

FOR LEASE

DOWNTOWN AUSTIN

RAINEY STREET
ENTERTAINMENT
DISTRICT

HUSTON-TILLOTSON
UNIVERSITY

THE UNIVERSITY
OF TEXAS

EASTSIDE
ENTERTAINMENT
DISTRICT

FAVOR

Frost

PEDERNALES ST.

E 7TH STREET

E 5TH STREET

E 6TH STREET

7TH
& CALLES

AUSTIN, TEXAS



2,490 SF

H-E-B



PARQUE ZARAGOZA
NEIGHBORHOOD PARK

1,110 - 2,490 SF RETAIL/OFFICE SPACE | FOR LEASE

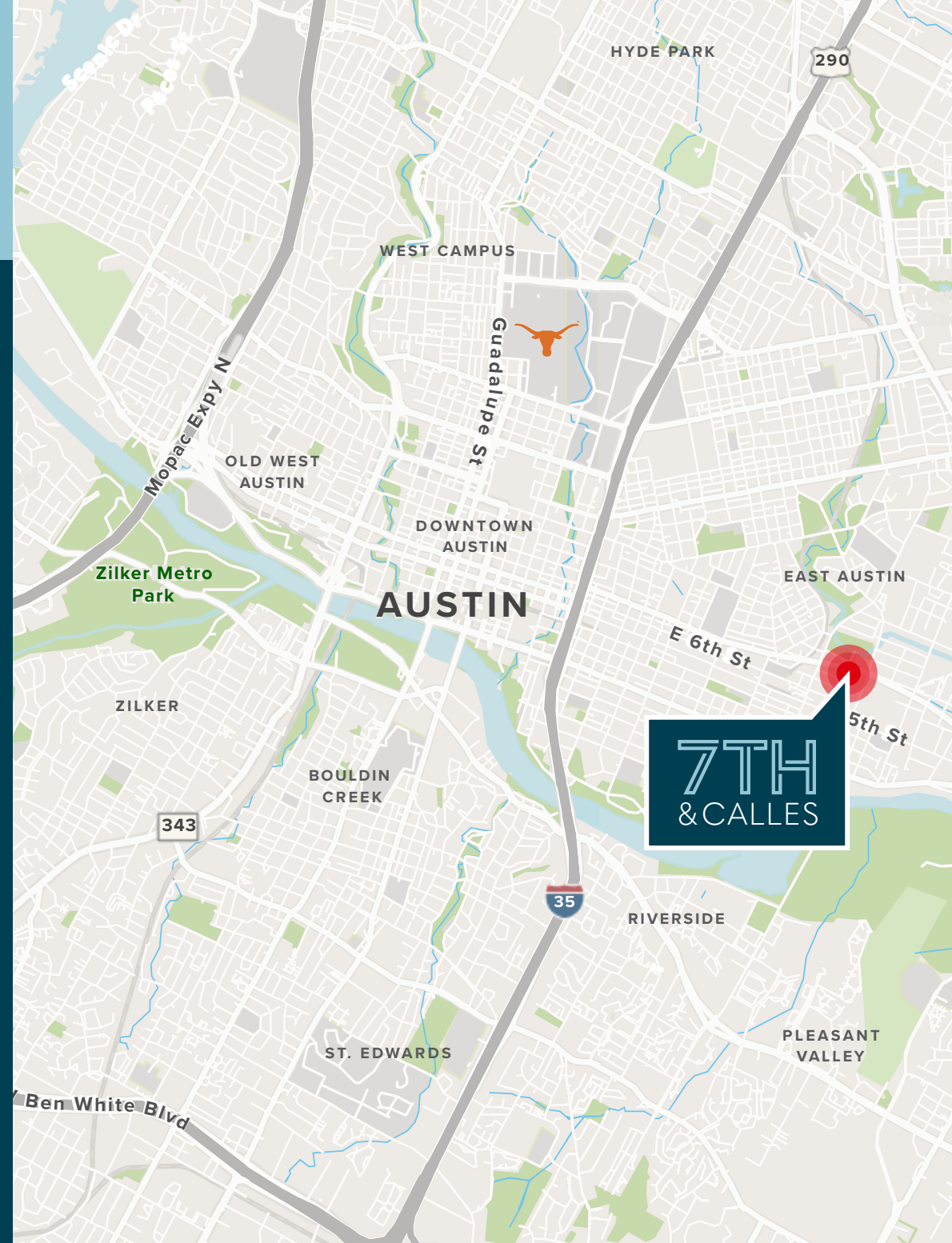


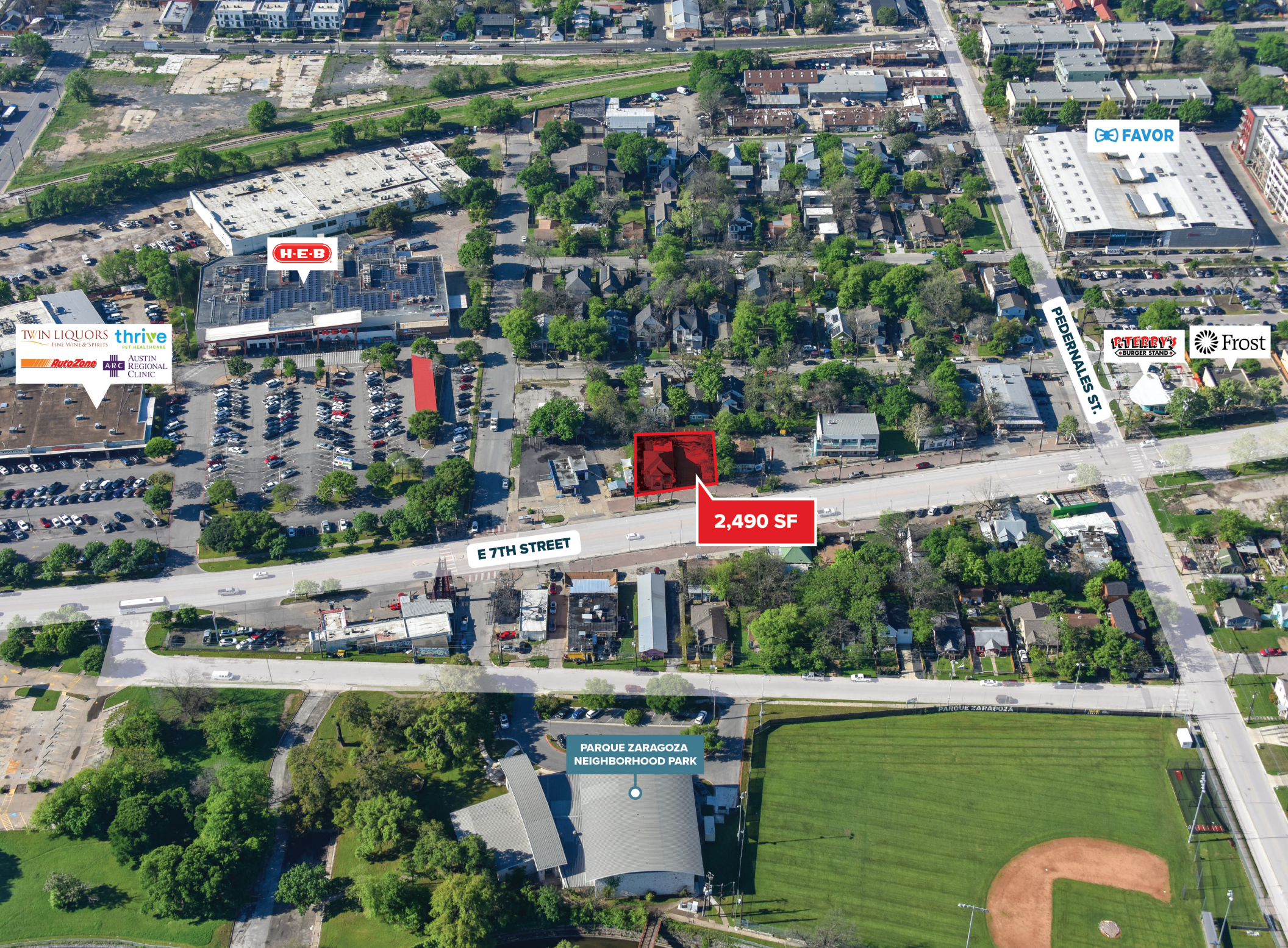
EXECUTIVE SUMMARY

Former medical clinic available for Lease. Strategically located on 7th Street just west of Calles, this site is located near the heart of Austin's thriving East Side. Major roads including 7th street, Pleasant Valley, Calles Street, Airport Blvd, Cesar Chavez, and East 5th providing easy access to Austin's core. Surrounded by culturally vibrant and rapidly redeveloping neighborhoods, this property presents a unique opportunity to tap into the burgeoning demand for retail developments in the area.

