

Active Retail Location Headquarters Trail System  
Lifestyle Offices Neighborhoods Art Sanyo  
Sustainability Thousand Oaks Rolling Hills walkable  
**AUSTIN RANCH**  
The Hudson Boat House Nature  
Work Corporate Campus 4,000 residents  
No Limits Explore Arbor Hills Fitness  
Toyota Growth Trees  
1,700 acres Amenities Grandscapes



AUSTIN **SQ**UARE

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**AUSTIN SQUARE — 5805 SAINTSBURY DRIVE****AVAILABLE SPACE**

1,800 SF. AVAILABLE

**SUBLEASE AVAILABLE SPACE**

SUITE 133 5,062 SF

**DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
2017 Population	6,267	92,830	320,664
Est. 2022 Population	7,465	107,145	370,169
Average HH Income	\$115,388	\$121,663	\$103,065

**TRAFFIC COUNTS**

SH 121	125,000 VPD
Plano Pkwy	32,400 VPD
Windhaven Pkwy	27,600 VPD

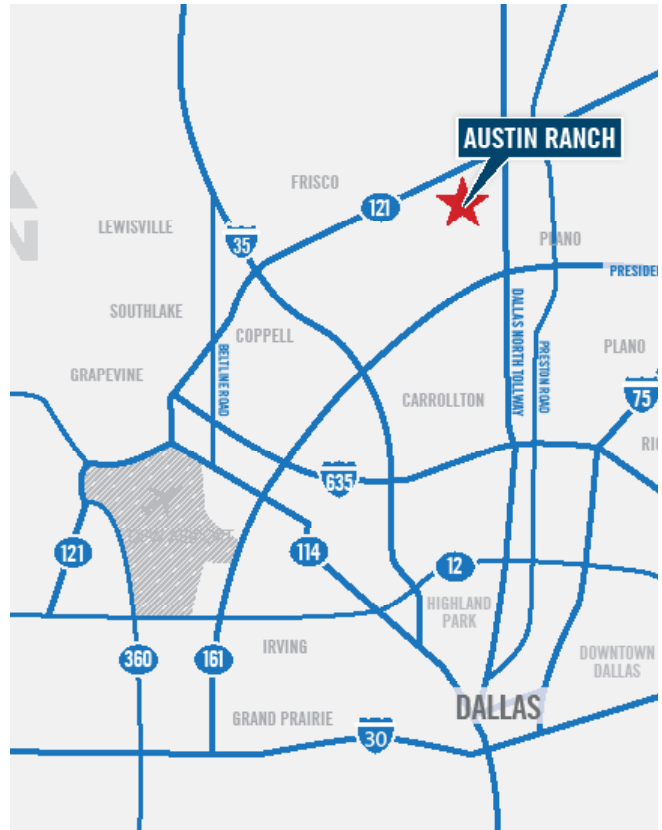
**PROJECT DESCRIPTION**

- Austin Ranch is 1,700 acres of natural beauty and rolling vistas
- Over 3,700 residents within 1/2 mile
- Population of 320,664 within 5 miles
- Vibrant mixed-use development built around active lifestyles
- 529 multi-family units at the Boat House (Phase 1)
- Over 700 multi-family units at The Hudson (Phase 2)
- Over 760,000 employees within a 20-minute drive
- Over 3,000 existing multi-family units at Thousand Oaks
- Minutes from Legacy and several regional corporate headquarters

- Projected 15% population growth in next five years
- Grandscape and Nebraska Furniture Mart minutes away

**CONTACT**

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WINDHAVEN PARKWAY

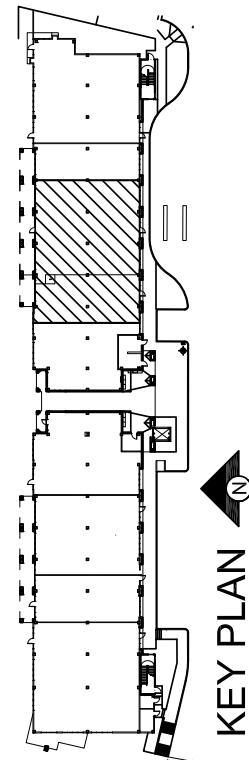
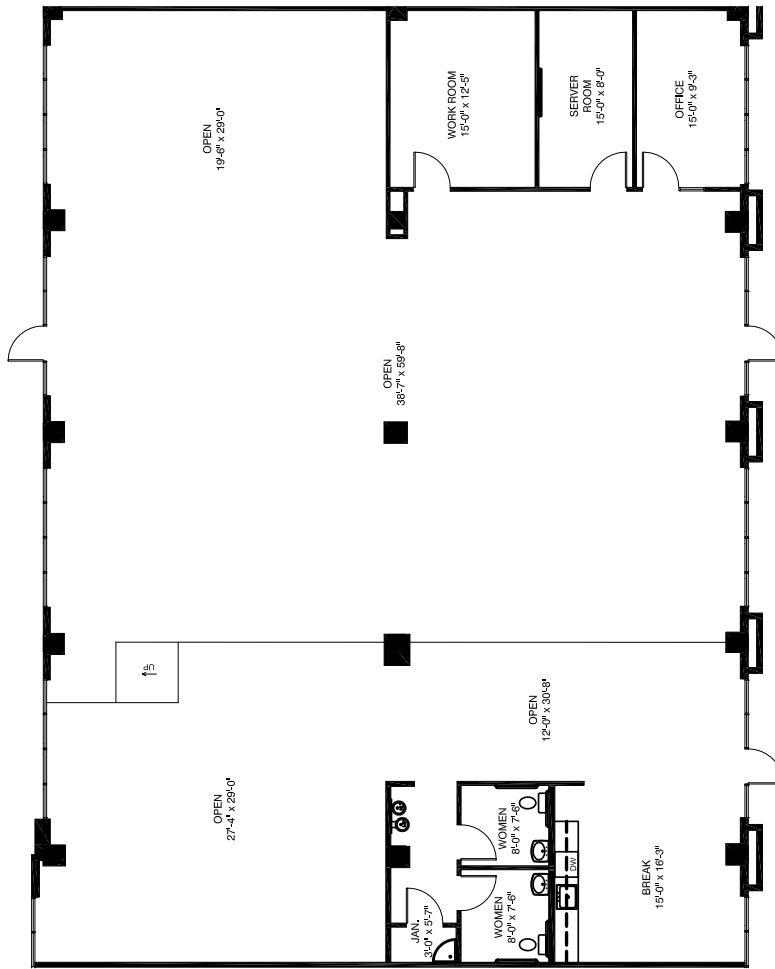


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**AVAILABLE**  
**5,062 RSF**  
**SUITE 133**



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