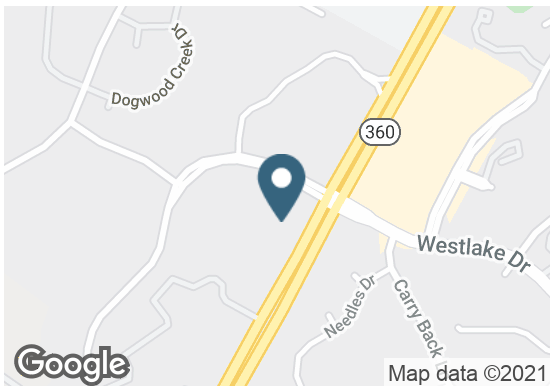


**FOR LEASE**  
**3600 San Clemente Building A**  
3600 N Capital of Texas Highway | Austin, TX



**Overview**



**Description**

- Two-Story Mixed Use
- Patio with Beautiful Hill Country Views
- Affluent Demographics
- Great Location

**Join San Clemente Building A Tenants**



**Demographics**

	1 MILE	3 MILES	5 MILES
2020 Population	4,298	29,216	151,196
Total Households	1,626	12,223	69,598
Average Household Income	\$281,776	\$241,753	\$157,633
Daytime Population	6,786	35,442	194,437

Year: 2020 | Source: Esri

**Traffic Counts**

N Capital of Texas Hwy 56,048 VPD

Year: 2019 | Source: TxDot

**Contact**

**WES BABB**

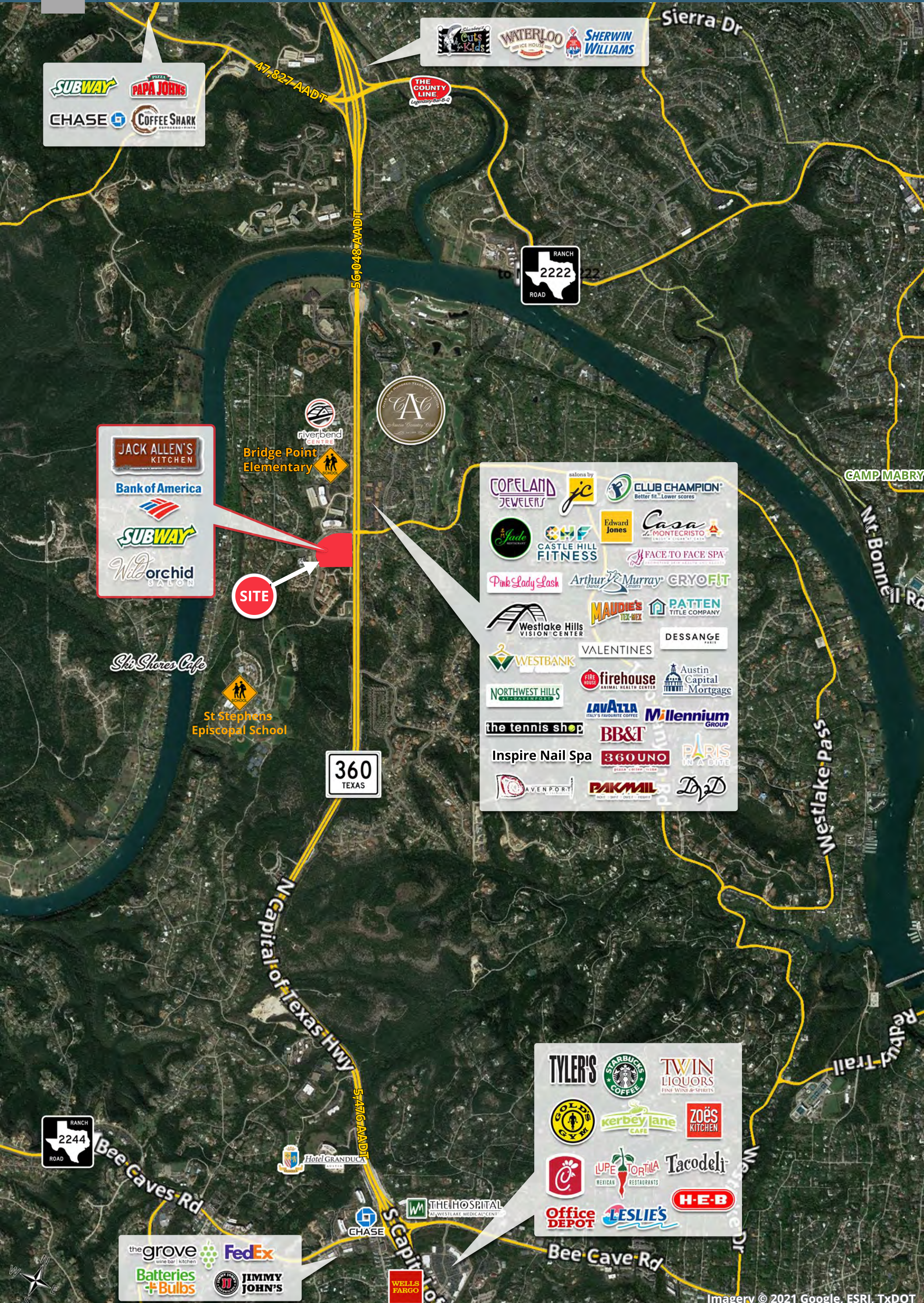
512.236.4660 | wes.babb@srsre.com

**ADELAIDE EHRlich**

512.236.4649 | adelaid.ehrlich@srsre.com

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

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.



