

510 BAYLOR

AUSTIN, TEXAS 78703

PRIME HARD CORNER AT W. 6TH ST. & BAYLOR ST.

PROPERTY OVERVIEW

Prime Hard Corner at W. 6th & Baylor St.

- Located in downtown Austin, TX along highly trafficked W. 6th Street
- **Adjacent to the new 6th Street developments:**
 - Across from 6th & Blanco luxury 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

Demographics	1 mile	3 mile	5 mile
2025 Est. Population	20,418	171,469	351,016
2025 Est. Households	12,702	85,561	169,459
2025 Avg. Household Income	\$206,171	\$159,426	\$147,385
2025 Daytime Population	109,393	345,580	578,716

SITE DETAILS:

Location: 510 Baylor Street, Austin, TX 78703

Hard Corner: Baylor St. & W. 6th St.

Size: 3,900 SF

First Floor - 2,156 SF + 3,000 SF Patio

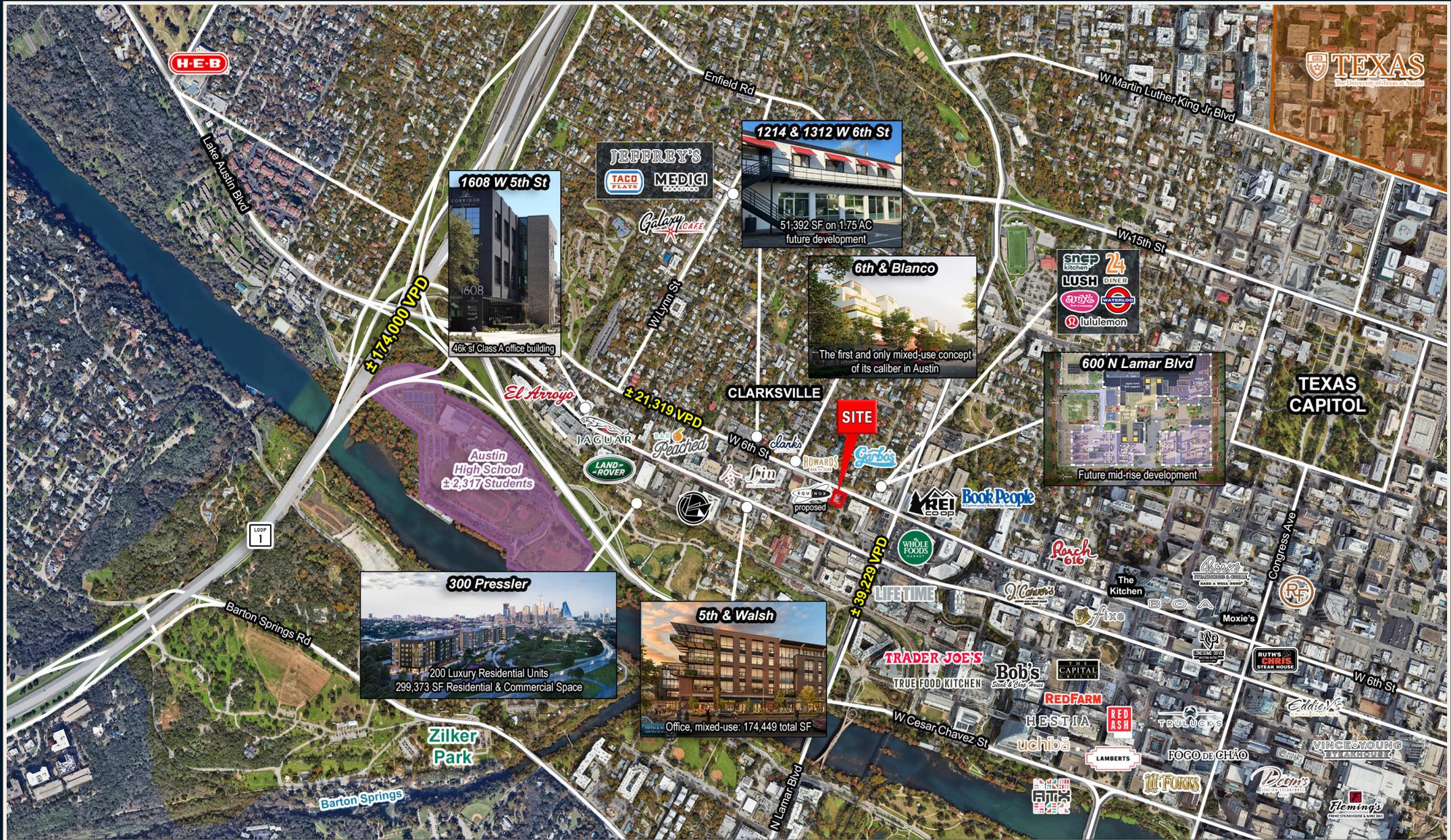
Second Floor - 1,721 SF

Zoning: CS-H-NP

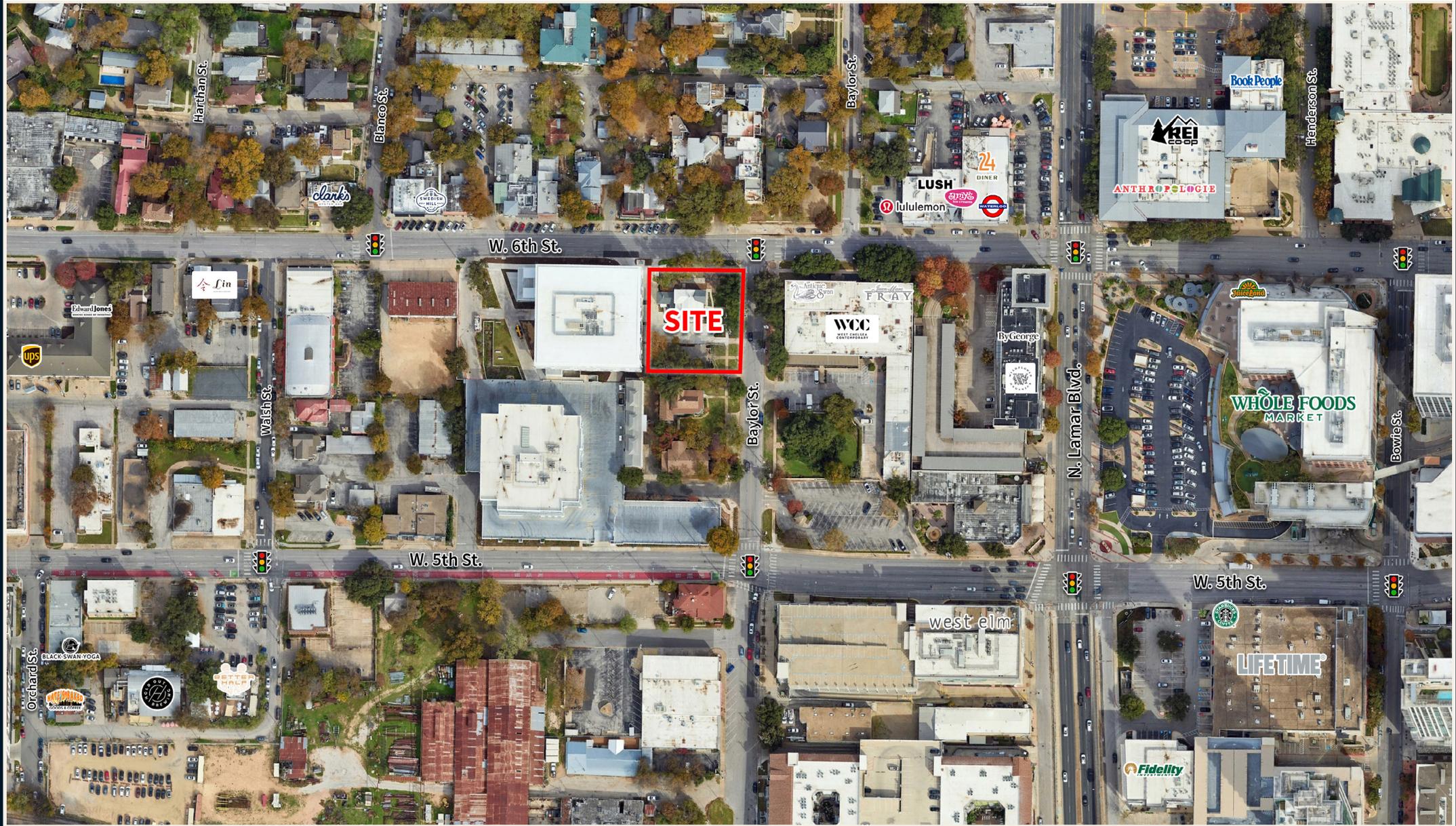
NEARBY RETAILERS:



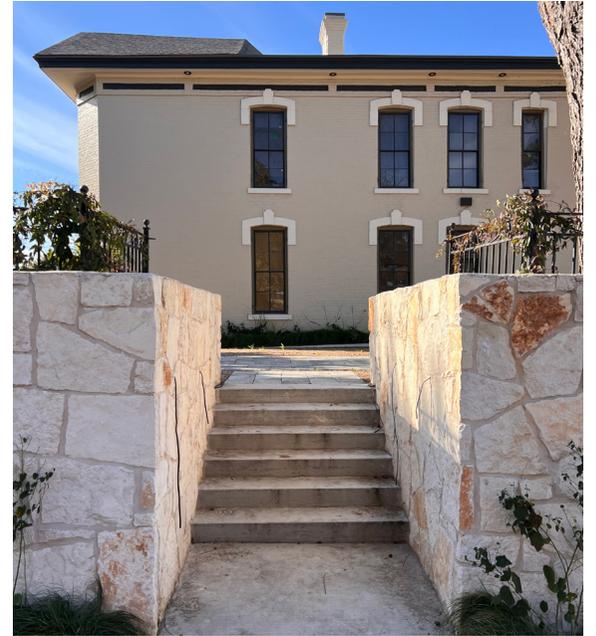
TRADE AREA AERIAL



SITE AERIAL



EXTERIOR PHOTOS



INTERIOR PHOTOS



6TH STREET RESTAURANTS



SWEDISH HILL

Local bakery with a cozy
ambiance & outdoor seating
selling baked goods, breads
& lunch fare.



CLARK'S OYSTER BAR

Upscale-casual seafood
spot with an open kitchen
& marble-topped bar, plus
indoor & outdoor seating.



ARIS STEAKHOUSE

Elevated steakhouse serving
Mediterranean-inspired
dishes and an upscale
cocktail bar.



HOWARD'S BAR

Chic neighborhood cocktail
bar offering classic cocktails,
beer, and bar snacks in a cozy
space with great music.



LIN'S ASIAN

A Chinese Restaurant that
specializes in Chinese Cuisine
and Dim Sum using locally
sources ingredients.



BETTER HALF

All-day cafe serving comfort
food, cocktails, wine, beer,
and espresso. Plus a dog
friendly patio.



PECAN SQUARE CAFE

Neighborhood cafe featuring
a seasonal menu with
Californian, Mediterranean
and Texan influences.



24 DINER

Diner offering big helpings
of farm-to-table comfort
food at all hours of the day or
night.

6TH STREET RETAILERS



FRANK DARLING

New York-based fine jewelry brand known for distinctive bridal designs and custom engagement rings.



LULULEMON ATHLETICA

High-end yoga-focused chain featuring stylish athletic wear & accessories.



BY GEORGE

Upscale destination featuring high-end apparel, bags, shoes & jewelry for both men & women.



MALBON GOLF

Local shop offering a diverse range of stylish and functional apparel for golf enthusiasts and casual wearers alike.



WHOLE FOODS

Eco-minded chain with natural & organic grocery items, housewares & other products.



REI

Retail chain carrying gear, apparel & footwear for a wide range of outdoor & fitness activities.



ANTHROPOLOGIE

Chain selling boho-chic womenswear, shoes, accessories & home decor.



