GENERATIONAL RETAIL OPPORTUNITY IN THE HEART OF TARRYTOWN

AUSTIN, TX

() JLL





Executive SUMMARY

Jones Lang LaSalle ("JLL") is pleased to present the exclusive opportunity to purchase Casis Village (the "Property"), a prominent grocery-anchored, service-oriented retail center in Austin's most affluent neighborhood. Located along Exposition Blvd, one of the main thoroughfares connecting Austin proper to the residential neighborhood of Tarrytown, the Property benefits from heightened visibility and high demand in a heavily under-supplied market. Casis Village is currently 92% leased to a diverse mix of service-oriented retailers, including Randalls, Starbucks and Tarrytown Pharmacy, offering investors a durable rent roll with mark-to-market opportunities. Given its dominant location and diverse tenant mix, the Property is famed for its convenient accessibility, becoming the one-stop retail destination for Tarrytown residents. With 5.9 years of remaining average lease term, 57% below-market rents, and 3,705 square feet of existing vacancy, Casis Village presents investors with a rare value-add opportunity in one of Austin's most coveted and under-supplied markets.



SIZE: 46,564 SF OCCUPANCY: 92% **KEY TENANTS:** Randalls, Starbucks, Tarrytown Pharmacy WALT: 5.9 Years FOODIFOODI % BELOW MARKET: 57% ACREAGE: 3.39

PROPERTY:

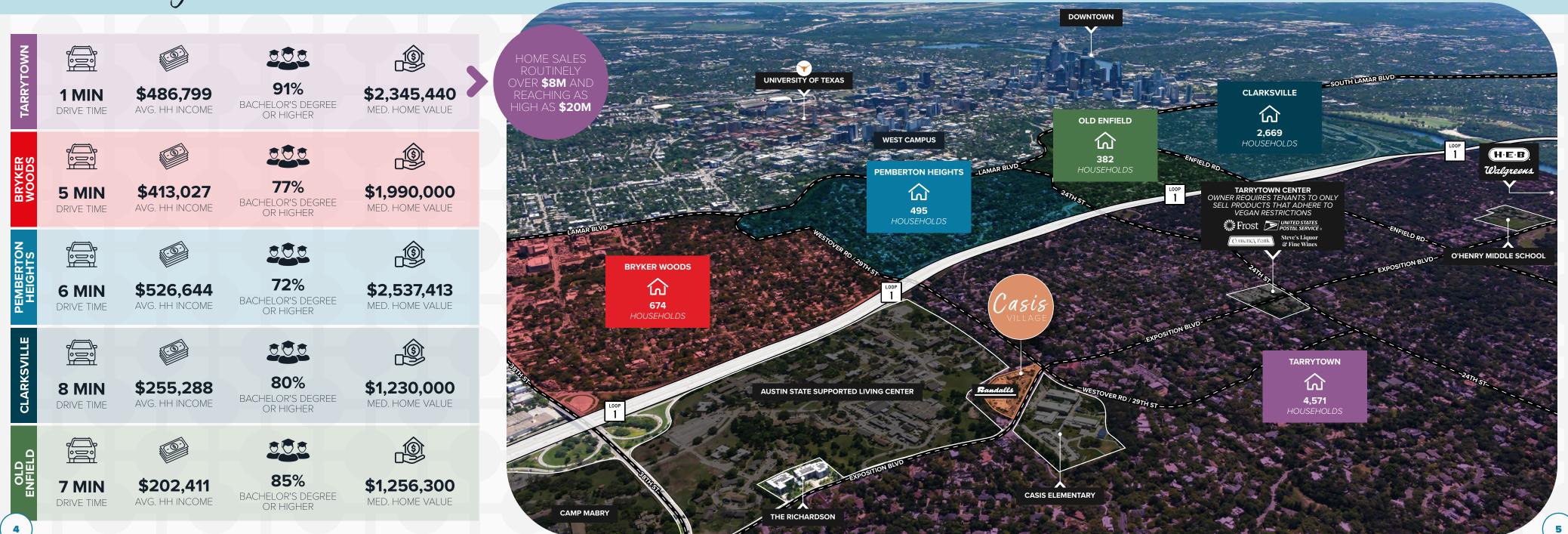
2727 Exposition Blvd, Austin, TX 78703

Investment HIGHLIGHTS

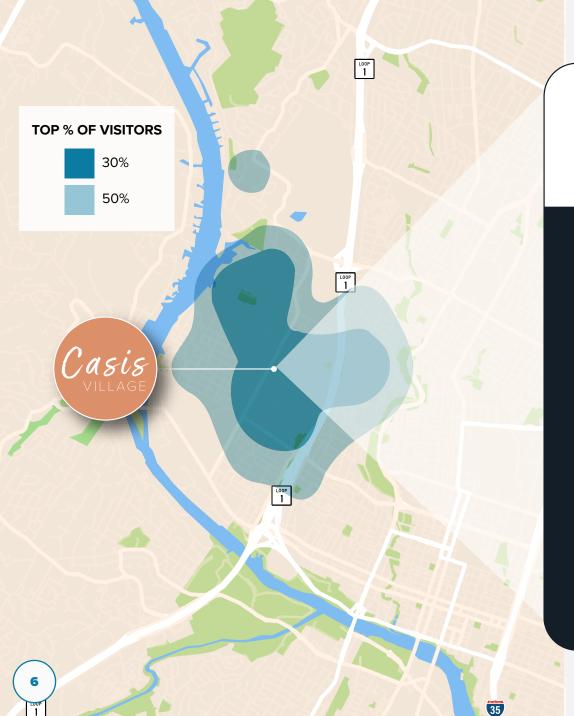




Surrounded by AUSTIN'S MOST AFFLUENT NEIGHBORHOODS



THE CORE Casis Village CONSUMER



THE IDEAL CONSUMER

The top 50% of Casis Village's customer base is comprised of consumers fitting this criteria



36-45 AVG. AGE

72% BACHELOR'S DEGREE OR HIGHER

\$400,000+ EST. HH INCOME

92% OWN A HOME

THE WEALTHIEST HOUSEHOLDS IN THE U.S., LIVING IN THE MOST EXCLUSIVE NEIGHBORHOODS

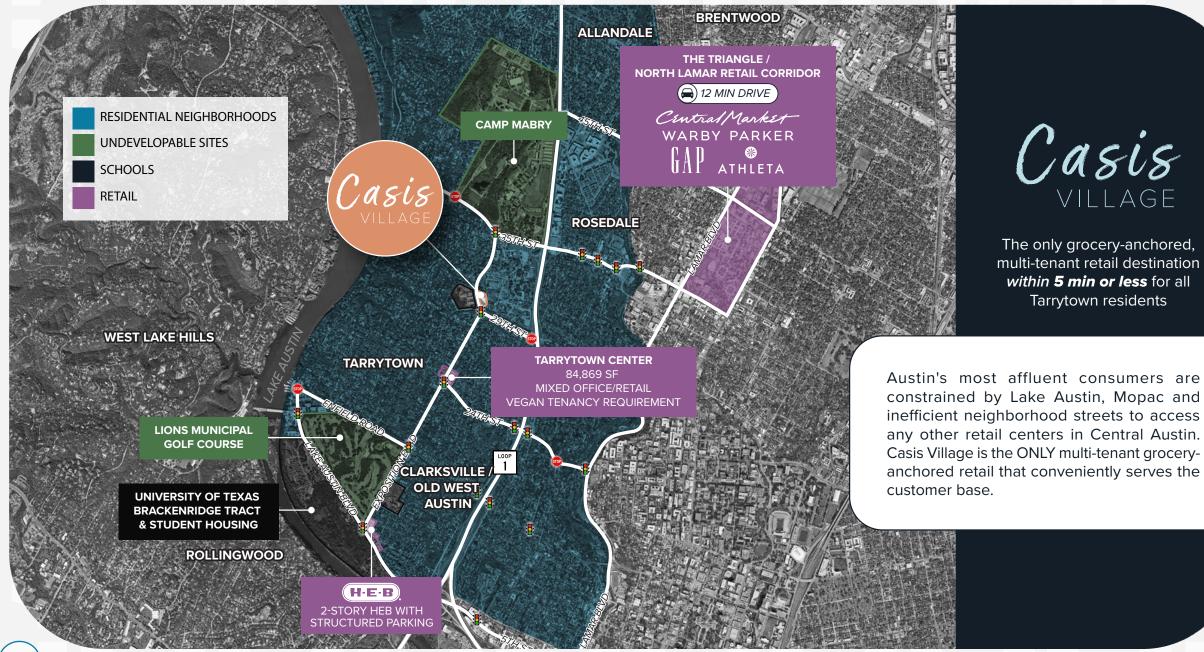


HOUSING AUSTIN'S Ideal Consumer

Known as a quiet enclave at the beginning of West Austin's hill country, Tarrytown offers residents the ideal blend of proximity to demand drivers and Lake Austin access and views.

