



THE SHOPS AT ARBOR WALK

AUSTIN, TEXAS



OFFERING SUMMARY

THE SHOPS AT ARBOR WALK

As an exclusive representative of the Seller, JLL is pleased to present this opportunity to purchase the leasehold interest in The Shops at Arbor Walk (the "Property"), a 309,010 SF open-air center located in the thriving Austin MSA. Constructed in 2006, the Property features a premier lineup of essential and e-commerce resistant tenants.

Situated less than one mile from the intersection of the North MoPac Expressway and Route 183, the Property offers unparalleled accessibility and serves an expansive trade area. Within a 10-mile radius, there is a total population of 948,000 people and average household income of \$110,000.

The Property has maintained terrific occupancy and tenant retention since its original construction in 2006. Five out of the six anchor tenants are original to the Property and have exercised renewal options since the beginning of 2020, exemplifying the strength of the tenancy, property, and location. As of December 2022, the Property is 98.7% leased. Seven (7) new leases totaling 23,423 square feet have commenced over the past 24 months, and current ownership is having active discussions for the last remaining vacancy.

GROUND LEASE

The Property is encumbered by a ground lease with the University of Texas, which creates a strategic connection with one of the largest land owners in the Austin MSA. The ground lease had an original term of 52 years and currently has 33 years remaining. Ground rent payments are capped at a below-market growth rate of 2%, and the lease provides standard notice and cure rights to a leasehold lender. Additional details on the ground lease can be found in the Property Description section of the Offering Memorandum.

PROPERTY OVERVIEW

ADDRESS

**10515 N. Mopac Expressway
Austin, Texas 78759**

RENTABLE SF

309,010 SF

OCCUPANCY

98.7%

YEAR BUILT

2006

LAND AREA

45.78 Acres

PARKING

**2,191 Spaces
(7.1 per 1,000 RSF)**

INVESTMENT HIGHLIGHTS

DOMINANT REGIONAL CENTER

LOCATED AT MOPAC & ROUTE
183 ADJACENT TO THE DOMAIN

GROWING POPULATION

WITH STRONG
DEMOGRAPHIC PROFILE

HIGH PERFORMING ANCHOR TENANTS

POSITIVE LEASING MOMENTUM

AND TENANT RETENTION

STABLE & DIVERSIFIED

INCOME STREAM WITH A
5.1-YEAR WALT

DOMINANT REGIONAL CENTER



Downtown Austin
18 Minute Drive

Hyde Park
(\$88,000 Avg. HH Income)

Brentwood
(\$81,000 Avg. HH Income)

Crestview
(\$98,000 Avg. HH Income)

AUSTIN FC
Q2 Stadium
Home to Austin FC
20,000 seat sport and concert venue

TEXAS
The University of Texas at Austin
JJ Pickle
Research Campus

THE SHOPS AT ARBOR WALK

Arborteam Crossing
five BELOW
BED BATH & BEYOND
DAVE & BUSTERS

Cortland Arboretum
330 Units
(\$1,750 Asking Rent)

TEXAS
The University of Texas at Austin
West Pickle
Research Facility

LOOP 1

163,000

32,000

W.Braker Ln

The DOMAIN

Austin's 2nd Downtown
4.5M SF Office | 2.1M SF Retail | 4,600+ MF Units

indeed one search. all jobs. **IBM** **Wtbo**


LUCCHESI BOOTMAKER **GUCCI** **LOUIS VUITTON**

THE SHOPS AT ARBOR WALK

 **TEXAS**
The University of Texas at Austin
52,000 Students

WITHIN A 5-MILE RADIUS

 **151,716**
HOUSEHOLDS


 **79,821**
APARTMENT UNITS

Old West Austin
(\$167,000 Avg. HH Income)

 **371,728**
**TOTAL DAYTIME
POPULATION**

 **26%**
**POPULATION GROWTH
SINCE 2010**

Allandale
(\$85,000 Avg. HH Income)

