Retail & Restaurant Space Available

For Lease

508-510 Baylor St. | Austin, TX 78703

JLL SEE A BRIGHTER WAY

Property Overview

Location	508-510 Baylor St. Austin, TX 78703
Hard Corner	Baylor St. & W. 6th St.
Size	508 Baylor St: 1,428 SF 510 Baylor St: 1,285 SF (first floor) + large patio
Zoning	508 Baylor St: CS-MU-CO-NP 510 Baylor St: CS-H-NP

- Located in downtown Austin, TX along highly trafficked W. 6th Street
- Adjacent to the new 6th Street developments:
  - 6th & Blanco Development - 2.5 acres with 70K SF of retail & restaurants, 57 hotel keys, 10 luxury homes with delivery in Q1 2027
  - West Side Village - 1.75 acres with 51,392 SF of office/retail mixed-use space
- Hard corner site at lighted intersection

Area Retail

WHOLE FOODS MARKET · west elm · ANTHROPOLOGIE · 24 DINER · lululemon athletica · REI co-op · LUSH · Book People · LIFE TIME · WATERLOO · amy's ice creams · ByGeorge · Fidelity INVESTMENTS · JuiceLand · BLACK SWAN YOGA · BETTER HALF · HOLD OUT BREWING · STARBUCKS · BAR Peached · SWEDISH HILL DELI CAFE BAKERY

Demographics

	1 mile	3 miles	5 miles
2024 Estimated Population	20,003	171,808	349,286
2024 Estimated Households	12,224	84,194	165,429
2024 Average Household Income	$197,230	$157,598	$146,542
2024 Daytime Population	105,115	355,846	578,156

Trade Area

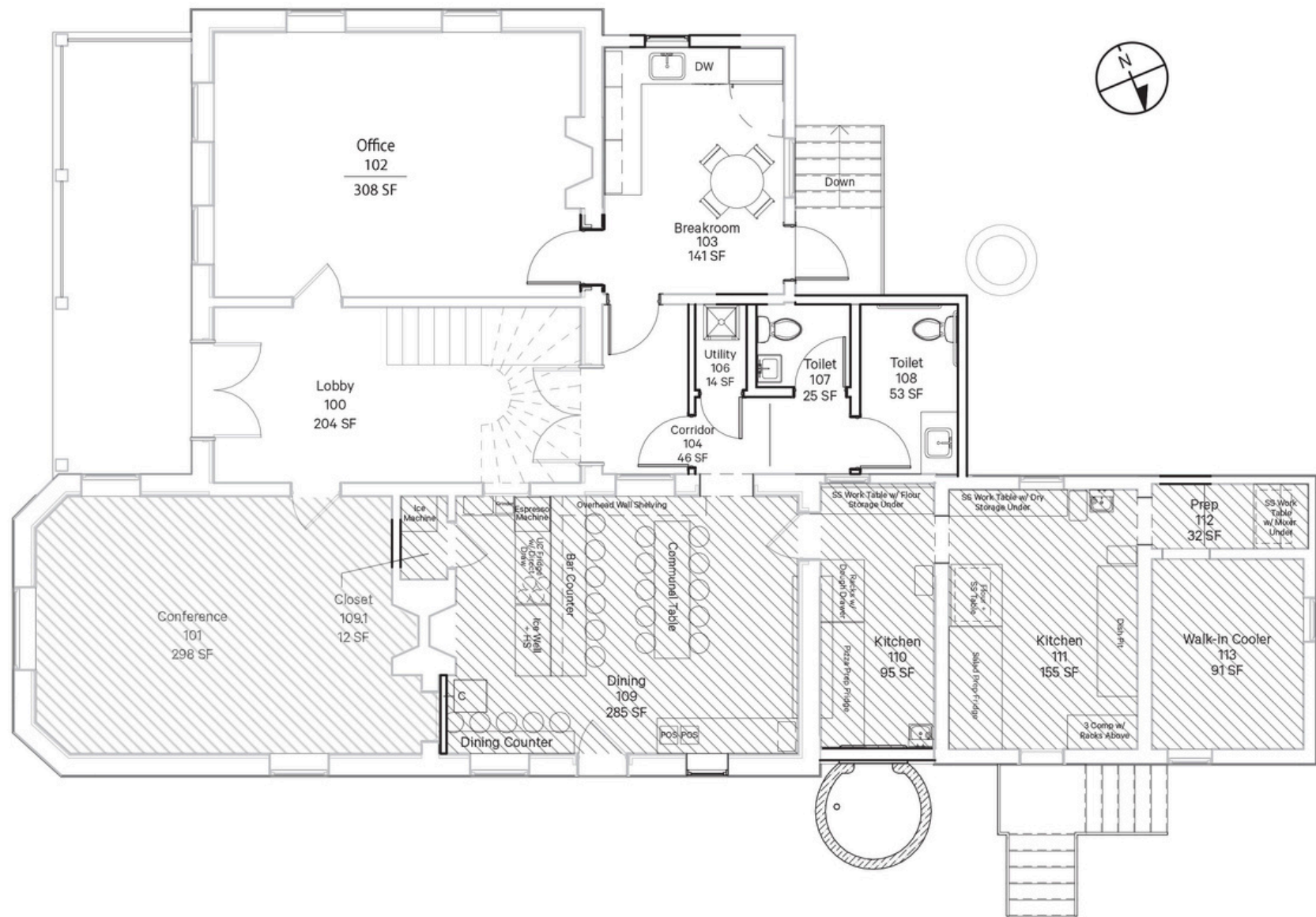# Photos - 510 Baylor St.

Photos - 508 Baylor St.

Renderings

Floor Plan - 510 Baylor St.

1ST FLOOR

N

Office
102
308 SF

DW

Breakroom
103
141 SF

Down

Utility
106
14 SF

Toilet
107
25 SF

Toilet
108
53 SF

Lobby
100
204 SF

Corridor
104
46 SF

Ice Machine

Espresso Machine

Overhead Wall Shelving

SS Work Table w/ Flour Storage Under

SS Work Table w/ Dry Storage Under

Prep
112
32 SF

SS Work Table w/ Mixer Under

Conference
101
298 SF

Closet
109.1
12 SF

U/2 Fridge w/ Direct Draw

Bar Counter

Communal Table

Racks w/ Dough Drawer

Pizza Prep Fridge

Kitchen
110
95 SF

Flour + SS Table

Salad Prep Fridge

Kitchen
111
155 SF

Dish Pit

Walk-in Cooler
113
91 SF

Ice Well + HS

Dining
109
285 SF

POS POS

3 Comp w/ Racks Above

C

Dining Counter

JLL

Contacts

Josh Green
Vice President
Joshua.Green@jll.com
+1 (210) 289 7820

Travis Robertson
Executive Vice President
Travis.Robertson@jll.com
+1 (512) 413 6929