

DOWNTOWN  
SAN  
MARCOS

# THE PARLOR

ADJACENT TO  
TEXAS STATE  
UNIVERSITY

141 W. HOPKINS STREET, DOWNTOWN SAN MARCOS, TEXAS 78666

View  
Website   
[www.liveatparlor.com](http://www.liveatparlor.com)

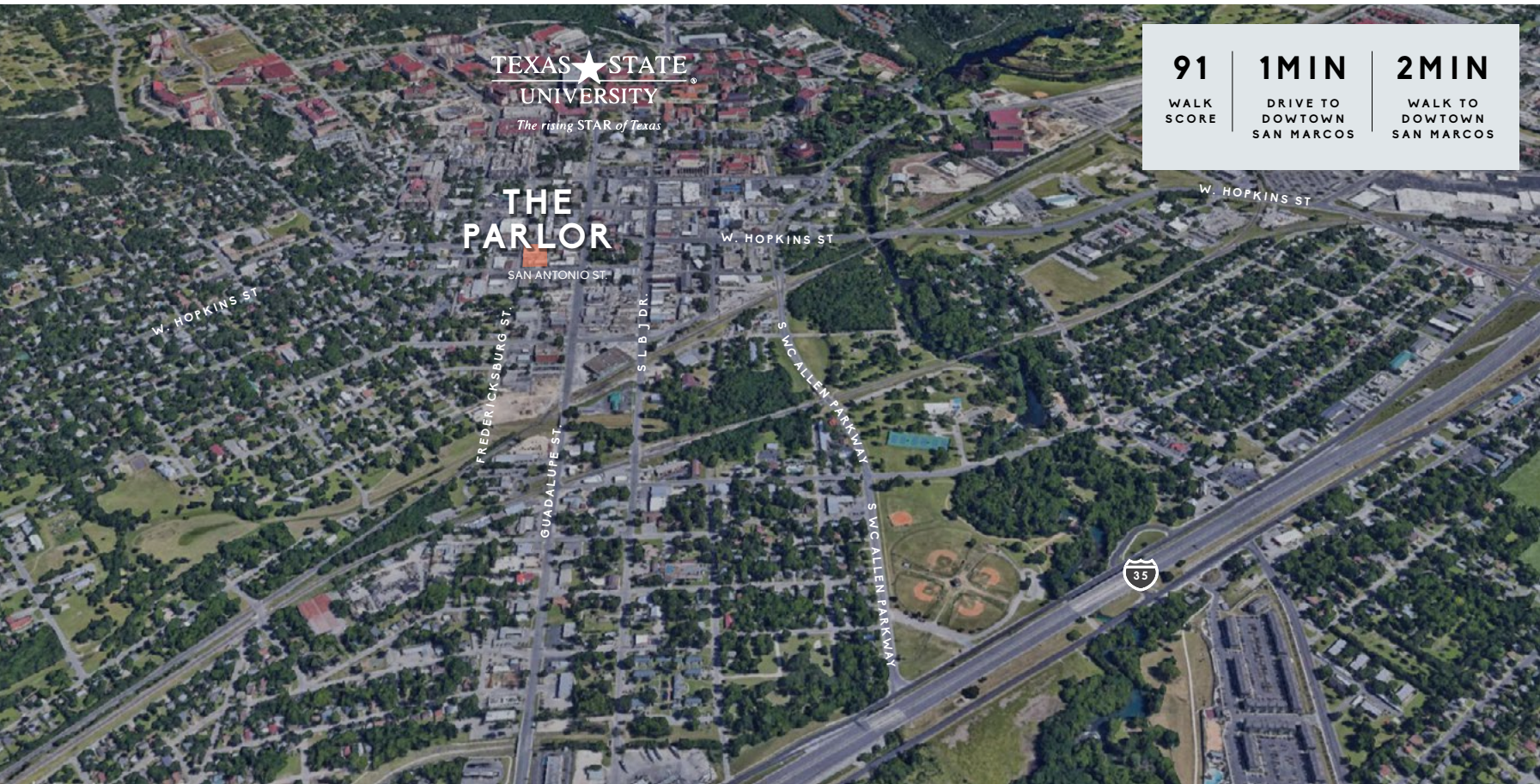


6,000 SF AVAILABLE

RETAIL SPACE IN  
MULTI-FAMILY MIXED-USE  
DEVELOPMENT

# Property Highlights

- 6,000 total SF fronting W. Hopkins, with floor to ceiling store front and unique downtown outdoor patio space
- Dedicated structured parking in building
- Located kitty-corner from the H-E-B on West Hopkins Street and adjacent to The Square, a San Marcos favorite featuring locally-owned shops & restaurants, bistros and nightspots
- Great foot traffic located two blocks from Texas State University, the fifth largest university in Texas with nearly 39,000 students
- 5 minutes from access to I-35



