

FOR LEASE

Westgate Shopping Center Retail Space

4477 South Lamar Boulevard | Austin, TX



Overview

AVAILABLE

LEASE RATE

Call for Pricing

TRIPLE NETS

\$7.53 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
Estimated Population	10,931	120,784	337,430
Estimated Households	5,659	56,463	147,540
Average Household Income	\$84,785	\$96,779	\$100,201

Year: 2019 | Source: Esri

Contact

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Traffic Counts

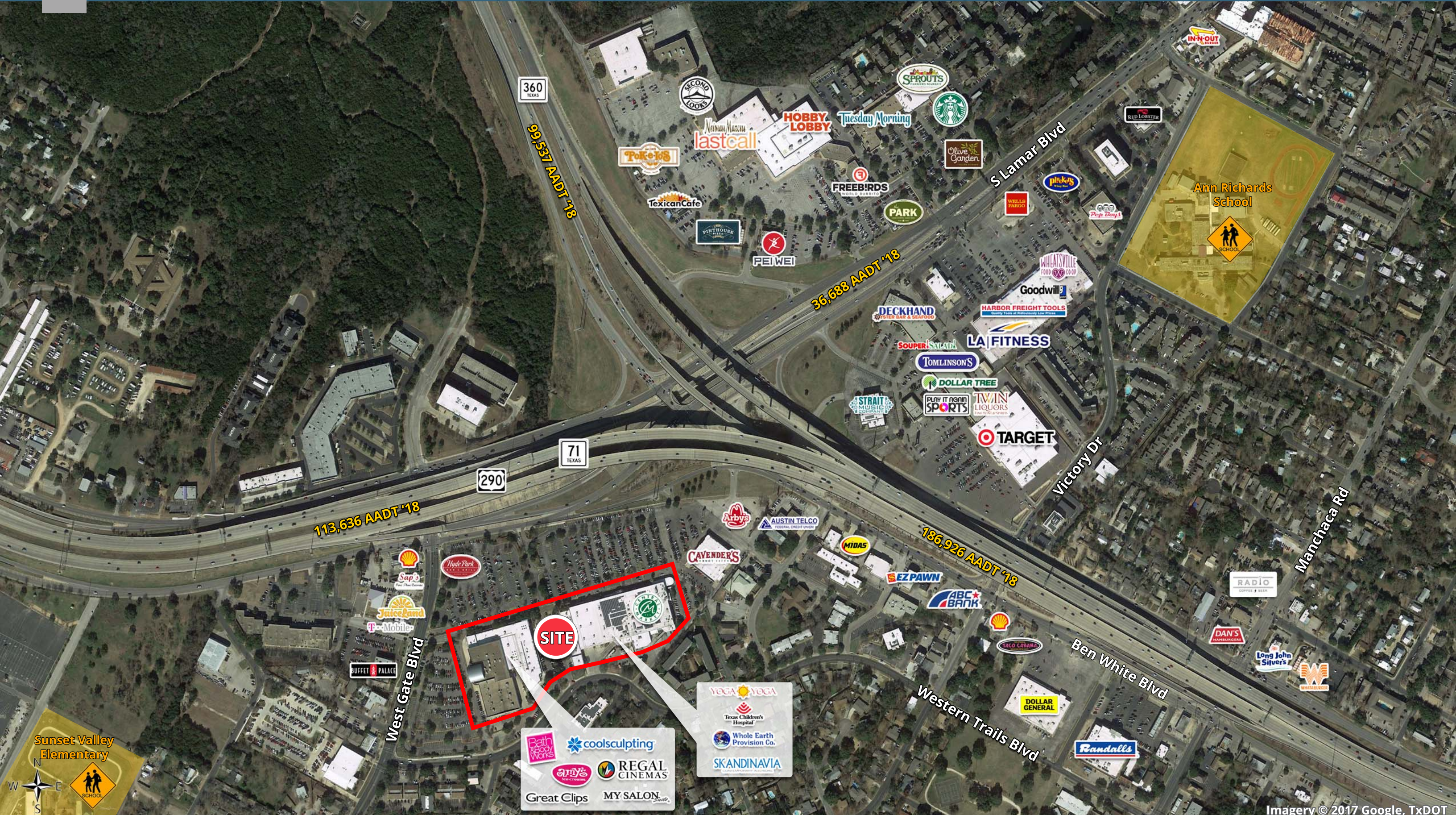
Ben White Boulevard and South Lamar Boulevard	186,926 VPD
Highway 290 and Ben White Boulevard	113,636 VPD
Loop 360	99,537 VPD