 **\$394,516**
**AVERAGE
HOME VALUE**

 **\$17.6 Billion**
**ANNUAL CONSUMER
SPENDING POWER**

183

BEST BUY

**WHOLE
FOODS
MARKET**


 **163,000 VPD**
N MOPAC EXPY

191,000 VPD
US-183 HWY

220,000 VPD
I-35

sam's club

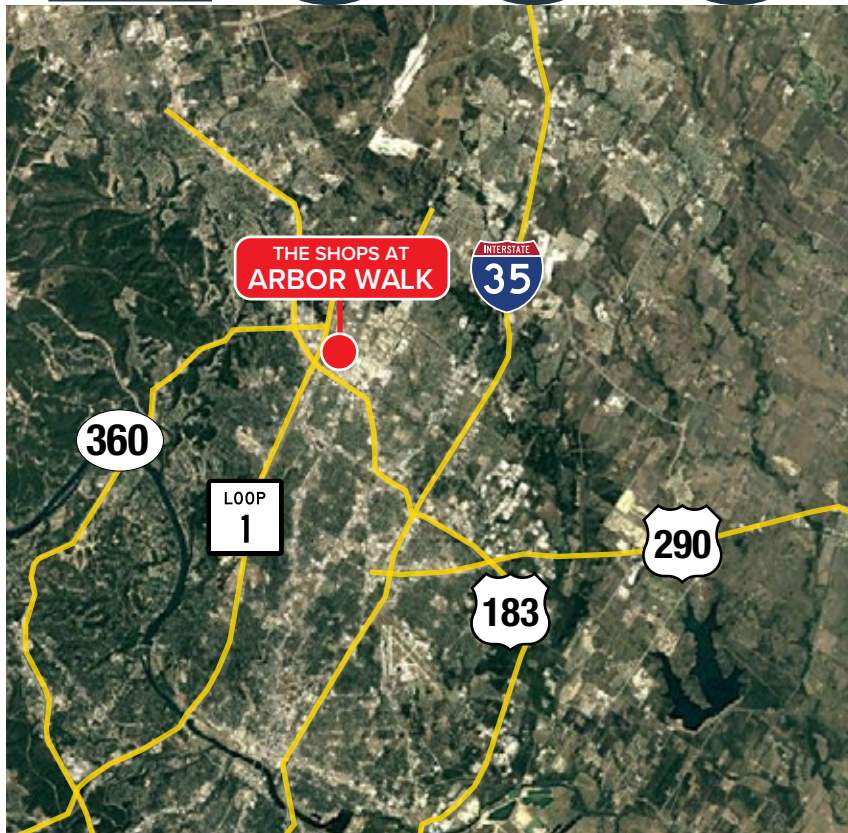
 **\$116,000**
**AVERAGE
HOUSEHOLD INCOME**

 **56.5%**
**HOLD A BACHELOR'S DEGREE
OR HIGHER**

PATHWAY NORTH // FUTURE EPICENTER OF AUSTIN GROWTH

Over the past 20 years, increased migration to central Texas has created a population explosion to the North, fueled by the investment in infrastructure in cities such as Cedar Park, Round Rock, Georgetown. With future highway expansion and growth likely, Shops at Arbor Walk and the Domain remain the central focal point of Austin's explosive growth corridor.

