

EXCLUSIVE

# Class-A Turn-Key Restaurant Lease

153 S. Main St. Boerne Texas 78006



**ENTRUST**  
COMMERCIAL ADVISORS

*Powered by KW Commercial*

Prime Main St. Location

Bar, Kitchen, FF&E Included

Capital Efficient

153 S. Main



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# Turn-Key Restaurant Lease Opportunity

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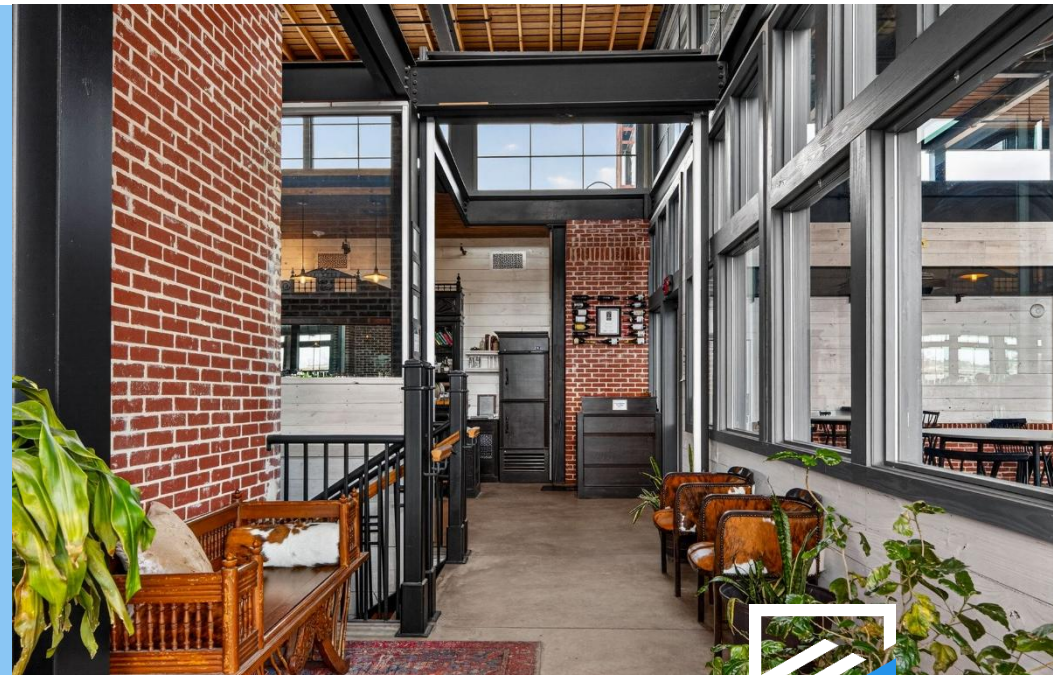
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## PROJECT OVERVIEW

Entrust Commercial Advisors Group presents a **turn-key restaurant lease** in downtown Boerne. Located at **153 S. Main Street**, this highly visible space allows an operator to step directly into a **fully built-out restaurant**, leasing the real estate along with **all fixtures, furniture, bar, and kitchen equipment**—significantly **reducing the time, cost, and risk of a traditional build-out**. The property is the result of a successful **historic redevelopment**, transforming a former garage into one of Boerne's most recognizable dining destinations. Preserved architectural character is paired with a **modern, Class-A restaurant environment**, creating strong local awareness, steady foot traffic, and a proven downtown setting. The interior features **exposed brick, steel accents, warm wood ceilings, and industrial finishes**, highlighted by an **authentic late-1800s bar**. High ceilings and natural light create an elevated atmosphere ideal for chef-driven or hospitality-focused concepts. **A versatile commercial kitchen** supports menus from pizza and seafood to steaks and modern American cuisine. Multiple dining areas, bar seating, and covered patio **spaces support private events, weddings, corporate functions, and buyouts**. Situated near Main Street retail, River Road Park, and **key traffic corridors**, the **location attracts both local patrons and destination diners**. This is a **plug-and-play opportunity** for operators seeking faster openings, lower upfront capital, and built-in market credibility.