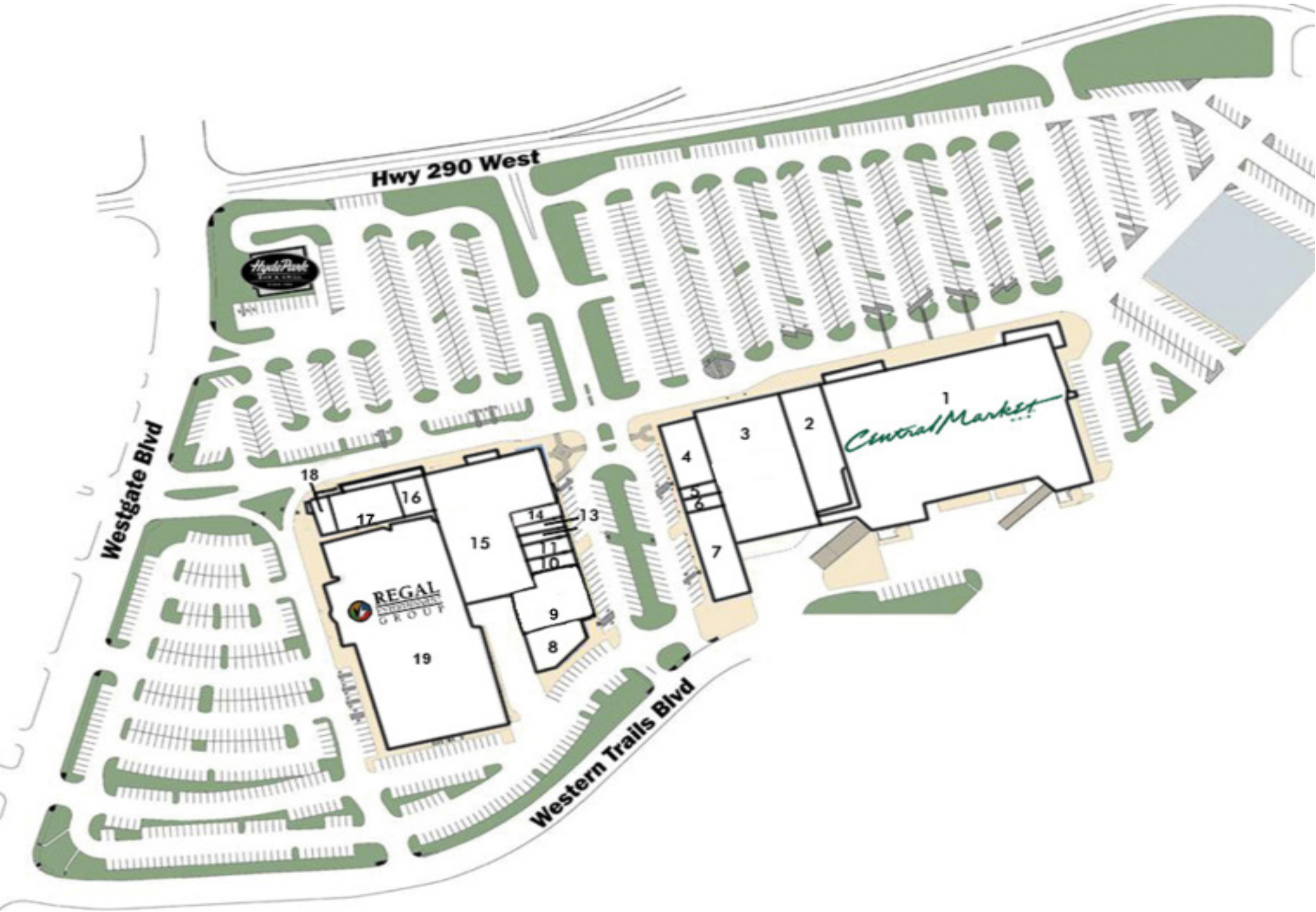
Year: 2018 | Source: TX DOT

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.

