

# Palo Verde at Steiner

3810 N Quinlan Park Rd.  
Austin, TX 78732

**AVAILABLE FOR LEASE**  
**1,867 SF**



Matthew Underhill  
Associate  
+1 512 368 7058  
[Matthew.Underhill@jll.com](mailto:Matthew.Underhill@jll.com)





# Space Available

## Building 1 | Multi-Tenant

### SECOND LEVEL

SUITE	SF
#210	1,867 SF + 781 SF Patio ( <i>combined</i> )

## Tenants

- » Vaqueros Cafe & Catalina - Steiner Ranch
- » Austin Dental Company
- » Club Pilates
- » Polished Nail Bar
- » Duke's Liquor
- » Body 20
- » Appenin Cabinets
- » Ethereal Skin & Body
- » Image Studios

### AREA RETAILERS



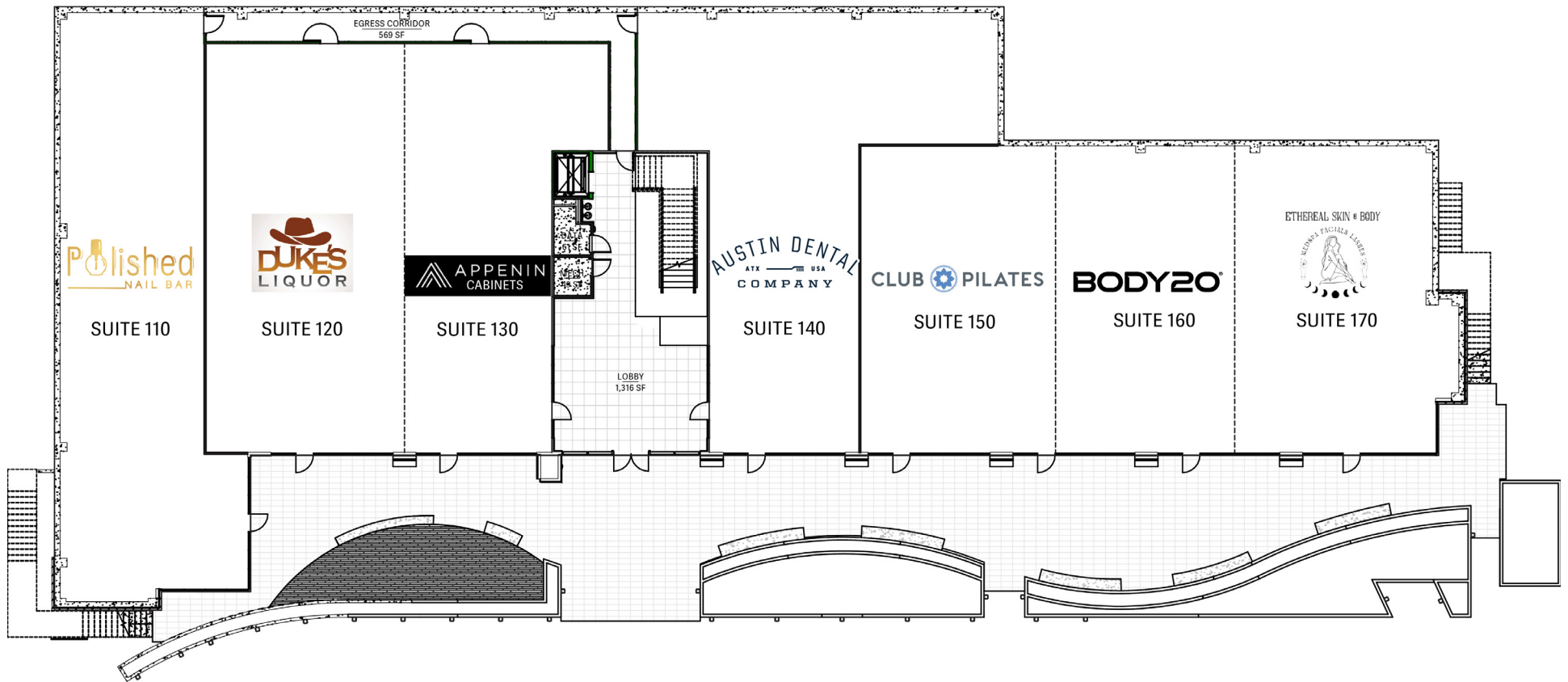
## Property Highlights

- » Great visibility from Quinlan Park Road, where there are approximately 18,000 vehicles per day traveling in front of the building
- » Marquee restaurant space with outdoor covered patio on the cap
- » Family-oriented, master planned community
- » Strong demographics