## PROJECT HIGHLIGHTS

- Turn-Key Restaurant Lease
- Proven Downtown Redevelopment
- Class-A Build-Out
- Flexible Commercial Kitchen
- Event-Ready Layout
- Covered Patio Area



# LEASING SUMMARY

EXCLUSIVE LEASING OPPORTUNITY

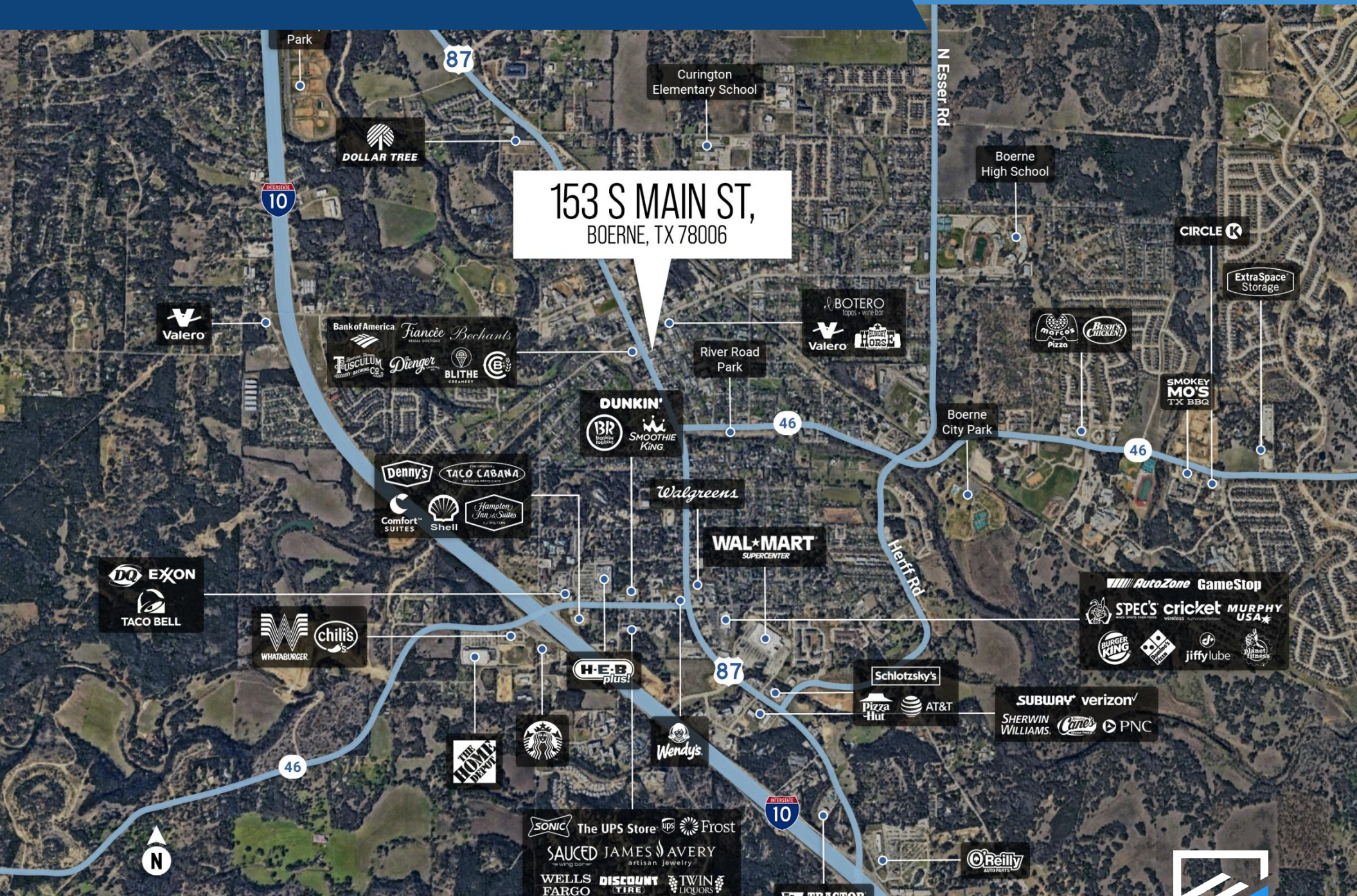


-  Gross Leasable Area (GLA)  
± 7,000 SF
-  LEASE RATE / SF  
Contact Broker
-  LEASE STRUCTURE  
Mod. Gross
-  Class  
A
-  Tenancy  
Multi-Tenant
-  YEAR REDEVELOPED  
2020
-  SUBMARKET  
Kendall County
-  BUILD OUT  
Full Build Out
-  Interest Type  
Leasehold
-  GEO ID  
1-5065-0086-0690



# AERIAL MAP

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153 S MAIN ST,  
BOERNE, TX 78006

