

FOR LEASE

# 5th Street Commons Retail Available

1611 West 5th Street | Austin, TX



## Overview

<b>AVAILABLE</b>	1,719 SF 2,296 SF 3,438 SF
<b>STANDARD RATE</b>	Call For Rates
<b>TRIPLE NETS</b>	\$14.85 PSF/YR



## Description

- High-end, mixed-use urban development
- Ground floor retail below 150 apartment units
- Free retail parking on first floor of retail parking garage
- Direct access via Mopac Expressway and West 5th Street
- Serves both the vibrant downtown office market and high-income west Austin community

## Nearby Retailers



ANTHROPOLOGIE west elm



PAPER SOURCE

ByGeorge  
AUSTIN

lululemon



Book People  
A Community Bound By Books

El Arroyo

## Contact

**WILL MAJORS**

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## Demographics

	1 MILE	3 MILE	5 MILE
2018 Estimated Population	14,491	153,274	333,573
2018 Estimated Households	8,896	71,395	147,692
2018 Avg Household Income	\$131,181	\$98,864	\$91,425

Year: 2018 | Source: Esri

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

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Tarrytown

Clarksville

**5TH STREET COMMONS**

**PRESSLER**

1 TEXAS

COVER 3

EL ARROYO

22,188 AADT

W Lynn St

6th St

5th St

LAND ROVER

COVER 3

Peached

clank's

Tejas

N Lamar Blvd

SHOAL CREEK SALOON

Stephen F. Austin High School



Cesar Chavez St

Lady Bird Lake

46,700 AADT

Book People ANTHROPOLOGIE GSD&M

WHOLE FOODS MARKET

ANN SACKS west elm

HomeAway at&t

OfficeMax

GABLES

28,633 AADT

AUSTIN COMMUNITY COLLEGE DISTRICT

12th St

15th St



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SUITE	TENANT	S.F.
1	Mean Eyed Cat Bar	2,500
100	Keller Williams	2,892
105	Sushi Zushi	5,588
110	West End Chiropractic	1,556
120	Phantastic Nails Day Spa	1,608
125	Bar Method	3,193
135	Veggie Heaven	2,011
<b>140</b>	<b>AVAILABLE</b>	<b>2,296</b>
145	BLO Hairdry Bar	1,282
155	Hiatus Day Spa	5,824
150C	Propaganda Salon	1,745
160	Corridor Title	2,216
<b>165</b>	<b>AVAILABLE</b>	<b>3,438</b>
<b>175</b>	<b>AVAILABLE</b>	<b>1,719</b>
180	Downtown Doctor	1,848
185	Leasing Office	2,095

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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	8,751	119,365	269,099
2010 Population	10,368	124,890	277,983
2018 Population	14,491	153,274	333,573
2023 Population	16,606	169,352	367,946
2000-2010 Annual Rate	1.71%	0.45%	0.33%
2010-2018 Annual Rate	4.14%	2.51%	2.23%
2018-2023 Annual Rate	2.76%	2.02%	1.98%
2018 Male Population	51.6%	51.0%	51.1%
2018 Female Population	48.5%	49.0%	48.9%
2018 Median Age	35.8	29.9	31.2

In the identified area, the current year population is 333,573. In 2010, the Census count in the area was 277,983. The rate of change since 2010 was 2.23% annually. The five-year projection for the population in the area is 367,946 representing a change of 1.98% annually from 2018 to 2023. Currently, the population is 51.1% male and 48.9% female.

## Median Age

The median age in this area is 35.8, compared to U.S. median age of 38.3.

## Race and Ethnicity

2018 White Alone	86.3%	76.5%	71.3%
2018 Black Alone	2.0%	4.6%	6.5%
2018 American Indian/Alaska Native Alone	0.5%	0.5%	0.7%
2018 Asian Alone	6.1%	8.3%	6.1%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	2.2%	6.7%	11.8%
2018 Two or More Races	2.8%	3.4%	3.5%
2018 Hispanic Origin (Any Race)	10.5%	20.6%	31.0%

Persons of Hispanic origin represent 31.0% of the population in the identified area compared to 18.3% 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 70.5 in the identified area, compared to 64.3 for the U.S. as a whole.

## Households

2000 Households	5,045	52,752	114,642
2010 Households	6,286	56,139	120,778
2018 Total Households	8,896	71,395	147,692
2023 Total Households	10,275	80,042	164,249
2000-2010 Annual Rate	2.22%	0.62%	0.52%
2010-2018 Annual Rate	4.30%	2.96%	2.47%
2018-2023 Annual Rate	2.92%	2.31%	2.15%
2018 Average Household Size	1.59	1.94	2.14

The household count in this area has changed from 120,778 in 2010 to 147,692 in the current year, a change of 2.47% annually. The five-year projection of households is 164,249, a change of 2.15% annually from the current year total. Average household size is currently 2.14, compared to 2.16 in the year 2010. The number of families in the current year is 58,646 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

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January 31, 2019

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<b>Median Household Income</b>			
2018 Median Household Income	\$86,474	\$57,145	\$53,341
2023 Median Household Income	\$103,173	\$66,169	\$60,665
2018-2023 Annual Rate	3.59%	2.98%	2.61%
<b>Average Household Income</b>			
2018 Average Household Income	\$131,181	\$98,864	\$91,425
2023 Average Household Income	\$148,412	\$110,428	\$101,598
2018-2023 Annual Rate	2.50%	2.24%	2.13%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$78,975	\$46,816	\$41,241
2023 Per Capita Income	\$89,782	\$52,840	\$46,074
2018-2023 Annual Rate	2.60%	2.45%	2.24%

Current median household income is \$53,341 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$60,665 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$91,425 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$101,598 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$41,241 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$46,074 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	5,455	55,247	119,576
2000 Owner Occupied Housing Units	1,900	18,840	42,949
2000 Renter Occupied Housing Units	3,145	33,912	71,693
2000 Vacant Housing Units	410	2,495	4,934
2010 Total Housing Units	7,685	62,382	134,214
2010 Owner Occupied Housing Units	2,233	20,808	46,427
2010 Renter Occupied Housing Units	4,053	35,331	74,351
2010 Vacant Housing Units	1,399	6,243	13,436
2018 Total Housing Units	10,942	78,448	162,701
2018 Owner Occupied Housing Units	3,536	25,553	54,640
2018 Renter Occupied Housing Units	5,361	45,843	93,052
2018 Vacant Housing Units	2,046	7,053	15,009
2023 Total Housing Units	12,332	87,080	180,102
2023 Owner Occupied Housing Units	4,161	29,530	62,066
2023 Renter Occupied Housing Units	6,114	50,511	102,183
2023 Vacant Housing Units	2,057	7,038	15,853

Currently, 33.6% of the 162,701 housing units in the area are owner occupied; 57.2%, renter occupied; and 9.2% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 134,214 housing units in the area - 34.6% owner occupied, 55.4% renter occupied, and 10.0% vacant. The annual rate of change in housing units since 2010 is 8.93%. Median home value in the area is \$382,282, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 0.96% annually to \$400,947.

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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:
  - 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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Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date