



ENTRO
Restaurant & Retail Opportunity

Developed by:

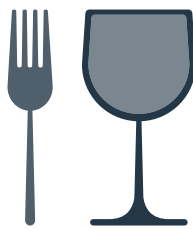
 RIVERSIDE

Retail Leased by:

 ENDEAVOR

CENTRO is a modern-industrial commercial property located in the center of the East Austin entertainment district. Where work meets play, office life meets nightlife, and commerce and community co-mingle with the ease of old friends.

Located just steps from food trucks, outdoor patios and live music, Centro is a mixed-use facility that blends historical inspiration with modern design; treats indoor and outdoor spaces with equal obsession; and offers tenants a fully amenitized retail and restaurant environment that always feels like home.



Retail at Centro

Phase I **6,623 SF** (divisible)

Phase II **14,270 SF** (divisible)



Office Space 320k SF



East Austin Area Amenity

Hotels

- Fairmont Austin
- Heywood Hotel
- Hilton Austin
- Hotel Eleven
- Hotel Van Zandt
- Native Hostel
- Peregrine Hotel
- ARRIVE Hotel

Residential

- 1305 Lofts
- 1615 E 7th St
- Corazon
- Eastside Station
- Saltillo Lofts
- 6th & Brushy
- Spire East 5th
- The Arnold
- Candela
- Indie

Offices

- 1021 E 7th
- 2021 E 5th
- 310 Comal
- 501 Studios
- 901 E 6th
- Saltillo Office
- 1645 E 6th (C3 Presents)

Food & Drinks

- Angie’s Mexican Restaurant
- Banger’s Sausage House & Beer Garden
- Blue Dahlia Bistro
- Brew & Brew
- Buenos Aires Café
- Bufalina
- Cenote
- Chicon
- Clive Bar
- Container Bar
- Counter Cafe
- Cuvée Coffee
- East Side Pies
- Easy Tiger
- El Chilito
- El Naranjo
- Emmer & Rye
- Flat Track Coffee
- Franklin BBQ
- Fukumoto
- G’Raj Mahal
- Geraldine’s
- Grackle
- Hi Hat Public House
- Hillside Farmacy
- Il Brutto
- Juan in a Million
- Kuneho
- la Barbecue
- Launderette
- Lazarus Brewing Co.
- Lou’s
- Lustre Pearl
- Mr. Natural
- Old Thousand
- Oseyo
- Salt & Time
- Scoot Inn
- Shangri-La
- Suerte
- Takoba
- Tamale House
- Texas Coffee Traders
- The B’s Kitchen
- The Liberty
- The White Horse
- Veracruz
- Via 313 Pizza
- Violet Crown Social Club
- Vixen’s Wedding
- Weather Up
- Whisler’s
- Yellow Jacket Social Club