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# RESTAURANT

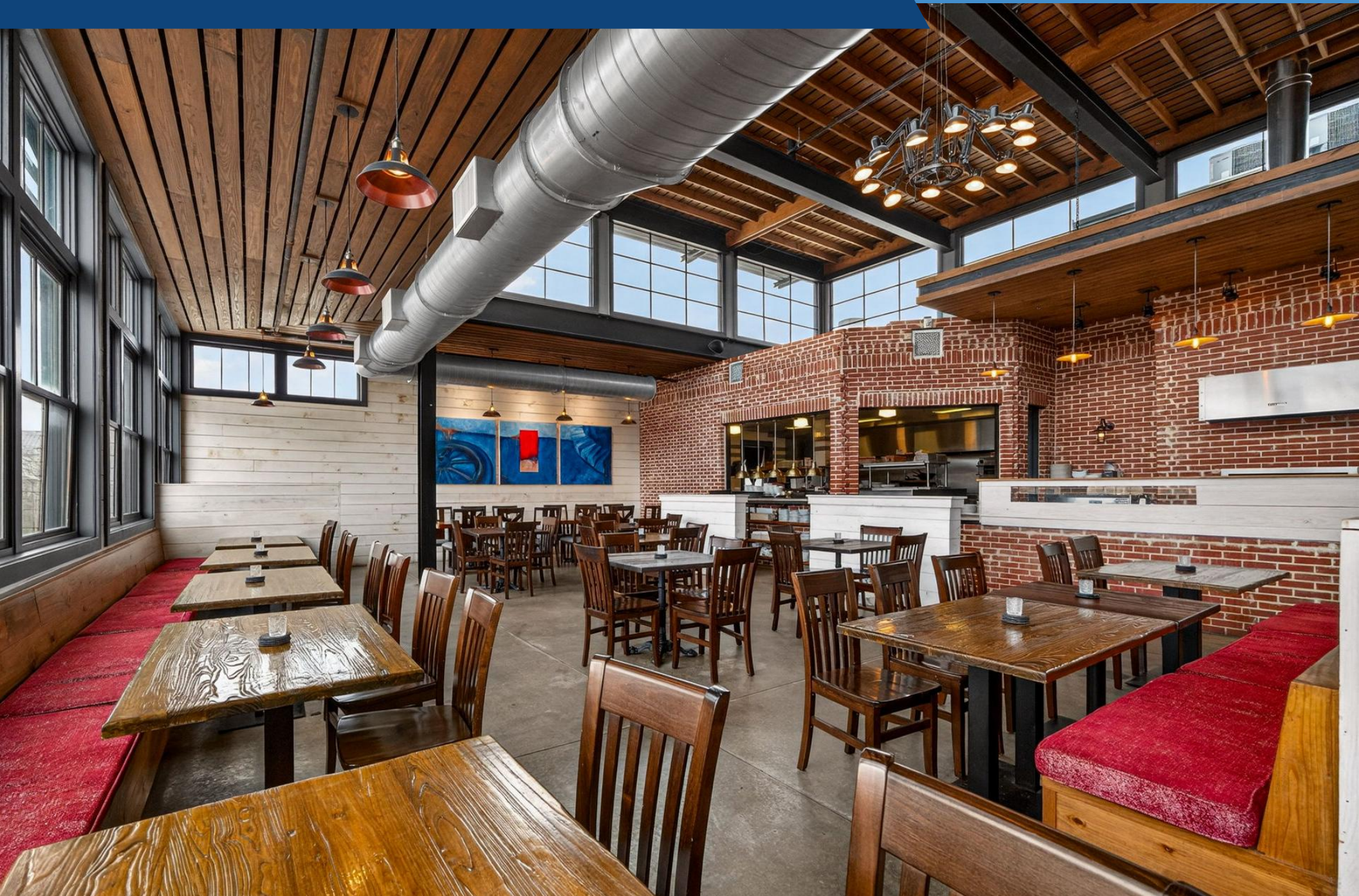
**RICHTER  
TAVERN**

**MODERN AMERICAN CUISINE**  
2<sup>ND</sup> FLOOR INDOOR & OUTDOOR DINING  
FEATURING CLASSIC & CUSTOM COCKTAILS  
AT BOENNE'S ORIGINAL 1869 BAR



