CENTRO

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**

ATLASSIAN















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

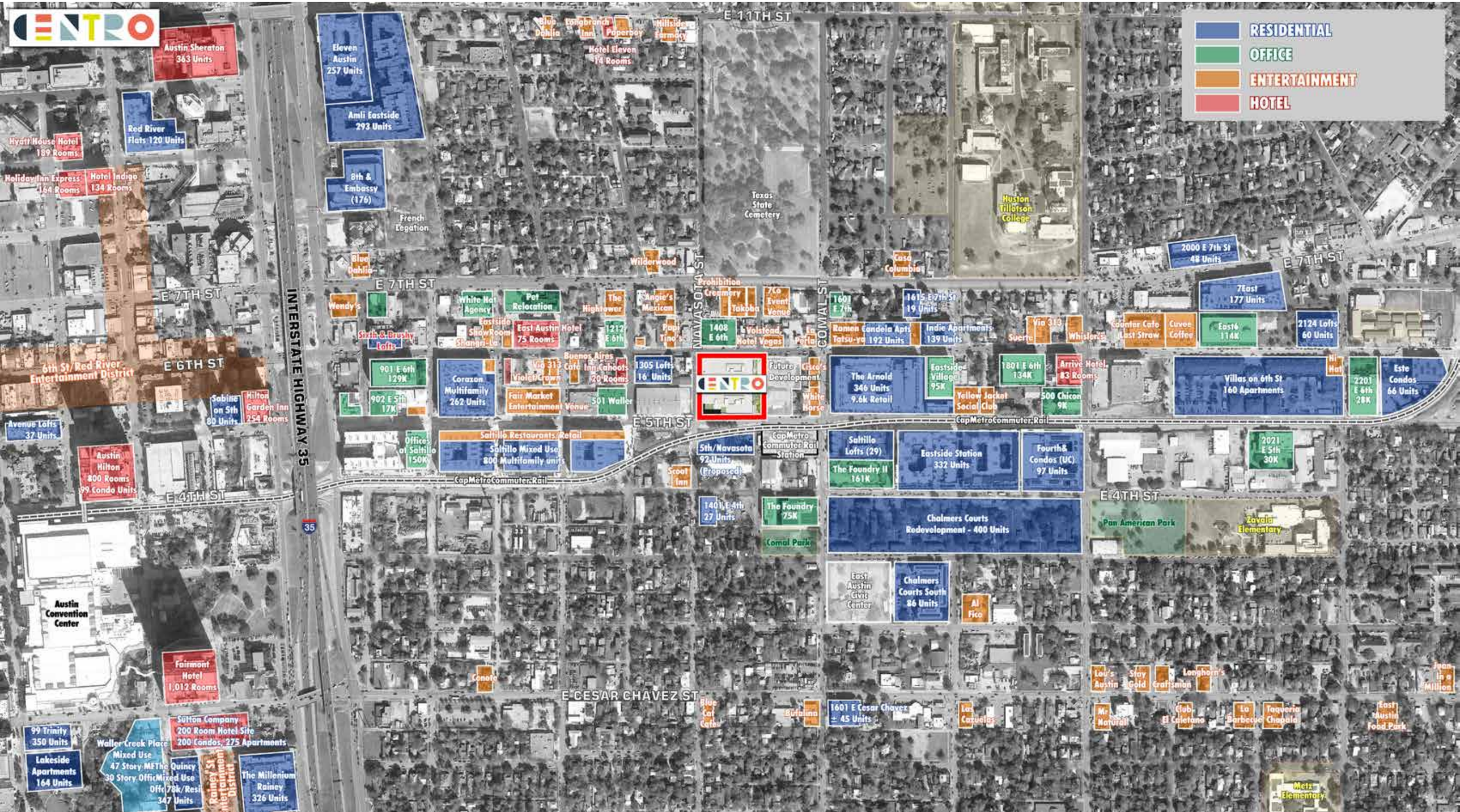


ESTIMATED POPULATION
3 MILES