2000



2023



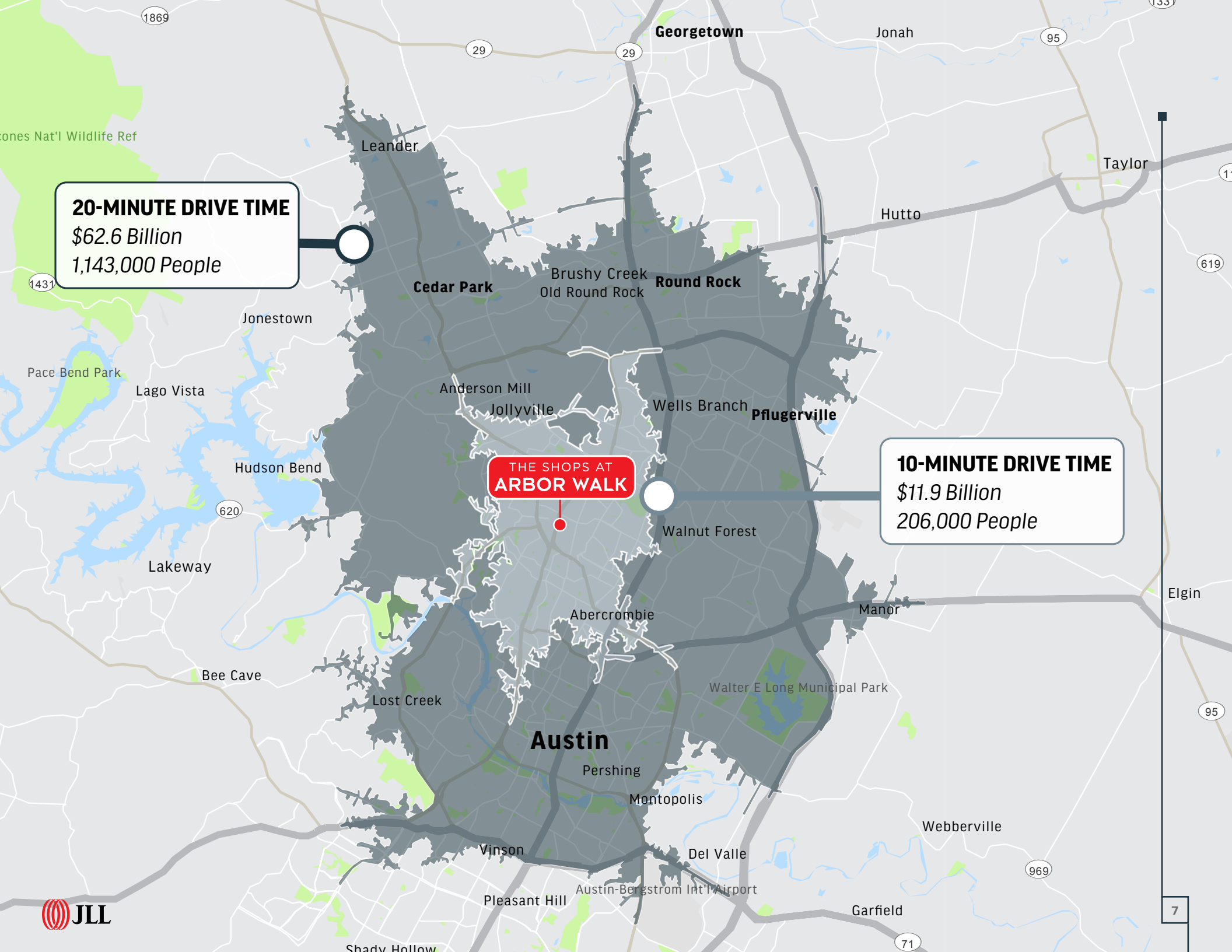
20-MINUTE DRIVE TIME

\$62.6 Billion
1,143,000 People

**THE SHOPS AT
ARBOR WALK**

10-MINUTE DRIVE TIME

\$11.9 Billion
206,000 People



SUPERIOR ACCESS & VISABILITY

SPANNING THREE QUARTERS OF A MILE ALONG MOPAC & ROUTE 183



THE SHOPS AT ARBOR WALK

8

LOOP
1

MoPac Expressway

W Braker Ln



PGA TOUR
SUPERSTORE

Marshalls®

DSW
DESIGNER SHOE WAREHOUSE

163,000 VPD



XL
TALL

EUROPEAN
WAX
CENTER

SKECHERS

HOME
consignment
CENTER

CHUCK E.
CHEESE'S

Where A Kid Can Be A Kid.

FIVE BEL'W

JOANN

SPEC'S
WINES • SPIRITS
FINER FOODS

CHIPOTLE
MEXICAN GRILL

ME Massage Envy

LOOP
1

HIGH PERFORMING ANCHOR TENANTS

As shown by Placer AI, the anchor tenancy locations at the Property are among their most trafficked locations in Texas.



TOP 1%



TOP 8%



TOP 20%



S&P CREDIT RATING
A
(PARENT COMPANY: TJX COMPANIES)



S&P CREDIT RATING
A



POSITIVE LEASING MOMENTUM & TENANT RETENTION

The Property has displayed strong tenant retention as five of the six anchor tenants are original to the Property. Additionally, there has also been strong interest generated in the limited availability that has been offered. There have been **seven (7) leases totaling more than 23,000 square feet that have commenced over the past 24 months.** There is one remaining vacancy at the Property, and ownership is having active discussions with potential tenants.