# DINING AREA

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# RESTAURANT BAR

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# RESTAURANT BAR

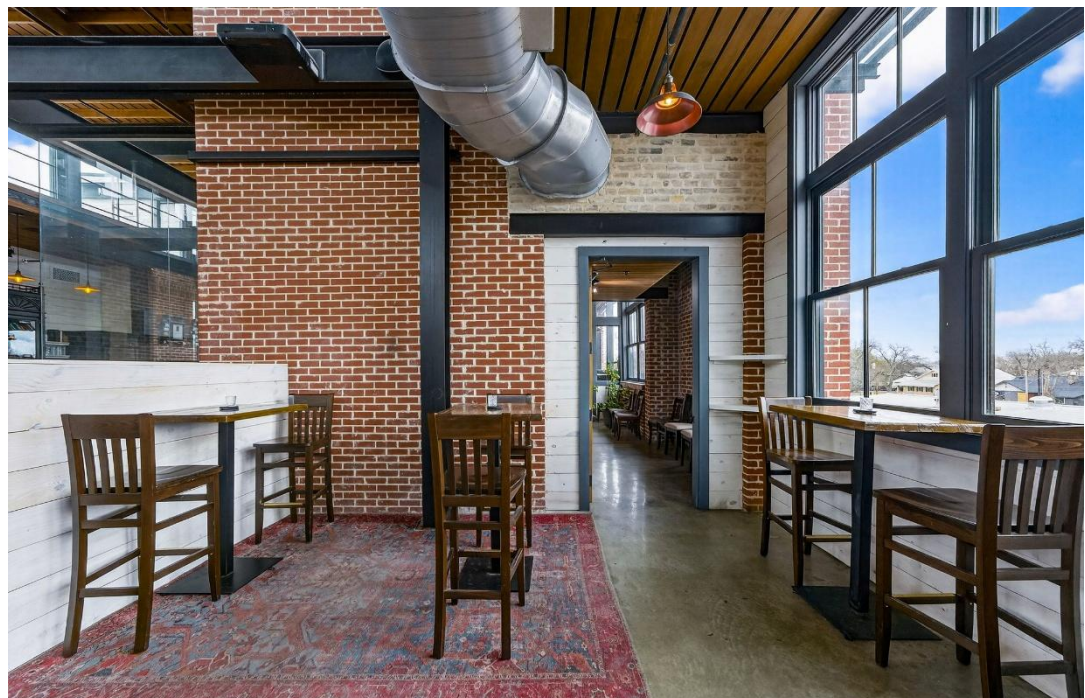
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# RESTAURANT

