



BARRINGTON OAKS CENTER

Renovations to Property in Progress

RETAIL | FOR LEASE

8650 Spicewood Springs Rd | Austin, TX 78759



OVERVIEW



Barrington Oaks Center is a neighborhood shopping center located in a Class A retail market. The property consists of 103,273 square feet of rentable retail space. Barrington Oaks has a diverse tenant base including popular Asian, Mexican, Indian, Cajun and American restaurants. This multicultural restaurant outlet brings in strong customer traffic, which in turn benefits the broader mixed-use tenant base. It is over-parked with 610 spaces. The site is located along I-183 on a high-transit corridor.

OFFERING SUMMARY

Address:	8650 Spicewood Springs Rd., Austin TX 78759
Lease Rate:	Negotiable
Opex:	\$4.68 PSF Year
Building Size:	103,273 SF
Submarket:	Northwest
Parking Ratio:	5.9/1,000 SF
Year Built:	1976
Availability:	<ul style="list-style-type: none">• Suite 130 - 11,125 SF• Suite 133A - 4,030 SF• Suite 145 - 2,240 SF
Traffic Count:	<ul style="list-style-type: none">• +/- 180,652 VPD (US Hwy 183)• +/- 29,823 VPD (Spicewood Springs Rd)



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AERIAL



Median Home
Prices: \$589,000

Median Home
Prices: \$515,000

VPD: 29,823

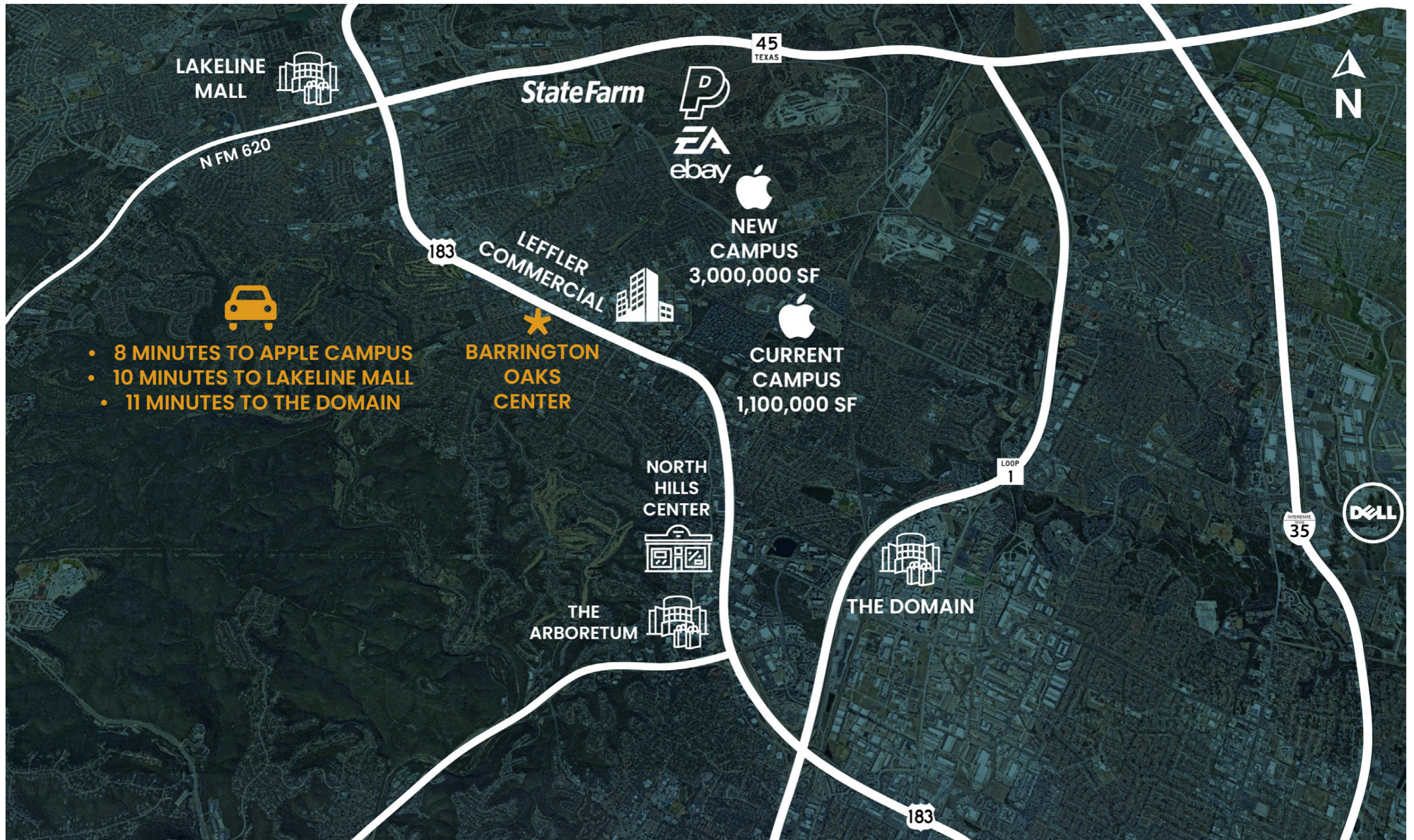
VPD: 180,652



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LOCATION



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SITE PLAN



Current Tenants & Availabilities:

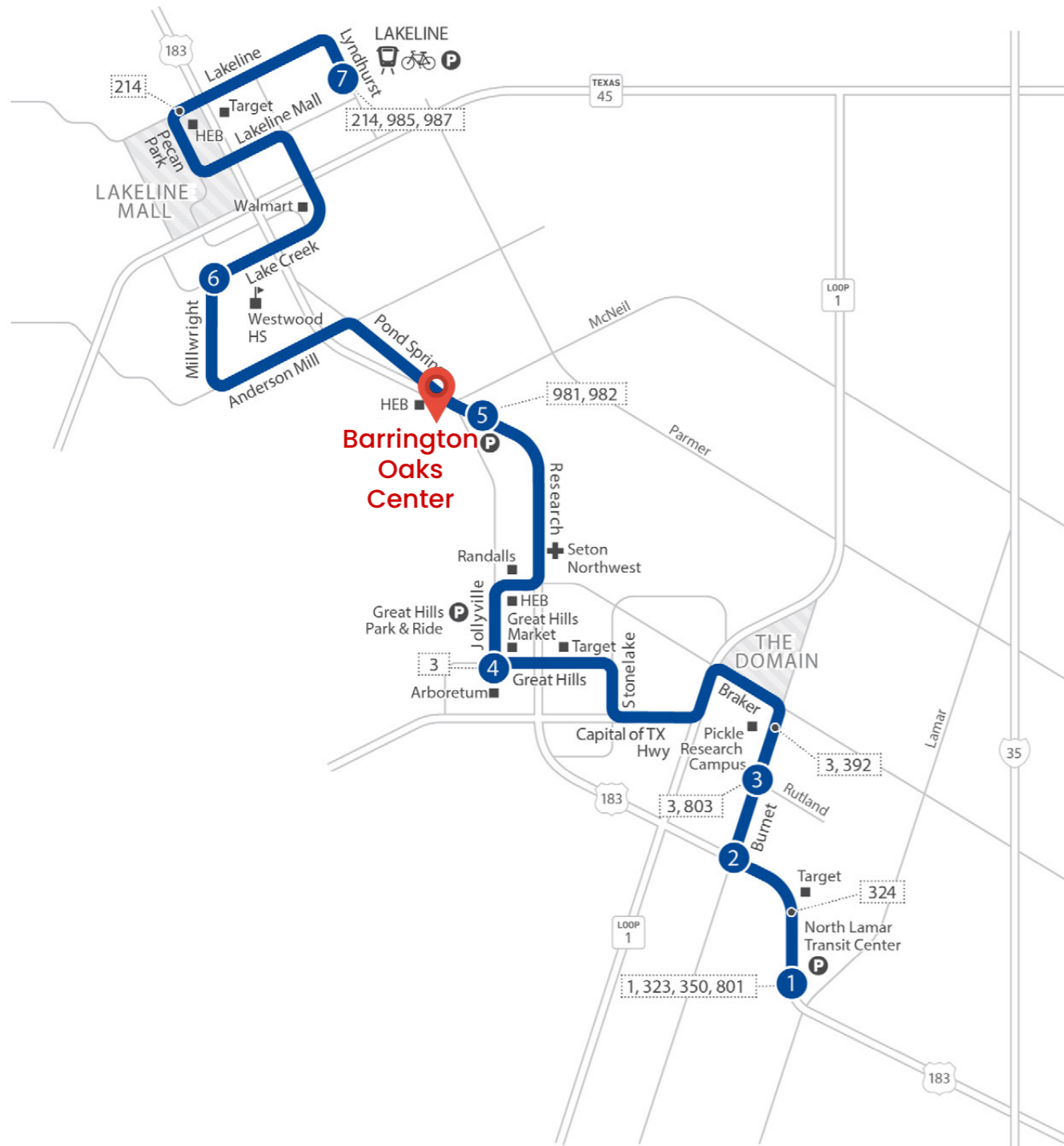
- | | |
|--------------------------------|----------------------------------|
| 1 Jack Brown Cleaners | 22 Zhao Chen Noodle |
| 2 Hair By Us | 23 Card Traders |
| 3 Feel Well | 24 11,125 SF Available |
| 4 Austin Belly Dance | 25 Gandhi Bazaar |
| 5 Cupprimo | 26 4,030 SF Available |
| 6 Liberty Pharmacy | 27 Lighthouse |
| 7 Anne's Kitchen | 28 Camino Real |
| 8 Fat Dragon | 29 Cox Office Furniture |
| 9 Nawlins Cafe | 30 2,240 SF Available |
| 10 Ion Vape Shop | 31 Himalaya Grill |
| 11 123 Items Corp | 32 ABC Bank |
| 12 Asia Cafe | 33 Spicewood Dental |
| 13 Asia Market | 34 K Beauty |
| 14 Love of China Dance | 35 Kimo Mortgage |
| 15 M. Aaroz / Arts Plus | 36 Kimo Mortgage |
| 16 M. Aaroz / Arts Plus | 37 Nail Salon LocTran |
| 17 UZEAT Restaurant | 38 Foot Reflexology |
| 18 Touch Salon | 39 Austin Alt. & Cleaners |
| 19 Spanish Academy | 40 Village Coin Shop |
| 20 Abacus Brain Gym | 41 Pacesetters |
| 21 Words N Numbers | 42 Phoenix Metaphysic |