47,827 AADT

56,048 AADT

5476 AADT

CHASE

COFFEE SHARK

SUBWAY

PAPA JOHN'S

THE COUNTY LINE

WATERLOO

SHERWIN WILLIAMS

JACK ALLEN'S KITCHEN

Bank of America

SUBWAY

Wild Orchid SALON

SITE

COPELAND JEWELERS

CLUB CHAMPION

Jade

CASTLE HILL FITNESS

Edward Jones

CASA MONTECRISTO

FACE TO FACE SPA

Pink Lady Lash

Arthur Murray

CRYOFIT

Westlake Hills VISION CENTER

MAUDIE'S

PATTEN TITLE COMPANY

DESSANGE

WESTBANK

VALENTINES

firehouse ANIMAL HEALTH CENTER

Austin Capital TITLE - Mortgage

NORTHWEST HILLS

LAVAZZA

MILLENNIUM GROUP

the tennis shop

BB&T

INSPIRE NAIL SPA

360UNO

PARIS IN A BITE

AVENPORT

PAKMIL

D&D

RANCH 2244 ROAD

TYLER'S

STARBUCKS COFFEE

TWIN LIQUORS

GOLDS GYM

kerbey lane CAFE

ZOES KITCHEN

LUPE TORILLA MEXICAN RESTAURANTS

Tacodeli

Office DEPOT

LESLIE'S

H-E-B

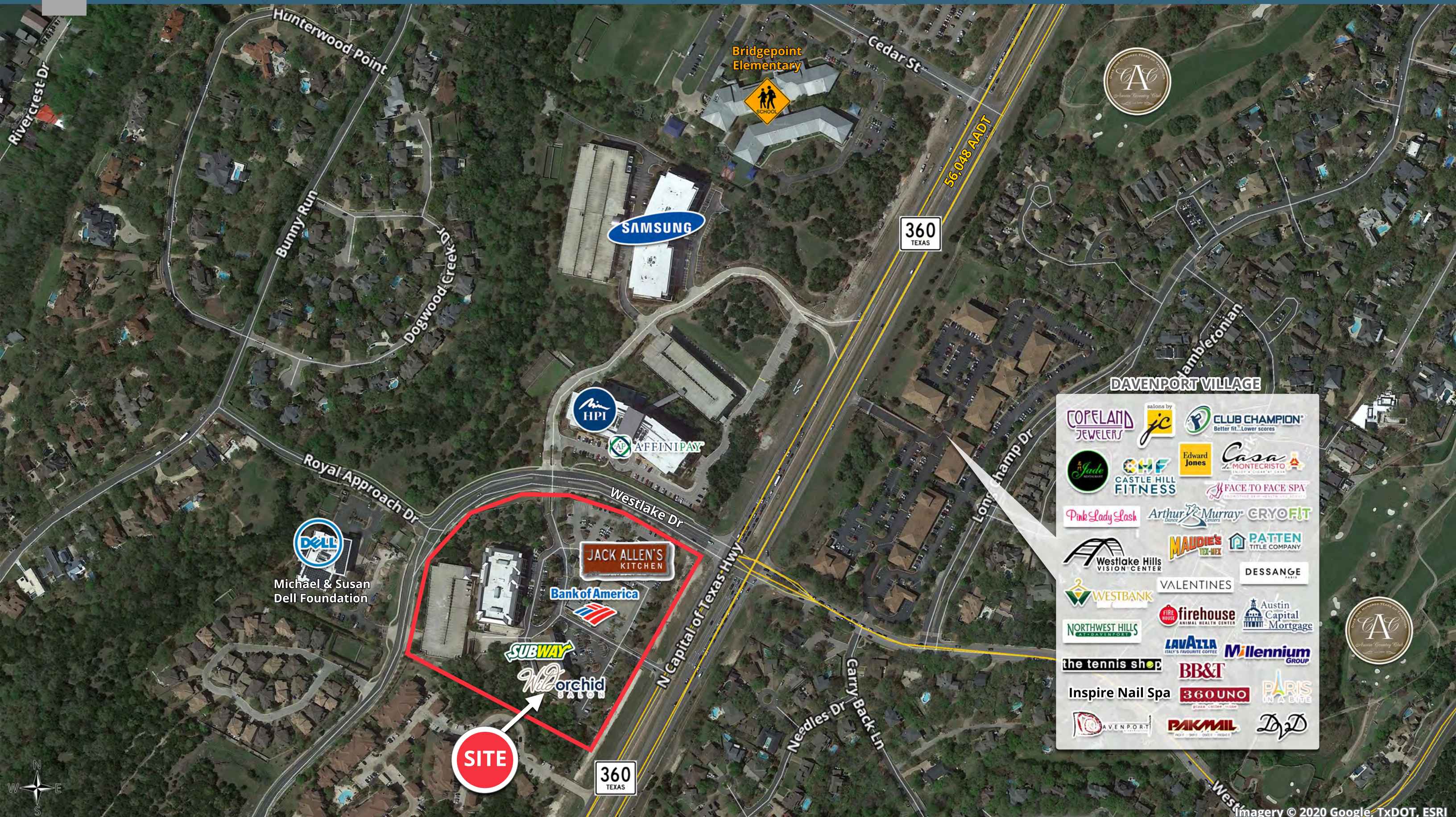
the grove wine bar | kitchen

FedEx

Batteries + Bulbs

JIMMY JOHN'S

WELLS FARGO



**DAVENPORT VILLAGE**

	salons by	
		Edward Jones
	Arthur Murray	
	VALENTINES	DESSANGE
		Austin Capital Mortgage
	LAVAZZA	
Inspire Nail Spa		