# Lease Plan

Palo Verde at Steiner

Building 1 | Ground Floor



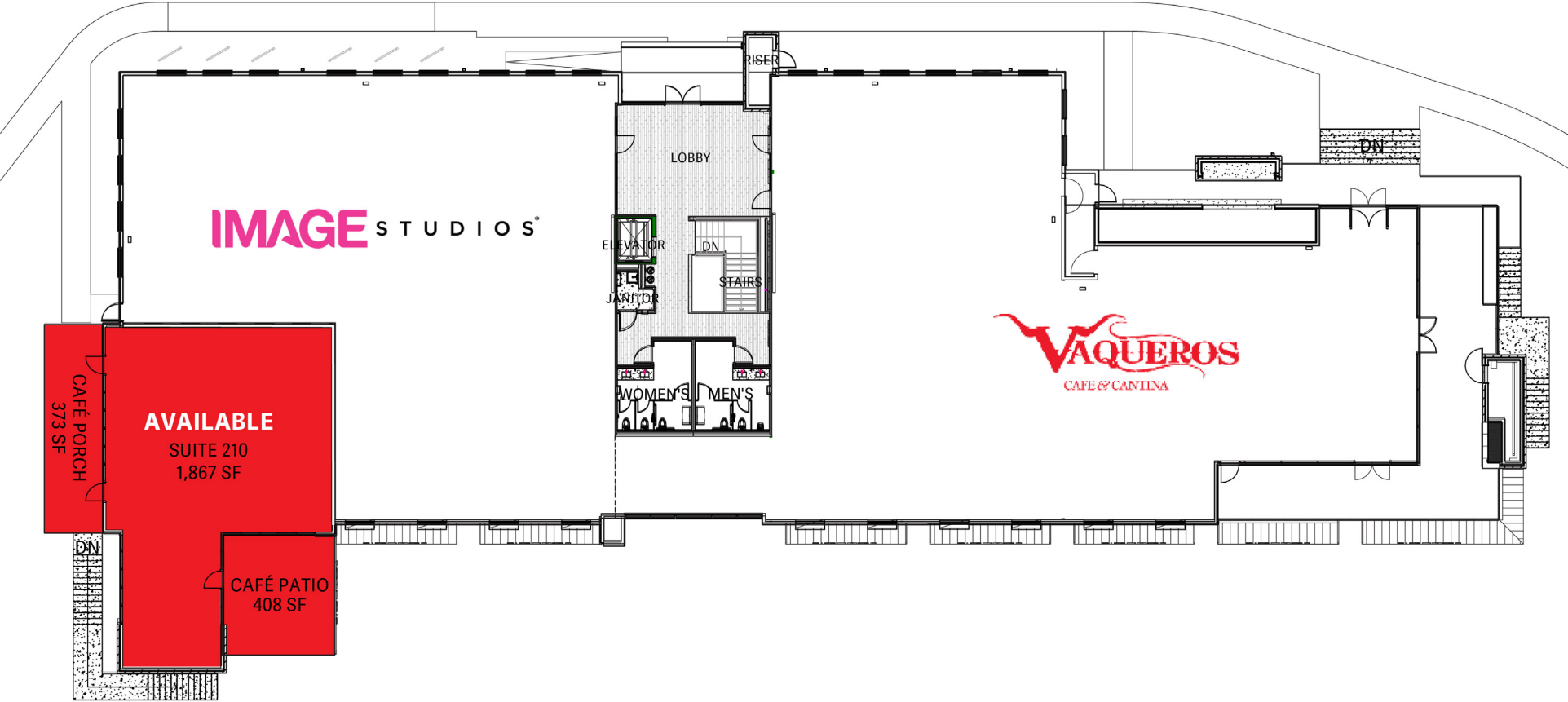
1703 W 5th Street, Suite 850 | Austin, Texas 78703 | +1 512 225 2700

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2021. Jones Lang LaSalle IP, Inc. All rights reserved.

