

THE VILLAGE

AT WESTLAKE

West Lake Hills, TX 78746



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The Village at Westlake

S Capital of Texas Hwy, West Lake Hills, TX 78746

For Lease

THE PROJECT

- Dominant shopping center location in the heart of West Lake Hills
- H-E-B anchored shopping center
- High Daytime Population
- 52 office buildings within a 3 mile radius, totaling over 2.5 million SF

LEASE RATES

- Estimated 2024 NNN's - \$11.86 per SF

SPACE AVAILABLE

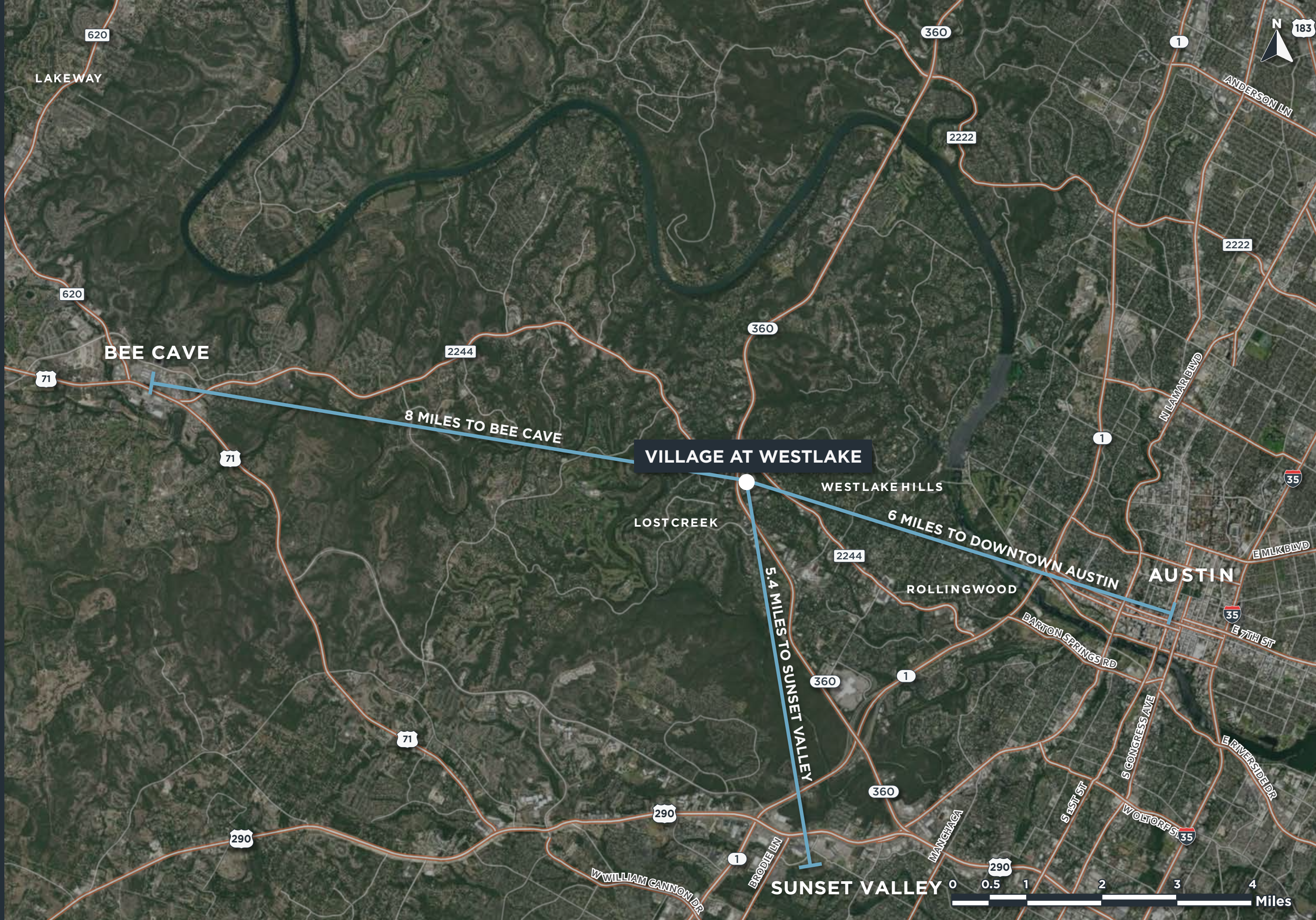
- #29: 1,400 SF

FEATURED CO-TENANTS



DEMOGRAPHICS (Q4 2024)







