

RETAIL
/FLEX
— FOR —
LEASE



LEADCOMMERCIAL

EASTSIDE PET CENTER

2023 - 2035 AIRPORT BLVD. | AUSTIN, TEXAS 78722

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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Discover your ideal retail or flex space at 2023-2035 Airport Blvd., a unique and versatile property nestled in one of Austin's vibrant urban corridors. Situated on a spacious acre in the iconic eastside, this location boasts convenient surface parking and a modern, collaborative atmosphere that inspires creativity. Positioned between MLK and Manor Rd., you'll find numerous amenities and attractions just moments away.

With popular businesses like Palomino Coffee and Jackie's Play & Stay as your neighbors, this property is perfect for a Veterinary Practice, and/or specialized flex/retail users. Ranging from 780 to 6,028 square feet, this well-maintained space offers prominent signage visibility on Airport Blvd., open floor plans, attractive landscaping, and ample parking, accommodating a variety of tenants.

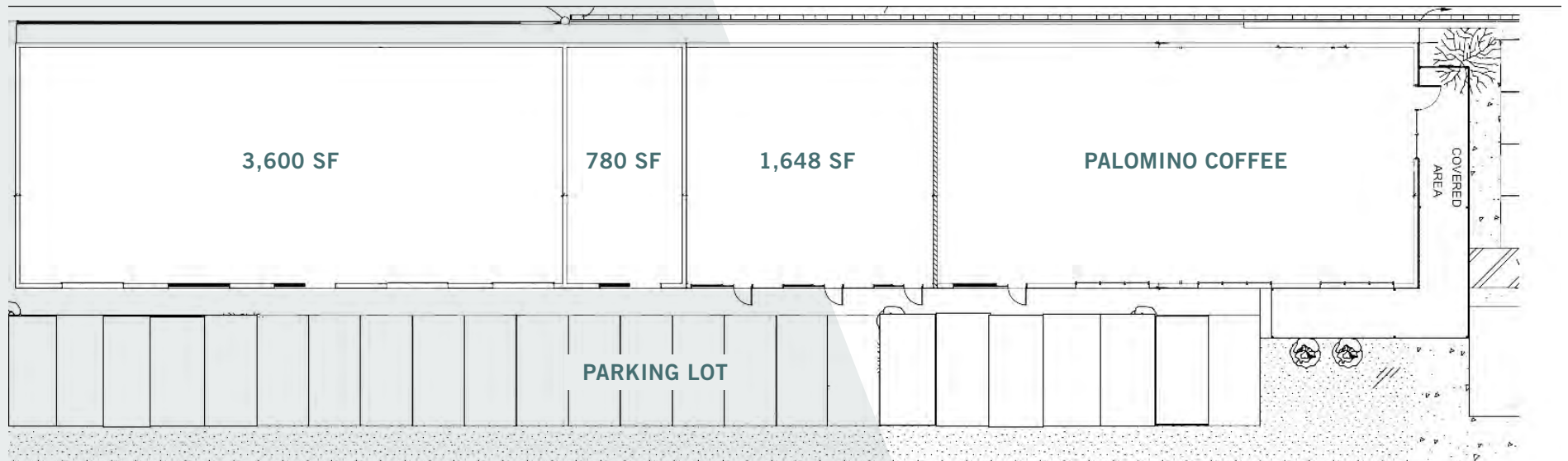
HIGHLIGHTS

- Airport Blvd Signage available
- Vibrant and growing commercial area, attracting a diverse tenant and consumer base
- Flexible space options to accommodate various tenant requirements
- Onsite Amenities: Palomino Coffee Shop and Jackie's Play & Stay
- Excellent location on Airport Blvd. Between MLK & Manor Rd.
- Ample parking for both tenants and customers or clients
- High Ceilings, roll up doors
- Open Floor Plans
- Natural Light