PROPERTY SUMMARY

Address	2609 & 2611 East 7th Street, Austin, Texas 78702
Size	2,490 SF
Floors	1st Floor: 1,380 SF 2nd Floor: 1,110 SF
Zoning	CS-CO-MU-NP
Cars Per Day	E. 7th Street: 19,547 CPD Calles Street: 1,494 CPD





TWIN LIQUORS
FINE WINE & SPIRITS
thrive
PET HEALTHCARE
AutoZone
ARC
AUSTIN
REGIONAL
CLINIC

H-E-B

FAVOR

PETERY'S
BURGER STAND

Frost

2,490 SF

E 7TH STREET

PEDERNALES ST.

PARQUE ZARAGOZA
NEIGHBORHOOD PARK

HIGHLIGHTS

THRIVING ON EAST 7TH STREET:

- Capitalize on the exceptional visibility and accessibility, attracting a steady flow of more than 20,000 daily commuters.

RETAILER'S HAVEN IN A BOOMING CORRIDOR:

- Solidify a presence in the heart of a vibrant and thriving retail corridor.
- Join the ranks of esteemed national and local brands that have already established their success in this bustling area.

DYNAMIC NEIGHBORHOOD TRANSFORMATION

- With the entire east side of Austin gentrifying, this area is rapidly changing with new developments such as Plaza Saltillo, the East 6th and East 7th corridors and more in the near vicinity.
- The average home value in East Austin within the 78702-zip code is \$799,500, representing a 35.5% increase in average home values in the past 12 months. Home values are projected to keep increasing throughout the area as new homes are built and older homes are renovated.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	15,998	179,096	350,777
2029 Population	16,476	193,297	369,342
Total Households	7,397	84,133	161,227
Total Daytime Population	19,010	325,969	550,887
2024 Median Age	33.9	30.4	31.9



