

# 624 N Lamar Austin, TX, 78703

For Lease

## ↓ DOWNTOWN NORTH LAMAR

- Freestanding retail building located in the Clarksville neighborhood next to the western edge of the Central Business District
- Surrounded by Whole Foods Headquarters, West Elm, Free People, By George, and Lululemon
- 19 parking spaces

## ↓ SPACE AVAILABLE

- 5,262 SF

## ↓ RATES

- Please call for pricing

## ↓ NEARBY RETAILERS

west elm ByGeorge  Herman Miller

ANTHROPOLOGIE FREE PEOPLE lululemon  athletica



## 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



**CLARKSVILLE**

SWEDISH HILL COFFEE | **Lin Galaxy CAFE** | Josephine House

cipollina | slank's | Row | TACO REVIEWS

PECAN SQUARE CAFE | HOWARDS BAR & CLUB | Peached | nightcap | JONES

MEDICI | El Arroyo | JEFFREY'S

**WAREHOUSE DISTRICT**

Bob's COMEDOR DESANO | DUMONT'S Neon Gratto | HALCYON | LAVACA ST | TRULUCK'S | NICA | CAPITAL

**W 6TH ST**

WHOLE FOODS | 24 | BOA | Book People | Green Light | DOGWOOD | J. CARVER'S | THE KITCHEN | RANCH'S | LUSH | WYLD | Buford's | MAYFAIR

**OLD 6TH ST**

THE DRISKILL | VIVON CACTUS | VODOO | ICOWBOY | Capital One cafe | Eureka! | Head Rabbit | VULCAN | Tiki 311 | JERKALOPPE

**RED RIVER DISTRICT**

EMPIRE | Mohawk | STUBBS | Cheese

**SEAHOLM**

PROPER | TRADER JOE'S | uchiba | Deloitte | Google | Merit | codependent | MAMAKA BOWLS | TRUE EMBER | FLEET FEET | SUBTERRA | HONEST MARY'S | urbanspace | MAÑANA

**2ND STREET DISTRICT**

W | LOVE | TITO'S | Austin CITY HALL | III FORKS | BILL'S OYSTER | BARRY'S | eliza page | BALLE TAUSTIN | RED FARM | drybar | CONDES | LAMBERTS milk + honey | TRACE TAVERNA | UGARED + BRONZED

**RAINEY STREET HISTORIC DISTRICT**

Van Zandt | ELECTRIC SHUFFLE | CAMBRIA | LITTLE BROTHER | CLIVE | ALIEM | LVS | Parlor Room | Salvation Pizza | bar fine | BUNGALOW | WUSTRE | Half Step | COCKTAILS

**SOUTH LAMAR**

ALAMO | SHAKE SHACK | MAURIE'S | POSTINO | Swooze | Q. Soto | Lick | orange theory | odd duck | uchi