**The Parlor**  
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Property Overview

# Area Demographics



2020  
POPULATION

2 Mile	45,454
5 Mile	78,139
10 Mile	143,859



2025  
POPULATION  
PROJECTION

2 Mile	53,441
5 Mile	91,913
10 Mile	169,449



2020  
HOUSEHOLDS

2 Mile	16,452
5 Mile	28,016
10 Mile	49,775



2020  
AVERAGE  
HOUSEHOLD  
INCOME

2 Mile	\$50,830
5 Mile	\$54,299
10 Mile	\$71,317

# Surrounding Retailers

Blue Dahlia  
BISTRO

TORCHYS

H-E-B

GUMBYS  
PIZZA  
SAN MARCOS



TARGET  
OPENING  
IN 2020



TACO  
BELL

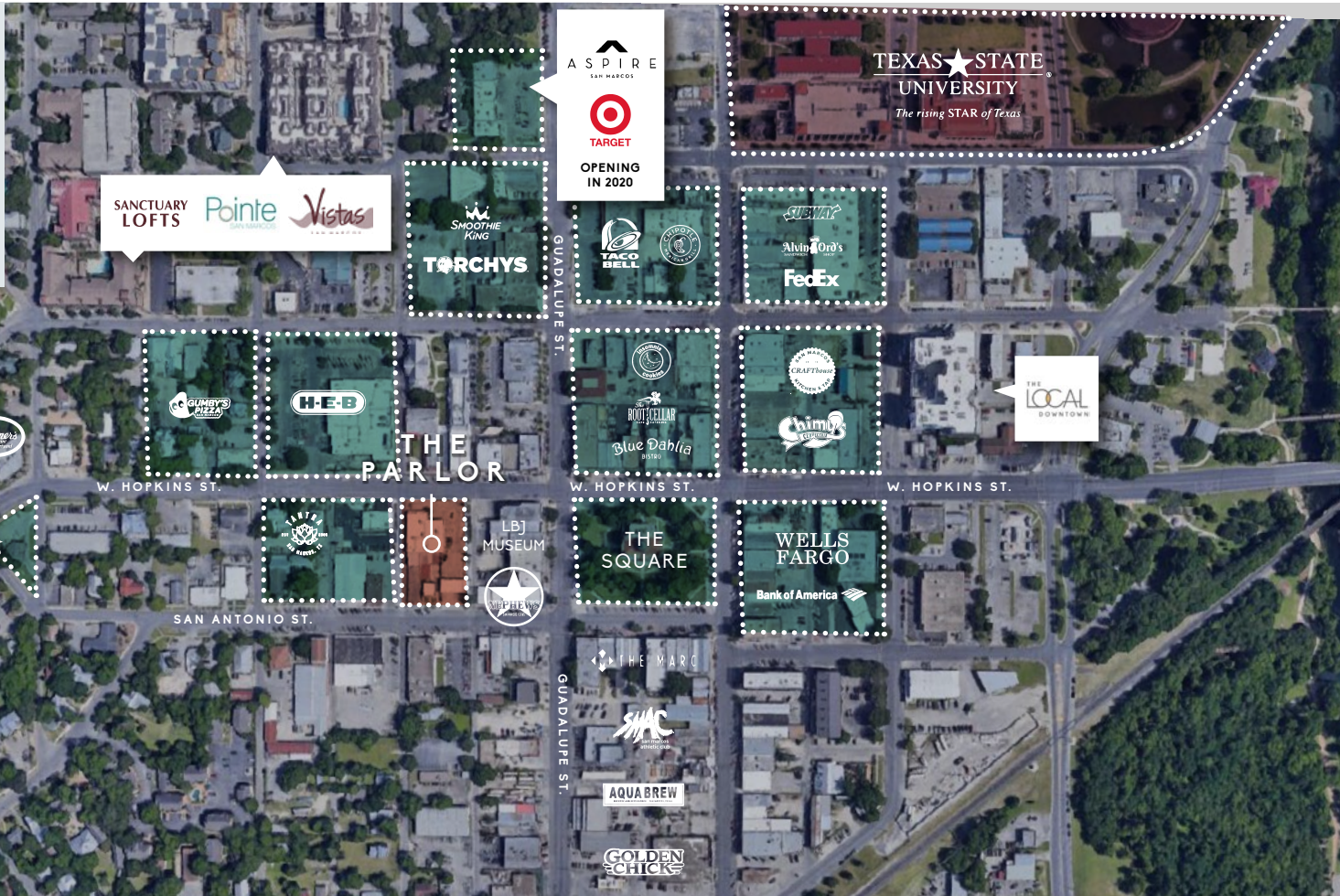
SMOOTHIE  
KING

15+

STUDENT-HOUSING  
OPTIONS CREATING  
GREAT FOOT TRAFFIC

38,000+

STUDENTS ENROLLED  
AT TEXAS STATE UNIVERSITY

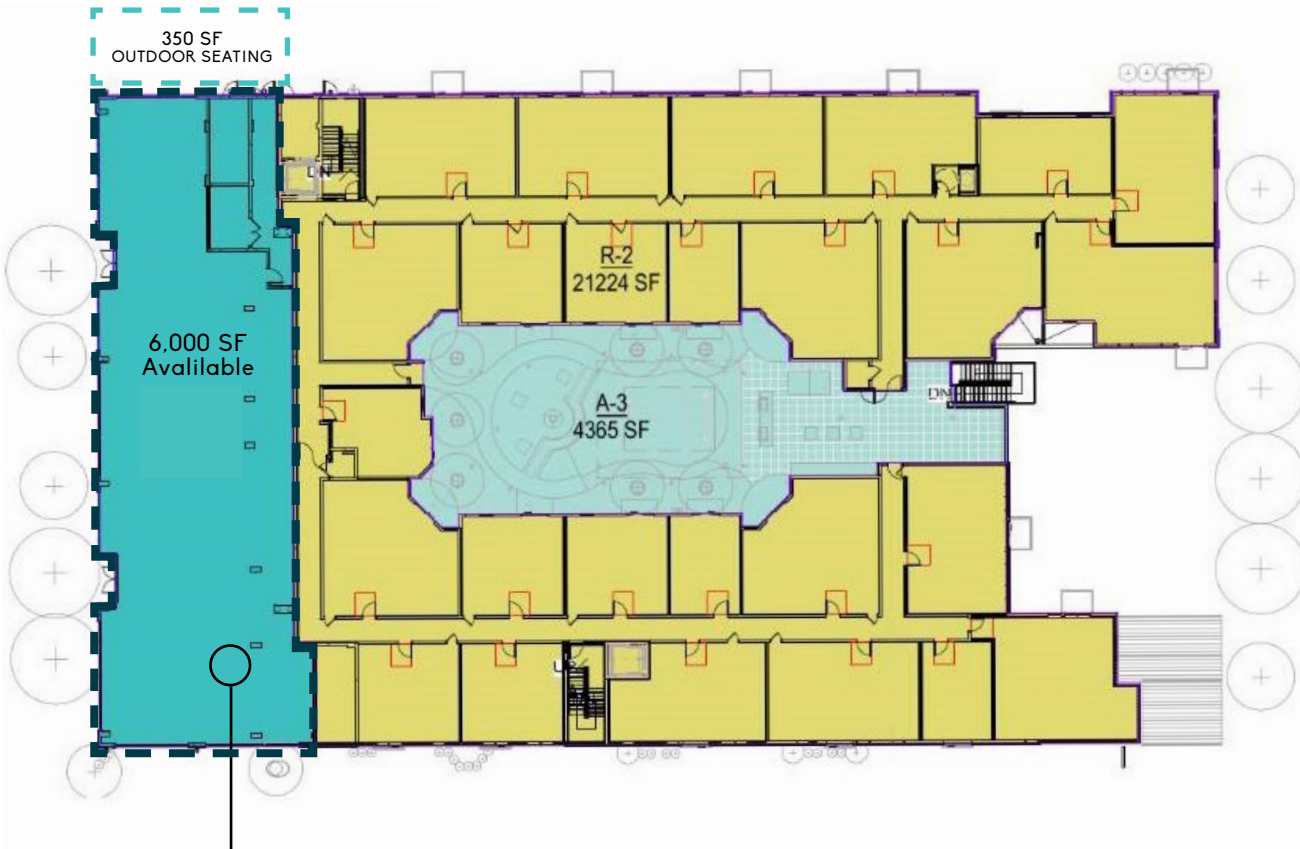


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Tenant Overview

# Site Plan

6,000 SF Available



6,000 SF of Retail Space Available

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