**SITE**

**SAMSUNG**

Bridgepoint Elementary

360 TEXAS

56,048 AADT



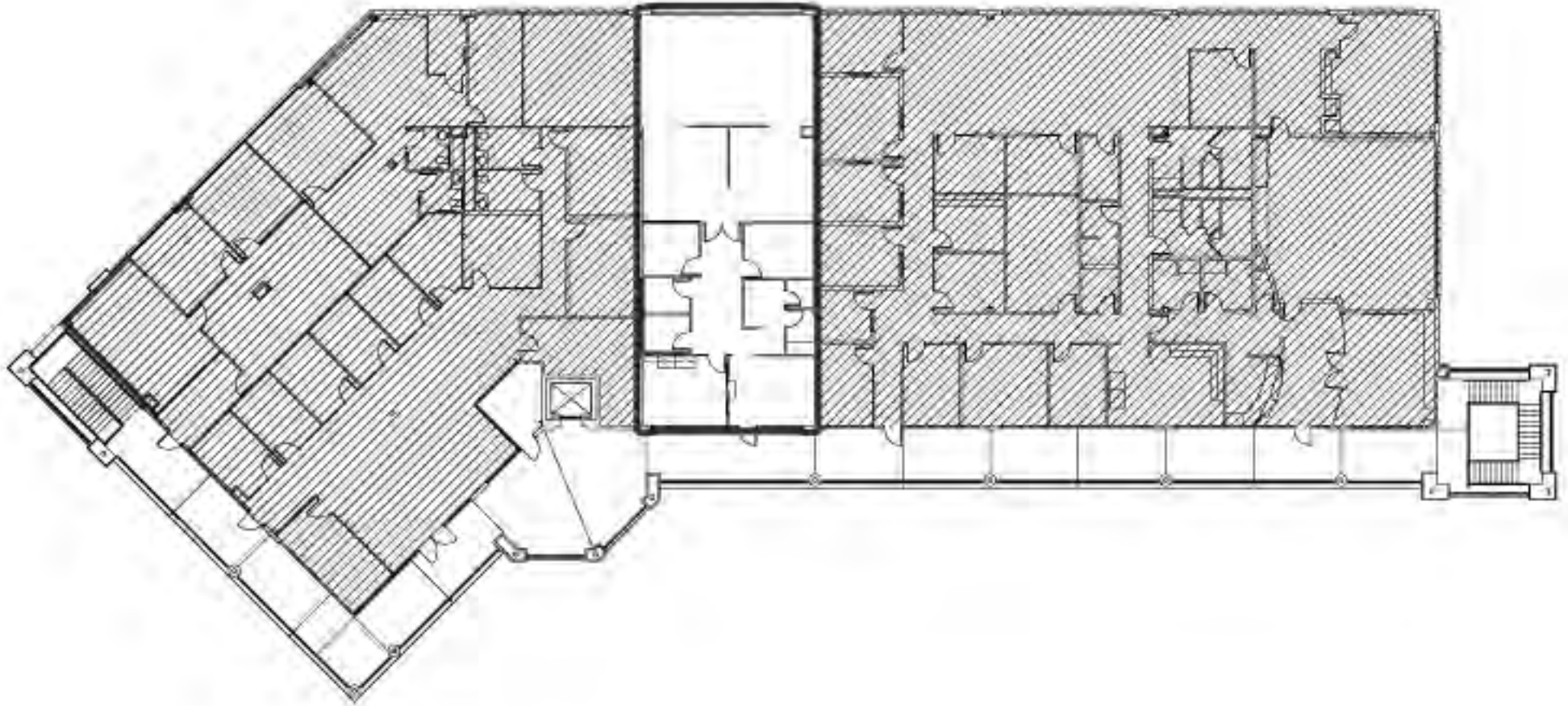
# 3600 San Clemente Building A

3600 N Capital of Texas Highway | Austin, TX



# 3600 San Clemente Building A

3600 N Capital of Texas Highway | Austin, TX



SUITE 210 | 2,510 SF | RETAIL/OFFICE SPACE

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## 3600 San Clemente

3600 N Capital of Texas Highway | Austin, TX



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,258	23,814	125,031
2010 Population	4,070	27,313	135,989
2020 Population	4,298	29,216	151,196
2025 Population	4,455	30,388	161,058
2000-2010 Annual Rate	2.25%	1.38%	0.84%
2010-2020 Annual Rate	0.53%	0.66%	1.04%
2020-2025 Annual Rate	0.72%	0.79%	1.27%
2020 Male Population	50.0%	49.0%	49.0%
2020 Female Population	50.0%	51.0%	51.0%
2020 Median Age	44.6	45.8	36.1
<b>Households</b>			
2000 Households	1,161	9,723	57,760
2010 Households	1,533	11,366	62,501
2020 Total Households	1,626	12,223	69,598
2025 Total Households	1,689	12,731	74,424
2000-2010 Annual Rate	2.82%	1.57%	0.79%
2010-2020 Annual Rate	0.58%	0.71%	1.05%
2020-2025 Annual Rate	0.76%	0.82%	1.35%
2020 Average Household Size	2.59	2.38	2.13
<b>Housing Units</b>			
2020 Total Housing Units	1,769	13,151	74,436
2020 Owner Occupied Housing Units	1,230	9,341	37,086
2020 Renter Occupied Housing Units	395	2,882	32,512
