

# 1890<sup>R</sup> RANCH

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EIGHTEEN NINETY RANCH

*AUSTIN, TEXAS*

OFFERING SUMMARY





# THE OPPORTUNITY

Jones Lang LaSalle Americas, Inc. ("JLL") is pleased to present the rare opportunity to acquire 1890 Ranch ("the Property"), a best-in-class retail destination consisting of 441,620 SF of quality anchor and shop space, represented by an exceptional line up of national retailers including Super Target (NAP), Hobby Lobby (NAP), Ross, Academy, Natural Grocers, Burlington, PetSmart, and more. Located in Austin, Texas' rapidly growing Northwest suburb, Cedar Park, the Property serves a vast and growing trade area consisting of 220,379 people with an avg. HH income of \$166,740 within a 5-mile radius.

Moreover, 1890 Ranch possesses future optionality and placemaking opportunities; the property's west-central block can be redeveloped with minimal existing tenant complications. Additionally, an investor can lower its basis by selling the separately parceled Academy and Ross. The Property's irreplaceable location, future optionality, and complementary tenancy coupled with Austin's explosive growth provide investors with a unique opportunity to invest in the booming Northwest Austin market at well below replacement cost.

**1890 Ranch presents investors the unique opportunity to acquire one of the state's most highly trafficked shopping destinations, boasting incredibly resilient historical occupancy at or just below 100%, with strong near-term growth potential via mark-to-market opportunities and a 3.2%+ 10-Year CAGR.**





# WHAT YOU REALLY NEED TO KNOW...

**9.9M**

ANNUAL VISITS  
TOP 1% OF SHOPPING CENTERS NATIONALLY

LOCATED IN

**AUSTIN, TX**

TOP 10 BEST PLACE TO LIVE IN THE US  
(U.S. NEWS & WORLD REPORT, 2024-2025)

**8.1%**

HISTORICAL 5-YR CAGR (2020-2025)

**99%**

OCCUPIED



**#1**

LOCATION NATIONWIDE  
(339 TOTAL STORES)

**98%+**

OCCUPANCY SINCE 2022

**4.9 YEARS**

WALT



HOME OF THE



GROCERY INTEGRATED CENTER



**TOP 1%**

OF SPORTING GOODS  
STORES NATIONWIDE

**FUTURE**

DENSIFICATION OPPORTUNITIES

**\$167K**

AVG. HH INCOME  
(5-MILE RADIUS)

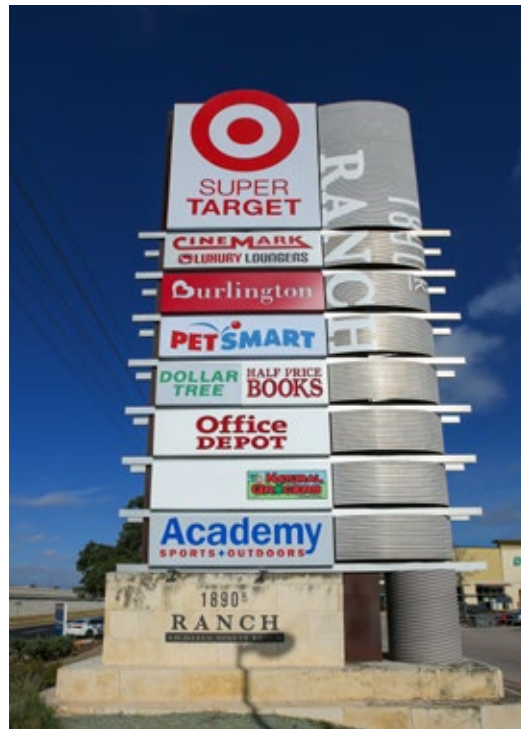
**3.2%+**

10-YEAR CAGR



# PROPERTY SUMMARY

Address	1335 E. Whitestone Blvd, Cedar Park, TX 78613
Rentable Square Footage	441,620 SF
MSA	Austin
Submarket	Cedar Park
Occupancy	99%
WALT	4.9 Years
National Tenancy	PetSmart, Academy, Ross, Natural Grocers, Burlington, Dollar Tree, Cinemark, Crunch Fitness
Shadow Anchors	Super Target, Hobby Lobby, Ashley Furniture, Mardel
Year Built	2008-2011
Site Size	41.56 Acres





# BEST-IN-CLASS ANCHOR TENANTS

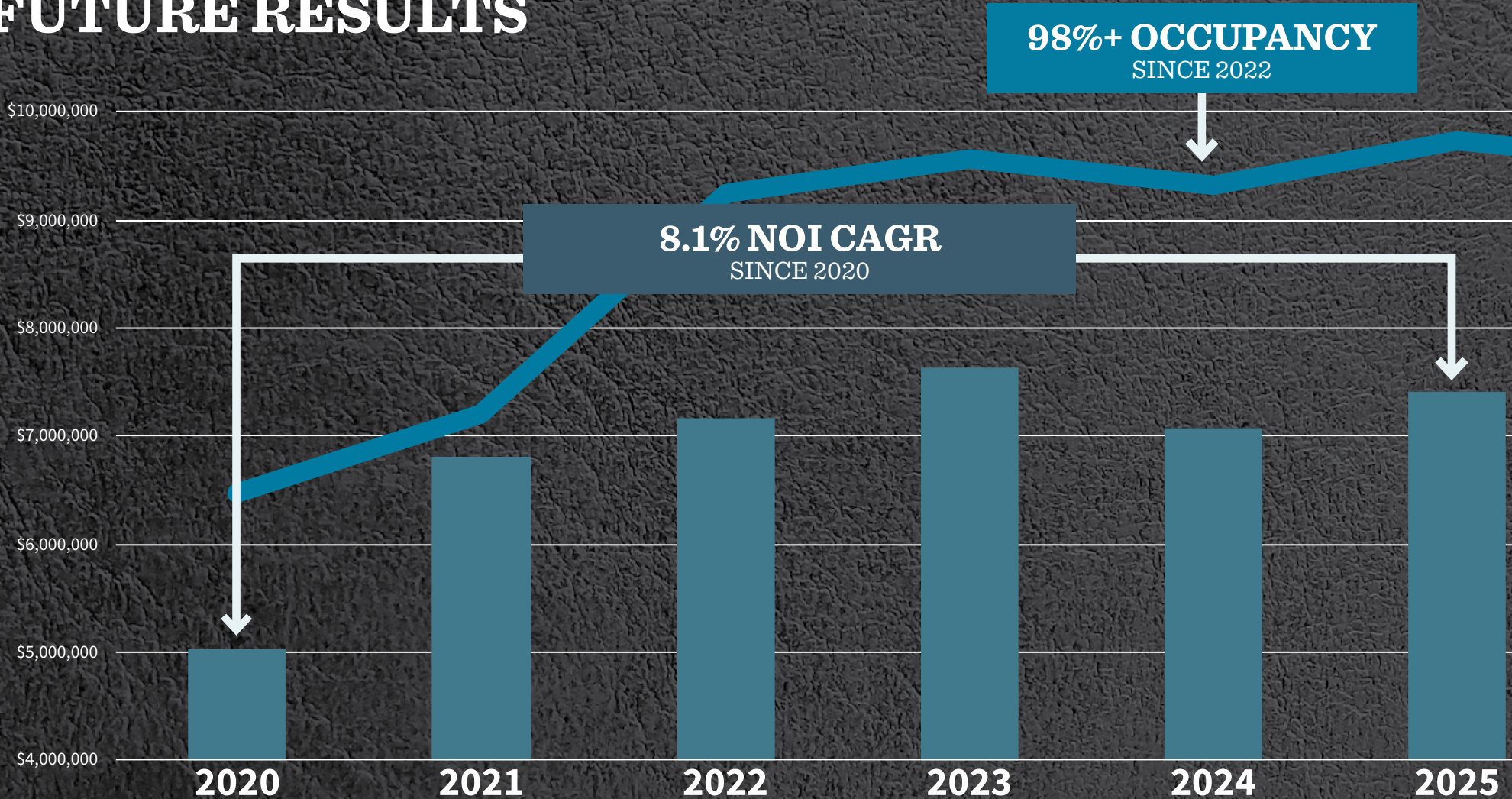
1890 RANCH  
FEATURES PROMINENT  
ANCHOR TENANTS THAT  
SIGNIFICANTLY DRIVE  
THE CENTER'S

**9.9 MILLION**  
ANNUAL VISITS.





# PAST PERFORMANCE IS INDICATIVE OF FUTURE RESULTS



**bex+Co.**

New lease resulting in a 16% trade out

**NATURAL GROCERS**

Lease recast to 13,180 SF (Base rent increase, however, tenant did not actually expand space)

Former Gym Tenant Vacates

**CRUNCH**

New lease resulting in an 8% trade out

**corepower YOGA**

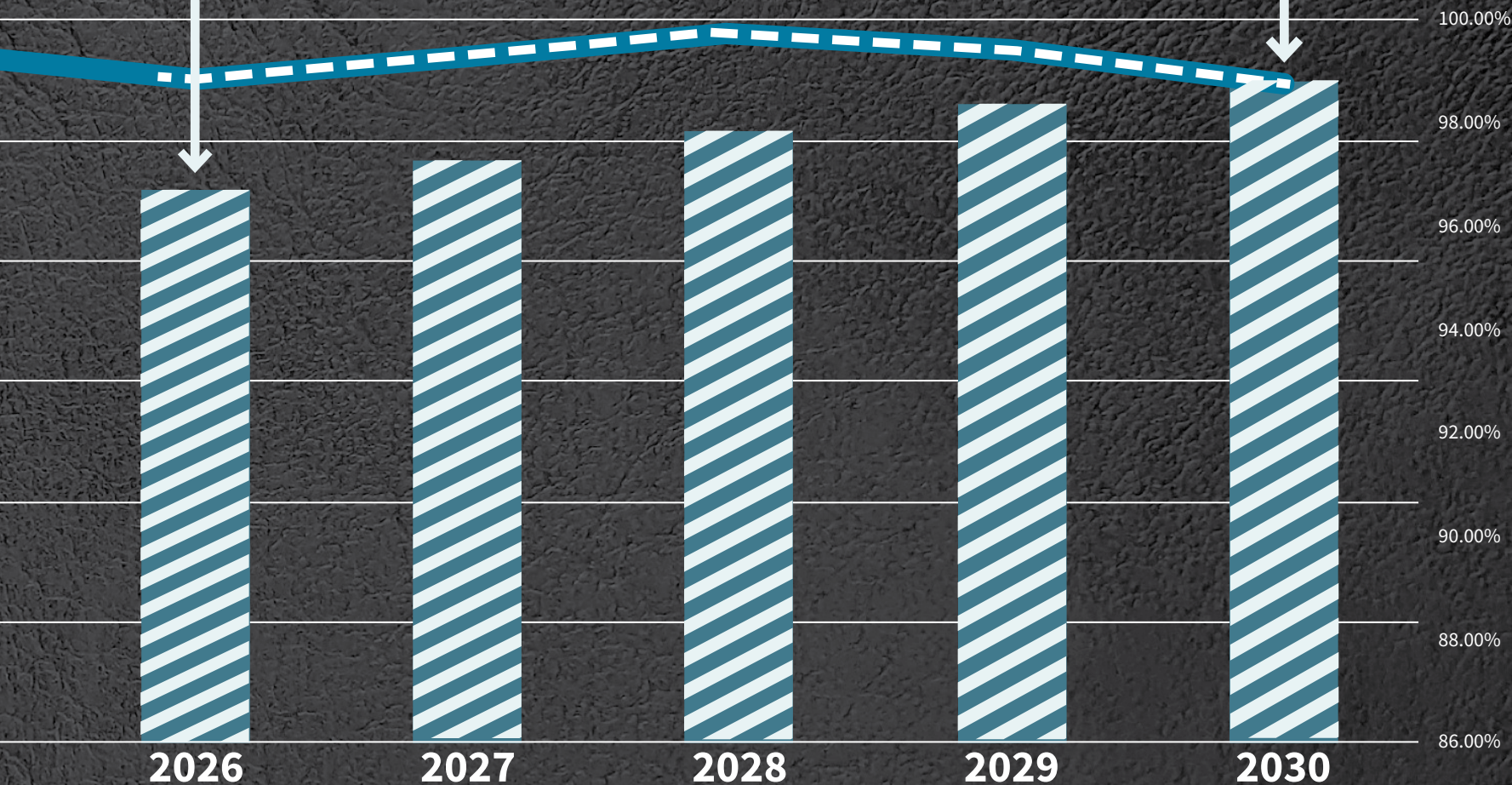
New lease resulting in an 88% trade out

**Over 33K SF leased since 2020**



NOI  
Occupancy

**3.2%+ NOI CAGR**  
PROJ. THROUGH 2030



17,866 SF Expiring  
22% Below Market

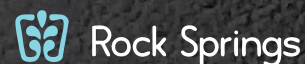
55,641 SF Expiring  
21% Below Market

115,336 SF Expiring  
33% Below Market

24,456 SF Expiring  
44% Below Market

47,155 SF Expiring  
35% Below Market

Expiring Tenants with No Fixed Rate Options Remaining



CHICAGO TITLE



1890 RANCH





# STRONG HISTORICAL PERFORMANCE WITH FUTURE UPSIDE

1890 Ranch has achieved impressive rent growth over the years, driven by consistently high occupancy and the strength of the Cedar Park submarket. Despite these strong historical gains, in-place rents still trail market levels, offering meaningful upside potential.

1

**\$31.84**

CURRENT IN-PLACE RENT

**15.7%**  
% CHANGE FROM  
2019 TO TODAY



**9.9%**  
CURRENT RENT  
DISCOUNT VS.  
MARKET

2

**\$29.26**

CURRENT IN-PLACE RENT

**26%**  
% CHANGE FROM  
2019 TO TODAY



**17.7%**  
CURRENT RENT  
DISCOUNT VS.  
MARKET

3

**\$29.94**

CURRENT IN-PLACE RENT

**28.5%**  
% CHANGE FROM  
2019 TO TODAY



**9.0%**  
CURRENT RENT  
DISCOUNT VS.  
MARKET

4

**\$37.62**

CURRENT IN-PLACE RENT

**39.2%**  
% CHANGE FROM  
2019 TO TODAY



**9.3%**  
CURRENT RENT  
DISCOUNT VS.  
MARKET

5

**\$41.17**

CURRENT IN-PLACE RENT

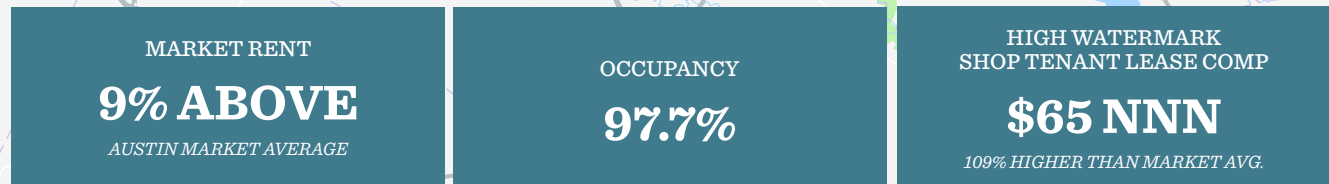
**15.3%**  
% CHANGE FROM  
2019 TO TODAY



**24.4%**  
CURRENT RENT  
DISCOUNT VS. MARKET



The Whitestone Retail micromarket stands out for its exceptional fundamentals, featuring historically low vacancy rates and rental rates that surpass those of the Greater Austin market. The area's attractive demographics drive strong demand and have attracted a roster of high-quality tenants, solidifying its reputation as a premier retail destination in the region.





# TOP NATIONAL CONTENDER

9.9 MILLION  
ANNUAL  
VISITORS

CUSTOMERS  
VISITED AN  
AVERAGE OF  
10 TIMES WITHIN  
THE PAST YEAR



TOP 2% OF ALL FAST  
FOOD RESTAURANTS  
NATIONWIDE



#2 STORE IN A  
50-MILE RADIUS

3RD MOST VISITED  
CENTER IN A 50-  
MILE RADIUS

TOP 1% OF CENTERS  
IN  
THE U.S.



#1 LOCATION  
IN THE COUNTRY



TOP 2% OF ALL  
MOVIE THEATERS  
NATIONWIDE

# SHOPPING CENTER RANKINGS

UNITED STATES

194 / 41,468

99%

TEXAS

27 / 4,105

99%

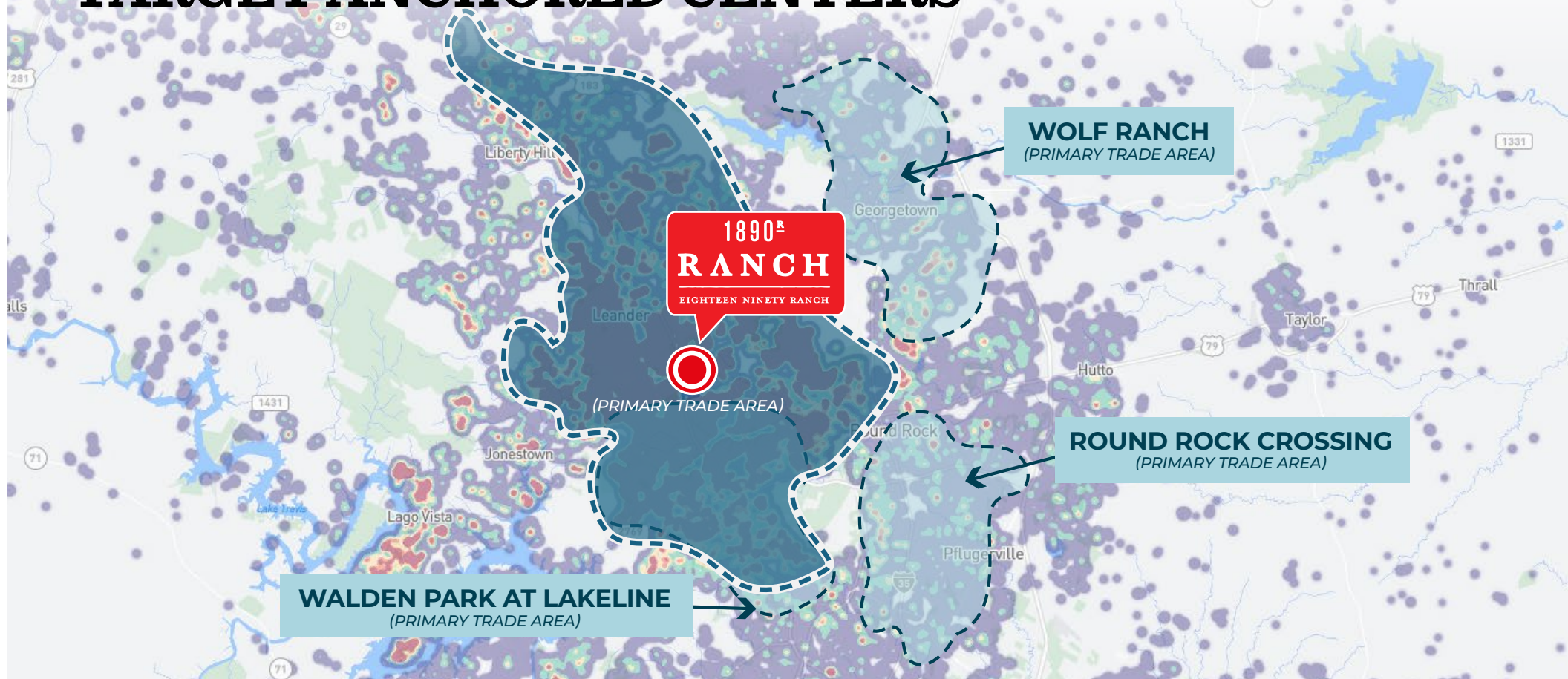
LOCAL: 50 MI

3 / 381

99%



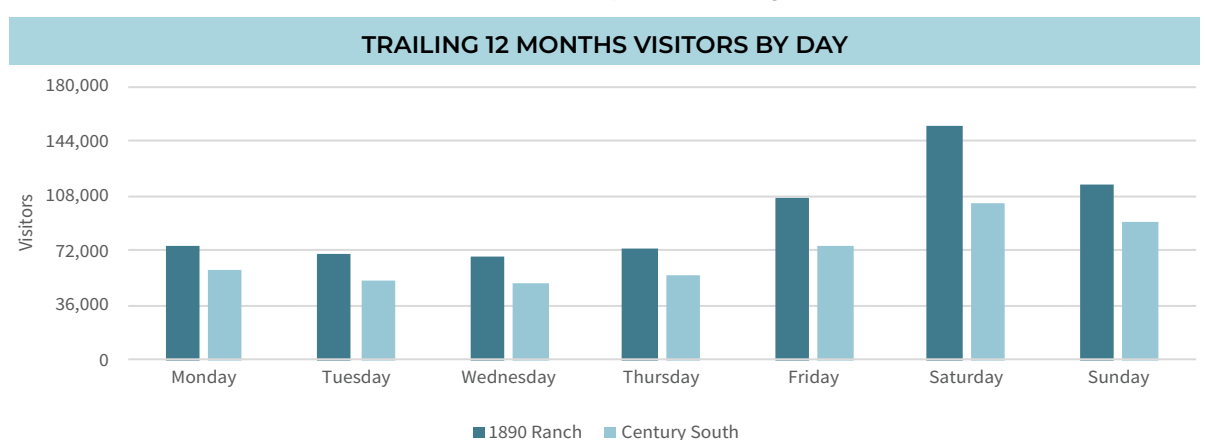
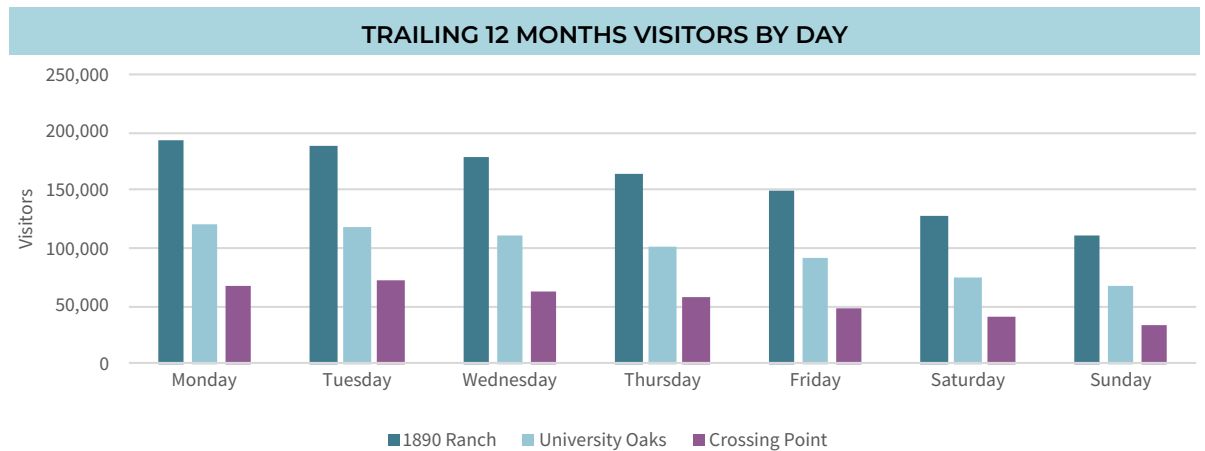
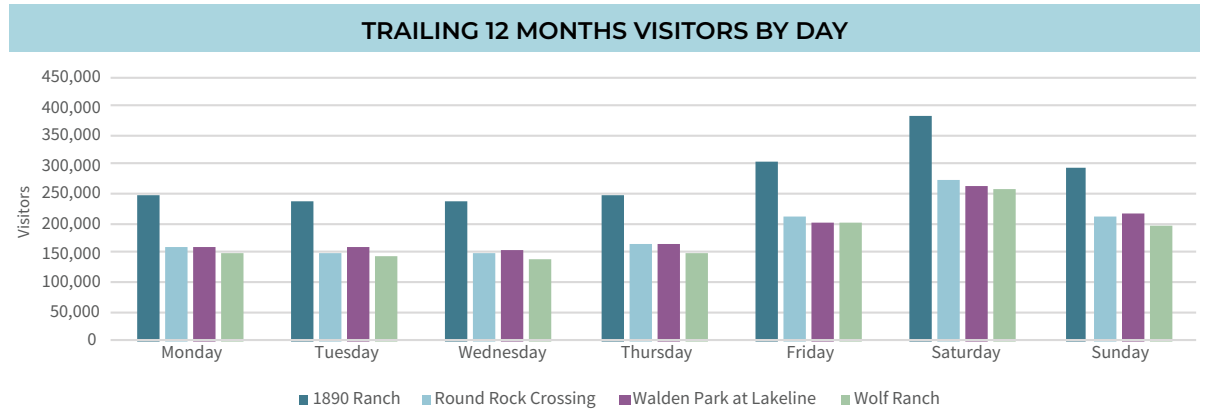
# DOMINANT TRADE AREA DRAW VS. COMPETING TARGET ANCHORED CENTERS



	1890 Ranch	Wolf Ranch	Round Rock Crossing	Walden Park at Lakeline
Annual Visits	9.9 Million	7.4 Million	4.2 Million	2.9 Million
Median Visitor HH Income	\$122.5K	\$105.3K	\$98.5K	\$119.5K
Ranking (Within a 50-Mile Radius)	#3	#7	#36	#68
Tenants				



# TOP TENANTS OUTPERFORM NEARBY CENTERS





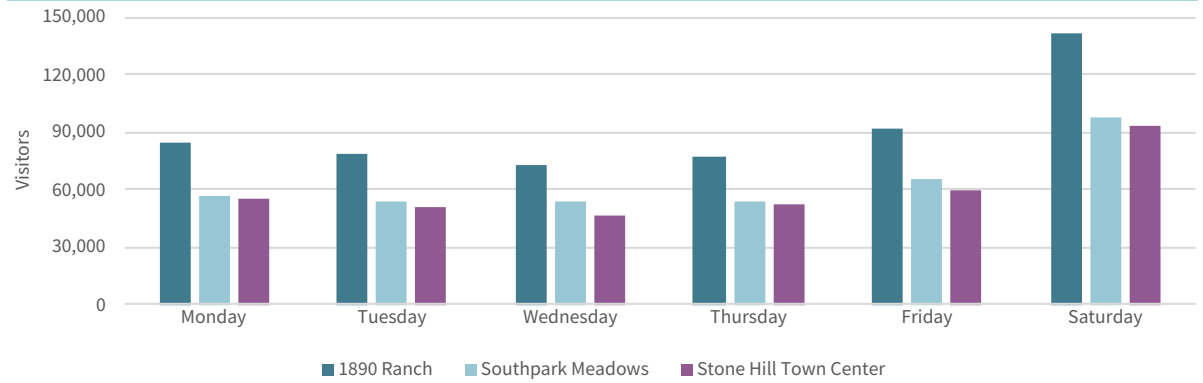
**HOBBY LOBBY**

SHADOW ANCHOR



659K T-12 VISITS

### TRAILING 12 MONTHS VISITORS BY DAY

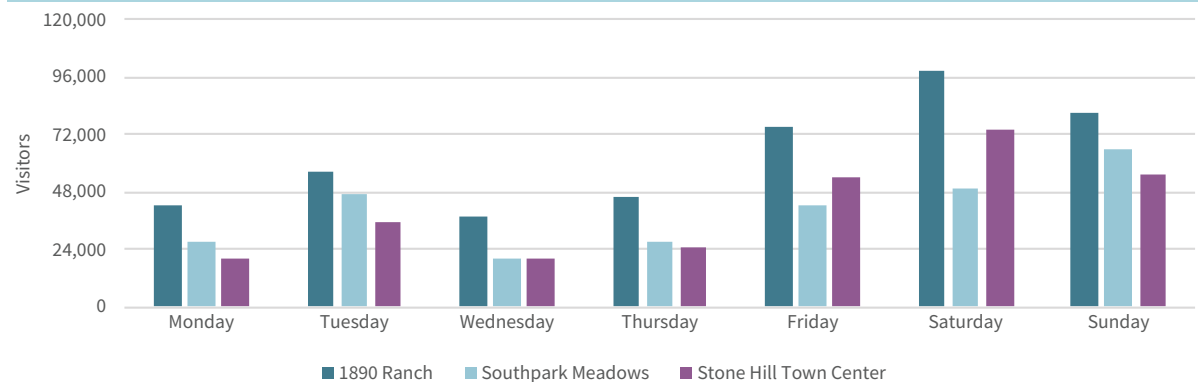


**CINEMARK**



439K T-12 VISITS

### TRAILING 12 MONTHS VISITORS BY DAY

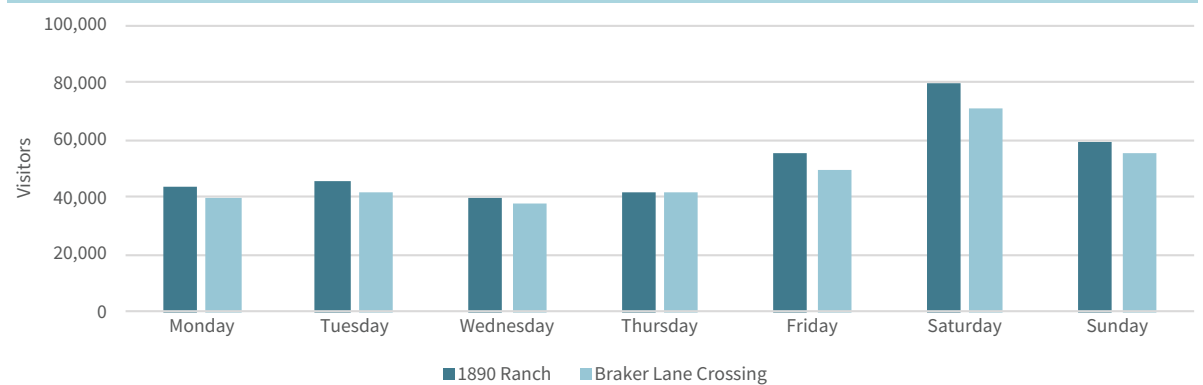


**ROSS**  
DRESS FOR LESS



366K T-12 VISITS

### TRAILING 12 MONTHS VISITORS BY DAY





# AUSTIN'S EXPLOSIVE RESIDENTIAL GROWTH & BOOMING HOUSING MARKET

## CEDAR PARK 2005

**\$1.7B**

IN SPENDING  
POWER

(5-MILE RADIUS)