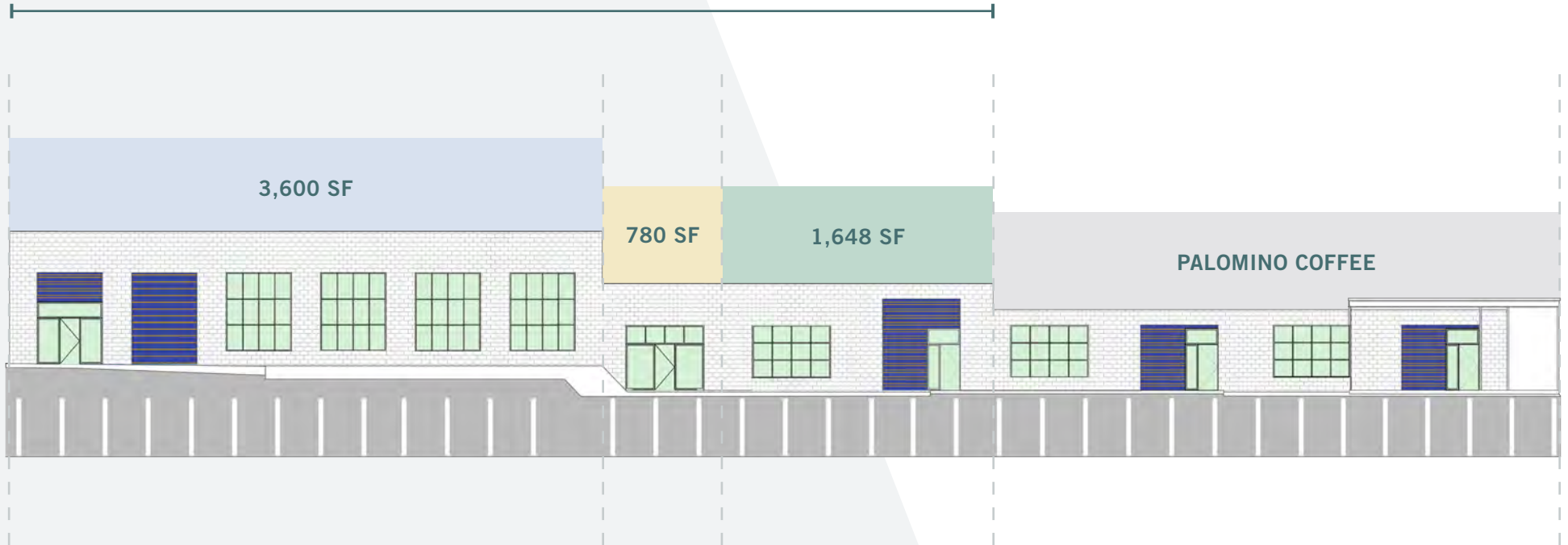
SUMMARY

AVAILABLE	Immediately, Approx. 780 SF – 6,028 SF	SUBMARKET	East Austin / Airport Blvd.
TOTAL SIZE	Approx. 15,405 SF	RENTAL RATE	Negotiable
PARKING	Ample parking	OPEX	Approx. \$10 SF
TYPE	Retail/Flex Space	TERM	5+ Years
ZONING	CS-MU-NP		