2020 Vacant Housing Units	143	928	4,838
<b>Race and Ethnicity</b>			
2020 White Alone	85.0%	88.0%	84.0%
2020 Black Alone	1.0%	1.0%	2.0%
2020 American Indian/Alaska Native Alone	0.0%	0.0%	0.0%
2020 Asian Alone	11.0%	7.0%	9.0%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Hispanic Origin (Any Race)	7.0%	7.0%	10.0%
<b>Income</b>			
2020 Median Household Income	\$200,001	\$171,027	\$102,051
2020 Average Household Income	\$281,776	\$241,753	\$157,633
2020 Per Capita Income	\$105,402	\$101,155	\$72,431
<b>2020 Population 25+ by Educational Attainment</b>			
Total	2,920	20,718	99,553
High School Graduate	3.5%	3.4%	4.7%
GED/Alternative Credential	0.2%	0.7%	1.0%
Some College, No Degree	10.4%	9.7%	11.0%
Associate Degree	2.3%	3.0%	3.9%
Bachelor's Degree	38.3%	40.9%	41.0%
Graduate/Professional Degree	43.8%	41.0%	36.4%
<b>Daytime Population</b>			
2020 Total Daytime Population	6,786	35,442	194,437
Workers	4,409	20,430	121,885
Residents	2,377	15,012	72,552

Source: Esri, U.S. Census

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SRSRE.COM

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.

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Adelaide Ehrlich	9005621	adelaide.ehrlich@srsre.com	512.236.4649
Sales Agent/Associate's Name	License No.	Email	Phone

Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date