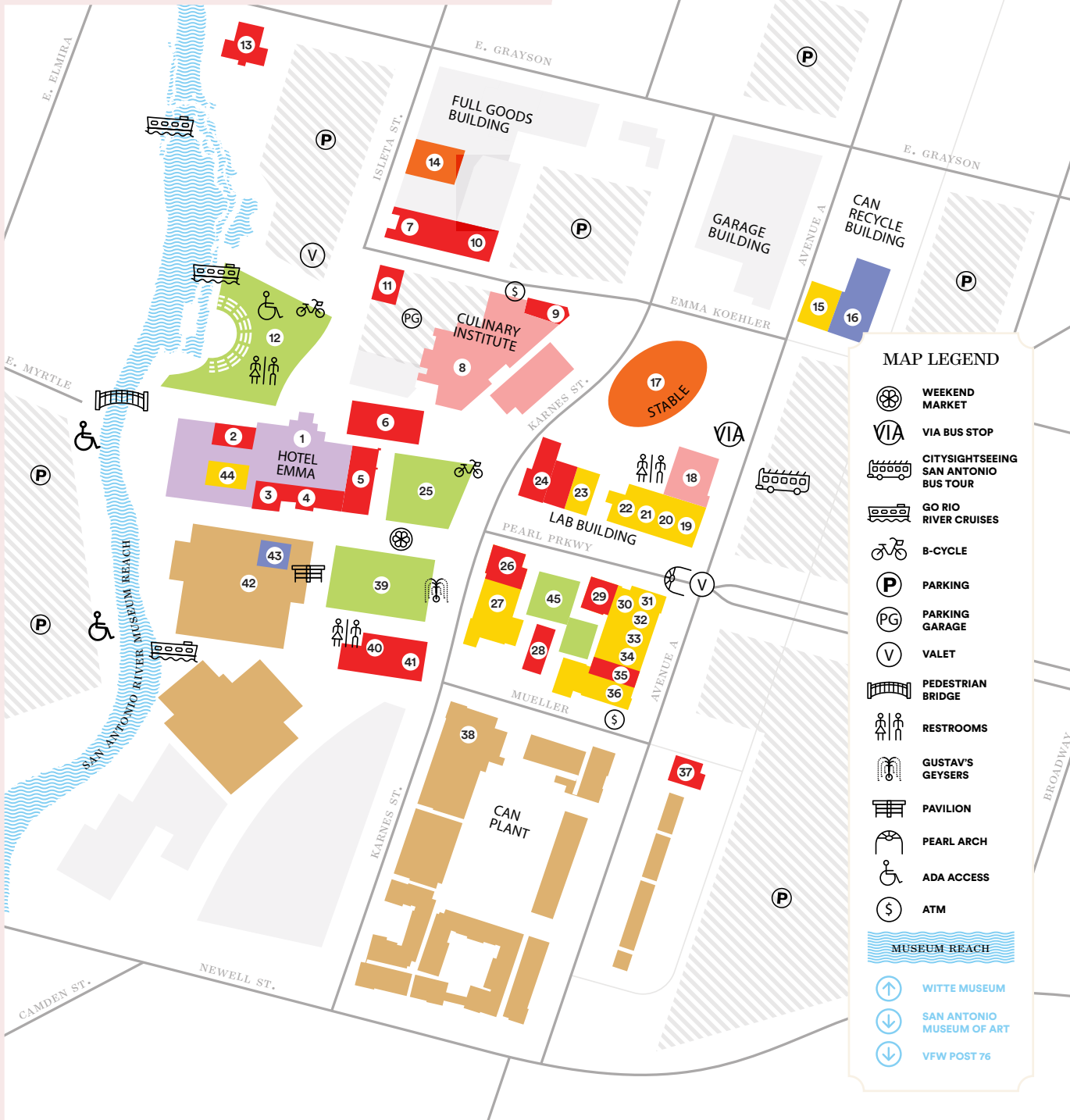
1,500+ Free Parking Spots

Traffic Counts

Broadway at Pearl Parkway	18,950 VPD	(CoStar, 2017)
E. Grayson at U.S. 281	2,720 VPD	(CoStar, 2017)
E. Josephine at Broadway	10,680 VPD	(CoStar, 2017)
North on U.S. 281	169,425 VPD	(TxDot, 2017)
South on U.S. 281	159,575 VPD	(TxDot, 2017)
I-35 S	196,505 VPD	(TxDot, 2017)