ESTIMATED POPULATION
3 MILES

194,721

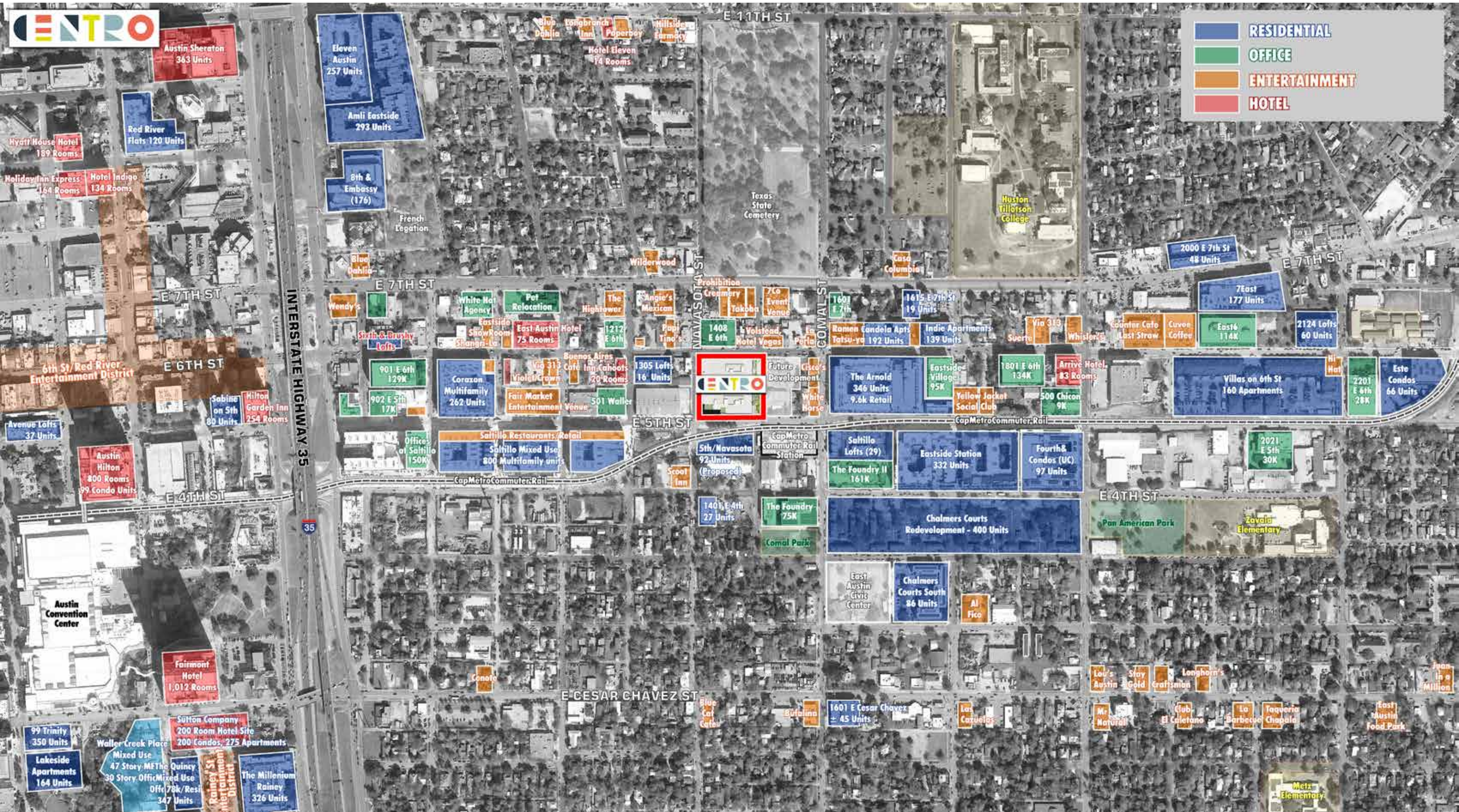
DAYTIME POPULATION
3 MILES

254,500

AVERAGE HOUSEHOLD INCOME
1 MILE

\$101,720

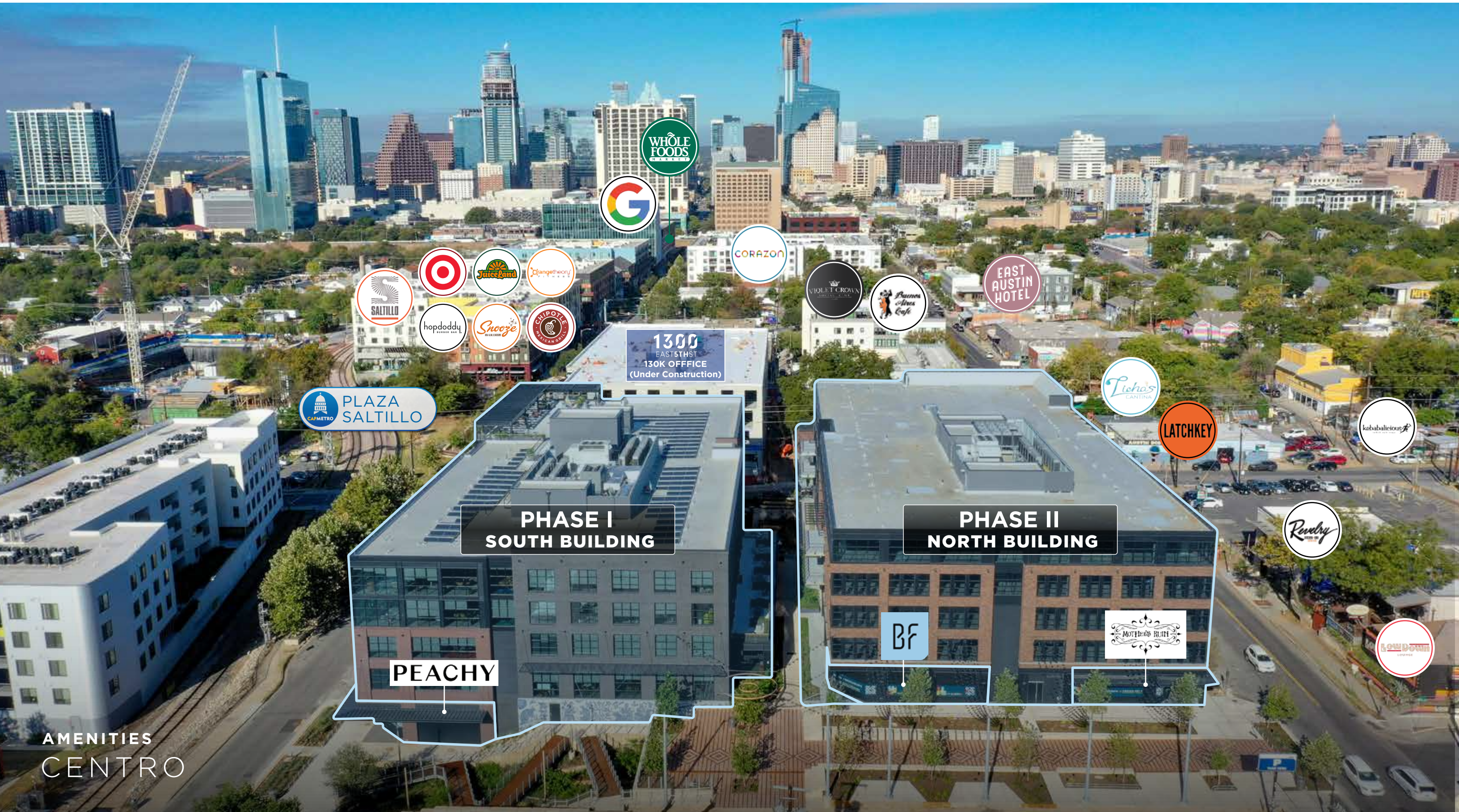
East Austin Vicinity Aerial



East Austin The Site & Access