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CAPITAL METRO ROUTE



Capital Metro Destinations:

- North Lamar Transit Center
- Target (Arboretum, Lakeline)
- Pickle Research Campus
- The Domain
- Arboretum
- Great Hills Market
- HEB (Great Hills, Spicewood Springs, Lakeline)
- Great Hills Park & Ride
- Randalls
- Seton Northwest
- Pavillion Park & Ride
- Westwood High School
- Walmart
- Lakeline Mall
- Lakeline Station

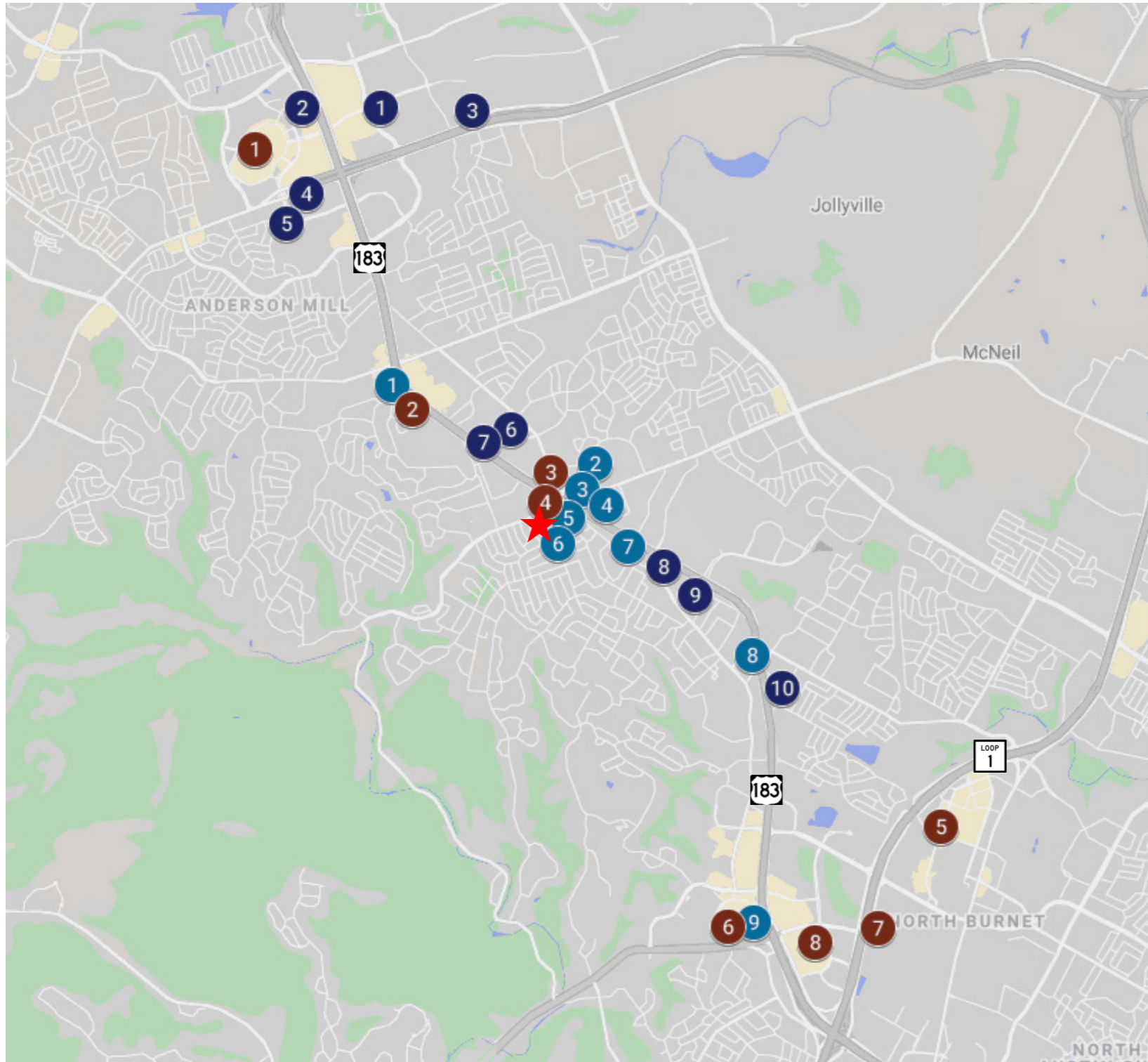
-  **Route Line and Timepoint**
Buses makes additional stops between the points shown.
-  **Connecting Routes**
-  **MetroRail Station**
-  **MetroBike Shelter**



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LOCAL AMENITIES



RESTAURANTS

- 1 Reale's Italian Café
- 2 Jersey Giant Pizza
- 3 Jack in the Box
- 4 The Water Tank
- 5 Jim's
- 6 Asia Café
- 7 Krispy Kreme
- 8 Chuy's
- 9 Cheesecake Factory



HOTELS

- 1 La Quinta Inn
- 2 Aloft
- 3 TownePlace Suites
- 4 Courtyard
- 5 Hampton Inn
- 6 Staybridge Suites
- 7 Fairfield Inn & Suites
- 8 Extended Stay
- 9 Studio 6
- 10 Hilton Garden Inn



RETAILERS

- 1 Lakeline Mall
- 2 Galleria Oaks
- 3 Arbor Square
- 4 HEB
- 5 The Domain
- 6 The Arboretum Plaza
- 7 The Shops at Arbor Walk
- 8 Gateway Shopping Centers

