

Hemisfair Park Area Redevelopment Corporation
San Antonio, Texas
January 15, 2026



Hemisfair Request for Interest (RFI) for Tenancy

Leasing Opportunity for Historic Property

Introduction

Hemisfair Park Area Redevelopment Corporation (HPARC) is proud to announce an opportunity for tenancy at the Pereida House. This Request for Interest (RFI) invites visionary business owners with innovative concepts and a shared commitment to shaping a vibrant, dynamic Hemisfair District to apply. Proposals will be considered for uses such as retail, food & beverage, health & wellness, recreational, civic, cultural, educational, arts and other park-activating uses.

The vision of Hemisfair is to become one of the world’s great public places. No longer just a park, Hemisfair is an urban district with residences, local businesses and three major parks. Hemisfair hosts cultural events, fosters environmental sustainability, and is a laboratory for successful local ventures to mature and expand. Redevelopment of the district includes a mixed-use apartment building (The '68 Apartments) with more to come, a newly constructed boutique hotel, (the Monarch San Antonio) opening in March 2026, and the adaptive reuse of historic structures that bring the district to life exemplified by the vibrant tenants at Yanaguana Garden.

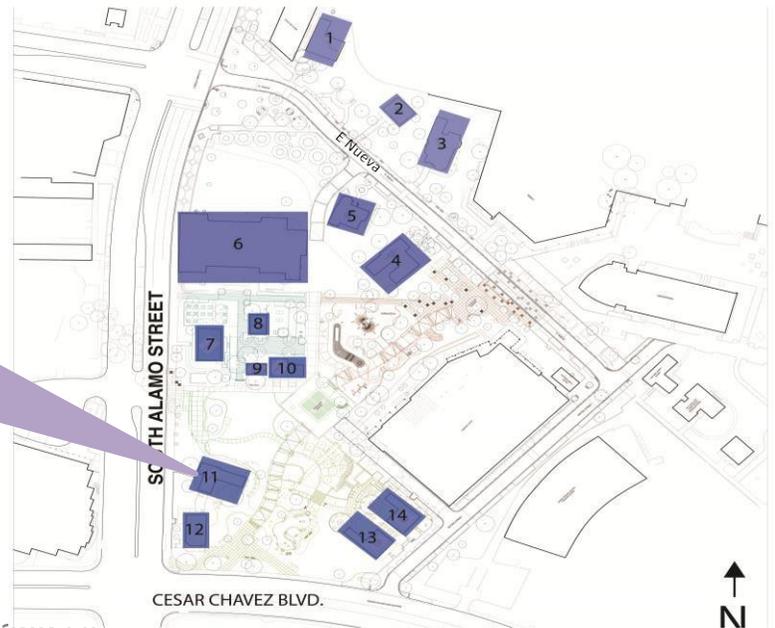


Hemisfair is San Antonio’s premier gathering place, a destination that unites the community, celebrates our shared culture, and fosters a deep sense of pride in the city we call home. We look forward to hearing your ideas for new commercial activity at Pereida House!

Opportunity

This is an opportunity for a business to have a storefront at Hemisfair. The areas surrounding the property serve as one of the most active pedestrian gateways to neighboring retail tenants, parking facilities, residences within Hemisfair, and visitors to nearby attractions such as the River Walk, Tower of the Americas, Henry B. Gonzalez Convention Center, Magik Theater, UNAM, Mexican Cultural Institute (MCI), and the parks within Hemisfair: Yanaguana Garden, Civic Park, and Tower Park.

The area available under this RFI is a portion of the Pereida House and its porches. The space includes approximately 950 sq ft inside with an additional 175 sq ft of street view porch plus dedicated and shared park side space.



Quality and fit

HPARC is excited by the prospect of welcoming a new tenant into the Pereida House that will complement our existing tenants and contribute toward our goal of bringing energy to the park experience. The business selected to occupy this beautiful building will have an opportunity to serve park-goers, residents, downtown workers and visitors each day. We want to fill the area with businesses that promote play, joy and community, while staying true to San Antonio's character.

Visitor Traffic

Since opening Yanaguana Garden in 2015, Hemisfair has welcomed more than 5 million visitors. In 2024 and 2025, the parks hosted 1.6 million visitors. 51% of visitors are from Bexar County while 26% are Texas residents making 22% out of state visitors.

Hemisfair is also home to some of San Antonio, and the country's, most popular cultural events. In 2024 and 2025, Hemisfair hosted over 320 events, programs, and festivals. Hemisfair produces its own events such as Disco al Fresco, Movies by Moonlight, Story Time, Super Fun Saturday, and SA Veterans Day; and partners with organizations to host third-party events such as MuertosFest, La Semana Alegre, Diwali San Antonio, and more. For more information on events, please visit our website at www.hemisfair.org/events.