N LAMAR BLVD

LOVEWELD

Book People

KREI  
www.roi.com

ANTHROPOLOGIE

Garbo's

SITE

LIFE TIME  
Office DEPOT  
STARBUCKS

WHOLE FOODS  
MARKET

24  
DINER



west elm

FREE PEOPLE  
Herman Miller ByGeorge

TLSx

THE SHAD STORE

RUIZ  
PAPER+SOURCE

SusieCakes ARIS

lululemon athletica  
LUSH snap kitchen

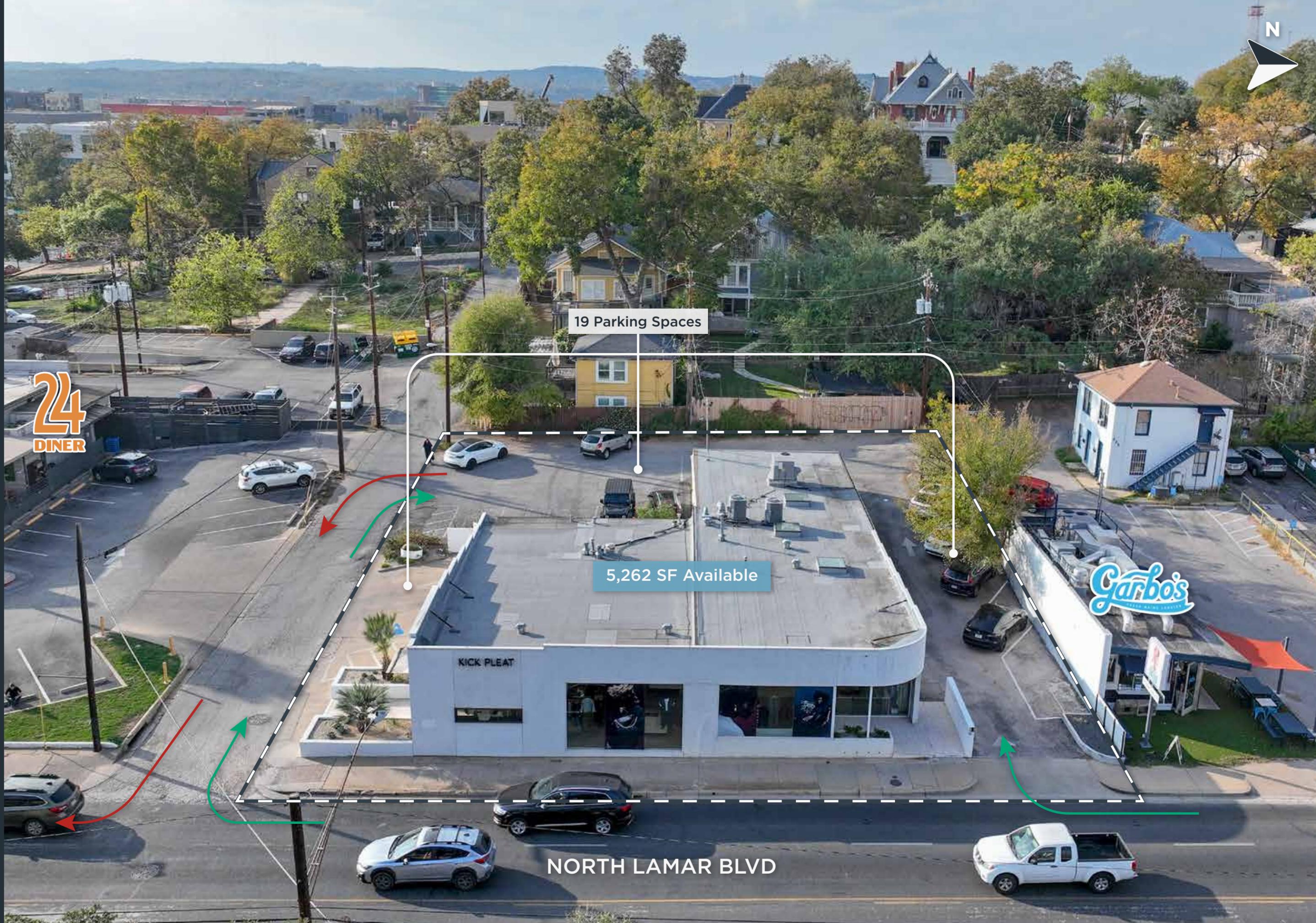
24  
DINER

ANTHROPOLOGIE

SITE

Garbo's

N LAMAR BLVD



**24**  
DINER

19 Parking Spaces

5,262 SF Available

KICK PLEAT

Garbo's

NORTH LAMAR BLVD



- Available
- LOI Working
- Negotiating Lease
- Lease Executed

**24**  
DINER

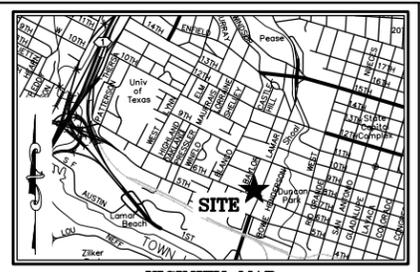
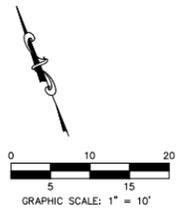
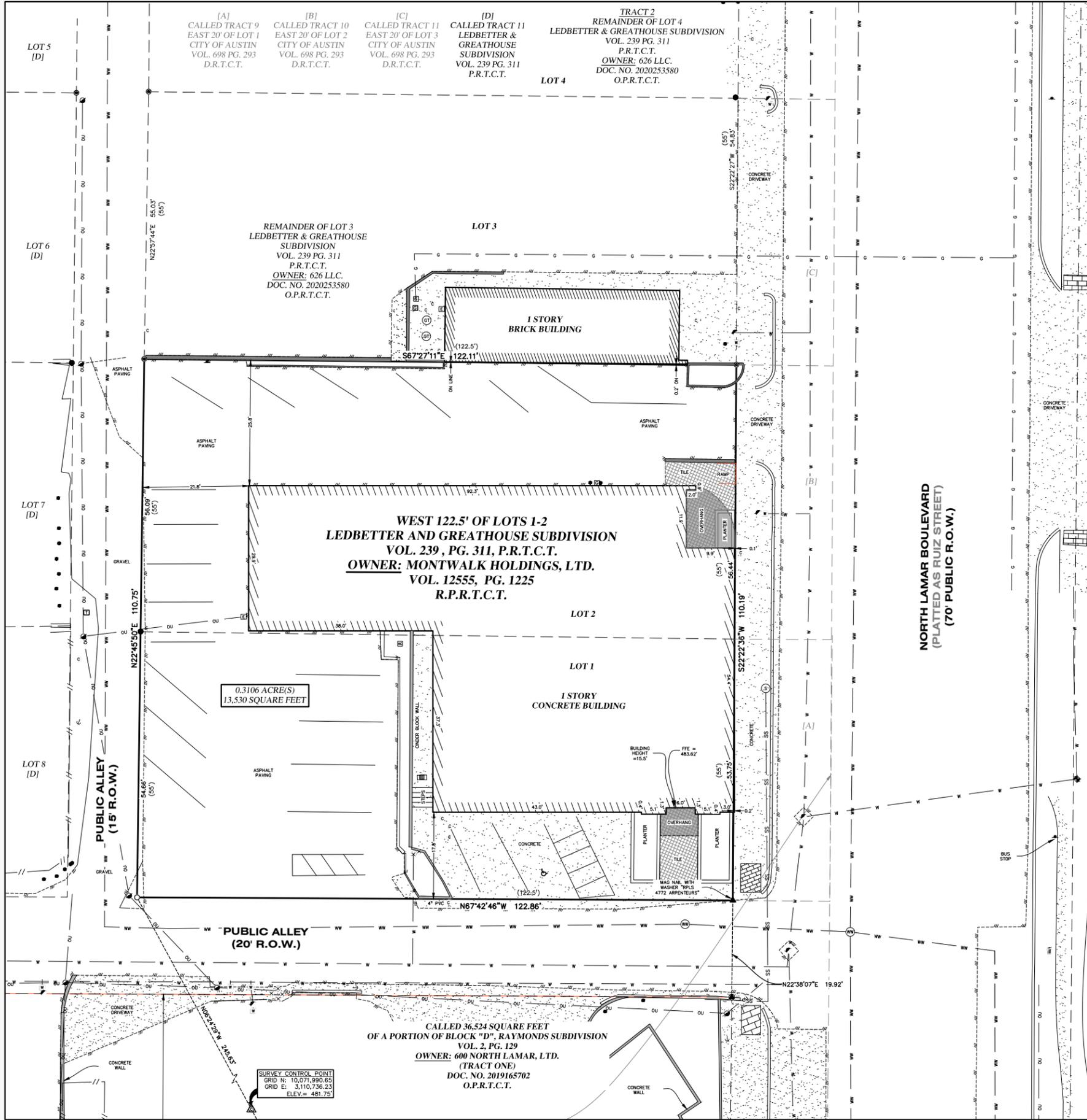


*Garbo's*  
GREEN WINE CATERING

**LOVEWELD**

**NORTH LAMAR BLVD 23,034 VPD**





VICINITY MAP  
SCALE: 1" = 2000'

**LEGAL DESCRIPTION (TITLE COMMITMENT):**  
THE WEST 122.5 FEET OF LOTS 1 AND 2, MORE OR LESS, BEING OUT OF AND A PART OF THE LEDBETTER & GREATHOUSE SUBDIVISION, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS RECORDED IN VOLUME 239, PAGE 311 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

**BEARING BASIS:**  
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00006815730.

**SURVEY CONTROL:**  
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED AUGUST 30TH, 2022.

**UTILITY NOTE:**  
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

- GENERAL NOTES:**
1. PROPERTY ADDRESS: 624 N LAMAR BLVD. AUSTIN, TEXAS, 78703
  2. THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.