# Lease Plan

Palo Verde at Steiner

Building 1 | Second Floor



1703 W 5th Street, Suite 850 | Austin, Texas 78703 | +1 512 225 2700

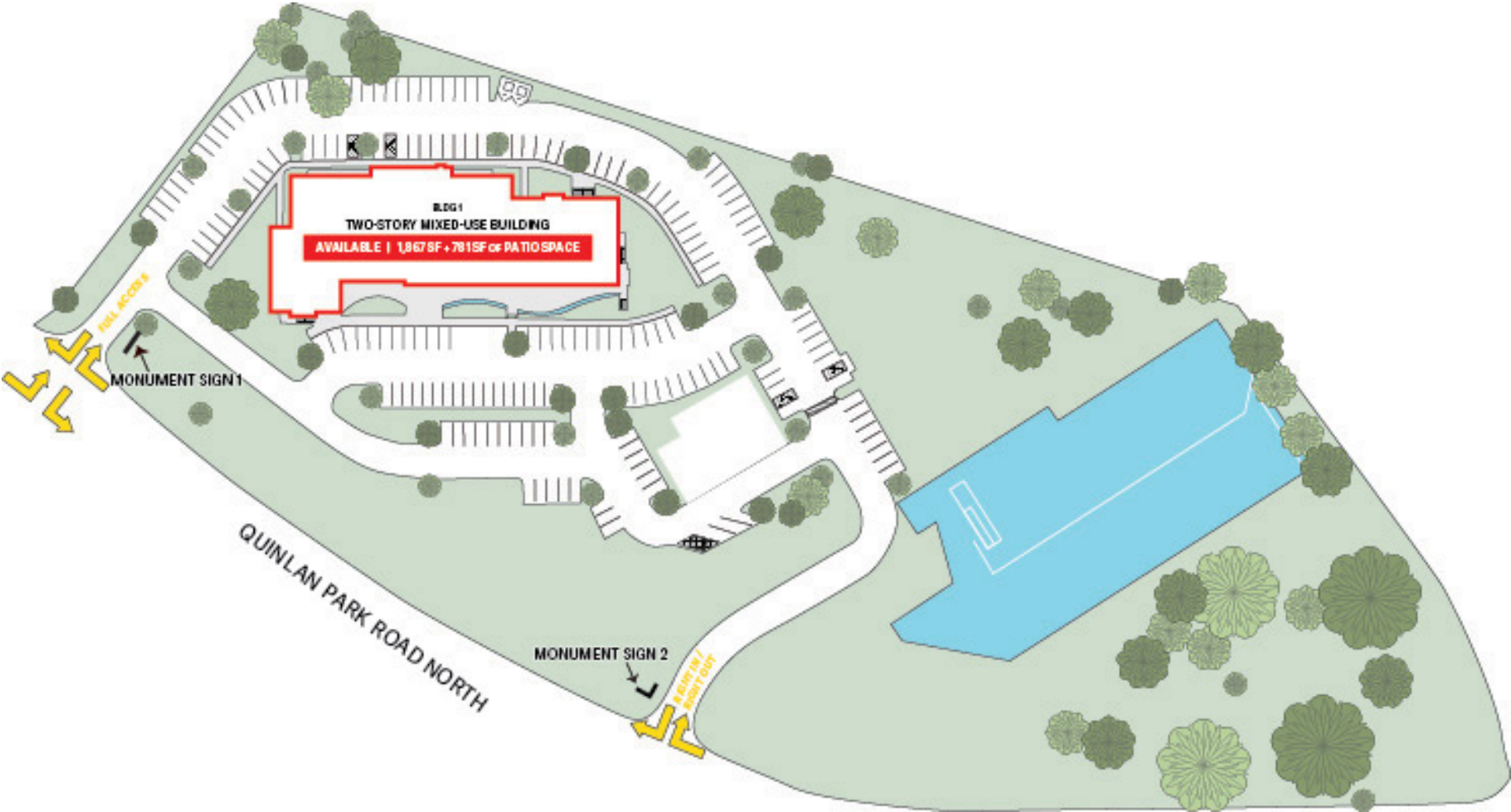
Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2021. Jones Lang LaSalle IP, Inc. All rights reserved.