Site Map



Directory

Hotel

- 1 Hotel Emma

Retail & Services

- 23 Adelante Boutique
- 36 Bank of San Antonio
- 15 Bike World
- 44 Curio
- 20 Dos Carolinas
- 22 LeeLee
- 19 Leighelena
- 21 Vacancy B
- 32 Niche Boutique
- 33 Pearl Pop-Up Space
- 34 The Sporting District
- 31 Ten Thousand Villages
- 30 The Tiny Finch
- 27 The Twig Book Shop

Restaurants & Bars

- 26 Bakery Lorraine
- 11 Blue Box Bar
- 6 Boiler House
- 24 Botika
- 40 Bottling Department
- 28 Cured
- 37 The Granary
- 10 Green Vegetarian Cuisine
- 35 High Street Wine Co.
- 41 Jazz, TX
- 13 La Gloria Ice House
- 3 Larder

- 9 Lick Honest Ice Creams

- 29 Local Coffee

- 7 Savor

- 5 Southerleigh

- 4 Sternewirth

- 2 Supper

Learning

- 8 Culinary Institute of America (SA)
- 18 San Antonio Area Foundation

Venues

- 14 Pearl Studio
- 17 Stable

Residential

- 38 Can Plant
- 42 Cellars

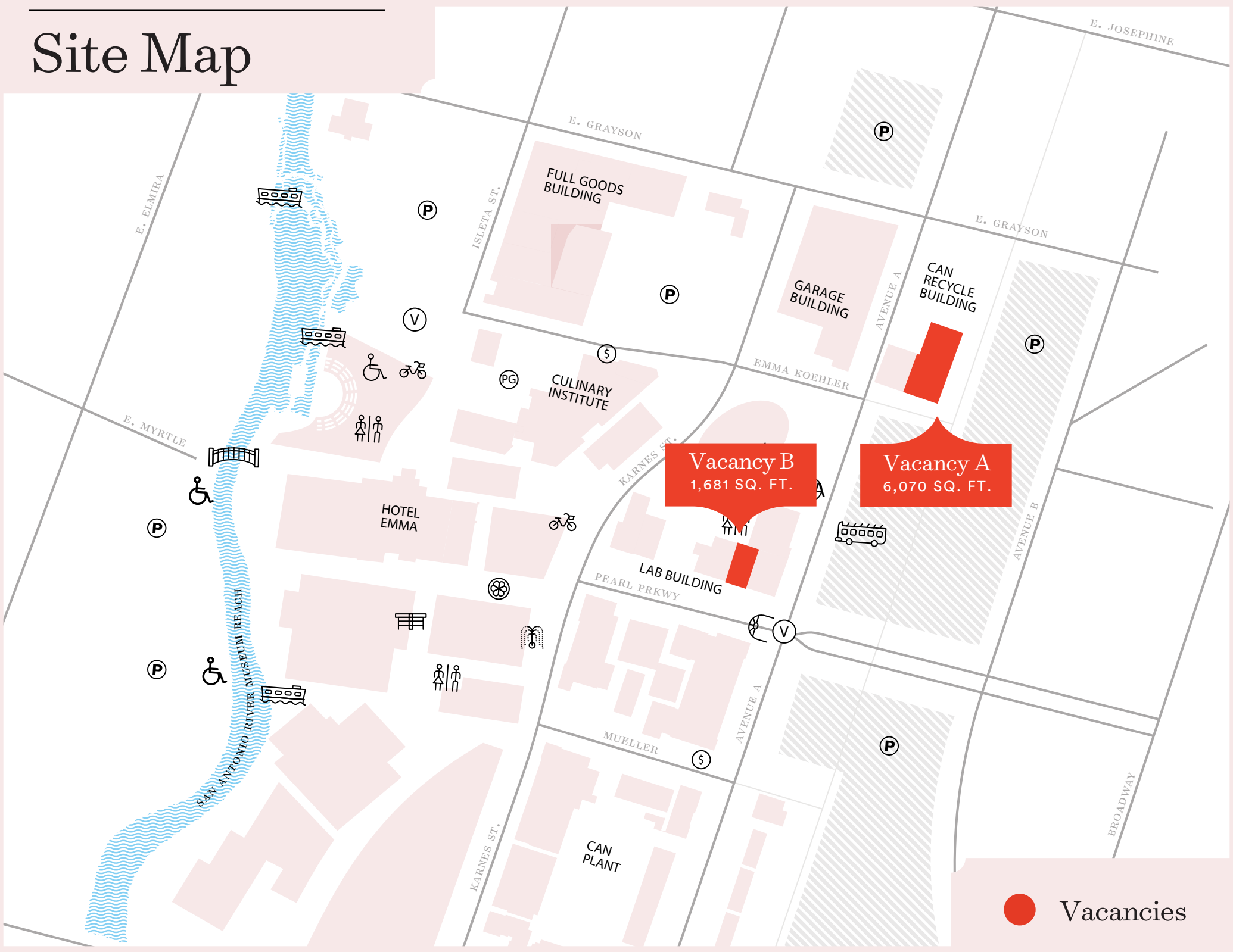
Public Spaces

- 12 Amphitheater
- 45 Parkito
- 39 Park
- 25 Plaza

Health & Fitness

- 43 Hiatus Spa + Retreat
- 16 Vacancy A

Site Map



 Vacancies

Building Vacancies

Vacancy A • 6,070 SQ. FT.



Vacancy B • 1,681 SQ. FT.



OLMOS PARK

AVG. HH INCOME: \$110,979
AVG. HOME VALUE: \$576,408
MEDIAN AGE 40.9

ALAMO HEIGHTS

AVG. HH INCOME: \$190,393
AVG. HOME VALUE: \$633,382
MEDIAN AGE 46.1

TERRELL HILLS