  3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY MAPS PROVIDED BY THE VARIOUS UTILITY COMPANIES
  4. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
  5. AT THE TIME OF THIS SURVEY, NO INFORMATION WAS AVAILABLE FROM THE CITY OF AUSTIN REGARDING FUTURE RIGHT-OF-WAY PLANS FOR N LAMAR BLVD.
  6. PARKING SPACE STRIPPING DETRIORATED.

**FLOODPLAIN NOTES:**  
THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NO. 4845300445K, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED JANUARY 22, 2020.  
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**TITLE COMMITMENT NOTES:**  
COMMITMENT FOR TITLE INSURANCE PREPARED BY: TITLE RESOURCES GUARANTY COMPANY.  
G.F. NO.: 202403434  
EFFECTIVE DATE: DECEMBER 10, 2024  
ISSUED: DECEMBER 30, 2024

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. [ ]

- 1) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:  
INTENTIONALLY DELETED
- 10) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
- A. GRADE RELEASE TO THE CITY OF AUSTIN DATED MARCH 10, 1994, RECORDED IN VOLUME 12140, PAGE 997 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. [SUBJECT TO - BLANKET TYPE]
  - B. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN AFFIDAVIT FILED FEBRUARY 20, 1974, RECORDED IN VOLUME 4839, PAGE 1859 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [SUBJECT TO - BLANKET TYPE]

**ZONING NOTES:**

1. ZONING DESIGNATIONS SHOWN WERE TAKEN FROM THE CITY OF AUSTIN GIS WEBSITE.
2. THE FOLLOWING SITE DEVELOPMENT STANDARDS ARE PER THE CITY OF AUSTIN WEBSITE (AUSTINTEXAS.GOV/DEVELOPMENT/ZONING).