# Site Plan

Palo Verde at Steiner

BUILDING 1	
SECOND LEVEL	
SUITE #	SIZE
#210	1,867 SF + 781 SF (PATIO)



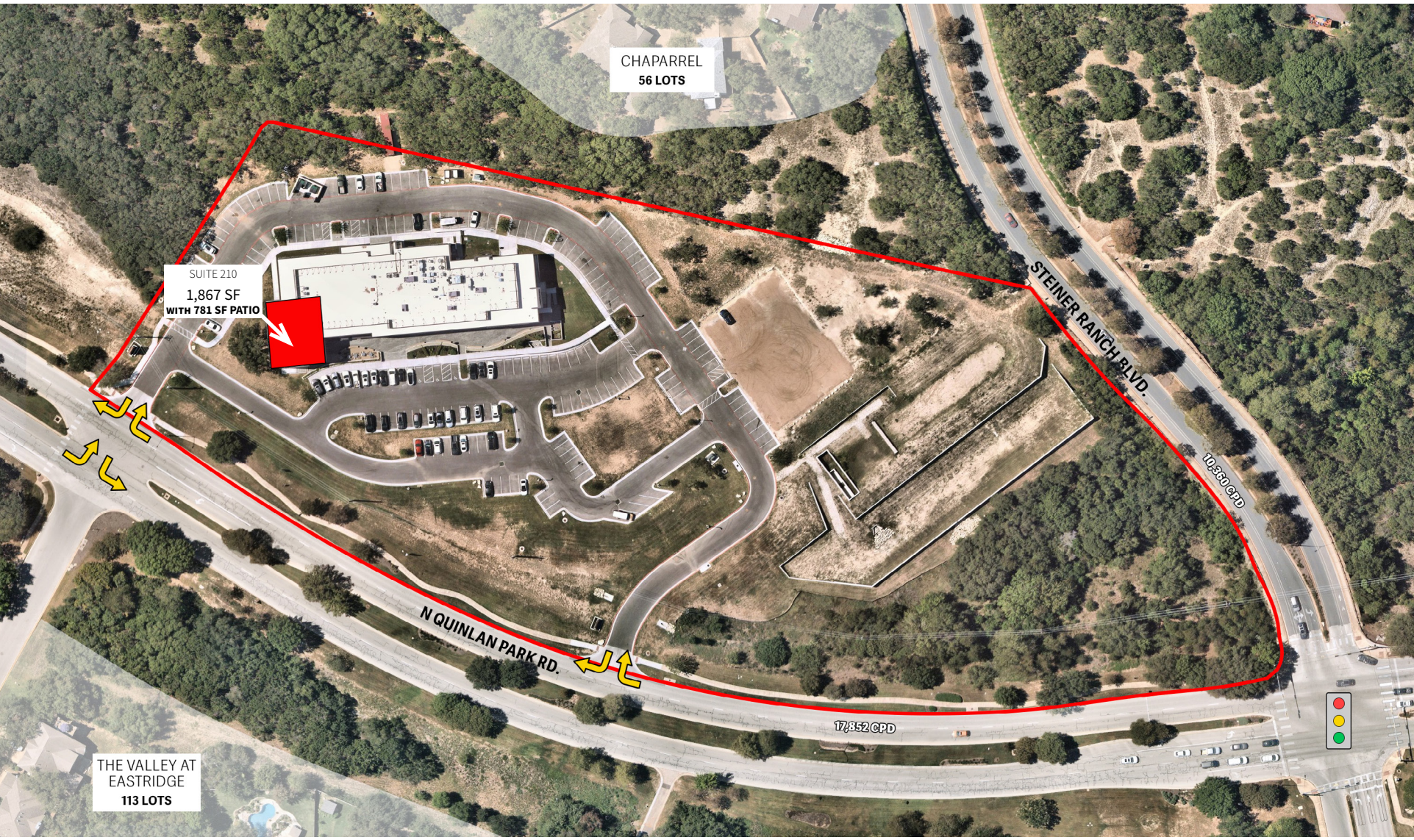
1703 W 5th Street, Suite 850 | Austin, Texas 78703 | +1 512 225 2700

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2021. Jones Lang LaSalle IP, Inc. All rights reserved.



# Site Access

Palo Verde at Steiner



1703 W 5th Street, Suite 850 | Austin, Texas 78703 | +1 512 225 2700

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2021. Jones Lang LaSalle IP, Inc. All rights reserved.



