

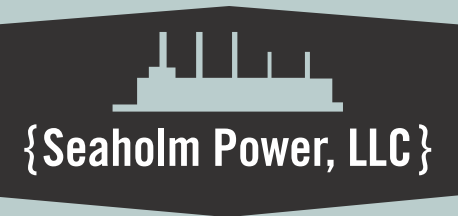


Owned by:

 **CLARION PARTNERS**

Leased by:

 **ENDEAVOR**



Area Information

Population Estimate

1/2 mi	1 1/2 mi	3 mi
8,688	57,625	181,273

Daytime Population

1/2 mi	1 1/2 mi	3 mi
23,352	196,420	390,517

Median Household Income

1/2 mi	1 1/2 mi	3 mi
\$147,200	\$112,193	\$94,960

Walk Score

Walker's Paradise

Bike Score

Very Bikeable

Traffic Counts

44,006 VPD (W Cesar Chavez)
41,532 VPD (N Lamar Blvd)

Lease Rate

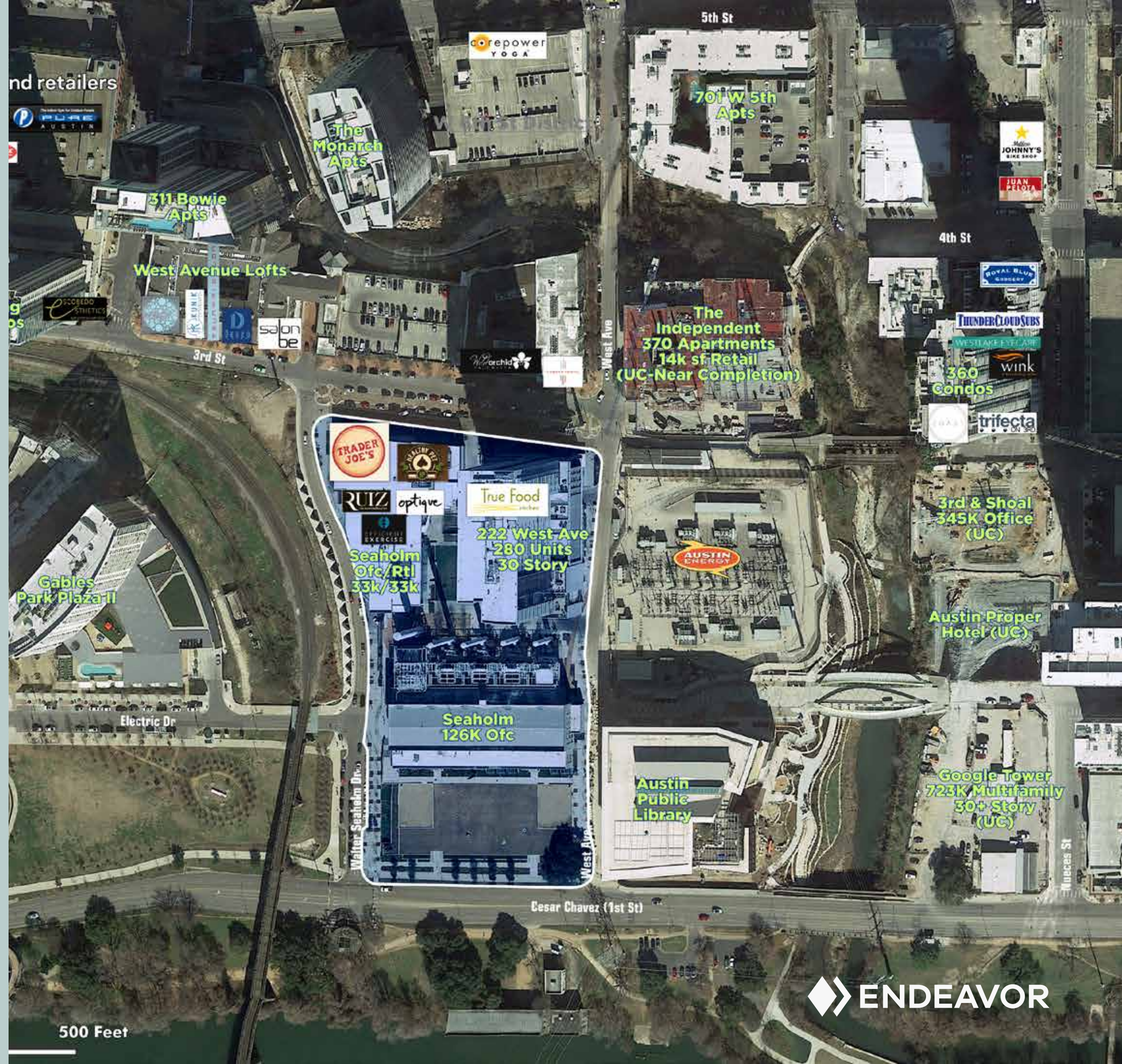
Please contact broker

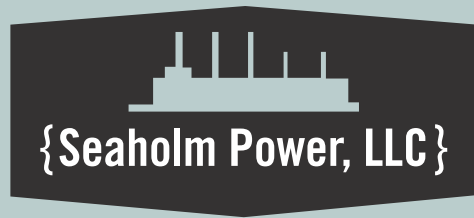
2022 NNNs

\$17.16 psf (subject to change)