East Austin 6th & Onion facing West



1300
EAST 5TH ST
130K OFFICE
(Under Construction)



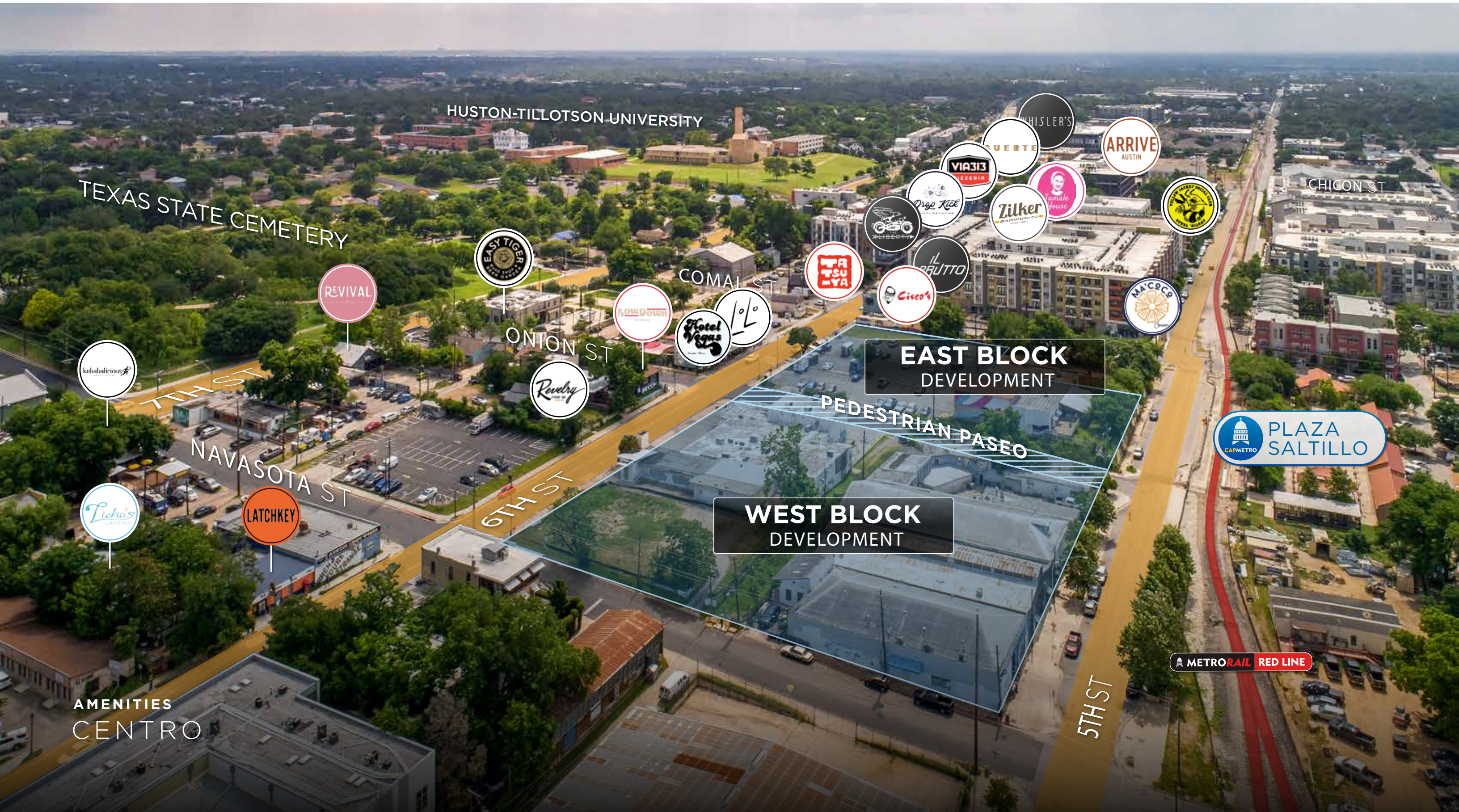
PHASE I
SOUTH BUILDING

PEACHY



AMENITIES
CENTRO

East Austin 6th & Onion facing East



HUSTON-TILLOTSON UNIVERSITY

TEXAS STATE CEMETERY

CHICON ST

REVIVAL