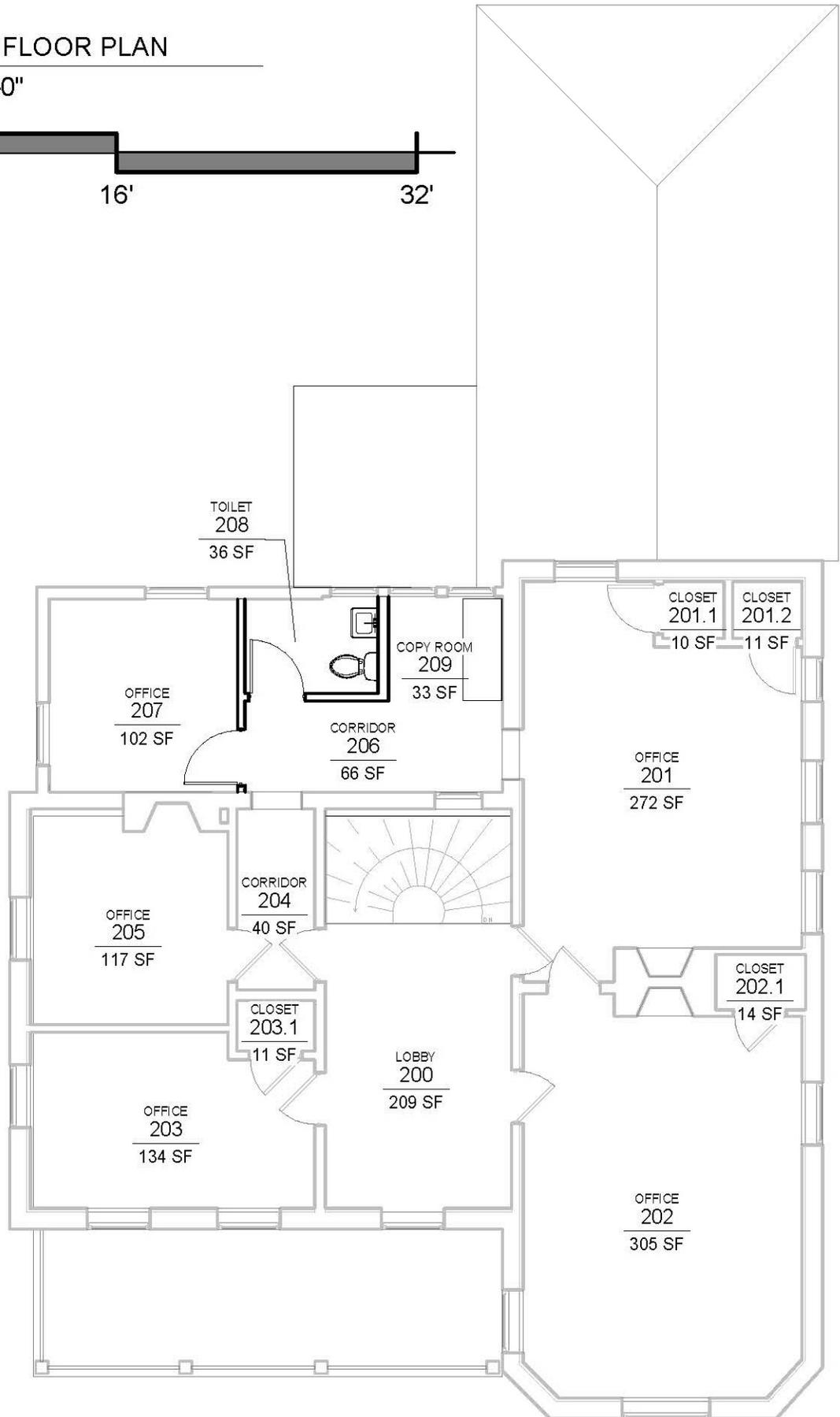
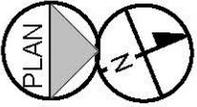
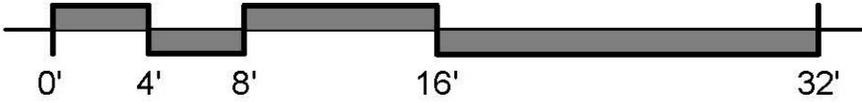
WEST ELM

Chain retailer offering a huge selection of modern furniture, home accessories & kitchen items.

FLOOR PLAN

1 LEVEL 2 FLOOR PLAN

1/8" = 1'-0"





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