200,098

DAYTIME POPULATION
3 MILES
254,500

MEDIAN HOUSEHOLD INCOME
1 MILE
$129,623

East Austin Vicinity Aerial

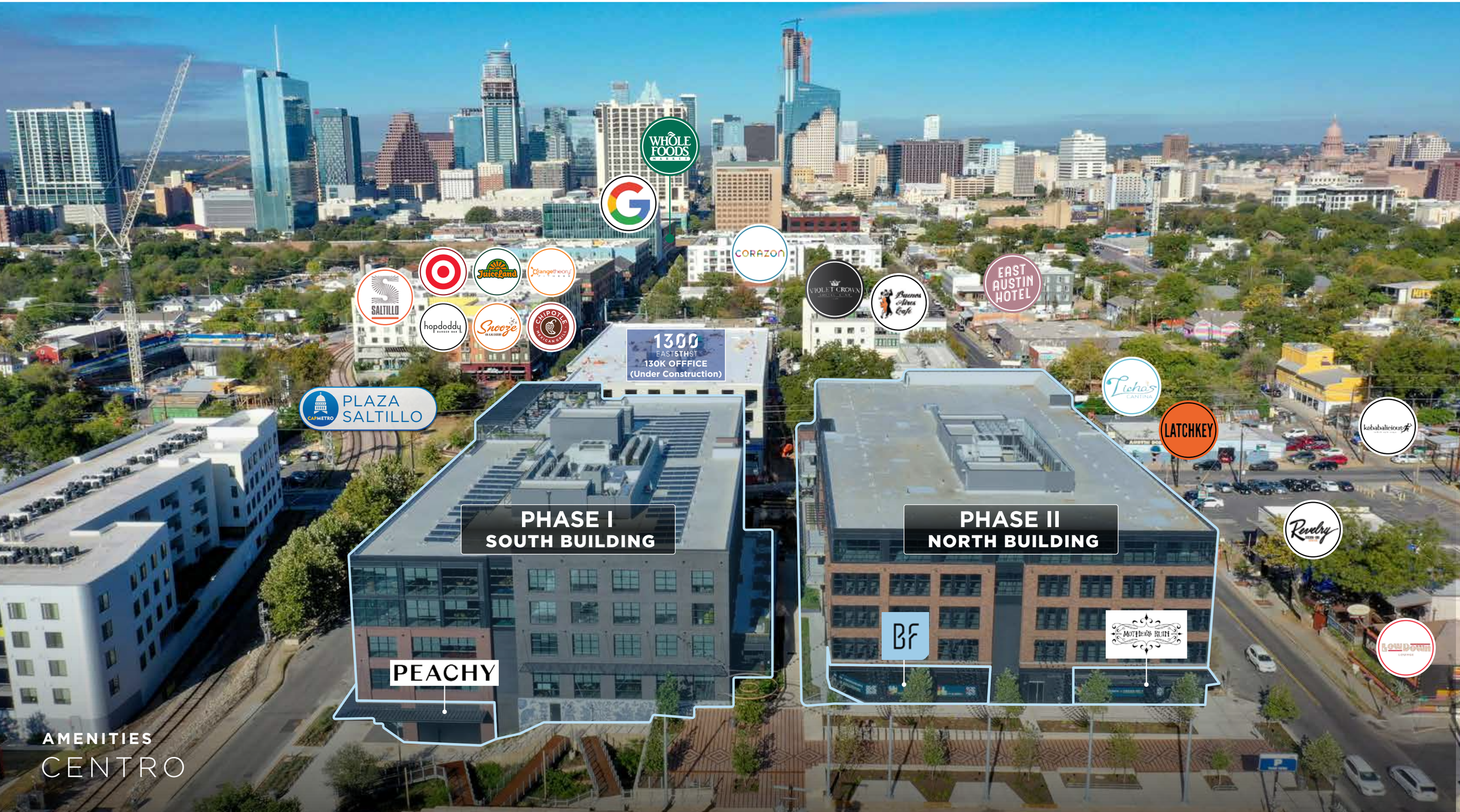


East Austin The Site & Access



East Austin 6th & Onion facing West