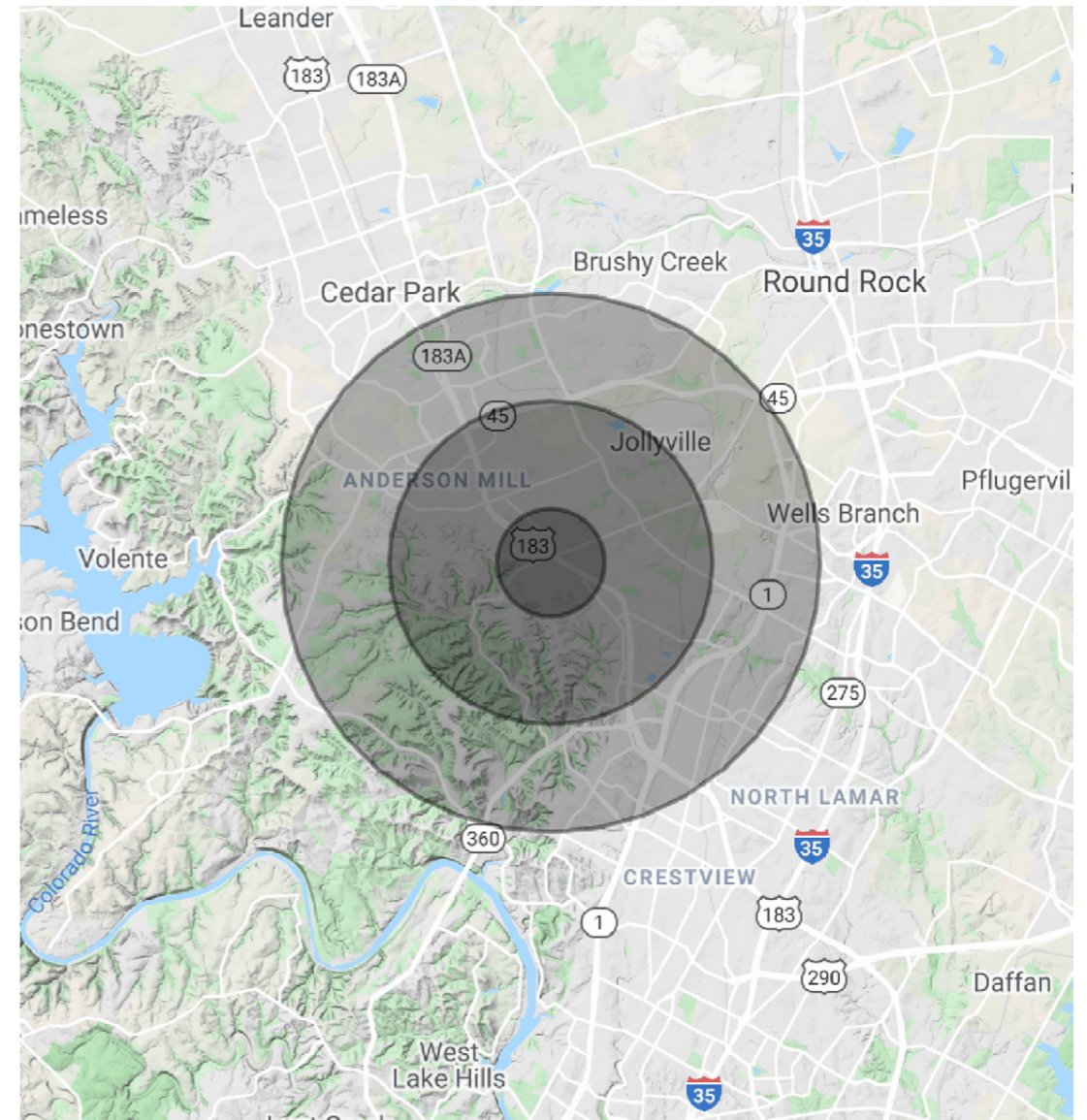


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DEMOGRAPHICS

Radius	1 Mile	3 Miles	5 Miles
Population:			
2024 Projection	17,123	93,674	208,611
2019 Estimate	15,497	85,441	189,339
2010 Census	14,866	81,915	172,228
Growth 2019 - 2024	10.49%	9.64%	10.18%
Growth 2010 - 2019	4.24%	4.30%	9.94%
Households:			
2024 Projection	7,685	41,241	92,492
2019 Estimate	6,988	37,807	84,416
2010 Census	6,910	36,820	77,645
Growth 2019 - 2024	9.97%	9.08%	9.57%
Growth 2010 - 2019	1.13%	2.68%	8.72%
Owner Occupied	3,233	18,537	38,654
Renter Occupied	3,754	19,270	45,762
2019 Avg Household Income	\$96,326	\$107,887	\$106,695
2019 Med Household Income	\$72,975	\$83,646	\$81,237



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Information About Brokerage Services

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 and 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

St. Croix Capital Realty Advisors, LLC	9003153	officeadmin@stcroixca.com	512.391.0718
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John W. Collins IV	561707	jcollins@stcroixca.com	512.391.0718
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date