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# OUTDOOR DINING

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# MEMBERS-ONLY BAR

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## PROJECT OVERVIEW

As part of the turn-key restaurant offering at 153 S. Main Street, the property includes The OBEN, a fully built-out, members-only cocktail bar that provides a compelling secondary revenue stream for an incoming restaurant operator. Designed as an intimate lounge rather than a traditional ancillary bar, The OBEN functions both independently and in direct support of the primary dining operation. From an operational perspective, **the space is ready for immediate use with minimal additional capital.** High-end finishes, custom bar millwork, integrated back-bar lighting, hardwood floors, and curated artwork create a polished environment well suited for premium cocktails, spirit-forward programs, and private seating. Natural daylight supports daytime use, while layered evening lighting allows a seamless transition into an upscale nighttime lounge. **The members-only format has proven effective** in driving repeat visitation and consistent patronage, while also offering rare concept flexibility. An operator may retain, rebrand, or reposition the space as a private club, speakeasy-style lounge, wine room, or reservation-only cocktail concept within an already furnished, code-compliant build-out. When integrated with the main restaurant, The OBEN **enhances the ability to capture high-margin experiences**, including pre- and post-dinner cocktails, private tastings, and curated events—boosting dwell time, pricing power, and overall brand differentiation without added build-out costs.

## PROJECT HIGHLIGHTS

- Immediate Revenue Opportunity
- True Turn-Key Lease Structure
- Event & Private Dining Ready
- Lower Capital, Higher ROI
- Exclusive Look & Feel
- Versatile Day-Night Operations



# BAR

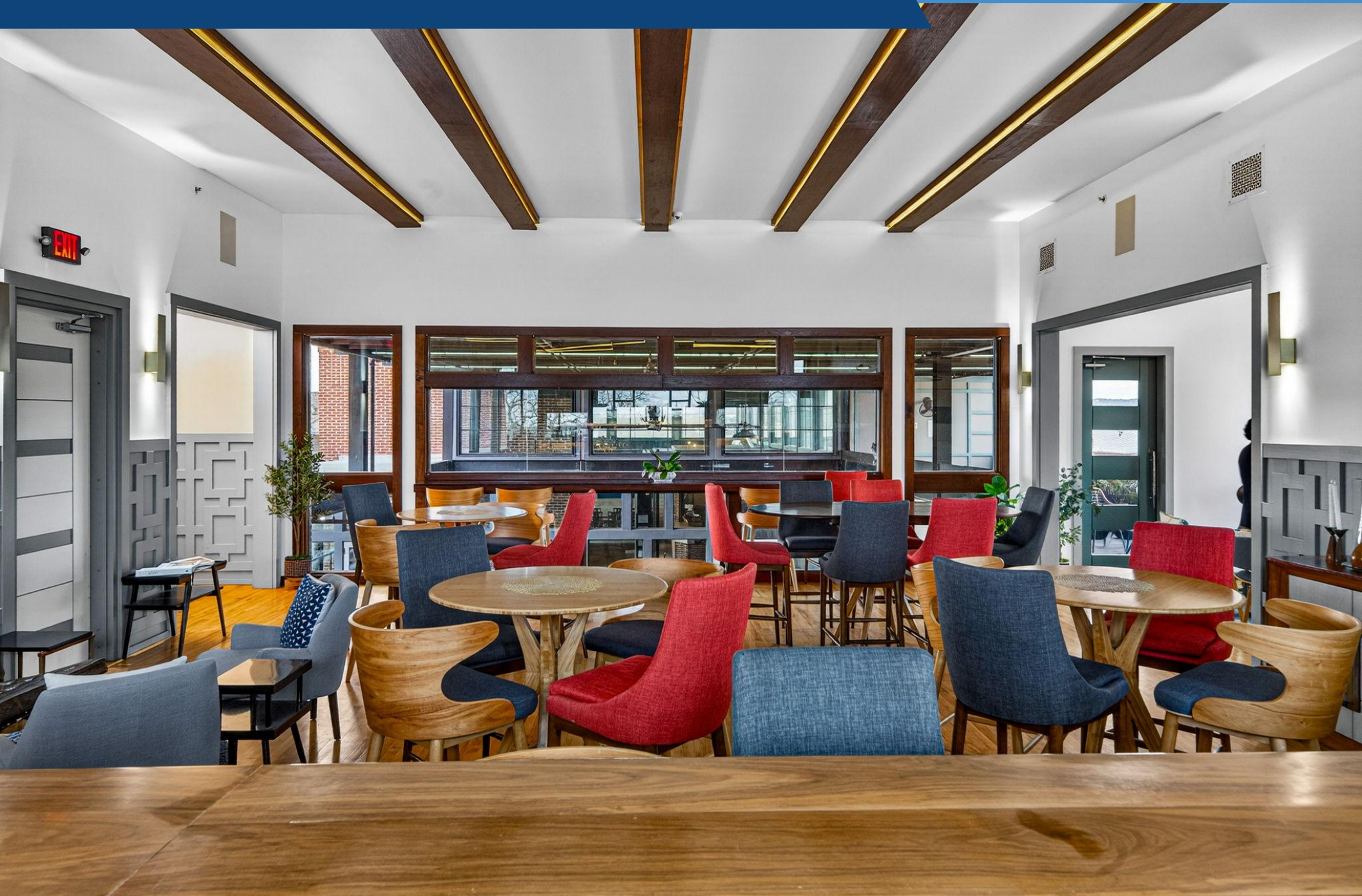
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# BAR SEATING

