

FOR LEASE

Westgate Shopping Center Retail Space

4477 South Lamar Boulevard | Austin, TX



Overview

AVAILABLE	950 SF
LEASE RATE	Call for Pricing
BASE RENT	\$36 PSF/YR



Description

- Regional shopping center anchored by HEB Central Market
- Unique tenant mix
- Easily accessible to and from US HWY 290 and US HWY 71, Mopac Expressway, Lamar Boulevard and Southwest Parkway

Nearby Retailers



Demographics

	1 MILE	3 MILE	5 MILE
2020 Population	12,082	121,344	345,518
Estimated Households	6,221	56,818	151,533
Average Household Income	\$89,900	\$102,310	\$105,475

Year: 2020 | Source: Esri

Traffic Counts

Ben White Boulevard and South Lamar Boulevard	186,926 VPD
Highway 290 and Ben White Boulevard	113,636 VPD
Loop 360	99,537 VPD

Year: 2018 | Source: TX DOT

Contact

WILL MAJORS

512.236.4646 | will.majors@srsre.com

CARSON HAWLEY

512.236.4620 | carson.hawley@srsre.com

SRS REAL ESTATE PARTNERS | 901 S Mopac Expressway, Building 2, Suite 500 | Austin, TX 78746 | 512.236.4600

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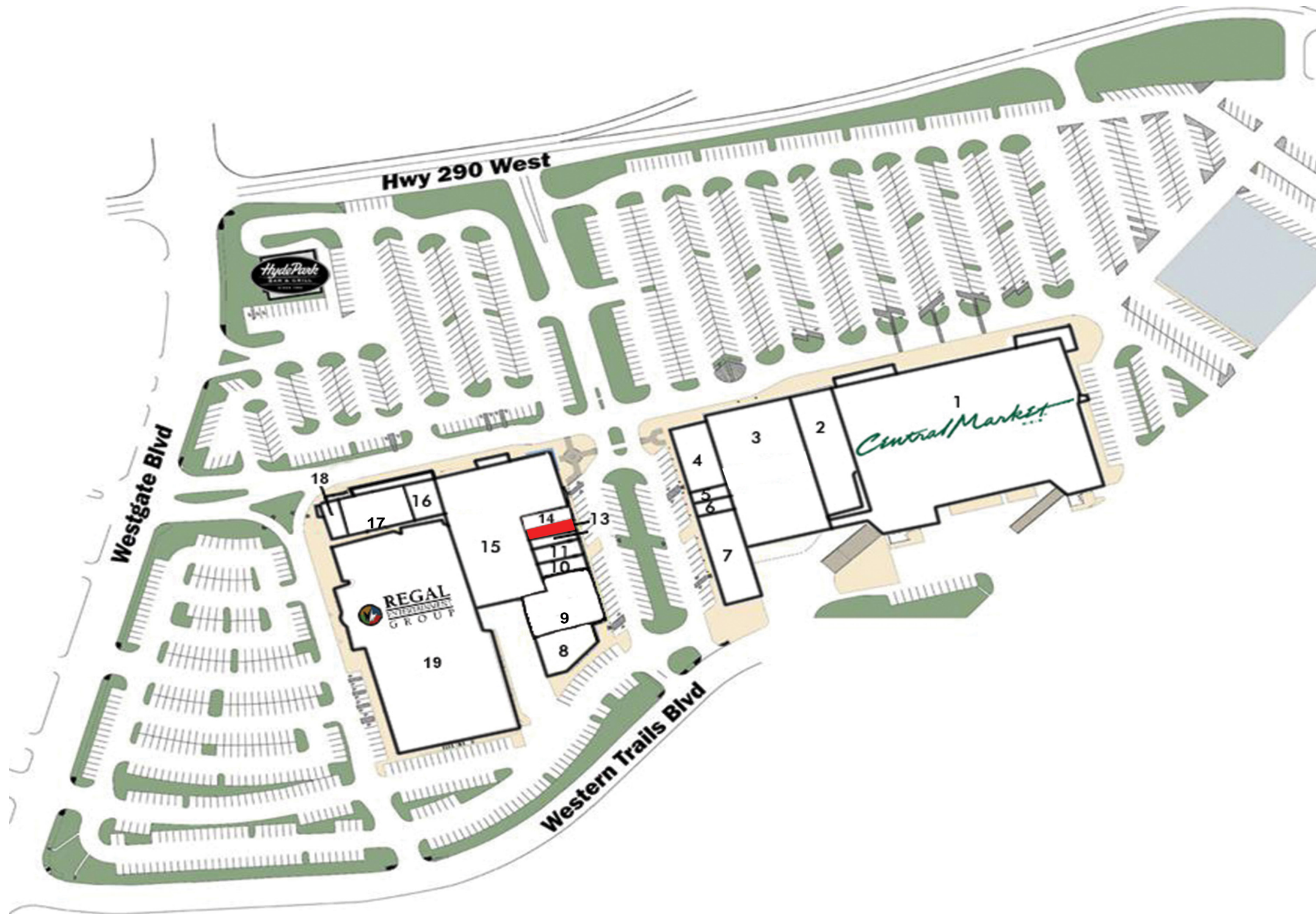
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Suite 1	Central Market	73,000 SF
Suite 2	Whole Earth Provision Co	10,711 SF
Suite 3	Skandinavia Furniture	24,150 SF
Suite 4	TX Children's Urgent Care	5,000 SF
Suite 5	Tip and Toe Day Spa	1,200 SF
Suite 6	Dimensions Massage	1,490 SF
Suite 7	Flow Yoga	6,411 SF
Suite 8	My Salon Suite	4,455 SF
Suite 9	Go Dance	6,613 SF
Suite 10	Great Clips	1,080 SF
Suite 11	Cafe Monet	2,290 SF
Suite 13	AVAILABLE	950 SF
Suite 14	Figura Med Spa	1,080 SF
Suite 15	Leased	25,313 SF
Suite 16	Bath and Body Works	2,650 SF
Suite 17	Back Home Furniture	5,065 SF
Suite 18	Amy's Ice Cream	1,300 SF
Suite 19	Regal Cinema	55,646 SF