The Village at Westlake

H-E-B, Chick-fil-A, CAVA, Tacodeli, LUPE TORTILLA, GOLD'S GYM, JuiceLand, PETERY'S, MOD, TWIN LIQUORS, Kerbey Lane, EUROPEAN WAX CENTER, SEPHORA

Bee Cave West

THE WELL, BANK OF AMERICA, thegrove, CLUB PILATES, scenthound

Westbank Market

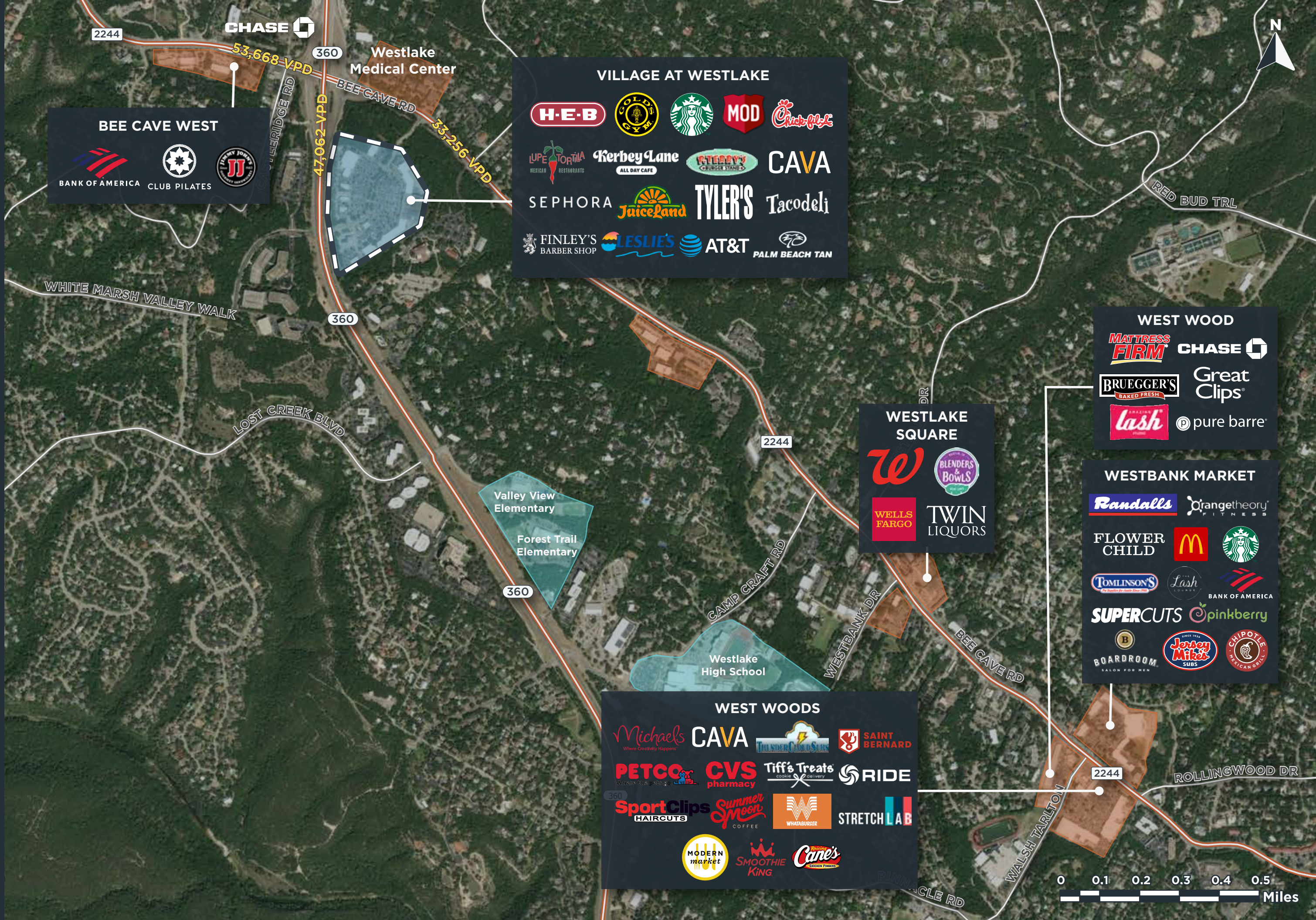
Randalls, BANK OF AMERICA, McDonald's, Jersey Mike's, CHIPOTLE, FLOWER CHILD, Orangetheory FITNESS