CENTRO

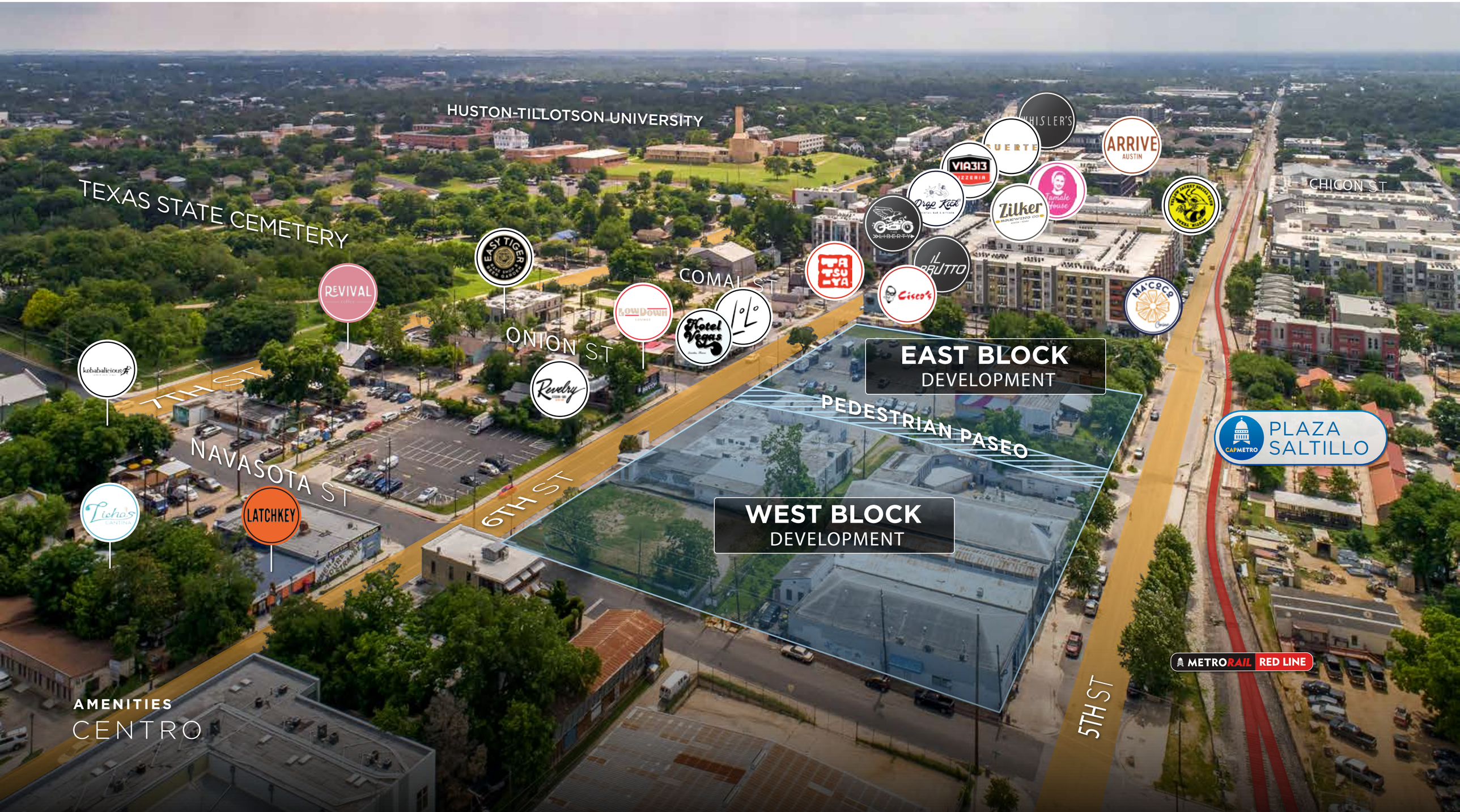


AMENITIES

CENTRO

East Austin 6th & Onion facing East

CENTRO



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**	South
3	Peachy Studios	2,338 SF	South