COMMERCIAL ZONING :	CS-Y-CO-NP (COMMERCIAL GENERAL SERVICES)
MINIMUM LOT SIZE (S.F.)	5,750
MINIMUM LOT WIDTH	50
MAXIMUM HEIGHT	60
MINIMUM SETBACKS	
FRONT YARD	10
STREET SIDE YARD	10
INTERIOR SIDE YARD	--
REAR YARD	--
MAXIMUM BUILDING COVERAGE	95%
MAXIMUM IMPERVIOUS COVERAGE	95%
MAXIMUM FLOOR AREA RATIO	2:1

**ALTA/NSPS CERTIFICATION:**  
TO (NAME OF INSURED, IF KNOWN), (NAME OF LENDER, IF KNOWN), (NAME OF INSURER, IF KNOWN), (NAMES OF OTHERS AS NEGOTIATED WITH THE CLIENT):

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(a), 7(o), 8-9 AND 13-16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON (JANUARY, 2025).

JASON WARD, RPLS  
TEXAS REGISTRATION NO. 5811  
DATE 1/20/2025



**LEGEND**

---	PROPERTY LINE
---	EXISTING PROPERTY LINES
---	MAG WITH "4WARD BOUNDARY" WASHER SET
●	1/2" IRON ROD FOUND (UNLESS NOTED)
●	1/2" IRON PIPE FOUND (UNLESS NOTED)
▲	MAG NAIL WITH "EARLY BOUNDARY" WASHER FOUND OR AS NOTED
▲	SURVEY CONTROL POINT
▲	BENCHMARK
▲	AIR CONDITIONER UNIT
▲	BOLLARD POST (UNLESS NOTED)
▲	CLEAN OUT
▲	DRAIN INLET
▲	ELECTRIC METER
▲	GAS VALVE
▲	WATER VALVE
▲	WATER METER
▲	IRRIGATION CONTROL VALVE
▲	STORM SEWER MANHOLE
▲	WASTEWATER MANHOLE
▲	GREASE TRAP
▲	SIGN (AS NOTED)
▲	POWER/UTILITY POLE
▲	GUY ANCHOR
▲	HANDICAP PARKING SIGN
▲	GAS METER
---	EDGE OF ASPHALT
---	WOOD FENCE
---	OVERHEAD UTILITY
---	WASTEWATER LINE
---	WATER LINE
---	STORM SEWER LINE
---	CONCRETE
---	PAVERS
---	TILE
---	BUILDING OVERHANG
---	BUILDING
---	CONC
---	CONCRETE
---	FL. ELEV
---	FINISH FLOOR ELEVATION
---	BLD HT
---	BUILDING HEIGHT
---	VOL./PG.
---	VOLUME, PAGE
---	DOC. NO.
---	DOCUMENT NUMBER
---	R.O.W.
---	RIGHT-OF-WAY
---	P.R.T.C.T.
---	PLAT RECORDS, TRAVIS COUNTY, TEXAS
---	R.P.R.T.C.T.
---	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
---	O.P.R.T.C.T.
---	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
---	D.R.T.C.T.
---	DEED RECORDS, TRAVIS COUNTY, TEXAS
---	RECORD INFORMATION PER SUBJECT PLAT VOL. 239, PG. 311

**PARKING TABLE**

STANDARD UNCOVERED SPACE	18
HANDICAP UNCOVERED SPACE	1
PARKING COUNT TOTAL	19

**ALTA/NSPS LAND TITLE SURVEY**  
City of Austin,  
Travis County, Texas

**4WARD Land Surveying**  
A Limited Liability Company  
PO Box 90876, Austin Texas 78709  
INFO@4WARDLS.COM (512) 537-2384  
TBPELS FIRM #10174300

Date: 1/22/2025  
Project: 01563  
Scale: 1" = 10'  
Reviewer: PRB  
Tech: EV  
Field Crew: SV/KP  
Survey Date: JAN. 2025  
Sheet: 1 OF 1

## 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

Sales Agent/Associate's Name

License Number

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission  
Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

