

ROSEDALE VILLAGE

4800 Burnet Rd, Austin, TX

Available

ITALIAN KITCHEN+WINE BAR



Alexa O'Mary
512-682-5501
aomary@endeavor-re.com

Evan Deitch
512-682-5544
edeitch@endeavor-re.com

Connor Lammert
512-532-2181
clammert@endeavor-re.com

Rosedale Village

4800 Burnet Rd, Austin, TX 78756

For Lease

THE PROJECT

- Central Austin retail at signalized intersection
- Fronts Burnet Road with easy access
- 123 on-site parking spaces
- Serving Rosedale, Crestview and Allandale Neighborhoods

SPACE AVAILABLE

- 3,341 SF - 2nd Gen Restaurant
- 1,200 SF - 2nd Gen Salon
- 1,403 SF - 2nd Gen Restaurant

LEASE RATES

- Est. 2026 NNNs: \$20.53/SF
- Please call for pricing

CO-TENANTS & NEARBY RETAILERS

 **PINHOUSE** **Citizens**

lululand **pressed**



DEMOGRAPHICS (2026)



POPULATION ESTIMATE

1 mi	3 mi	5 mi
18,525	160,858	363,277



DAYTIME POPULATION

1 mi	3 mi	5 mi
35,527	382,277	744,153



MED. HOUSEHOLD INCOME

1 mi	3 mi	5 mi
\$96,634	\$96,301	\$104,720



TRAFFIC COUNTS

- 17,797 VPD (Burnet Rd)
- 2,985 VPD (W 49th St)

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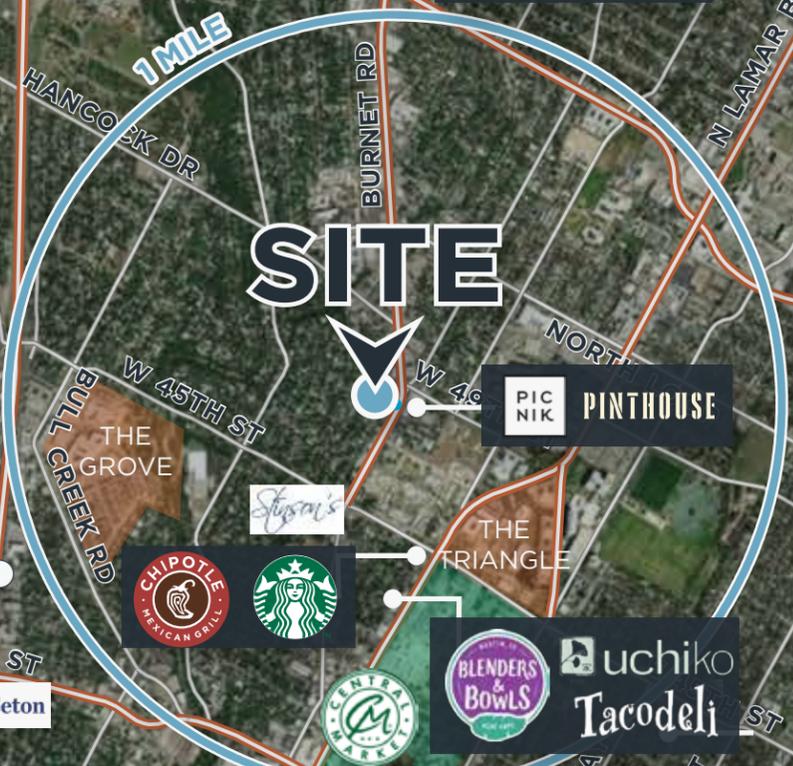
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SITE