LOCATION OVERVIEW

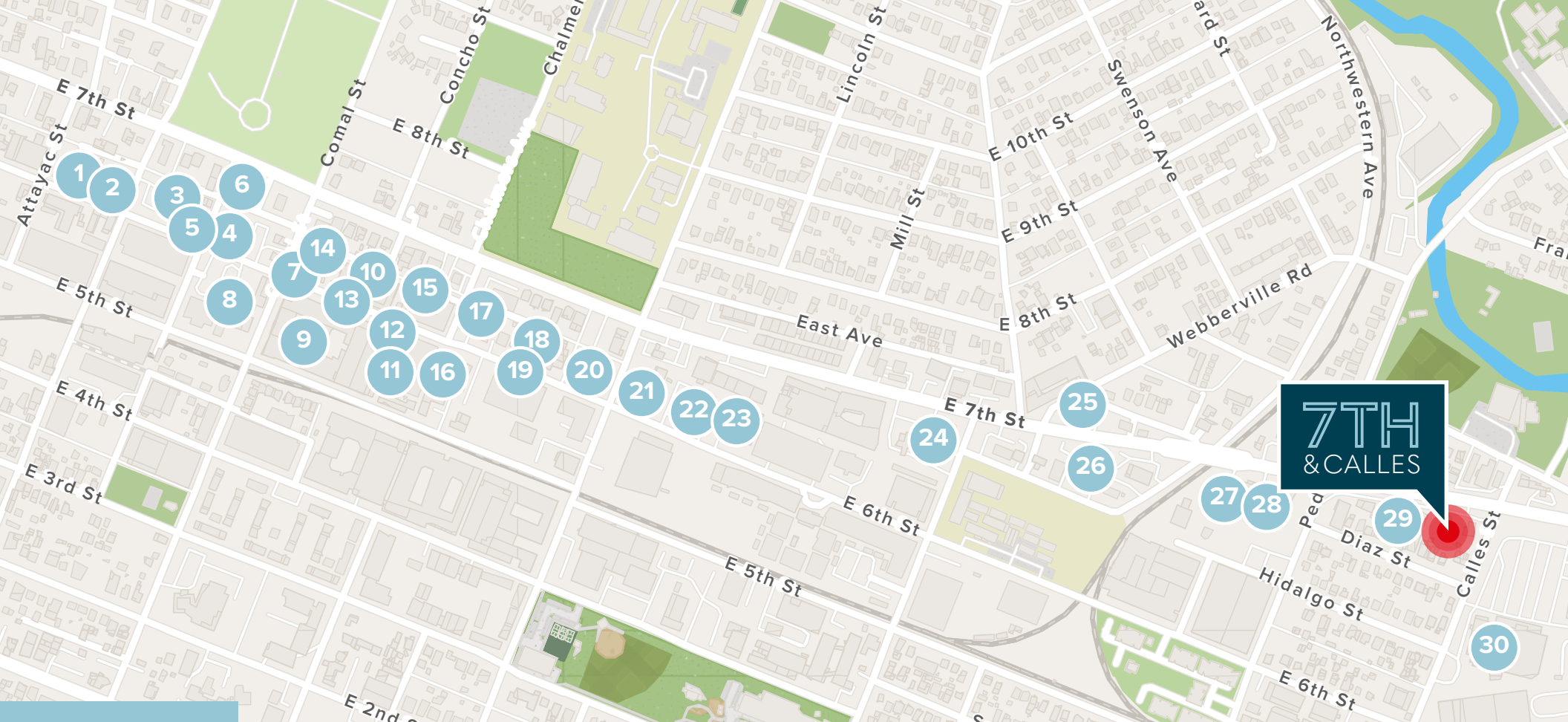
East Austin is home to the vibrant East 6th Entertainment District. Walking and or scooting distance from Austin's top entertainment attractions and eateries, including Zilker Brewing Company, Suerte, Easy Tiger, Hotel Vegas, Uptown Sports Club, Snooze, Whistlers, Lazarus Brewing Company, Ramen Tatsu-Ya, Revelry Kitchen + Bar, among others. East Austin has also seen a recent revitalization of its office market with over a million square feet of Class-A office delivered since 2017 within a half mile radius of the Property. Over 700,000 SF of office leasing in that period has been driven by demand from young, highly skilled white-collar employees to live and work in the heart of East Austin.





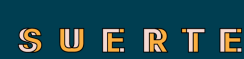
DRIVE TIMES

Highway 183	2 Minutes
Highway 290	3 Minutes
Interstate 35	7 Minutes
Austin CBD	9 Minutes
AUS (Airport)	12 Minutes
The Domain	14 Minutes
Tesla Gigafactory	19 Minutes