Hemisfair is home to tenants who help make the district vibrant and inviting. In addition to the retail businesses outlined in the "Neighboring Business" section, Magik Theatre is located at Hemisfair and attracts approximately 200,000 patrons a year; the nearby Tower of Americas attracts close to 400,000 visitors annually; Henry B Gonzalez Convention Center receives over 700,000 conventioners annually; and exhibits and fairs at nearby cultural institutions such as UNAM and MCI bring in hundreds of thousands of people every year. The rapidly growing Southtown neighborhood, the historic La Villita, the famous River Walk, and numerous hotels are all border Hemisfair.

Parking & Transit

In addition to the above-mentioned list of amenities and traffic generators within walking distance, the property offers the advantage of nearby parking for patrons, business owners, and their staff:

- 238-space Hemisfair public parking garage located at The '68 and managed by HPARC
- 61-space metered parking lot at South Alamo Street, just across E. Nueva Street (co-managed by HPARC)
- 50-space parking lot at the southwest intersection of Cesar Chavez and S. Alamo streets (co-managed by HPARC)
- Over 400 parking spaces on two surface parking lots along Cesar Chavez Street for evening and weekend use
- Nearby metered street parking

The location is easily accessible via public transit, with multiple VIA bus stops along Cesar Chavez, South Alamo and Market/Commerce Streets.

Property Description



The Pereida house today. (S. Alamo St. view)



The Pereida house today. (Yanaguana Garden view)

Located within the Hemisfair Historical District, the 1,359 sf structure known as the Pereida House (c. 1883) has an additional 520 ft including front and rear porches. Constructed by R. M. Pereida, it is thought to be the first 'limecrete' house in San Antonio. The house is a 'T' shaped house with a rear wing with two front porches. Early history of the house is not known, but the house served as the 'Irish House' – a typical Irish coffeehouse during Hemisfair. Pereida House is designated as a State Antiquities Landmark (SAL) by the Texas Historical Commission.

Floorplan

Color code: Grey is occupied by Paeteria San Antonio. Yellow is the space for new tenants.



The Pereida House is located at the Southwest Zone of Hemisfair inside of the beautiful Yanaguana Garden. Located just north of Pereida House is a lawn that is frequently activated with movies, Big Blue Blocks, hula hoops and other large-scale activities. To the east of Pereida are the most popular attractions of Yanaguana Garden – the splash pad and the sand play areas.

Exclusions:

Electricity is metered to include total square footage of the house and will be assigned to each tenant by square footage per license agreement. Water, pest control, security, and trash will be charged to the tenant under a Common Area Maintenance (CAM) agreement. As noted above, public parking lots are available, and monthly rates for owners/employees may be negotiated between HPARC and tenant.

Neighboring Businesses

Neighboring Businesses

Four houses on the south end of Yanaguana Garden were awarded to local small business owners since January 2015. These businesses include:

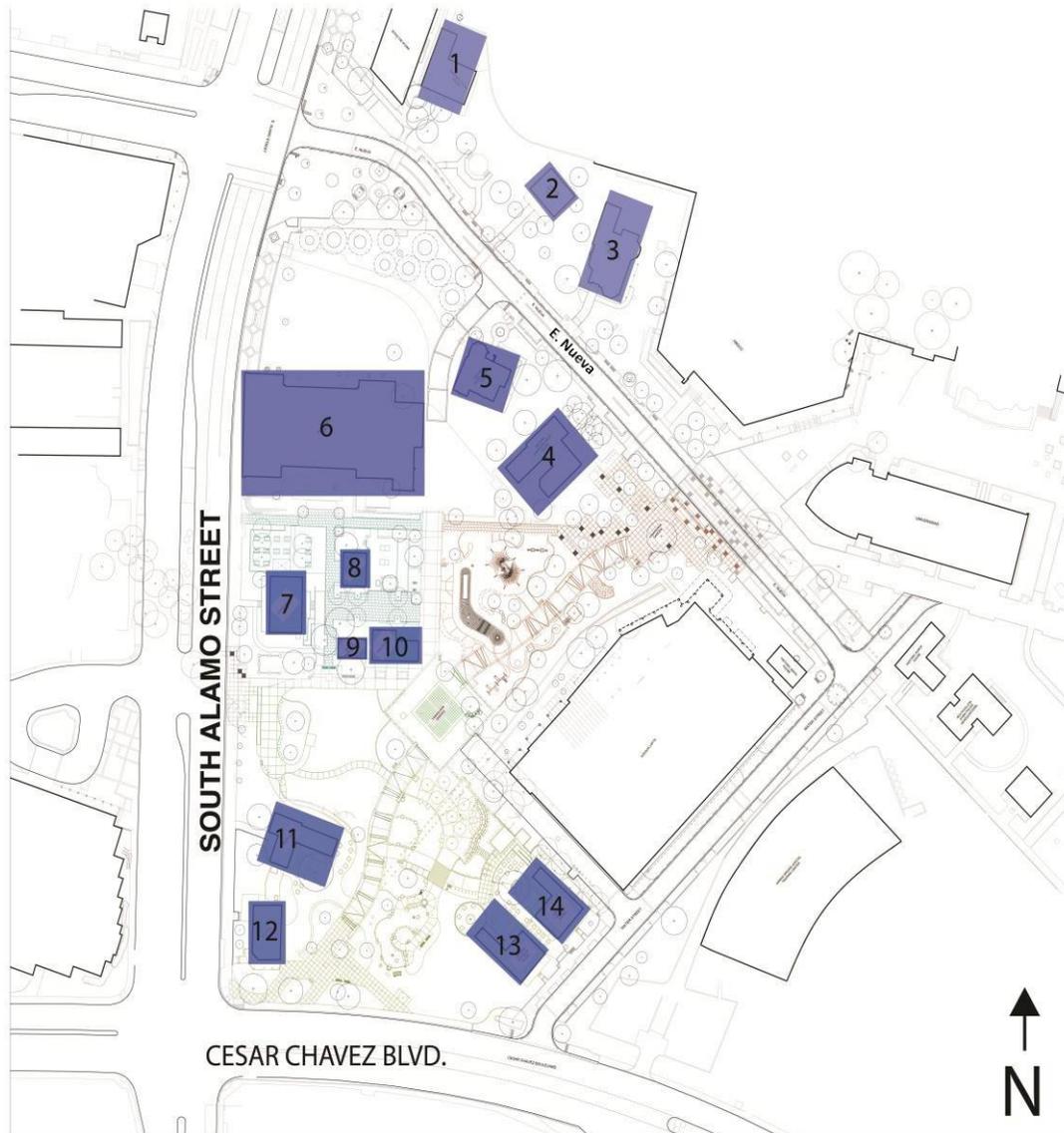
Pereida House (#11 on map, next page) – Paletería San Antonio: The typical offerings of a Mexican paleta shop are taken to new heights in Joey & Cecy Rodriguez's Paletería San Antonio. Joey takes an artisanal approach to his work, using fresh ingredients and big chunks of fresh fruit that are locally sourced.

Koehler House (#14 on map) – CommonWealth Coffee House & Bakery: CommonWealth is an uncommon coffeehouse and bakery. Intensely dedicated to serving the best cup of coffee and French pastries for the community, their passion centers on perfection: from quality and presentation, to service, CommonWealth offers an unmatched experience. A great place to start your day at Hemisfair, grab lunch with a friend, or just refuel after playing in Yanaguana Garden.

OK Bar Building (#12 on map) – Dough Pizzeria: Inspired by the traditions of Italian ingredients, Executive Chef and Co-Owner Doug Horn, with his wife, Co-Owner Lori Horn, have developed the only pizzeria in San Antonio—and a rare find in Texas—certified to serve under the guidelines created by Associazione Pizzaiuoli Napoletani (Neapolitan Pizzaioli Association) founded in Naples, Italy. All ingredients are sourced as much as possible from Italy as well as from local farmers.

Espinoza House (#13 on map) – Bombay Bicycle Club: This house is a second location for the popular and family-friendly Bombay, which has its original location near Brackenridge Park. Bombay Hemisfair expanded the Espinoza House to accommodate for a full bar and kitchen concept to include outside dining in the courtyard and deck. This location also features collaborations with Carmens de la Calle, including music, dance and Latin-inspired food offerings.

Tenant locations within Yanaguana Garden



1. Sweeney House (607 E Nueva)
2. Schultze House (615 E Nueva)
3. Half House (623 E Nueva)
4. Kampmann House (Hemisfair Offices)
5. Hermann House (622 E Nueva)
6. Magik Theatre (420 S Alamo)
7. Eager House (434 S Alamo)
8. Carriage House (424 S Alamo)
9. Dependency
10. Restroom
11. Pereida House (B-Cycle, Paeteria San Antonio)
12. OK Bar (Dough Pizzeria Napoletana)
13. Espinoza House (Bombay Bicycle Club)
14. Koehler House (CommonWealth Coffeeshouse & Bakery)

Hemisfair • 630 E Nueva St., San Antonio, TX 78205 • info@hemisfair.org

Submittal Requirements

What we are looking for

The vision for commercial tenants at Hemisfair is to enhance the overall park experience by providing amenities that encourage San Antonio residents to visit the parks or to linger longer. In tune with the rest of Hemisfair’s amenities, tenants need to be high-quality, thoughtful, approachable, and contribute to making Hemisfair the place where “San Antonio Meets.”