6,028 TOTAL SF AVAILABLE



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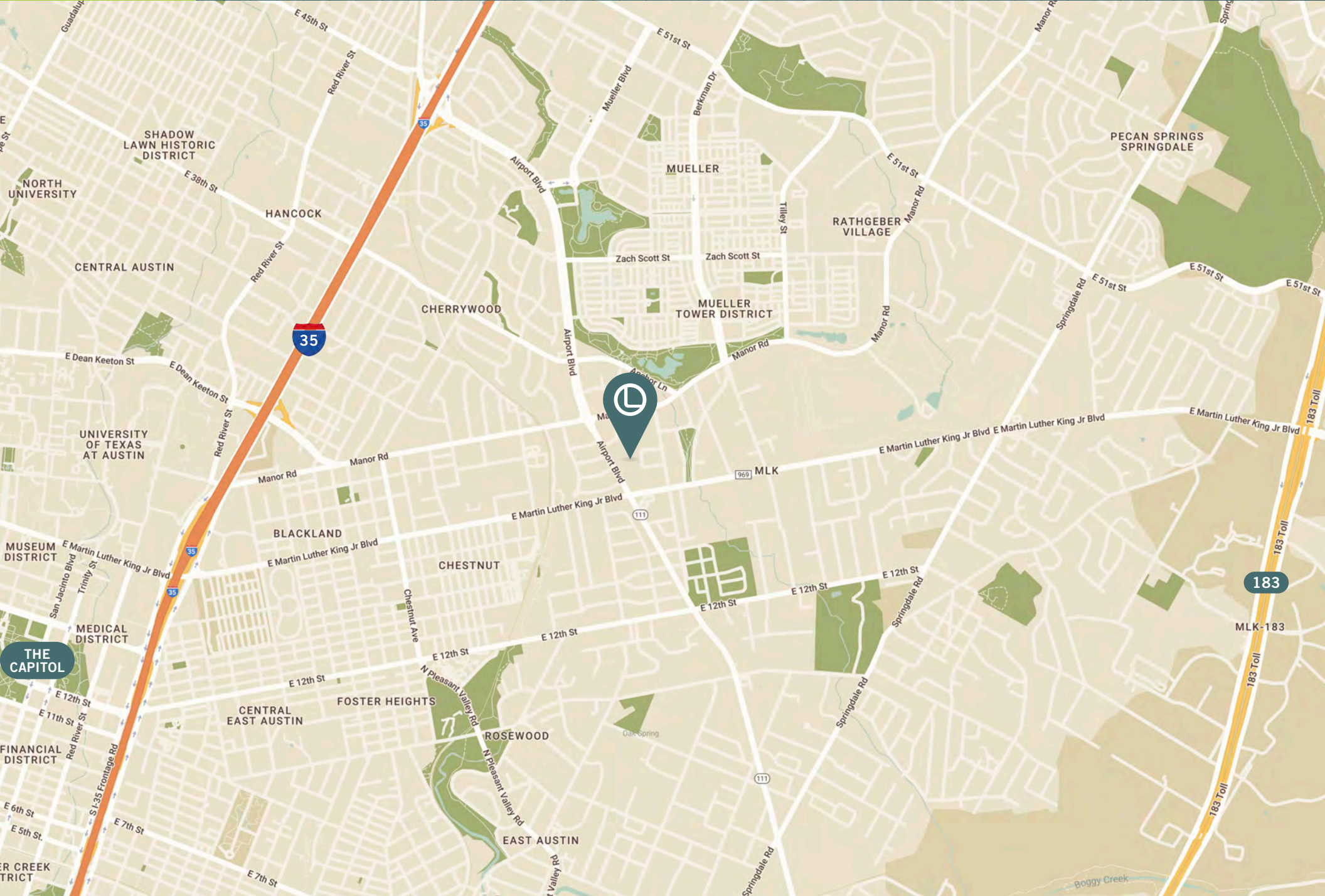