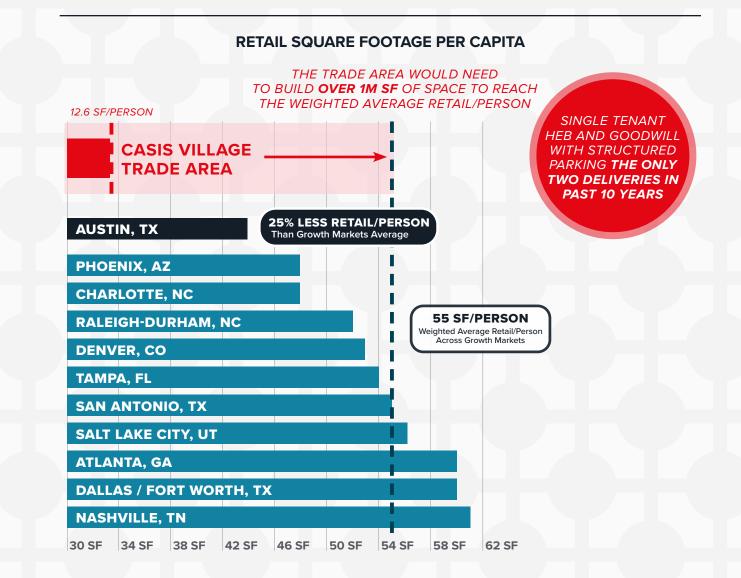
WELCOME TO TARRYTOWN

Capturing Tarrytown's CAPTIVE CONSUMERS



IN A HEAVILY Undersupplied Market

Casis Village's retail supply per capita is 78% less than the average across all growth markets, exemplifying the disparity between Austin's lack of retail supply and burgeoning population in affluent submarkets with strong consumer demand



Today TO...

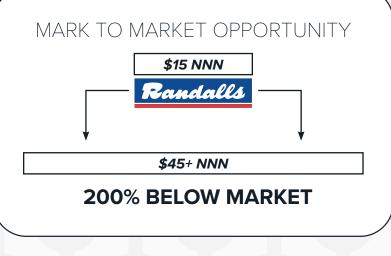
OWNERSHIP INCREASED RENTS BY 77% IN TWO YEARS WITH MINIMAL TI AND CAPEX INVESTMENT

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... Tomorrow

ABILITY TO ACCESS 75% OF THE NOI DURING HOLD PERIOD



REDEVELOPMENT OPPORTUNITY



Reimagining THE FUTURE







OF Casis Village





Casis Village RANKS AMONGST THE NATION'S LEADING NEIGHBORHOOD RETAIL CENTERS



LOCATION CASIS VILLAGE	TOTAL POPULATION (3 MILE) 125,483	AVG. HH INCOME \$486,799	% BACH DEGREE 71.1%	DISPOSABLE INCOME \$255,422
Montecito Country Mart	38,115	\$1,141,533	49.5%	\$601,488
Highland Park Village	192,776	\$850,961	68.7%	\$450,006
Americana Manhasset	101,587	\$498,123	68.8%	\$260,593
Hyde Park Village	114,994	\$124,323	55.0%	\$71,341
Palisades Village	80,851	\$1,037,757	75.7%	\$497,587



Exposition Blvd: 20,066 VPD

The Austin STORY

LEADING THE NATION IN EVERYTHING

Named the #1 Market for Global Real Estate investment by AFIRE (2022), Austin has transformed from a quiet state capital into one of the fastestgrowing metros in the country. Universally regarded for its thriving economy and prosperous employment opportunities, Austin's quality of life truly sets it apart from other cities. People are drawn to the city's cultural vitality, outdoor spaces, and vibrant food and entertainment scene. Known as the "Live Music Capital of the World", Austin boasts hundreds of music venues and is home to SXSW and ACL Music Festival, two of the largest media events in the nation. Austin is celebrated for its enchanting natural beauty and oasis of outdoor activities found in more than 300 parks, 18,000 acres of green space, and 227 miles of trails. Austinites enjoy a reasonable cost of living, no state income tax, and the highest per capita income in the state. With a unique diversity of lifestyles within its boundaries, it is not hard to see why many people love to call Austin home.

30M ANNUAL VISITORS 24.3% MILLENNIAL POPULATION

1,450+ EXPANSIONS & RELOCATIONS SINCE 2014 **30%** POPULATION GROWTH (2014-2024)

48% EMPLOYMENT GROWTH (2014-2024)

#11

LARGEST

U.S. CITIES

(MAY 2024)

AUSTIN AMERICAN

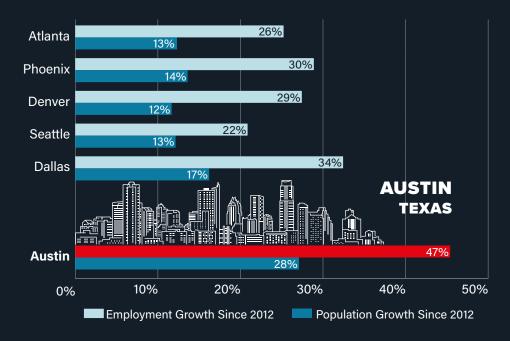
STATESMAN

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Prolific Population & Employment Growth

EMPLOYMENT & POPULATION GROWTH



Proven Resilience

Austin has proven to be resilient during U.S. recessions; during the Great Recession of 2008 Austin's employment rate exceeded its pre-recession peak just two years later, whereas the U.S. remained below its pre-recession peak for six years.

AUSTIN VS. US EMPLOYMENT GROWTH



Contacts

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