Westwoods Shopping

Michaels, WORKOVER, MATTRESS FIRM, CVS pharmacy, CAVA, Cane's, STRETCH LAB, Summer Moon COFFEE, SAINT BERNARD, pure barre

Barton Creek Mall

NORDSTROM, AMC THEATRES, SEPHORA, Apple, Dillard's, macy's, FOREVER 21, JCPenney



BEE CAVE WEST

BANK OF AMERICA CLUB PILATES

VILLAGE AT WESTLAKE

H-E-B COLE'S CAFE Starbucks MOD Chick-fil-A

LUPE TORTILLA Kerbey Lane RYAN'S CREAMERY CAVA

SEPHORA JuiceLand TYLER'S Tacodeli

FINLEY'S BARBER SHOP LESLIE'S AT&T PALM BEACH TAN

WESTLAKE SQUARE

WELLS FARGO TWIN LIQUORS

WEST WOOD

MATTRESS FIRM CHASE

BRUEGGER'S Great Clips

LASH pure barre

WESTBANK MARKET

Randalls Orangetheory FITNESS

FLOWER CHILD McDonald's Starbucks

TOMLINSON'S LASH BANK OF AMERICA

SUPERCUTS pinkberry

BOARDROOM JERSEY MIKE'S CHIPOTLE

WEST WOODS

Michaels CAVA

PETCO CVS Tiff's Treats RIDE

Sport Clips Summer Moon WHATABURGER STRETCH LAB

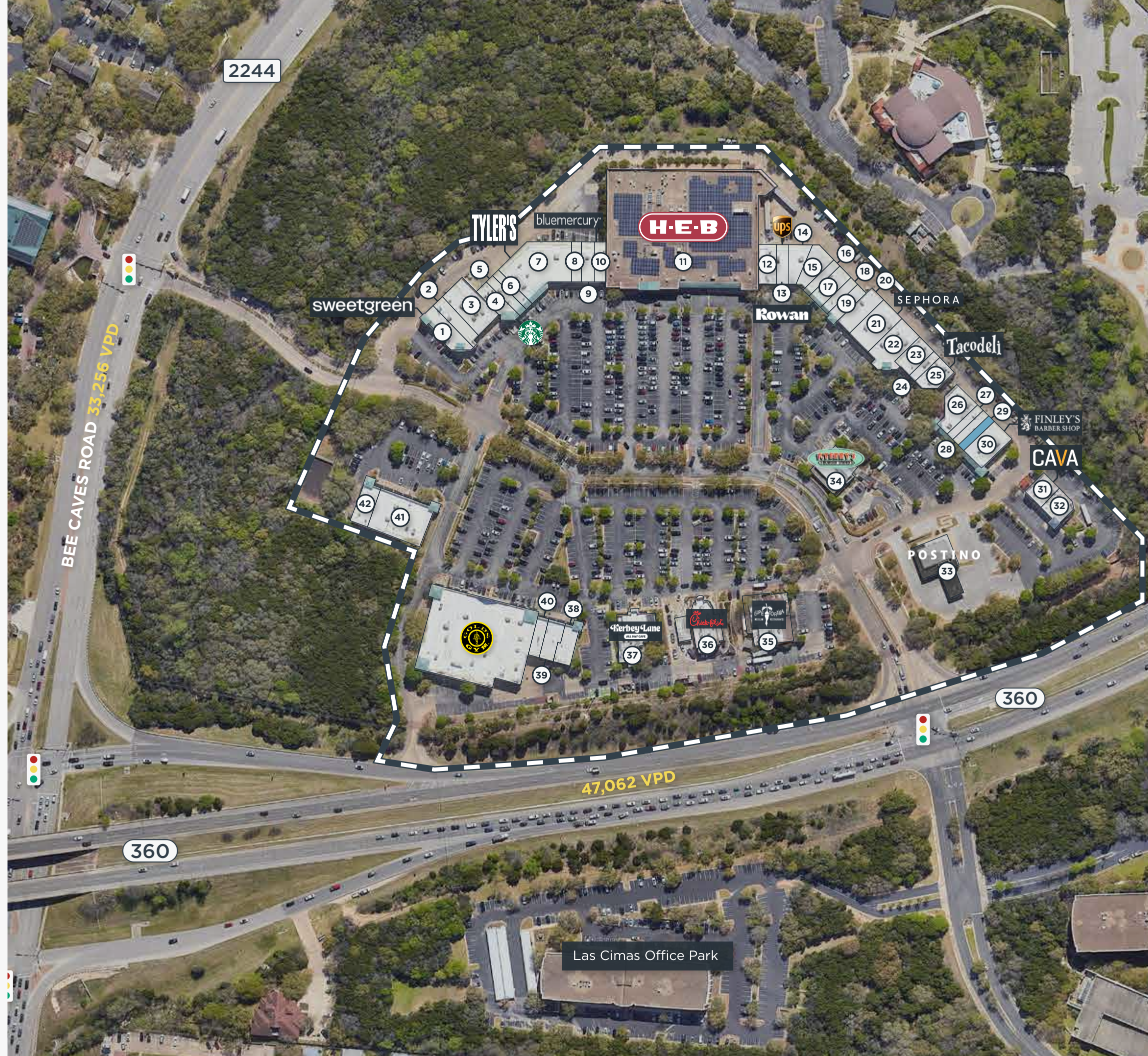
MODERN market SMOOTHIE KING Cane's





TENANT

- | | |
|----|----------------------------|
| 1 | Sweetgreen |
| 2 | Twin Liquors |
| 3 | Palmbeach Tan |
| 4 | Starbucks Coffee |
| 5 | Brett Thomas Hair Studio |
| 6 | Westbank Dry Cleaners |
| 7 | Tyler's Sports |
| 8 | Santa Fe Optical |
| 9 | Buff City Soap |
| 10 | Bluemercury |
| 11 | H-E-B |
| 12 | H-E-B Curbside |
| 13 | UPS |
| 14 | Leslie's Pool Supplies |