Hemisfair Tenant Characteristics

What is offered...	What isn't...
Authentic	Unremarkable
Local	Large franchise
Creative	Predictable
Inspiring	Boring
Accessible	Inconvenient
Organic	Forced
Tasteful	Unpleasant
Respectful	Uncaring
Community loved	Not contributing
Welcoming	Private
Positive impact to surrounding	Burden to neighbors
Vibrant	Boring/empty
Unique	Common/Replaceable
Caters to locals	Tourist-focused
Approachable	Stuffy
Inclusive	Exclusive
Extraordinary	Generic
A “treat”	A chore
Sustainable	Struggling

Submittal Details

All responses to this RFI shall follow a business plan format. Please describe in detail, including photos, drawings, or diagrams in answering the following sections:

1. Cover page
 - a. Brief summary of your service offerings and concept
 - b. List of key partners and responsibilities
 - c. List of current business ventures, if any
 - d. Brief on financial health and sources of capital
2. Executive Summary
 - a. Company Overview
 - i. Who you are
 - ii. What you sell
 - iii. Who you sell to
 - b. Mission Statement
 - c. Management Team – bios and resumes
 - i. Partners
 - ii. Consultants
 - iii. Investors
 - iv. Financiers
 - d. Company History – include list of all current locations
3. Products and Services
 - a. List and description of offerings
 - b. Price points
 - c. Other ideas or concepts
4. Strategy
 - a. Target Market
 - i. Market overview and market needs assessment
 - ii. List of competitors and SWOT analysis
 - b. Marketing Plan – positioning, pricing, promotion, etc.
 - c. Design philosophy
 - i. What is the look, feel and aesthetic of your proposed business?
 - ii. Material board encouraged
 - d. Milestones
 - i. Timeline showing intended date of opening for operations.
 - ii. Assume April 1, 2026 as the date the building is released for tenant finish out.
5. Financial Plan
 - a. Revenue forecast with financial highlights
 - b. Personnel plan

- c. Profit and loss – by month for first year then by year
 - d. Financing Summary
 - i. Proposed Rent (may be fixed monthly, a percentage of sales, or some combination)
 - ii. Proposed Terms of Lease
 - iii. Budgets: build-out, start-up and operational budgets
 - iv. Sources and Uses of Capital (outside capital should be accompanied with a letter of credit or letter of intent)
6. List landlord references from current or past business operations.

Process & Schedule

Hemisfair will NOT consider incomplete responses to this RFI.
Please include all items as requested.

Hemisfair will evaluate all responses to this RFI and then contact the businesses that present the most compelling venture. Hemisfair will form a committee of board members, staff, and community members to evaluate responses. Based on future and more in-depth conversations, Hemisfair will select a final list of candidates to interview, and a final selection will be determined by the committee. Responses to this RFI and Hemisfair's future actions are not binding.

Costs associated with preparation of this response are to be borne by the applicant.

The following schedule outlines the tentative plan:

ACTION ITEM	DATE
Request for Interest (RFI) posted	January 15, 2026
Pre-Submittal Conference and Site Tour	January 28, 2026, 3pm
RFI Responses due	February 13, 2026
Tenant Selection Process (may include interviews, site visits, reference checking, etc.)	February 16, 2026- March 2, 2026
Tenant notification of next steps, potential start of lease	March 4, 2026

Submittal Instructions

Submit electronically by emailing a PDF to or Dropbox link containing PDF to info@hemisfair.org

All submittals must be received by 5:59PM on February 13, 2026. Any submittal received after this time shall not be considered.

General Information

Site Information

The Hemisfair District encompasses approximately 92 acres. Of the 40 acres under redevelopment, 19 acres are dedicated to public parkland and over 17 acres are set aside for P3 development. The balance of the area is dedicated street right-of-way.



Background

Before the 1968 World’s Fair, the ground where Hemisfair sits today was part of a residential neighborhood, whose construction dates stretch back into the mid-1800s. During the World’s Fair, some of these historic houses were converted to non-residential use, serving as restaurants, administrative offices and fair amenities; with some of the properties being used until very recently as city and civic offices.