	1 mile	3 miles	5 miles
Population			
2000 Population	10,700	103,212	256,043
2010 Population	10,083	102,797	278,836
2020 Population	12,082	121,344	345,518
2025 Population	13,028	131,530	378,172
2000-2010 Annual Rate	-0.59%	-0.04%	0.86%
2010-2020 Annual Rate	1.78%	1.63%	2.11%
2020-2025 Annual Rate	1.52%	1.63%	1.82%
2020 Male Population	49.9%	50.1%	50.6%
2020 Female Population	50.1%	49.9%	49.4%
2020 Median Age	37.7	35.3	33.4

In the identified area, the current year population is 345,518. In 2010, the Census count in the area was 278,836. The rate of change since 2010 was 2.11% annually. The five-year projection for the population in the area is 378,172 representing a change of 1.82% annually from 2020 to 2025. Currently, the population is 50.6% male and 49.4% female.

Median Age

The median age in this area is 37.7, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	76.7%	75.0%	70.4%
2020 Black Alone	3.2%	3.8%	5.2%
2020 American Indian/Alaska Native Alone	0.7%	0.8%	0.8%
2020 Asian Alone	3.5%	4.0%	5.1%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	11.6%	12.4%	14.6%
2020 Two or More Races	4.2%	3.9%	3.9%
2020 Hispanic Origin (Any Race)	30.7%	34.2%	38.6%

Persons of Hispanic origin represent 38.6% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 73.7 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	74	89	97
2000 Households	5,159	43,998	104,719
2010 Households	5,075	47,396	119,689
2020 Total Households	6,221	56,818	151,533
2025 Total Households	6,768	61,943	167,055
2000-2010 Annual Rate	-0.16%	0.75%	1.35%
2010-2020 Annual Rate	2.01%	1.78%	2.33%
2020-2025 Annual Rate	1.70%	1.74%	1.97%
2020 Average Household Size	1.91	2.10	2.24

The household count in this area has changed from 119,689 in 2010 to 151,533 in the current year, a change of 2.33% annually. The five-year projection of households is 167,055, a change of 1.97% annually from the current year total. Average household size is currently 2.24, compared to 2.27 in the year 2010. The number of families in the current year is 69,477 in the specified area.

Westgate Shopping Center Retail Space Available

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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	27.1%	20.6%	20.9%
Median Household Income			
2020 Median Household Income	\$60,203	\$73,551	\$70,975
2025 Median Household Income	\$62,494	\$78,026	\$75,993
2020-2025 Annual Rate	0.75%	1.19%	1.38%
Average Household Income			
2020 Average Household Income	\$89,900	\$102,310	\$105,475
2025 Average Household Income	\$95,016	\$110,331	\$114,116
2020-2025 Annual Rate	1.11%	1.52%	1.59%
Per Capita Income			
2020 Per Capita Income	\$45,942	\$48,282	\$46,094
2025 Per Capita Income	\$49,020	\$52,397	\$50,216
2020-2025 Annual Rate	1.31%	1.65%	1.73%

Households by Income

Current median household income is \$70,975 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$75,993 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$105,475 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$114,116 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$46,094 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$50,216 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	76	98	98
2000 Total Housing Units	5,381	45,806	109,192
2000 Owner Occupied Housing Units	1,729	18,138	45,680
2000 Renter Occupied Housing Units	3,430	25,860	59,039
2000 Vacant Housing Units	222	1,808	4,473
2010 Total Housing Units	5,525	51,015	131,108
2010 Owner Occupied Housing Units	1,771	19,384	50,485
2010 Renter Occupied Housing Units	3,304	28,012	69,204
2010 Vacant Housing Units	450	3,619	11,419
2020 Total Housing Units	6,624	60,177	163,485
2020 Owner Occupied Housing Units	1,985	22,460	61,064
2020 Renter Occupied Housing Units	4,236	34,358	90,469
2020 Vacant Housing Units	403	3,359	11,952
2025 Total Housing Units	7,201	65,478	179,515
2025 Owner Occupied Housing Units	2,112	24,185	65,561
2025 Renter Occupied Housing Units	4,656	37,759	101,495
2025 Vacant Housing Units	433	3,535	12,460

Currently, 37.4% of the 163,485 housing units in the area are owner occupied; 55.3%, renter occupied; and 7.3% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 131,108 housing units in the area - 38.5% owner occupied, 52.8% renter occupied, and 8.7% vacant. The annual rate of change in housing units since 2010 is 10.31%. Median home value in the area is \$355,387, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.01% annually to \$373,649.

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A license holder can represent a party in a real estate transaction.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner or buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

SRS Real Estate Partners LLC	508128	will.majors@srsre.com	512.236.4600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Will Majors	508128	will.majors@srsre.com	512.236.4646
Designated Broker of Firm	License No.	Email	Phone
Carson Hawley	641709	carson.hawley@srsre.com	512.236.4620
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyers Initials Tenant Initials Seller Initials Landlord Initials Date