| 15 | Woofgang Bakery |
| 16 | Fast Frame |
| 17 | Rowan |
| 18 | The Joint |
| 19 | Shop the Tree House |
| 20 | Spa Sway |
| 21 | Sephora |
| 22 | ROK Golf |
| 23 | Izumi Sushi |
| 24 | Juiceland |
| 25 | Taco Deli |
| 26 | Mod Pizza |
| 27 | Luxury Nail & Spa |
| 28 | Finley's Barbershop |
| 29 | Available: 1,400 SF |
| 30 | Sleep Number |
| 31 | CAVA |
| 32 | Lee Kitchen |
| 33 | Postino |
| 34 | P. Terry's Burger Stand |
| 35 | Lupe Tortilla |
| 36 | Chick-fil-a |
| 37 | Kerby Lane Cafe |
| 38 | Fred Astaire Dance Studio |
| 39 | Curo Veterinary Clinic |
| 40 | State Farm Insurance |
| 41 | Gold's Gym |
| 42 | Seton Healthcare Family |
| 43 | MM Tile & Stone Showroom |





Space #33



Spaces #38-40

TENANT

- 17 Rowan
- 18 The Joint
- 19 Shop the Tree House
- 20 Spa Sway
- 21 Sephora
- 22 ROK Golf
- 23 Izumi Sushi
- 24 Juiceland
- 25 Taco Deli

TENANT

- 26 Mod Pizza
- 27 Luxury Nail & Spa
- 28 Finley's Barbershop
- 29 **Available: 1,400 SF**
- 30 Sleep Number
- 31 CAVA
- 32 Lee Kitchen
- 33 Postino
- 34 P. Terry's Burger Stand

TENANT

- 35 Lupe Tortilla
- 36 Chick-fil-a
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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.

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Date

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