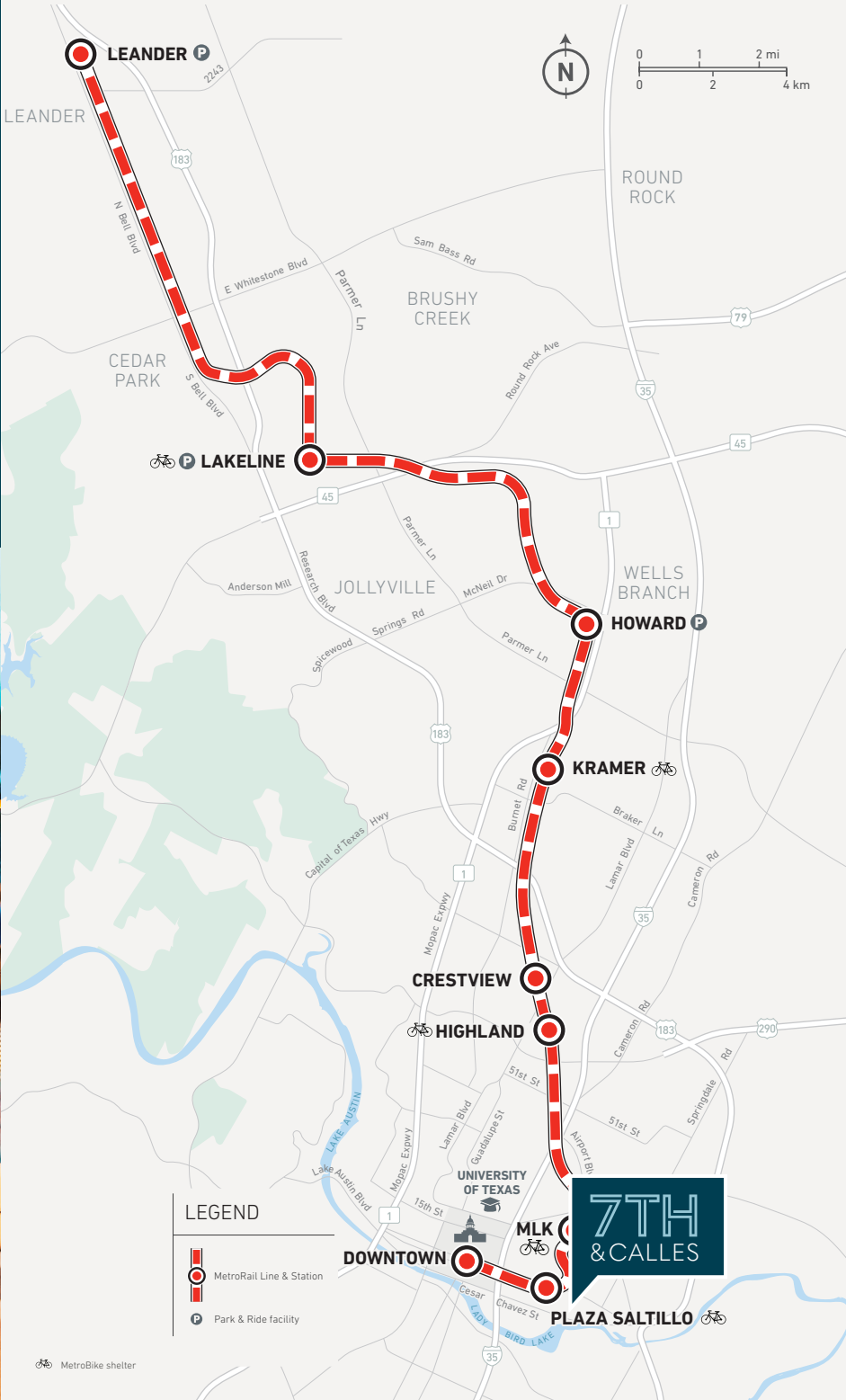
EAST AUSTIN ENTERTAINMENT DISTRICT

- | | | | | |
|-------------------------|--------------------------------|-------------------------------------|-------------------------------|-------------------------------|
| 1 The Lucky Duck | 7 Ramen Tatsuya | 13 Love Bubble Tea | 19 Via 313 Pizza | 25 Kitty Cohen's |
| 2 Licha's Cantina | 8 Cisco's Restaurant | 14 Madrasdhaba | 20 Whisler's | 26 Joe's Bakery & Coffee Shop |
| 3 Revelry Kitchen + Bar | 9 Il Brutto | 15 Drop Kick Cocktail Bar & Kitchen | 21 Lazarus Brewing Co. | 27 Casa Colombia |
| 4 Hotel Vegas | 10 The Liberty | 16 Zilker Brewing Company & Taproom | 22 Counter Café | 28 P. Terry's |
| 5 Low Down Lounge | 11 Royal Blue Grocery | 17 The Grackle | 23 Canje | 29 Saigon on 7th |
| 6 Easy Tiger | 12 Blenders & Bowls - Eastside | 18 Suerte | 24 Flyrite Chicken Sandwiches | 30 H-E-B |



DOWN THE STREET FROM PLAZA SALTILLO LIGHT RAIL STATION

This light rail will provide an easy and affordable commute to greater Austin. Mainly, the Plaza Saltillo station will allow people in the area to quick access to downtown Austin and the Domain, which is home to destination shopping and Q2 Stadium, home to Austin’s professional soccer team, Austin FC. Transit Oriented Development will have long term attraction.



CONTACT



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