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# BAR SEATING

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# AERIALS

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# AVAILABLE AREA

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Richter Tavern

OBEN

Paid Parking  
Not a Part

# SPACE ORIENTATION

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# REPAIR & MAINTENANCE DISTRIBUTION

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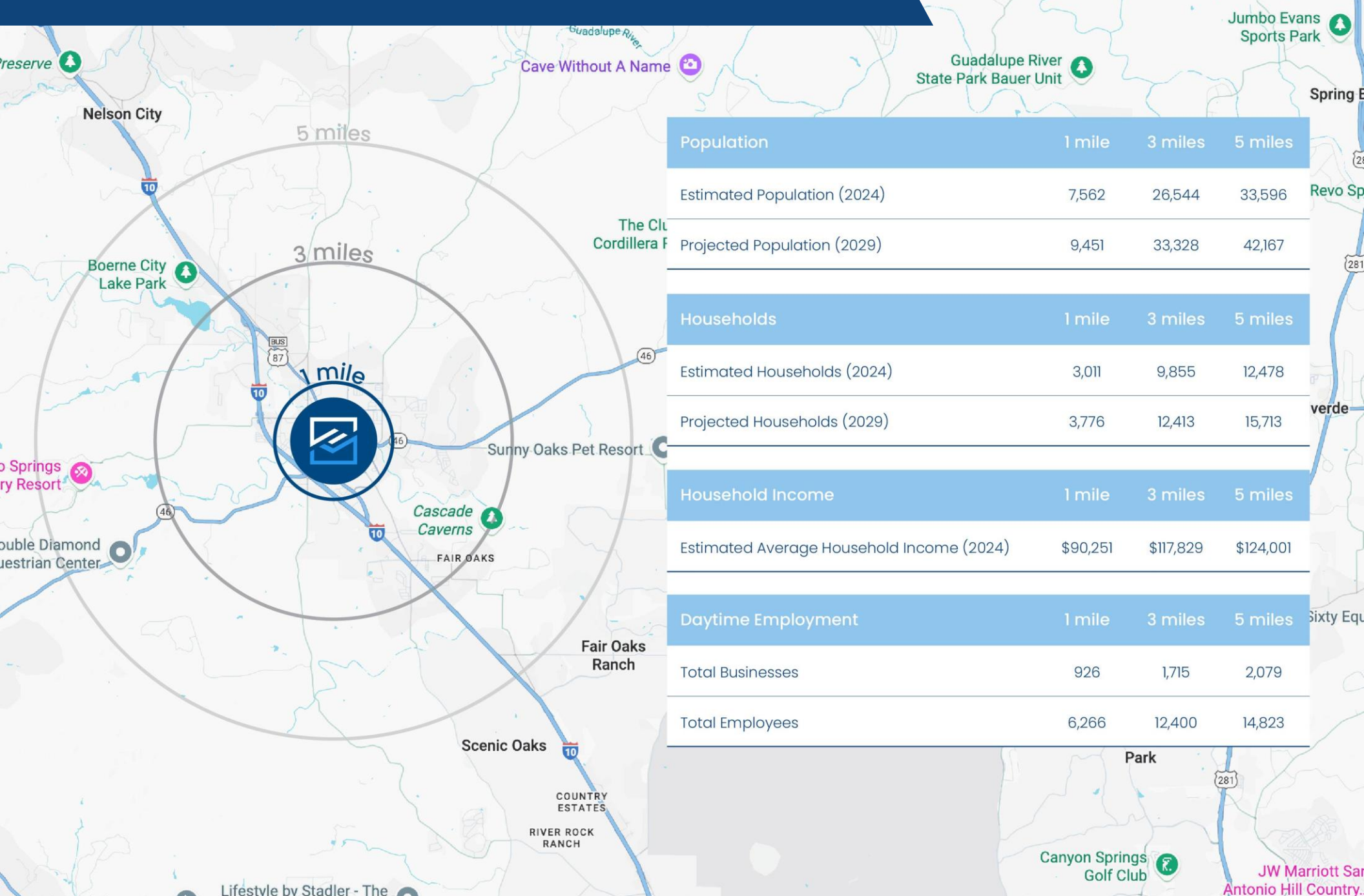


Component	Tenant	Landlord
<b>STRUCTURAL &amp; ENVELOPE</b>		
Roof & Structure	—	Maintain, Repair & Replace
Exterior Doors & Windows	—	Maintain, Repair & Replace
<b>BUILDING SYSTEMS</b>		
HVAC System	Maintain & Repair	Replace
Plumbing System	Maintain & Repair	Replace
Electrical System	Maintain & Repair	Replace
Fire Protection Equipment	Maintain & Repair	Replace
Elevator System	Maintain & Repair	Replace
<b>INTERIOR ELEMENTS</b>		
Interior Windows	Maintain & Repair	—
Doors, Moldings & Locks	Maintain & Repair	—
Fixtures	Maintain, Repair & Replace	—
Furniture	Maintain, Repair & Replace	—
Kitchen / Bar Equipment	Maintain, Repair & Replace	—
<b>OPERATIONAL SERVICES</b>		
Telephone / Internet	Tenant Responsibility	—
Janitorial / Cleaning	Tenant Responsibility	—
Interior Pest Control	Tenant Responsibility	—
Fire Alarm Inspections	Tenant Responsibility	—

*This property is structured as a Modified Gross lease with tenant responsibility for interior maintenance and operational services, while structural components remain landlord responsibility.*

# DEMOGRAPHICS

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Population	1 mile	3 miles	5 miles
Estimated Population (2024)	7,562	26,544	33,596
Projected Population (2029)	9,451	33,328	42,167
Households	1 mile	3 miles	5 miles
Estimated Households (2024)	3,011	9,855	12,478
Projected Households (2029)	3,776	12,413	15,713
Household Income	1 mile	3 miles	5 miles
Estimated Average Household Income (2024)	\$90,251	\$117,829	\$124,001
Daytime Employment	1 mile	3 miles	5 miles
Total Businesses	926	1,715	2,079
Total Employees	6,266	12,400	14,823