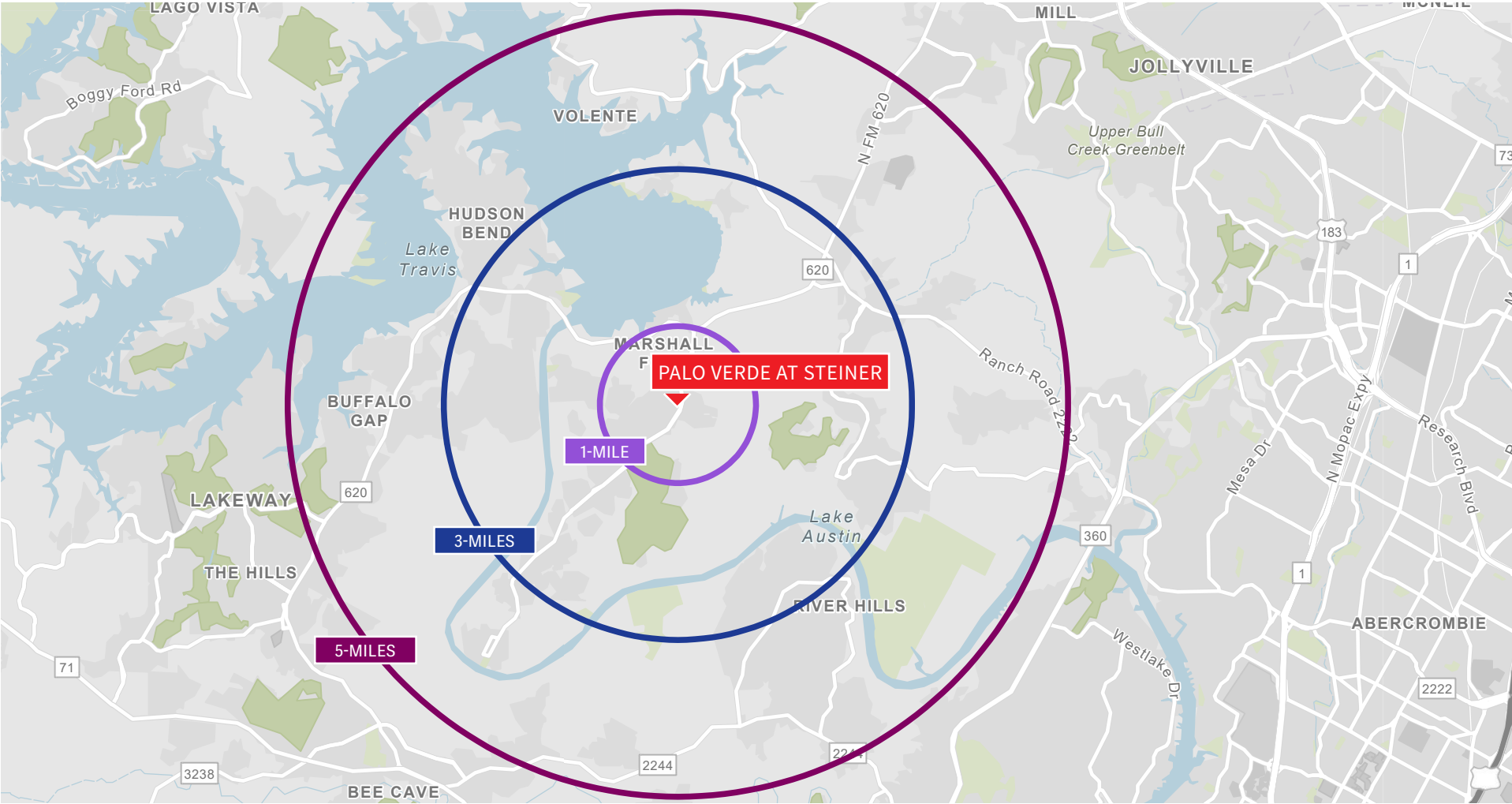
## Steiner Ranch | Austin, TX



1703 W 5th Street, Suite 850 | Austin, Texas 78703 | +1 512 225 2700



# Area Demographics



2022 Estimated Demographics	1-Mile Radius	3-Mile Radius	5-Mile Radius
Total Population	7,350	32,089	64,364
Total Households	2,752	11,223	24,610
Average Household Income	\$219,189	\$206,212	\$198,264
Daytime Population	1,191	7,686	21,137



# Site Photos





# Site Photos







## Contact

**Matthew Underhill**

Associate

+1 512 368 7058

[Matthew.Underhill@jll.com](mailto:Matthew.Underhill@jll.com)



1703 W 5th Street, Suite 850 | Austin, Texas 78703 | +1 512 225 2700

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2021. Jones Lang LaSalle IP, Inc. All rights reserved.