Availability

939 SF | 2nd Gen. Restaurant





Seaholm Retailers

TRADER JOE'S

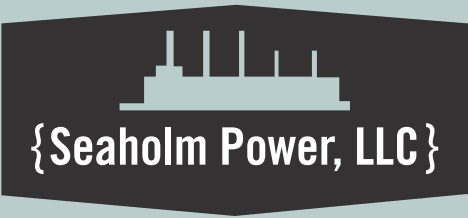


optique



toothbar

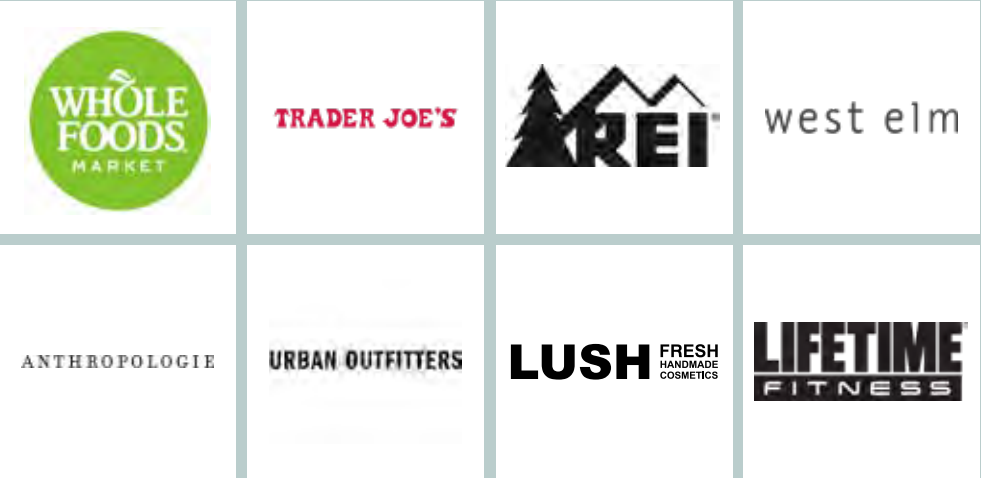




Area Employers



Area Retailers

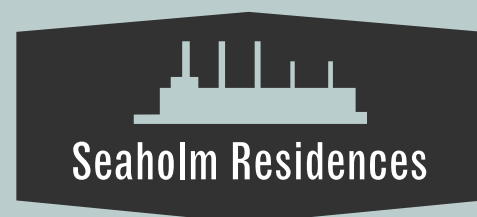




Seaholm Offices, Residences & Retail

Seaholm Offices

# Employees	Office SF
1,050	152,834

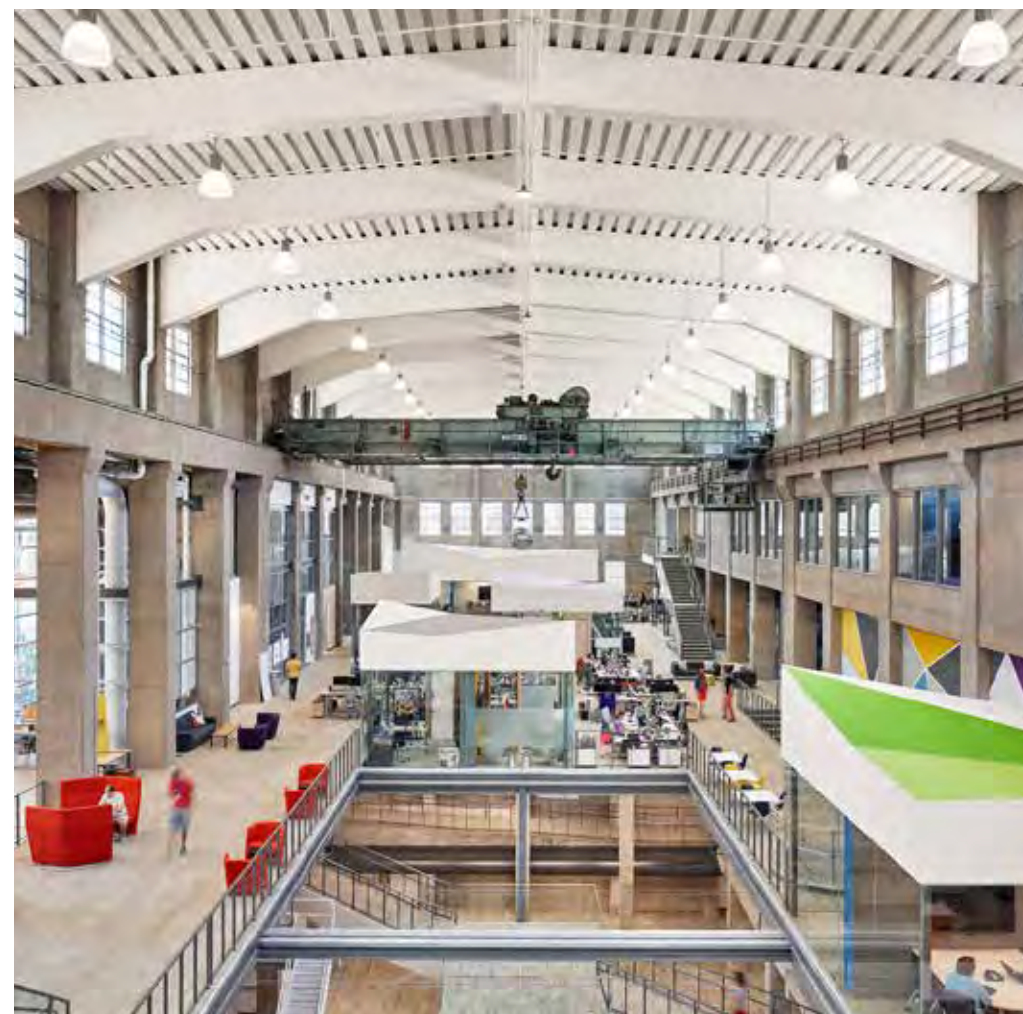


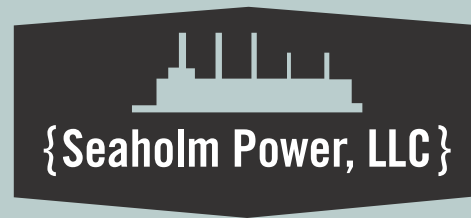
Seaholm Residences

280 luxury condos

Seaholm Retail

56,342 SF retail





Project Retailers

TRADER JOE'S

Well known for its laid back, California style and excellent quality shopping experience with reasonably priced quality food, beer and wine, Trader Joe's offers an excellent neighborhood grocery store. Typically located in mixed use areas within thriving energetic Urban Core locations, Trader Joe's is the ideal grocer for 24/7 cities with heavy downtown focused communities.

True Food
kitchen

The ultra-health conscious eatery True Food Kitchen started as a collaboration between natural foods guru Dr. Andrew Weil and Arizona restaurateur Sam Fox. Their moto, "Honest food that tastes really good" lends to a wide, healthy selection of vegan, vegetarian, or gluten free menu options.

optique

Optique is downtown Austin's premier Optometry clinic and eye-glass store. Optique offers comprehensive eye health assessments relying on cutting edge technology to provide a reliable and safe experience. Optique also carries a wide selection of handmade frames that are the most exclusive and fashionable eyeglasses and sunglasses from all over the world.

RUIZ
SALON

Ruiz Salon opened its doors in 1998 to immediate acclaim. Recognized nationally as an award-winning salon for its innovative business practices and strong editorial presence, Ruiz Salon Group leads Austin's beauty and fashion scene.





Austin Library

West Ave.

Cesar Chavez St.

Walter Seaholm Dr.

2nd St.

3rd St.

Available
939 SF

True Food
kitchen

Merit
COFFEE

MALIBU
POKE

FLEET FEET
Sports

HEALTHY PET

TRADER
JOE'S

Ruiz Salon

Optique

Baked
Bear

Toothbar

EMBER
KITCHEN

Generator
Athlete Lab

1.5 Acre Park

- At Lease
- Available



Owned by:



CLARION PARTNERS

Leased by:



ENDEAVOR

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