EASY TIGER

LOWDOWN

Hotel Vegas

LOLO

TA TSU YA

Cisco's

IL BRUTTO

Zilker

Tamale House

ARRIVE AUSTIN

WALKER'S

MA'CCO

Kobabaliicious

NAVASOTA ST

Lichas

LATCHKEY

ONION ST

Rudry

6TH ST

EAST BLOCK DEVELOPMENT

PEDESTRIAN PASEO

WEST BLOCK DEVELOPMENT

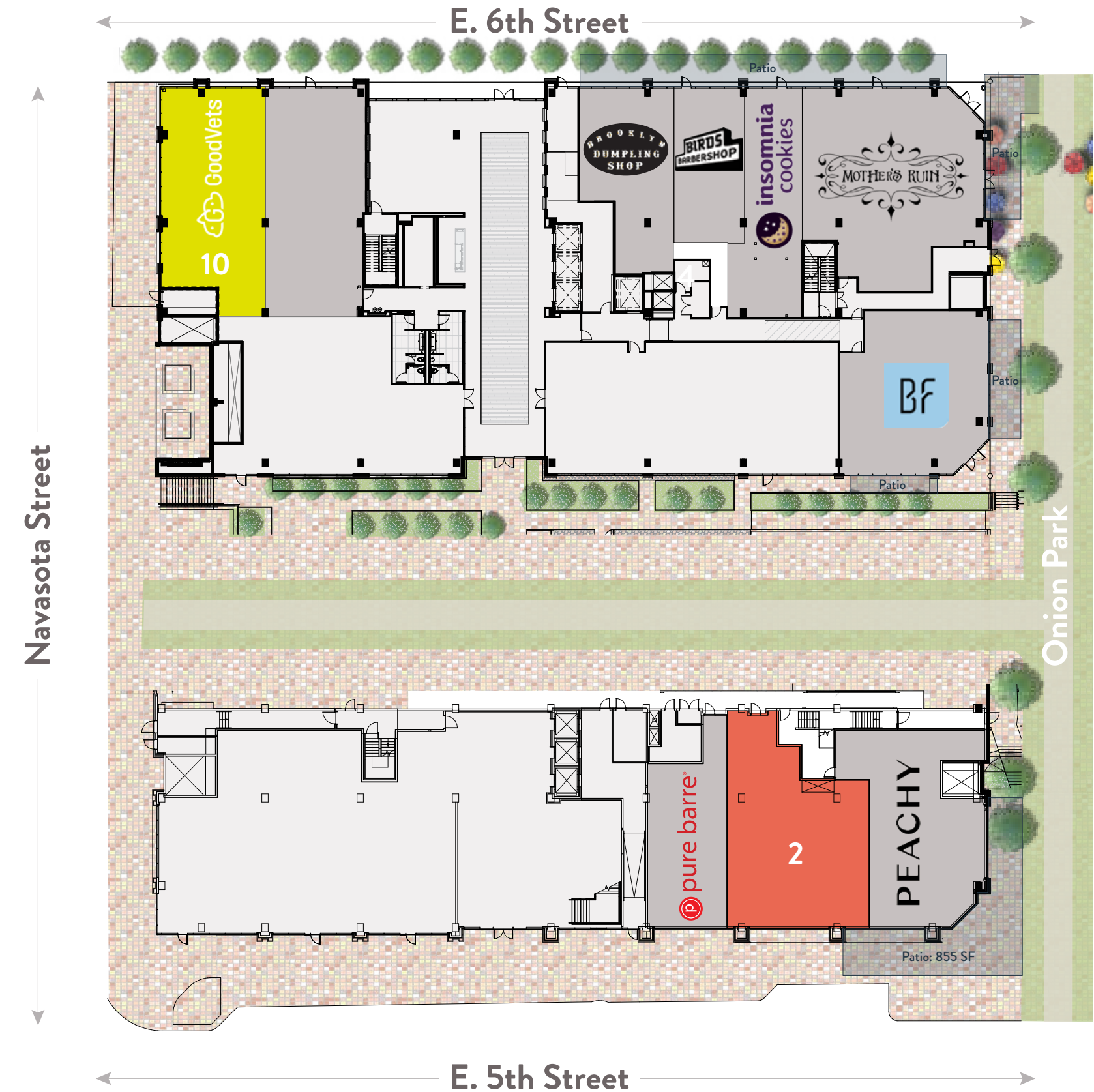
PLAZA SALTILLO

METRO RAIL RED LINE

5TH ST

AMENITIES CENTRO

Full Siteplan North & South Buildings

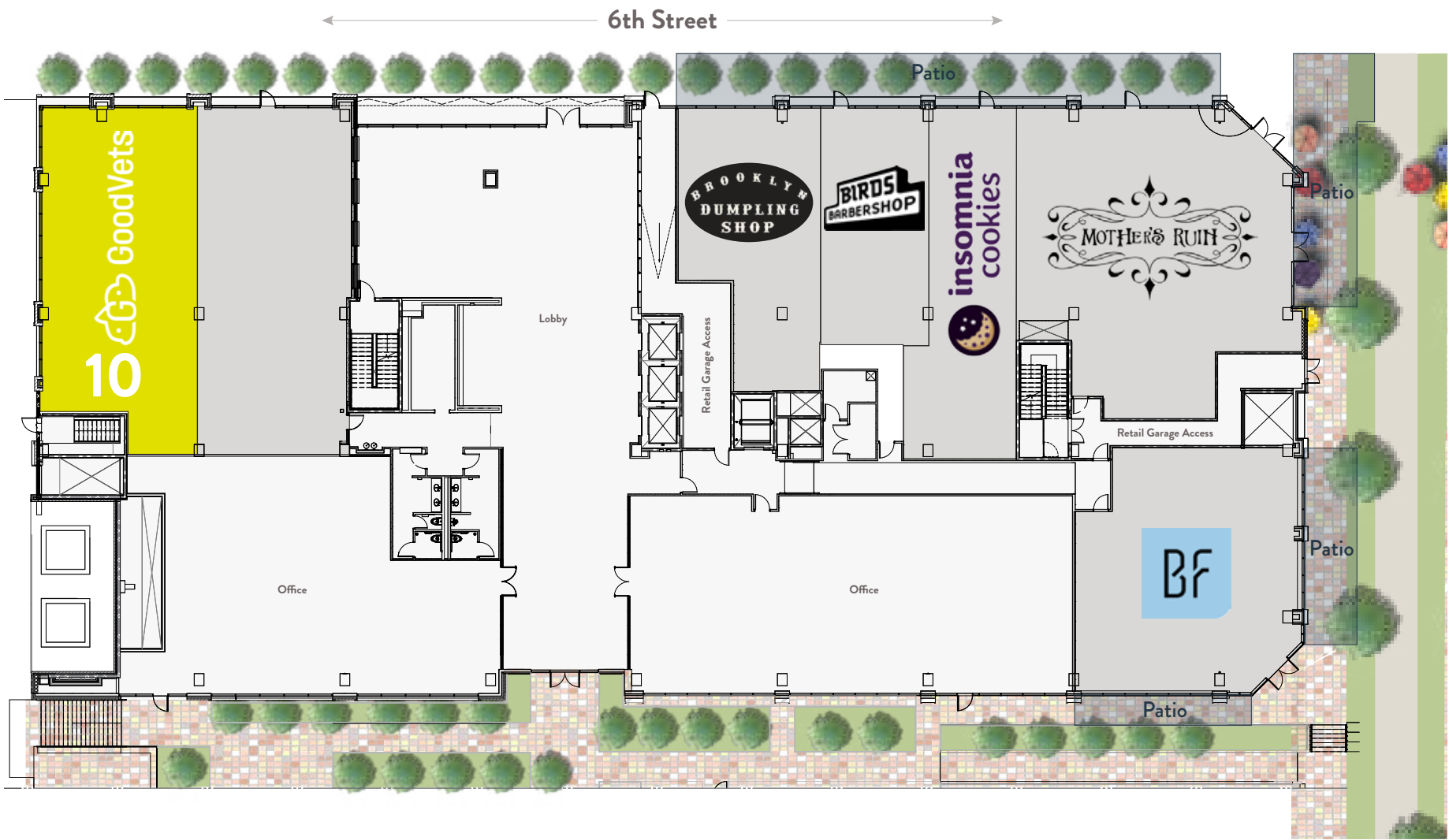


Available Retail Spaces

Space	Tenant	SF	
1	Pure Barre	1,445 SF	South
2	Available	2,704 SF	
3	Peachy Studios	2,338 SF	
*includes 8.2% load factor			
4	Brooklyn Dumpling Shop	1,757 SF	North
5	Birds Barbershop	1,259 SF	
6	Insomnia Cookies	1,259 SF	
7	Mother's Ruin	3,815 SF	
8	Be Fit Pilates	2,493 SF	
9	Leased	2,878 SF	
10	Available - Signed LOI	2,630 SF	
*includes 8.6% load factor			

- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working

North Building



- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working

Available Retail Spaces

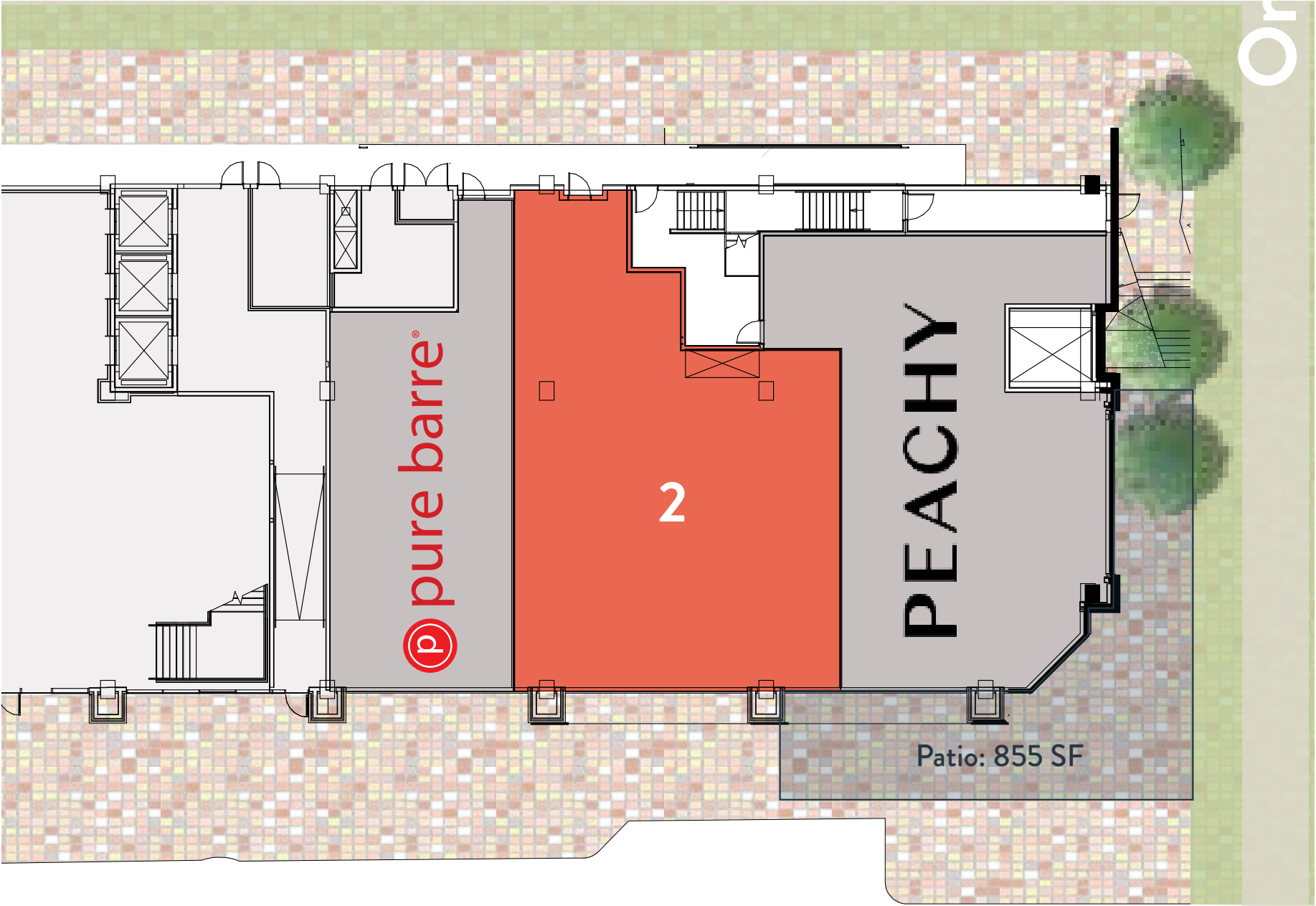
NNN: \$15.20/SF

Space	Tenant	SF
4	Brooklyn Dumpling Shop	1,757 SF
5	Birds Barbershop	1,259 SF
6	Insomnia Cookies	1,259 SF
7	Mother's Ruin	3,815 SF
8	Be Fit Pilates	2,493 SF
9	Leased	2,878 SF
10	Available - Signed LOI	2,630 SF

*includes 8.6% load factor



South Building



- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working

Available Retail Spaces

NNN: \$18.06/SF

Space	Tenant	SF
1	Pure Barre	1,445 SF
2	Available	2,704 SF
3	Peachy Studios	2,338 SF

*includes 8.2% load factor





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Developed by:



Retail Leased by:

