



BARRINGTON OAKS



98,309 SQUARE FOOT VALUE-ADD RETAIL CENTER IN AUSTIN'S NORTHWEST SUBMARKET

EXECUTIVE SUMMARY

Jones Lang LaSalle (“JLL”) is pleased to present the exclusive opportunity to purchase Barrington Oaks (the “Property”), a 98,309 square foot neighborhood retail center in Austin’s Northwest submarket. The Property is currently 78.8% leased to a diverse mix of service-oriented tenants. Situated at the prominent intersection of US-183 and Spicewood Springs Road, Barrington Oaks occupies a prime position within Northwest Austin - an area characterized by strong population density and limited competing retail supply. The Property’s strategic frontage along a major thoroughfare provides exceptional visibility, with more than 218,000 vehicles passing the site each day. Additionally, Barrington Oaks benefits from proximity to high-traffic anchors, including H-E-B and the newly secured Crunch Fitness, which will be occupying 28,450 square feet immediately adjacent to the Property.

Barrington Oaks has durable fundamentals as evidenced by the Property’s steady occupancy and current ownership’s proven performance in increasing rents by 97.1% since acquiring the Property in 2019. With 2.0 years of remaining average lease term, 23.9% below-market rents, and 20,870 square feet of existing vacancy, Barrington Oaks presents investors with a rare value-add opportunity in one of Austin’s most desirable and under-supplied markets.



PROPERTY OVERVIEW	
ADDRESS:	8650 Spicewood Springs Road, Austin, TX 78759
SIZE:	98,309
OCCUPANCY:	78.8%
WALT:	2.0 Years
% BELOW MARKET:	23.9%
KEY TENANTS:	Jack Brown Cleaners, Liberty Pharmacy, Asia Market, Ying Yoga
YEAR BUILT:	1975 / 1986
ACREAGE:	7.58

INVESTMENT HIGHLIGHTS



PROVEN PERFORMANCE WITH ADDITIONAL FUTURE UPSIDE

- ⌚ Rents have increased **97.1%** on just **15.0%** of the **GLA** under new ownership with limited capital invested
- ⌚ Opportunity to access majority of the remaining GLA and further push rents to market by **23.9%**



SHADOW ANCHORED BY CRUNCH FITNESS AND H-E-B

- ⌚ Expected to have 6,500+ members; repeated foot traffic will drive consumers to the Property
- ⌚ H-E-B, Texas’s most favored grocery store, is located directly across from the Property and sees 1.4M visitors per year



DOMINANT RETAIL MICROMARKET

- ⌚ 96.0% avg. occupancy since 2020
- ⌚ 25.0% avg. rent growth since 2020



PROMINENT LOCATION WITH ROBUST DEMOGRAPHICS

- ⌚ Surrounded by a population of nearly 100,000 within a 3-mile radius with an average household income of over \$121,000



SUPPLY CONSTRAINED MARKET WITH HIGH BARRIERS TO ENTRY

- ⌚ Barrington Oaks exemplifies the disparity between Austin’s lack of retail supply in affluent submarkets and consumer demand

PROVEN PERFORMANCE WITH LIMITED CAPEX SPEND

TENANT RENT GROWTH AT LEASE EXPIRATION / CONTRACT RENEWAL DATE



3 NEW LEASES & 8 RENEWALS

+

\$75,370
TOTAL INVESTMENT

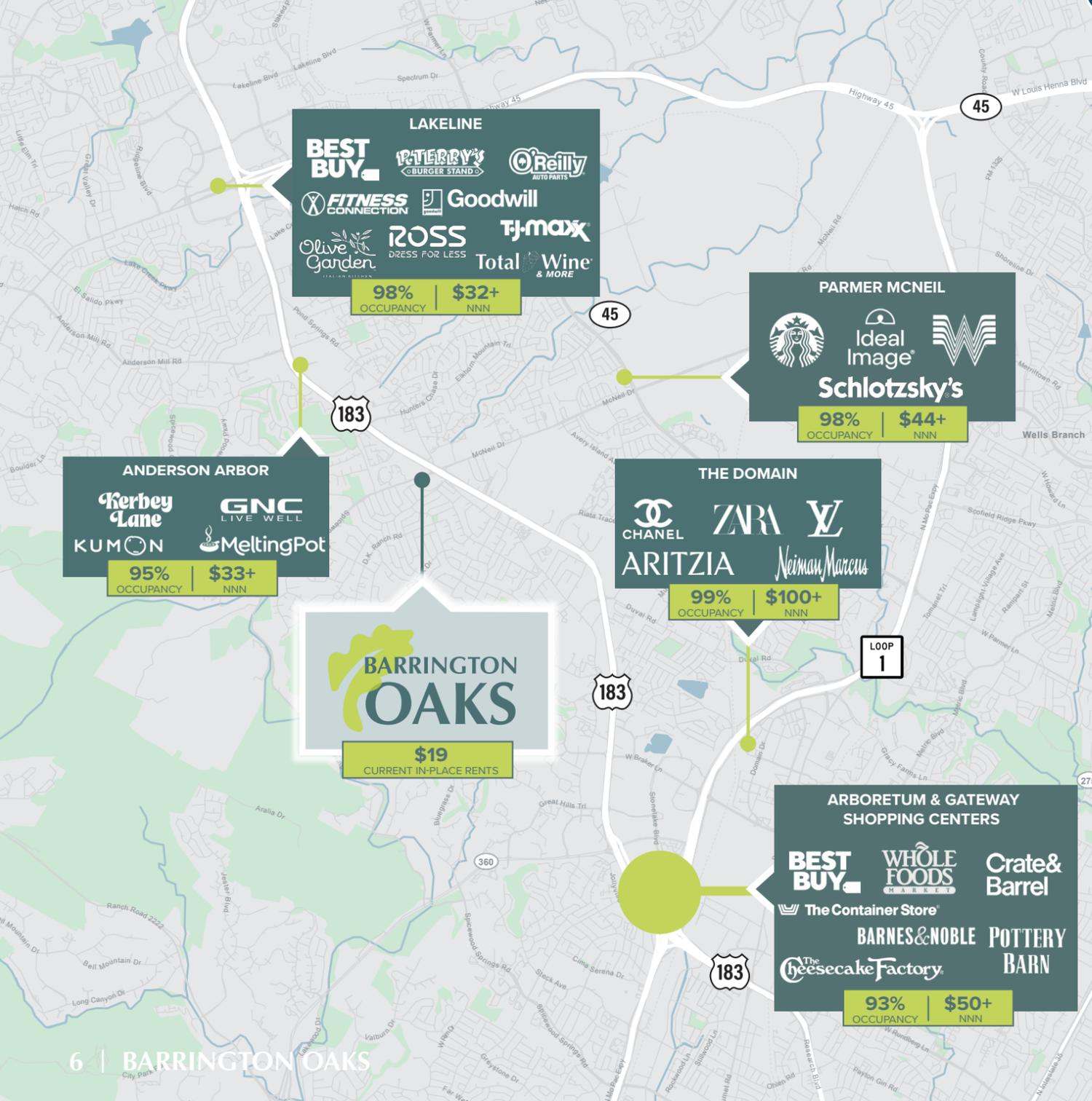
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89%
NNN RATE INCREASE

~12 MONTH TIMELINE

OPPORTUNITY TO UNLOCK ADDITIONAL FUTURE UPSIDE





DOMINANT RETAIL MICROMARKET

The 183 retail micromarket stands out for its exceptional fundamentals, featuring historically low vacancy rates and extremely strong rental rates that have grown 25% over the last 5 years. The area's durable demographics support demand and attract quality tenants to the area.



96%
 AVERAGE OCCUPANCY SINCE 2020

25%
 AVERAGE RENT GROWTH SINCE 2020

1.3%
 SUPPLY GROWTH SINCE 2020

\$34.00
 AVERAGE NNN RENTS

SURROUNDED BY

AFFLUENT AUSTIN NEIGHBORHOODS

Arrowwood	\$475,000 Med. Home Value	\$105,000 Avg. HH Income
Balcones Woods	\$697,000 Med. Home Value	\$142,700 Avg. HH Income
Barrington Oaks	\$580,000 Med. Home Value	\$105,346 Avg. HH Income
Cherry Hill Park	\$728,000 Med. Home Value	\$150,000 Avg. HH Income
Great Hills	\$1,065,000 Med. Home Value	\$175,000 Avg. HH Income
Los Indios	\$462,000 Med. Home Value	\$75,000 Avg. HH Income
Northwest Estates	\$1,072,000 Med. Home Value	\$158,000 Avg. HH Income
Austin Hills	\$835,000 Med. Home Value	\$120,000 Avg. HH Income
Westover Hills	\$700,000 Med. Home Value	\$225,000 Avg. HH Income



WITHIN A 3 MILE RADIUS...