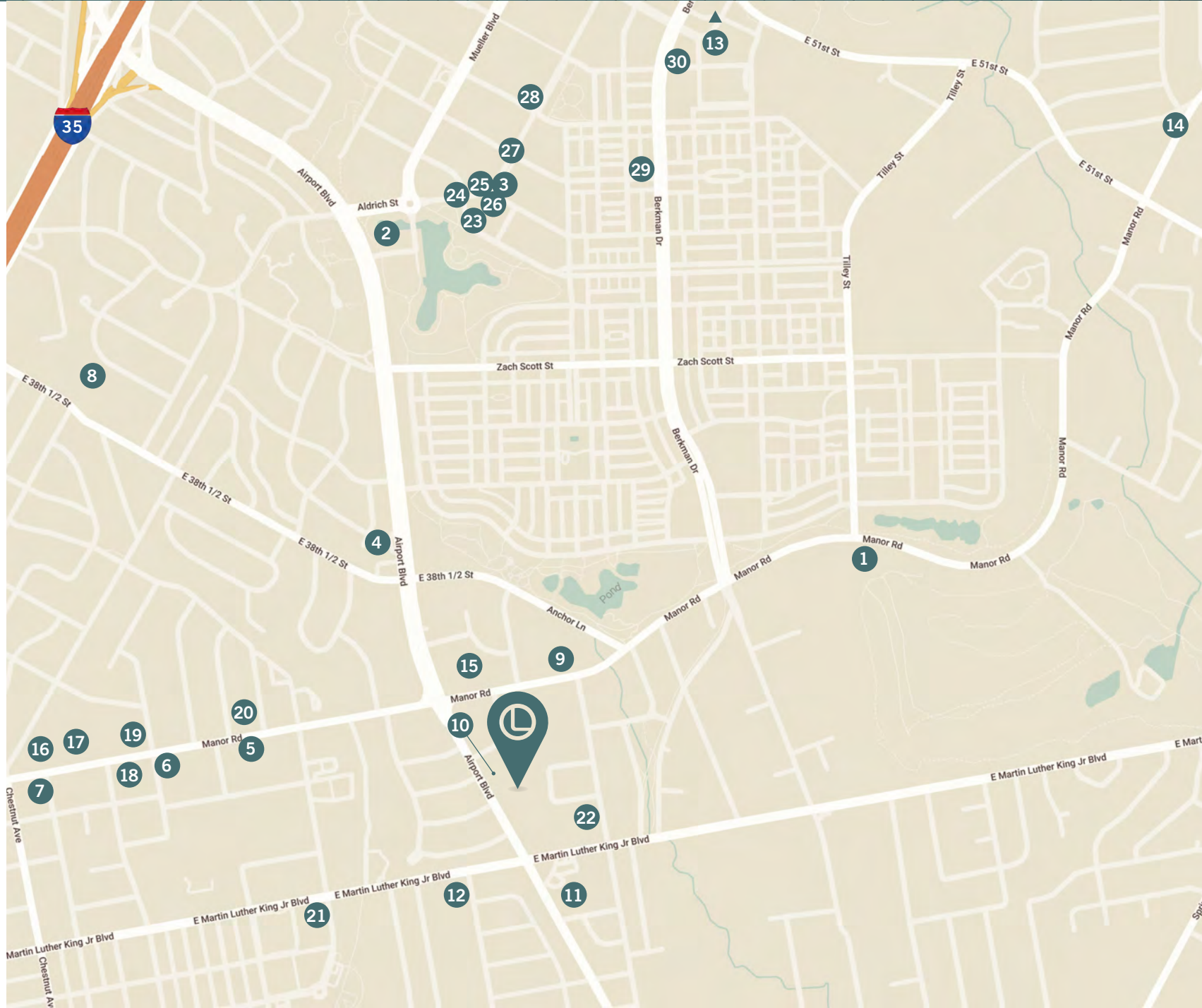








1. Fairways Cantina
2. The Stonehouse Wood Fire Grill
3. Colleen's Kitchen
4. Bobo's Snack Bar
5. Love Supreme Pizza Bar
6. Bird Bird Biscuit
7. Patrizi's
8. Cherrywood Coffeehouse
9. Batch Craft Beer & Kolaches
10. The Skylark Lounge
11. Terry's Seafood and Chicken
12. Zeds Real Fruit Ice Cream
13. Torchy's Tacos
14. S H Donuts
15. Oddwood Brewing
16. Haymaker
17. Dai Due
18. Taco Mex
19. Civil Goat
20. La Santa Barcacha
21. Houndstooth Coffee
22. Moontower Cider Co.
23. Halcyon
24. Veracruz
25. Fonda and Bar
26. Blue Lacy
27. Marufuku Ramen
28. Kirby Lane Cafe
29. Lamba's
30. Starbucks





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