1890<sup>R</sup>  
**RANCH**

EIGHTEEN NINETY RANCH

**42,618**

**+97%**

TOTAL  
POPULATION  
INCREASE

**13,824**

**+102%**

INCREASE  
IN TOTAL  
HOUSEHOLDS

**3,535**

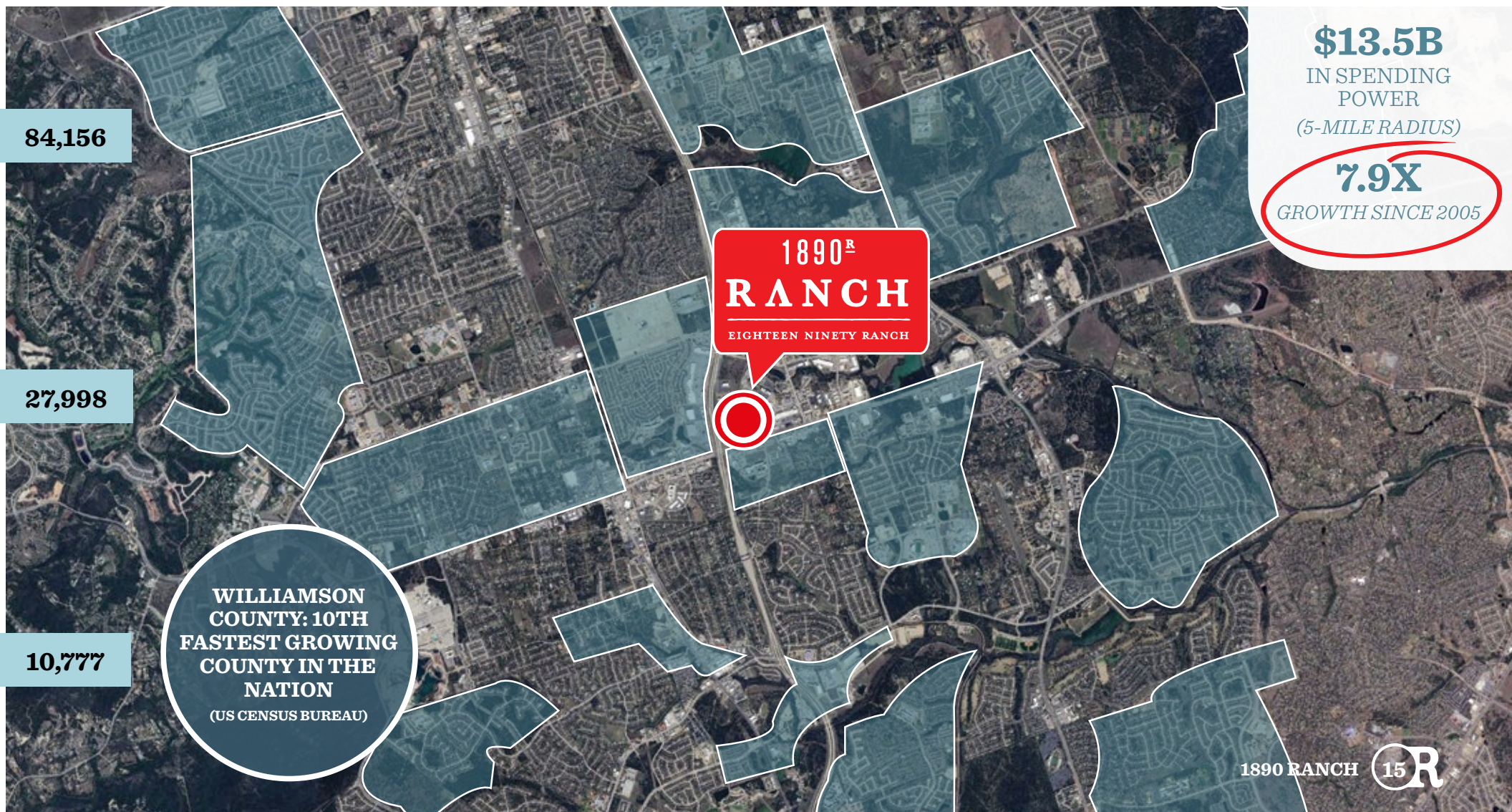
**+205%**

INCREASE  
IN  
MULTIFAMILY  
UNITS



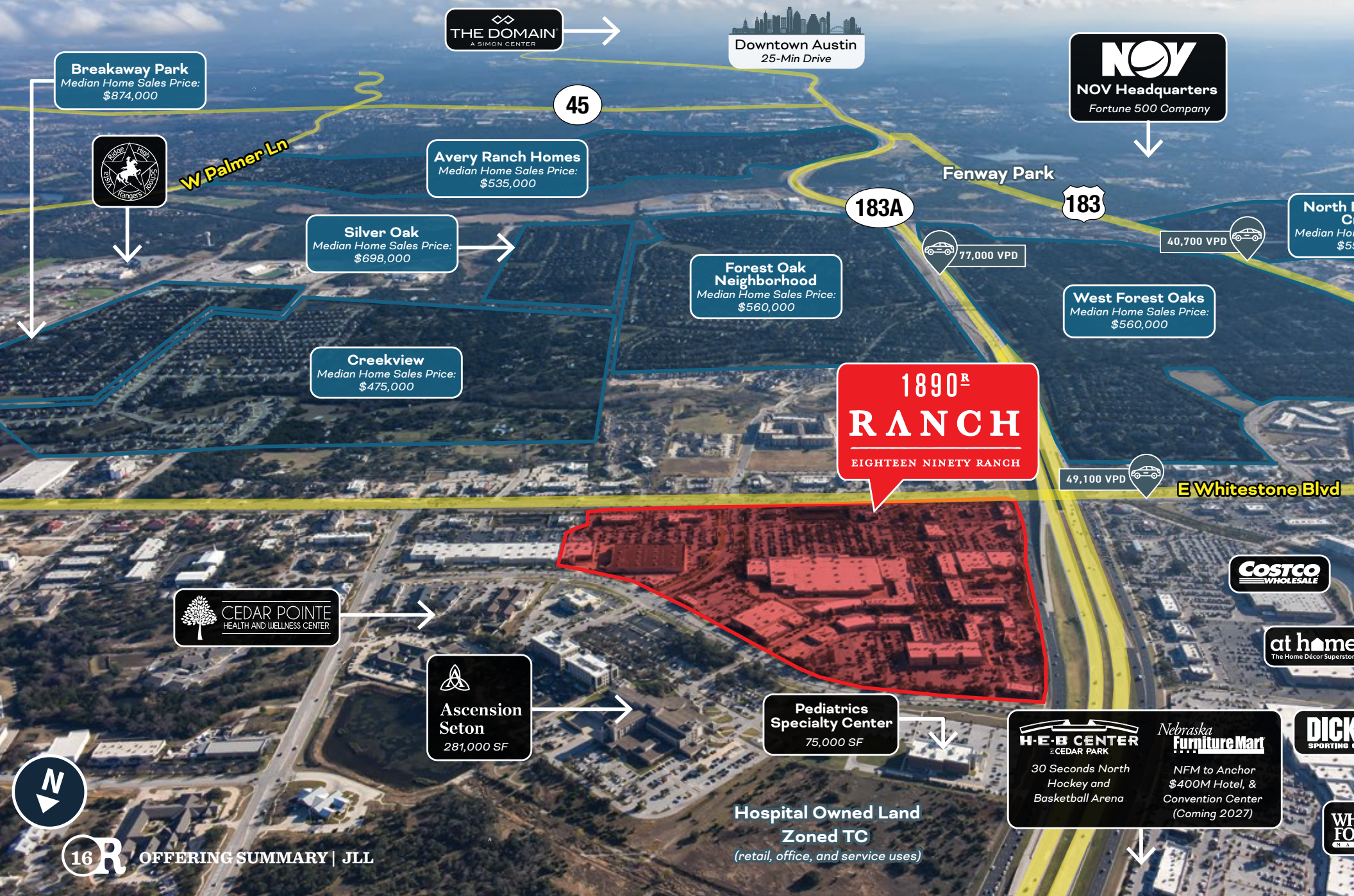
WITH THE EXPONENTIAL GROWTH IN CEDAR PARK, 1890 RANCH HAS BECOME THE EPICENTER AND ANCHOR FOR AUSTIN'S MOST DOMINANT RETAIL CORRIDOR ALONG WHITESTONE BLVD.

# CEDAR PARK 2025





# CEDAR PARK: ONE OF THE FASTEST GROWING CITIES IN THE UNITED STATES





# ROBUST SURROUNDING DEMOGRAPHICS

WITHIN A 5-MILE RADIUS



**81,262**  
HOUSEHOLDS



**26,892**  
APARTMENT UNITS



**204,813**  
TOTAL DAYTIME POPULATION



**216%**  
POPULATION GROWTH SINCE 2000



**\$583,022**  
AVERAGE HOME VALUE



**\$13.5 BILLION**  
ANNUAL CONSUMER SPENDING POWER



**49,100 VPD**  
E WHITESTONE BLVD

**77,200 VPD**  
SH 183A

**40,700 VPD**  
SH 183



**\$166,740**  
AVERAGE HOUSEHOLD INCOME



**59%**  
HOLD A BACHELOR'S DEGREE OR HIGHER

## BREAKAWAY PARK

**5**  
Min Drive

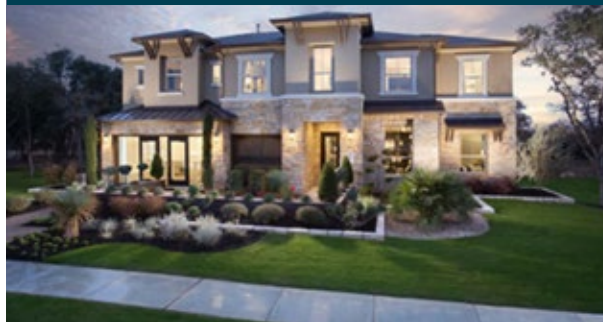
**\$2,125,500**  
Median List Price



## BRUSHY CREEK

**8**  
Min Drive

**\$750,000**  
Median List Price



## NORTH BUTTER CUP CREEK

**7**  
Min Drive

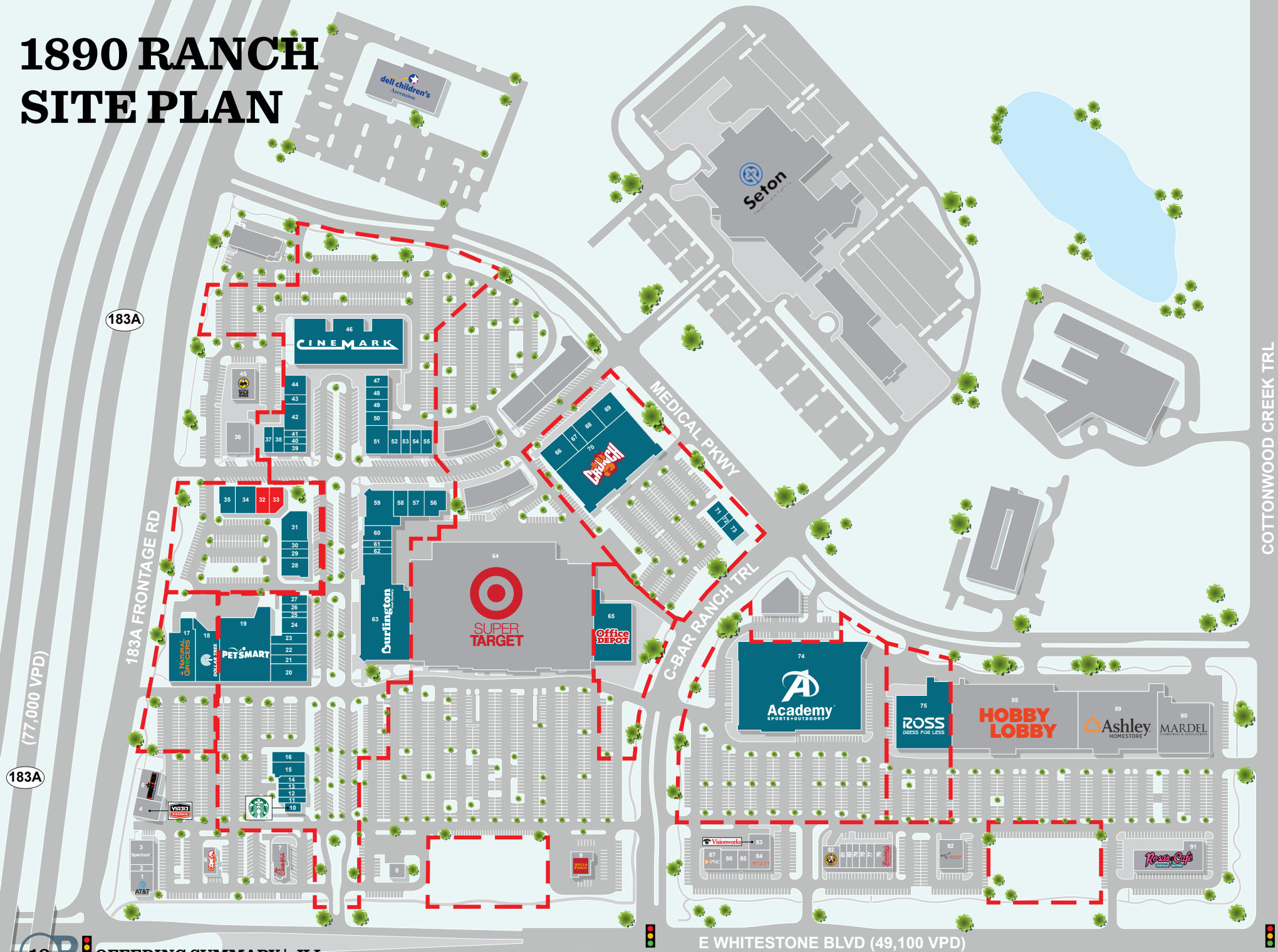
**\$540,000**  
Median List Price



1890 RANCH 



# 1890 RANCH SITE PLAN





#	Suite	Tenant	SF
1	-	AT&T	NAP
2	-	Amy's Ice Creams	NAP
3	-	Spectrum	NAP
4	-	Via 313	NAP
5	-	Mighty Fine Burgers	NAP
6	-	Carl's Jr	NAP
7	-	Chick-fil-A	NAP
8	-	Jack Allen's Kitchen	NAP
9	-	Wells Fargo	NAP
10	H-100	Starbucks	1,750
11	H-200	Great Haircuts	1,200
12	H-300	FedEx Office Print & Ship Center	1,992
13	H-400	The Lash Lounge	1,286
14	H-500	Crumbl Cookies	1,405
15	H-600	LensCrafters	5,001
16	H-800	Nothing Bundt Cakes	2,025
17	G-17	Natural Grocers	10,515
18	G-19	Dollar Tree	10,306
19	F-100	PetSmart	27,880
20	E-100	Sephora	4,503
21	E-125	Pink Box	2,497
22	E-150	Clear Choice Eyecare	2,595
23	E-200	2nd Street	3,100
24	E-300	Massage Envy	3,000
25	E-400	GNC	1,200
26	E-500	bex+Co.	1,400
27	E-600	Studio Nails	1,642
28	O-100	Results Physiotherapy	3,843
29	O-200	Maya's Browz Studio	1,157
30	O-300	Black Castle Gamez	1,590
31	O-400/500	Salons at 1890 Ranch	6,976
32	P-130A	Available	2,311
33	P-130B	Available	2,674
34	P-128	Big Top Dentistry	3,420
