

600 N Lamar Austin, TX, 78703

For Lease

↓ DOWNTOWN NORTH LAMAR

- Retail opportunity located between the Clarksville neighborhood and the western edge of the Central Business District
- Surrounded by Whole Foods Headquarters, West Elm, Free People, By George, and Lululemon.
- Visibility to North Lamar: 23,034 VPD

↓ SPACE AVAILABLE

- 6,400 SF

↓ RATES

- Please call for pricing

↓ NEARBY RETAILERS



DEMOGRAPHICS (2025)



POPULATION ESTIMATE

1 mi	3 mi	5 mi
21,899	172,671	347,386



DAYTIME POPULATION

1 mi	3 mi	5 mi
94,434	396,100	674,559



MED. HOUSEHOLD INCOME

1 mi	3 mi	5 mi
\$132,683	\$104,948	\$99,014



TRAFFIC COUNTS

- 23,034 VPD (North Lamar BLVD)
- 13,149 VPD (W 6th ST)



SITE

600 North Lamar

Austin High School
2,379 students

Mathews Elementary
332 students

House Park

UT Austin High School
666 students

Pease Elementary
556 students

Duncan Park

Texas State Capitol

Waterloo Park

Zilker Metro Park

Alpha High School
150 students

E 6th St
Entertainment District

Barton Springs Municipal Pool

Butler Pitch & Putt

Auditorium Shores

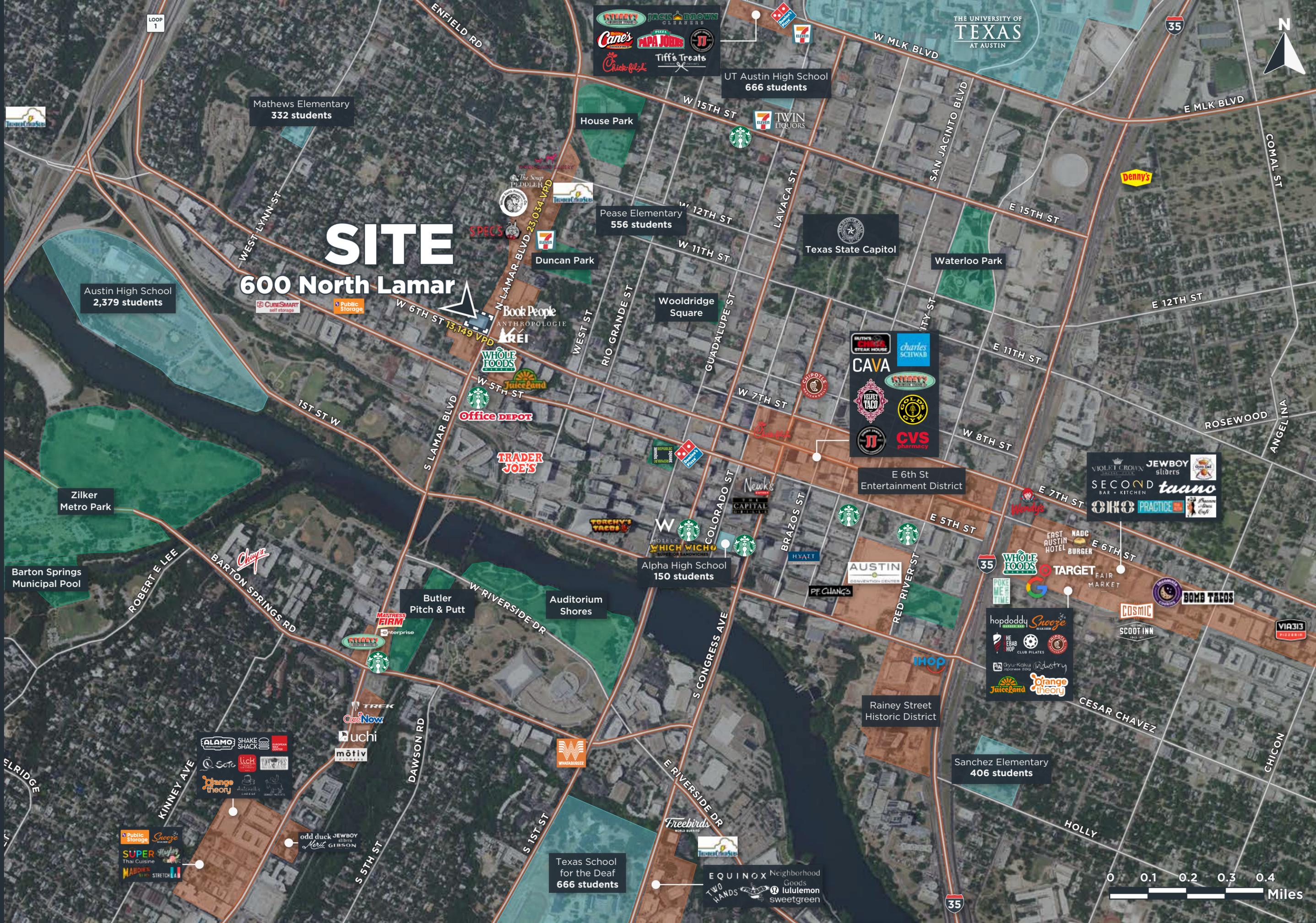
Sanchez Elementary
406 students

Texas School for the Deaf
666 students

Rainey Street
Historic District

Submarket: Downtown

2





600 NORTH LAMAR
 amy's 24 lululemon
 ice creams DINER LUSH
 6,400 SF AVAILABLE

524 NORTH LAMAR
 WILDFLOWERS FREE PEOPLE
 ORGANICS ByGeorge
 PAPER SOURCE

NORTH LAMAR BLVD 23,034 VPD

W 6TH ST 13,149 VPD

west elm

ANTHROPOLOGIE
 REI
 Book People

WHOLE FOODS MARKET HEADQUARTERS

**AMLI 300
 154 UNITS**

W 5TH ST

**SPRING CONDOS
 370 UNITS**

Starbucks LIFETIME FITNESS
 Office DEPOT
 Taking Care of Business

**THE BOWIE
 358 UNITS**

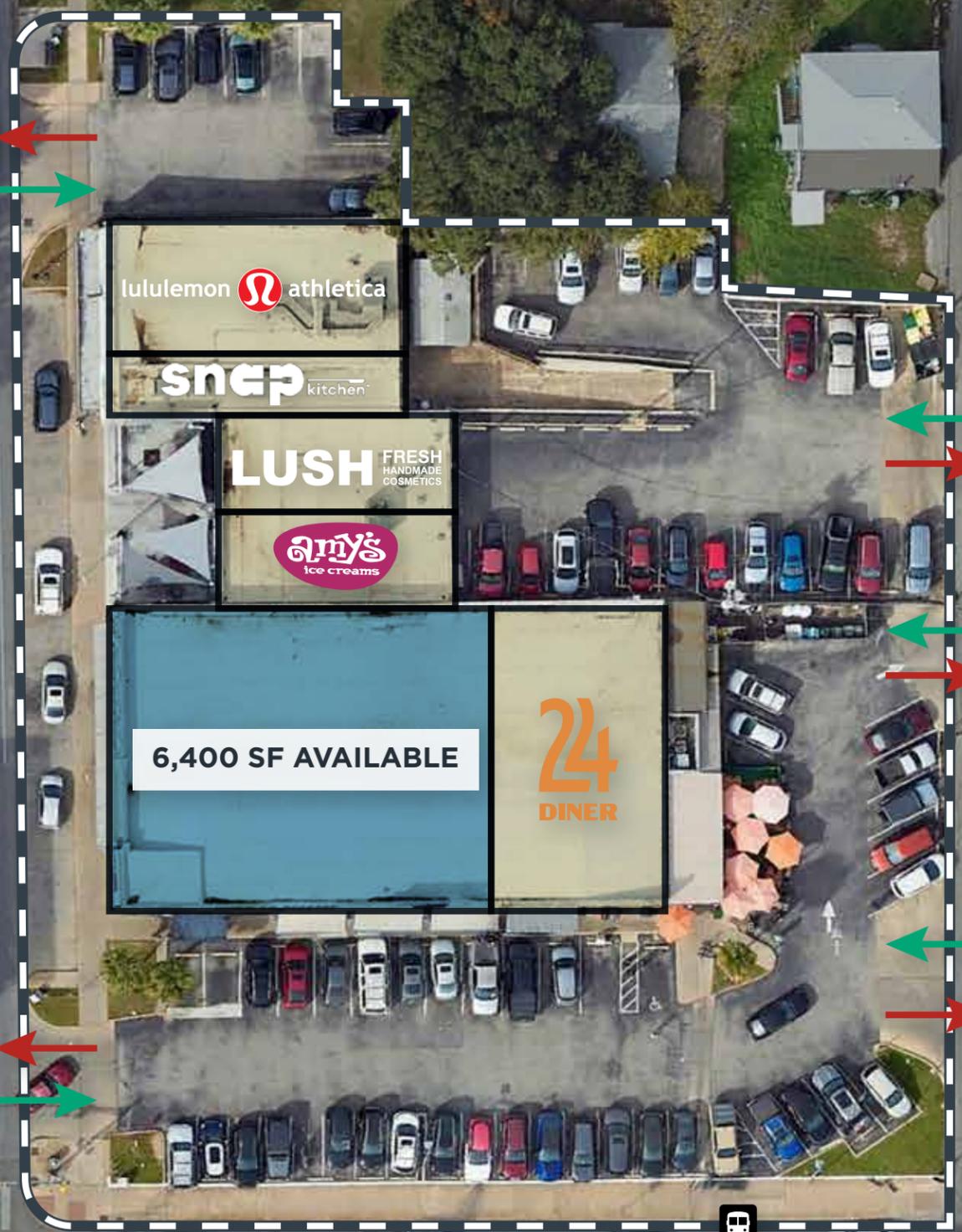


- Available
- LOI Working
- Negotiating Lease
- Lease Executed

W 6th ST 13,149 VPD



NORTH LAMAR BLVD 23,034 VPD



6,400 SF AVAILABLE

24
DINER

lululemon athletica

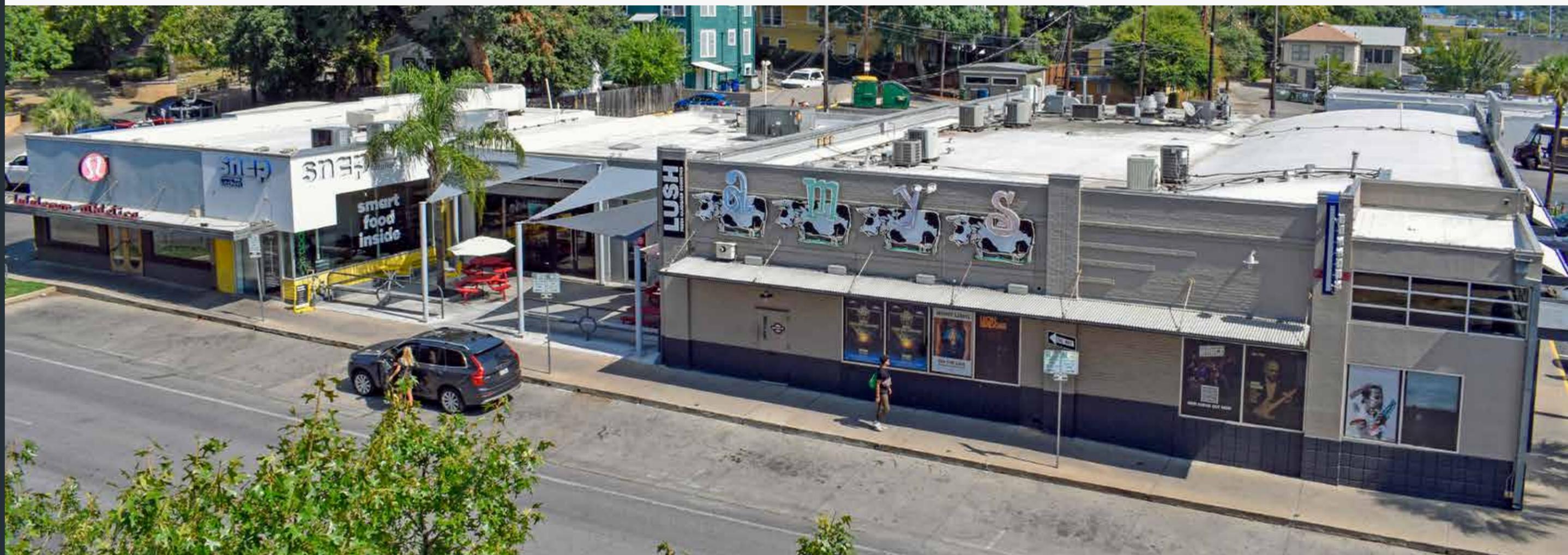
snep kitchen

LUSH FRESH HANDMADE COSMETICS

amy's ice creams

KICK
PLEAT

Garbo's



Information About Brokerage Services

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 counteroffer 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 as 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.

Endeavor 2015 Management LLC
Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9003900
License Number

CNorthington@Endeavor-Re.com
Email

512-682-5590
Phone

Robert Charles Northington
Designated Broker of Firm

374763
License Number

CNorthington@Endeavor-Re.com
Email

512-682-5590
Phone

Evan Gray Deitch
Licensed Supervisor of Sales Agent/Associate

662260
License Number

EDeitch@Endeavor-Re.com
Email

512-682-5544
Phone

Connor Austin Lammert
Sales Agent/Associate's Name

730868
License Number

CLammert@Endeavor-Re.com
Email

512-532-2181
Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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