100,000
POPULATION

38
AVERAGE AGE

43,600
HOUSEHOLDS

\$121,300
AVERAGE HOUSEHOLD INCOME

\$481,600
MEDIAN HOME VALUE

60%
BA DEGREE OR HIGHER

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 fastest-growing 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, 20,000 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.



#11
LARGEST U.S. CITIES
 (MAY 2024)
 AUSTIN AMERICAN STATESMAN

30M
 ANNUAL VISITORS

24.3%
 MILLENNIAL POPULATION

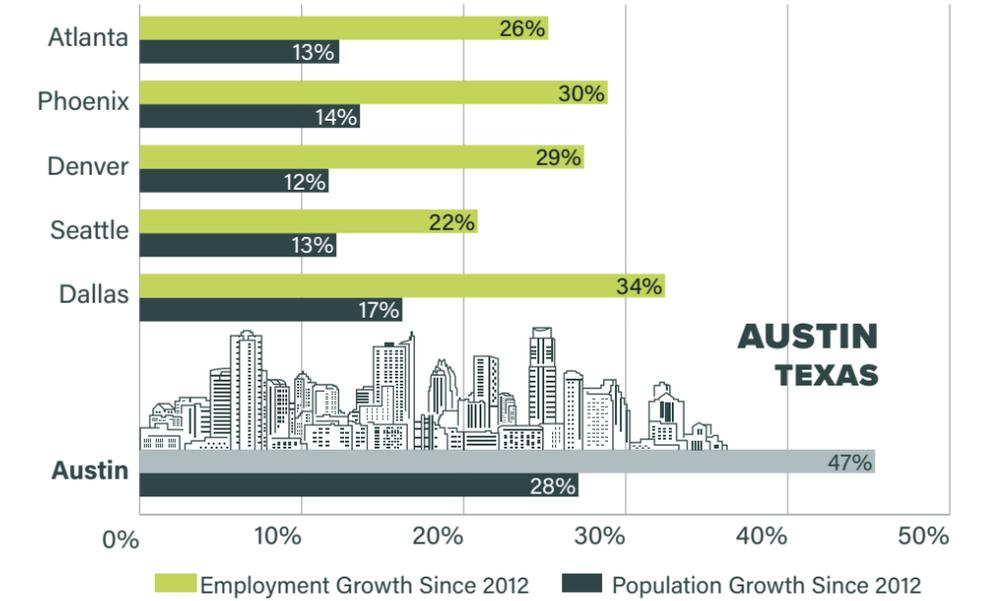
1,450+
 EXPANSIONS & RELOCATIONS
 SINCE 2014

30%
 POPULATION GROWTH
 (2014-2024)

48%
 EMPLOYMENT GROWTH
 (2014-2024)

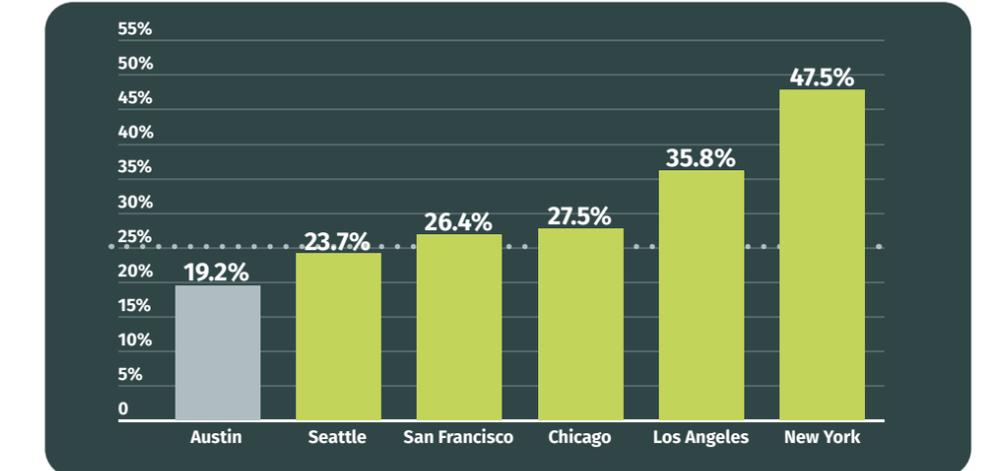
Prolific Population & Employment Growth

EMPLOYMENT & POPULATION GROWTH



Still Affordable, Despite Rumors That Say Otherwise

RENT-TO-INCOME RATIO %



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About JLL

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