PINHOUSE



Tacodeli



ROSS
DRESS FOR LESS



BEST BUY



OLD NAVY



Seton
Healthcare Family

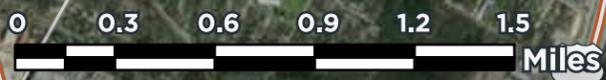
THE UNIVERSITY OF
TEXAS
AT AUSTIN

Texas National
Guard Camp Mabry

AUSTIN
COMMUNITY
COLLEGE

MUELLER

Austin Central
Business District





Highland Park Elementary
655 students

Reilly Elementary
318 students

Burnet Flats
179 Units

The Pearl
383 Units

McCallum
High School
1,762 students

Aura North Lamar
296 Units

Camden
Lamar Heights
314 Units

MAA West Austin
334 Units

Korina at The Grove
373 Units

Texas School
for the Blind

Echo
274 Units

Residences at
The Triangle
529 Units

Waller Creekside on 51st
139 Units

THE GROVE

VERDAD CARVE
TRUE MODERN MEXICAN AMERICAN GRILLE

MIRROR MIRROR Ling Wu

SITE

THE TRIANGLE

NATURAL GROCERS hopdoddy BURGER BAR

Merit corepower YOGA

Mezze Me MANDOLA'S

Jersey Mike's SUBS Orangetheory FITNESS

tropical CAFE SMOOTHIE

Blenders Bowls uchiko Tacodeli

Santa Rita Urban Betty oakmont

Lamborghini TACO SHACK Rudy's Central Market

Gap Williams Sonoma Heart Hospital of Austin

Kerbey Lane TINY BOXWOODS

Ascension Seton

Bryker Woods Elementary
365 students

Seton Healthcare Family

Texas National Guard Camp Mabry

HANGCOCK DR

PERRY LN

1

HIGHLAND

BULL CREEK RD

SHOAL CREEK BLVD

AML 5350
175 Units

CVS pharmacy

CHI'LANTRO

BURNET RD

TORCHY'S TACOS

TINY PIES

WOODROW AVE

GROVER AVE

NORTH LOOP

TACO CABANA

7 ELEVEN

GUADALUPE ST

W 51ST ST

53RD ST

E 51ST ST

W 35TH ST

1

JEFFERSON ST

W 32ND ST

W 38TH ST

PKWY

Rudy's

GAP

KENDRA SCOTT

Heart Hospital of Austin

Central Market

WILLIAMS SONOMA

Seton Healthcare Family

W 49TH ST

SUNSHINE DR

N LAMAR BLVD

chilis

CHIPOTLE MEXICAN GRILL

Starbucks

W

Austin State Hospital

TACO SHACK

Rudy's

GAP

KENDRA SCOTT

Heart Hospital of Austin

Central Market

WILLIAMS SONOMA

Seton Healthcare Family

SPEEDWAY

DUVAL ST

E 45TH ST

RED RIVER ST

AIRPORT BLVD





Top Drawer Thrift Store

Future Multifamily

2,985-VPD

The Braxton 52 MF Units

ROSEDALE VILLAGE

URBAN LAGREE **pressed** **THE TEN SPOT**

RITUAL SALON **HONEST MARY'S** **SparkleKids** UPSCALE RESALE

Rosedale Veterinary Clinic **Citizens**

SUZIE'S CHINESE

PIC NIK **ten thousand villages**

SHABBY SLIPS HOME · INTERIORS

PINTHOUSE

Big O's PIT



17,797-VPD

17,718-VPD
BURNET RD

WOODROW AVE

W 49TH ST

Available





Downtown Austin
4.2 mi | 12 min drive

Texas School for the
Blind and Visually Impaired
40 ac. | 125 Students

THE GROVE
 AUCTANE MIRROR MIRROR
 VERDAD TRUE MODERN MEXICAN CARVE AMERICAN GRILLE

lala land

UPPER CUTS

Hollywood Feed

DG A CUSTOM HOUSE

PHOENICIA BAKERY & DELI

BURNET RD 17,718 VPD

ROSEDALE VILLAGE
 URBAN LAGREE pressed THE TEN SPOT
 RITUAL SALON HONEST MARY'S SparkleKids UPSCALE RESALE
 ROSEDALE Veterinary CLINIC Citizens

PIC NIK SHABBY SLIPS HOME · INTERIORS
SUZI'S CHINESE

PINTHOUSE

BISHOPS CUTS / COLOR

49TH ST 2,985 VPD





LEASE SPACE	TENANT
1	Urban Lagree
2	Available: 3,341 SF
3	Honest Mary's
4	Pressed Juicery
5	Sparkle Kids
6	Ritual Salon
7	Available: 1,200 SF
8	Available: 1,403 SF
9	Rosedale Vet Clinic
10	Citizens Coffee



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.

Endeavor 2015 Management LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9003900

License Number

Robert Charles Northington

Designated Broker of Firm

374763

License Number

Alexa Mathias O'Mary

Licensed Supervisor of Sales Agent/Associate

800442

License Number

Connor Austin Lammert

Sales Agent/Associate's Name

730868

License Number

Buyer/Tenant/Seller/Landlord Initials

Date

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.

CNorthington@Endeavor-Re.com

Email

512-682-5590

Phone

CNorthington@Endeavor-Re.com

Email

512-682-5590

Phone

AOmary@Endeavor-Re.com

Email

512-682-5501

Phone

CLammert@Endeavor-Re.com

Email

512-532-2181

Phone

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