AVG. HH INCOME: \$132,781
AVG. HOME VALUE: \$593,914
MEDIAN AGE 41.6

MONTE VISTA

AVG. HH INCOME: \$128,043
AVG. HOME VALUE: \$559,718
MEDIAN AGE 29.6

Retail & Restaurants within Pearl

Bakery Lorraine · Blue Box Bar · Boiler House · Botika · Bottling
Department · Cured · The Granary · Green Vegetarian Cuisine · Jazz,
TX · La Gloria Ice House · Larder · Lick Honest Ice Cream · Savor ·
Southerleigh · Sternwirth · Supper

Adelante Boutique · Bike World · Curio · Dos Carolinas · LeeLee ·
Leighelena · Niche Boutique · Ten Thousand Villages · The Sporting
District · The Tiny Finch · The Twig Book Shop

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TRINITY UNIVERSITY

BRACKENRIDGE GOLF COURSE

281

169,425 VPD (16)

JOSEPHINE ST

10,680 VPD (17)

E. GRAYSON ST

2,720 VPD (17)

SOJO CROSSING

E. EUCLID ST

E. ALMIRA ST

EAST QUINCY

NEWELL AVE

ARMADILLO BOULDERS

196,505 VPD (16)

35

HOTEL EMMA

WEST ELM

CAN PLANT

FUTURE BREWERY SOUTH
APARTMENTS
223 UNITS

RIVER HOUSE
261 UNITS

12TWELVE
307 UNITS

THE DOSEUM

ALAMO COLLEGES
HEADQUARTERS

FUTURE OFFICE

MOSAIC
120 UNITS

FUTURE
300 SF OFFICE

1800 BROADWAY
231 UNITS

BROADWAY OFFICE
PROJECT

FUTURE OFFICE AND
HOTEL

CASA BLANCA ST

FUTURE MIXED USE
DEVELOPMENT

281

139,575 VPD (17)



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