Hemisfair Park Area Redevelopment Corporation (HPARC) was established in 2009, as a non-profit 501(c)3, to manage and oversee the redevelopment

and management of Hemisfair. It is important to note that HPARC does not profit from its leasing activities. Rather, all proceeds from lease revenues go back into the park and are used to fund operations, maintenance, development, administration and activation of our parks; this creates a financially sustainable organization over time. This is a monumental achievement for a public place, because it ensures its relevance and existence for generations to come, rather than relying on city investment to continue to thrive.

Yanaguana Garden

Our first of three parks at Hemisfair, Yanaguana Garden opened in 2015 and has become one of the most visited parks per acre in the State of Texas. More than 600,000 yearly visitors include locals from every City of San Antonio Council Districts.

The '68

The '68 mixed-use building was delivered in July 2019 and includes 151 mixed-income multifamily units, a 238-space public parking garage, and four retail tenants:

- [EnergyX Fitness Studio](#)
- [Lick Honest Ice Creams](#) (in the Smith House)
- [Re:Rooted 210 Urban Winery](#)
- [Box St. All Day](#)



Civic Park

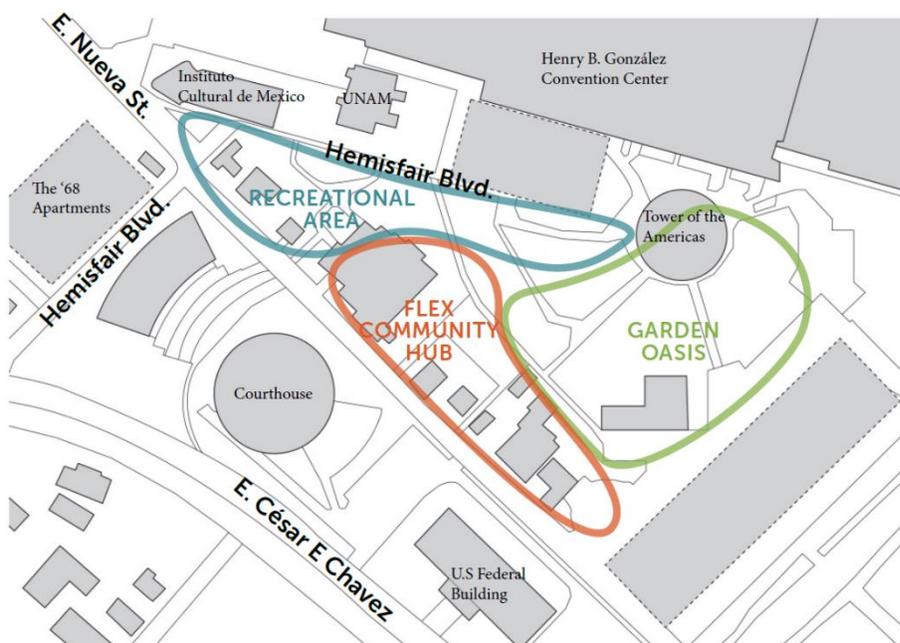
Civic Park is located just to the north of Yanaguana Garden on the northwest zone of the Hemisfair District. It has direct River Walk and Convention Center access and is caddy corner to the Torch of Friendship sculpture and the south gateway to the Alamo. Civic Park opened in 2025.

Substantial future P3 and leasing opportunities on approximately five acres of developable parcels are in development. The first development, the Monarch Hotel will open in March 2026. Additional development will include parking, residential, food & beverage, neighborhood retail, office and hotel. The second project is expected to open in the fall of 2027.

Tower Park

Tower Park is located on the eastern zone of the Hemisfair District and is home to the Tower of the Americas and the newly opened Red McCombs Community Court. Tower Park is south of the Convention Center and connected to the River Walk. Redevelopment of Tower Park will be the third and final phase of park improvements at Hemisfair.

Tower Park will be a community oasis with multiple uses. The design and programming of the space will promote a natural, green character, balanced with recreation and community activities. A unique sense of space will focus on local arts and culture, health and wellness, and the importance of Hemisfair's history.



Disclaimer

Information included with this RFI is provided solely for the convenience of the proposers. WHILE THIS INFORMATION IS BELIEVED TO BE ACCURATE, NO REPRESENTATION OR WARRANTY OF ANY KIND IS MADE BY HPARC AS TO THE ACCURACY OR COMPLETENESS. Respondents are solely responsible for conducting such independent due diligence investigations (and costs of same) as may be necessary for the preparation of responses. HPARC and its employees, consultants, agents, and advisors are not responsible for the completeness or accuracy of any information distributed or made available, orally or in writing, during this procurement process.

HPARC reserves the right to reject all proposals submitted under this RFI if it deems that action to be most advantageous for Hemisfair.