35	P-100	Harbor Health	5,000
36	-	Salata / Hardwood Bargains	NAP
37	S-110	European Wax Center	1,793
38	S-120	Aspire Allergy	2,500
39	S-130	Boba Tea	1,625
40	S-140	Baskin Robbins	1,300
41	S-150	iSpa Nails	1,200
42	S-160/170	Barrett's ATA Martial Arts	4,817
43	S-180	Ike's Love & Sandwiches	1,750
44	S-190	Amy's China Cuisine	3,500
45	-	Buffalo Wild Wings	NAP
46	B-100	Cinemark	39,144

#	Suite	Tenant	SF
47	T-165	True Rest Float Spa	2,100
48	T-160	The Little Gym	3,459
49	T-155	Sitterle Homes	1,200
50	T-150	Chada Thai	2,500
51	T-140	Takara	5,011
52	T-130	Curry Pizza House	2,200
53	T-120	Hawaii Fluid Art	1,911
54	T-110	EurAsia Ramen	1,950
55	T-100	Thanh Nhi Vietnamese	2,018
56	D-185	CorePower Yoga	3,094
57	D-195	Adventure Kids Playcare	3,620
58	D-165/175	Breeze Salon	4,001
59	D-155	Half Price Books	8,499
60	D-145	Affordable Dentures	2,800
61	D-135	Pigtails & Crewcuts	1,600
62	D-125	Huntington Learning Center	2,232
63	D-100	Burlington	36,736
64	-	Super Target	NAP
65	C-100	Office Depot	17,992
66	Y-100	Aqua Tots	5,166
67	Y-200	Home Vision Studio	1,496
68	Z-100	Chicago Title Insurance Company	3,489
69	Z-200	Rock Springs Changes	6,783
70	AB	Crunch Fitness	40,000
71	AA-225	US Coast Guard	2,000
72	AA-235	Nutrishop	1,400
73	AA-245	Tan It All	2,425
74	0001B	Academy Sports + Outdoors	80,352
75	0002B	Ross Dress for Less	27,689
76	-	Freddy's Frozen Custard & Steakburgers	NAP
77	-	Tropical Smoothie Café	NAP
78	-	uBreakiFix	NAP
79	-	Firehouse Subs	NAP
80	-	SportClips	NAP
81	-	5 Star Nutrition	NAP
82	-	Einstein Bros. Bagels	NAP
83	-	Visionworks	NAP
84	-	Verizon Wireless	NAP
85	-	T4 Men	NAP
86	-	Cedar Park Modern Dentistry	NAP
87	-	PNC	NAP
88	-	Hobby Lobby	NAP
89	-	Ashley Furniture Homestore	NAP
90	-	Mardel Christian & Education	NAP
91	-	Rosa's Café	NAP
92	-	Longhorn Steakhouse	NAP
<b>TOTAL SF</b>			<b>441,620</b>



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