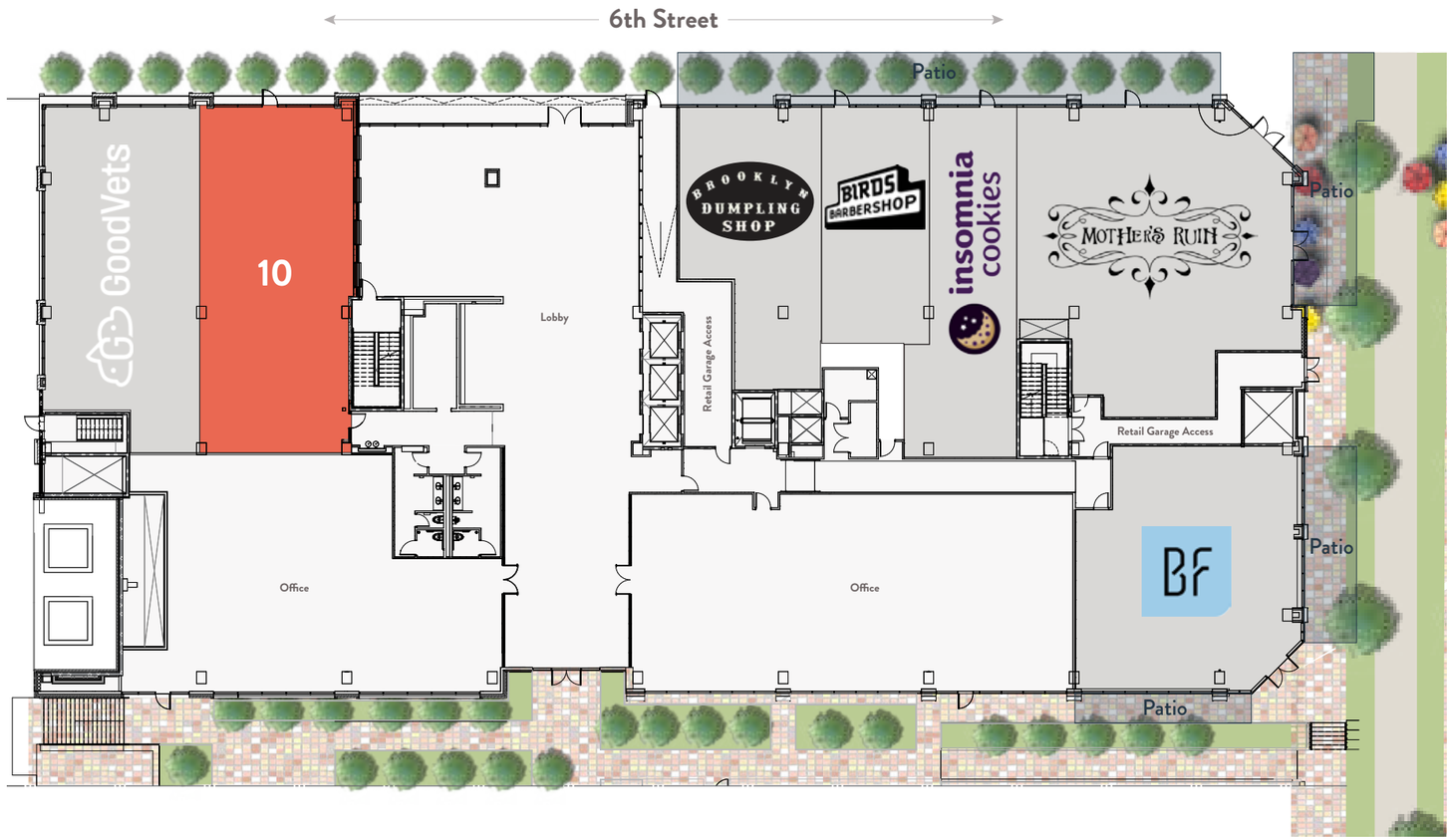
*includes 8.2% load factor

4	Brooklyn Dumpling Shop	1,757 SF	North
5	Birds Barbershop	1,259 SF	North
6	Insomnia Cookies	1,259 SF	North
7	Mother's Ruin	3,815 SF	North
8	Be Fit Pilates	2,493 SF	North
9	GoodVets	2,630 SF	North
10	**Available**	**2,886 SF**	North