NEW LEASING ACTIVITY

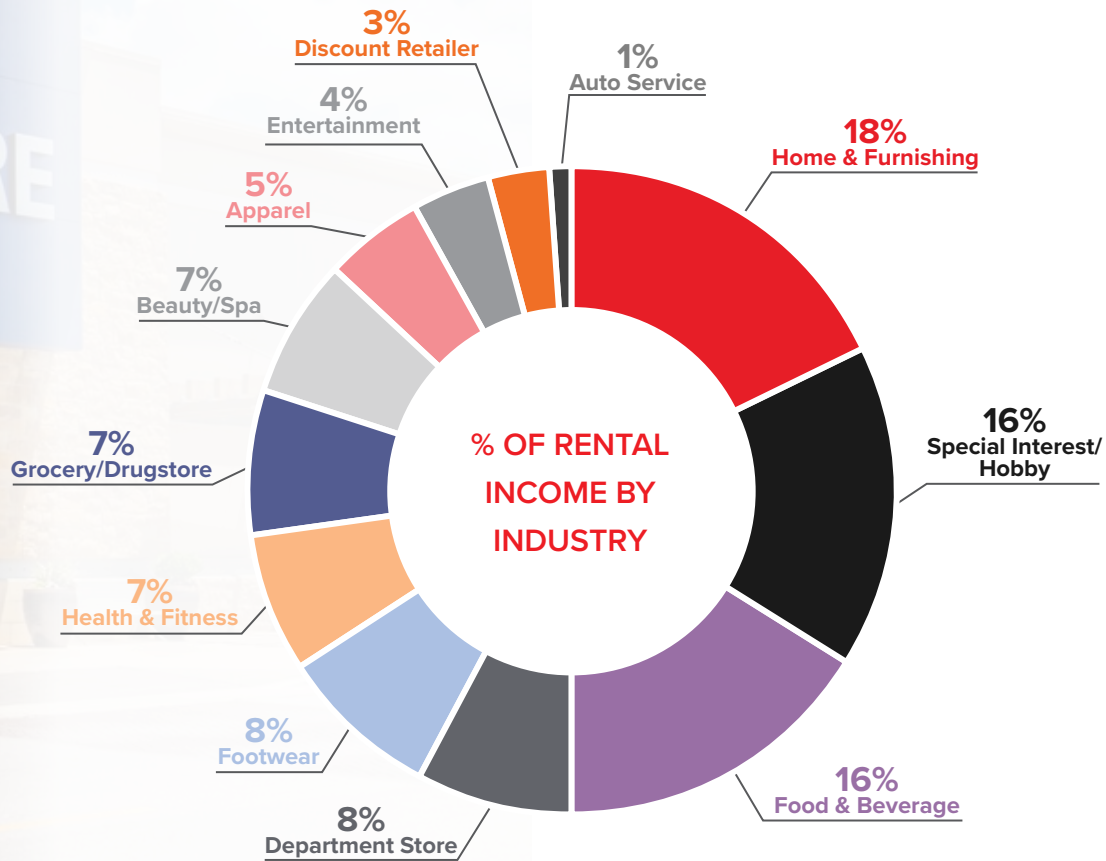
TENANTS	SF	START DATE
Zalat Pizza	1,521	Apr-23
Casa Do Brasil	6,674	Sep-22
Teaspoon	1,184	May-22
The Salon at Arbor Walk	5,230	Feb-22
Arbor Nail Bar	4,547	Dec-21
European Wax Center	1,440	Jul-21
Scrubs & Beyond	2,825	Dec-20
Total/Weighted Average	23,421	

\$30.50 PSF AVG. RENT ON NEW LEASES CONTINUING TO PUSH IN-PLACE RENTS



STABLE & DIVERSIFIED INCOME STREAM

The Shops at Arbor Walk boasts a WALT over 5.1 years with a rent roll comprised of dynamic, modern-day mix of retailers with a proven track record of catering to the changing behaviors of today's consumers. The Property features a compelling and synergistic combination of Food & Beverage, Home & Furnishings, Special Interest/Hobby, Department Stores, Grocery/Drug, Health & Fitness, Apparel and more. None of the thirteen categories account for more than 18% of the gross income, providing a diversified tenant mix and income stream.



NATION LEADING ECONOMY



AUSTIN, TEXAS



THE SHOPS AT ARBOR WALK



**AUSTIN IS THE #2 CITY FOR
REAL ESTATE INVESTMENT**

– ULI (2021)



**“FASTEST GROWING
CITY IN THE COUNTRY”**

– Forbes



**“#1 HOTTEST U.S. JOB
MARKET”**

– Wall Street Journal (2020)



**169 PEOPLE MOVING TO
THE CITY PER DAY**

– Austin Chamber



**NATION'S FASTEST
GROWING JOB MARKET**

3.5% growth | +36K jobs
in the last year



**#1 PLACE TO LIVE
2019, 2018 & 2017**

– U.S News



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