*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**

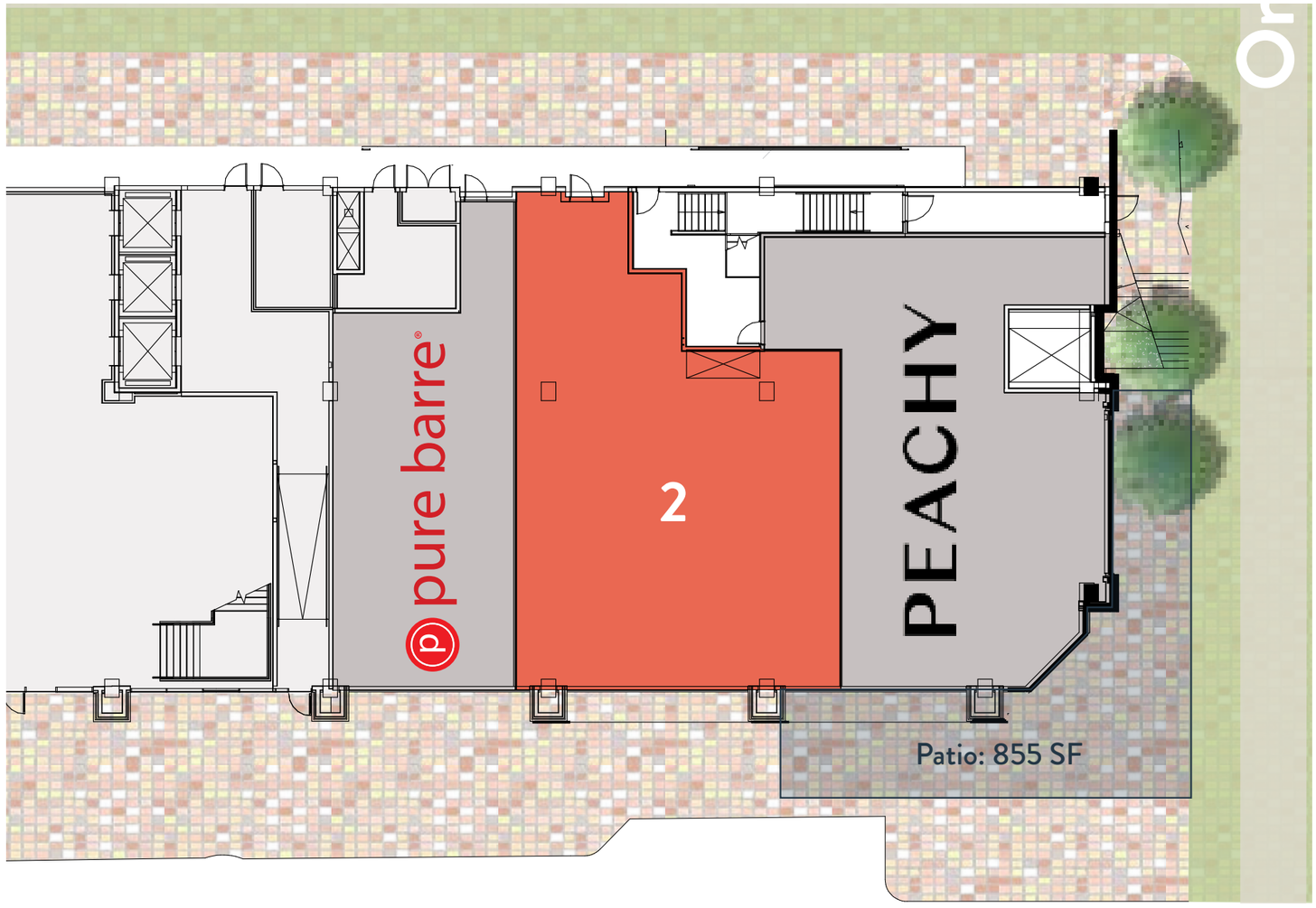
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7	Mother's Ruin	3,815 SF
8	Be Fit Pilates	2,493 SF
9	GoodVets	2,630 SF
10	**Available**	**2,886 SF**

*includes 8.6% load factor



Space 10

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


Space 2











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Developed by:

RIVERSIDE

Retail Leased by:

ENDEAVOR