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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	Postal Annex	950 SF
Suite 14	Figura Med Spa	1,080 SF
Suite 15	Austin Bouldering Project	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

Westgate Shopping Center Retail Space Available

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	1 mile	3 miles	5 miles
Population			
2000 Population	9,713	103,727	253,125
2010 Population	9,177	103,338	275,096
2019 Population	10,931	120,784	337,292
2024 Population	11,918	130,631	368,776
2000-2010 Annual Rate	-0.57%	-0.04%	0.84%
2010-2019 Annual Rate	1.91%	1.70%	2.23%
2019-2024 Annual Rate	1.74%	1.58%	1.80%
2019 Male Population	50.0%	50.1%	50.6%
2019 Female Population	50.0%	49.9%	49.4%
2019 Median Age	37.4	35.4	33.4

In the identified area, the current year population is 337,292. In 2010, the Census count in the area was 275,096. The rate of change since 2010 was 2.23% annually. The five-year projection for the population in the area is 368,776 representing a change of 1.80% annually from 2019 to 2024. Currently, the population is 50.6% male and 49.4% female.

Median Age

The median age in this area is 37.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	76.9%	75.6%	70.9%
2019 Black Alone	3.2%	3.7%	5.1%
2019 American Indian/Alaska Native Alone	0.7%	0.8%	0.9%
2019 Asian Alone	3.4%	3.9%	4.8%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	11.5%	12.1%	14.5%
2019 Two or More Races	4.2%	3.8%	3.8%
2019 Hispanic Origin (Any Race)	30.6%	33.6%	38.3%

Persons of Hispanic origin represent 38.3% of the population in the identified area compared to 18.6% 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 73.2 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	73	87	94
2000 Households	4,732	44,131	103,575
2010 Households	4,654	47,554	118,024
2019 Total Households	5,659	56,463	147,495
2024 Total Households	6,214	61,338	162,450
2000-2010 Annual Rate	-0.17%	0.75%	1.31%
2010-2019 Annual Rate	2.14%	1.87%	2.44%
2019-2024 Annual Rate	1.89%	1.67%	1.95%
2019 Average Household Size	1.90	2.11	2.24

The household count in this area has changed from 118,024 in 2010 to 147,495 in the current year, a change of 2.44% annually. The five-year projection of households is 162,450, a change of 1.95% annually from the current year total. Average household size is currently 2.24, compared to 2.28 in the year 2010. The number of families in the current year is 68,844 in the specified area.

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	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	28.4%	22.9%	23.1%
Median Household Income			
2019 Median Household Income	\$59,015	\$70,373	\$68,726
2024 Median Household Income	\$68,826	\$80,334	\$77,976
2019-2024 Annual Rate	3.12%	2.68%	2.56%
Average Household Income			
2019 Average Household Income	\$84,785	\$96,779	\$100,222
2024 Average Household Income	\$99,860	\$110,385	\$112,584
2019-2024 Annual Rate	3.33%	2.67%	2.35%
Per Capita Income			
2019 Per Capita Income	\$43,491	\$45,298	\$43,680
2024 Per Capita Income	\$51,593	\$51,893	\$49,432
2019-2024 Annual Rate	3.48%	2.76%	2.51%
Households by Income			

Current median household income is \$68,726 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$77,976 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$100,222 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$112,584 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$43,680 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$49,432 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	74	91	91
2000 Total Housing Units	4,935	45,947	107,987
2000 Owner Occupied Housing Units	1,540	18,577	45,579
2000 Renter Occupied Housing Units	3,192	25,554	57,996
2000 Vacant Housing Units	203	1,816	4,412
2010 Total Housing Units	5,067	51,139	129,126
2010 Owner Occupied Housing Units	1,580	19,818	50,638
2010 Renter Occupied Housing Units	3,074	27,736	67,386
2010 Vacant Housing Units	413	3,585	11,102
2019 Total Housing Units	6,063	59,636	158,584
2019 Owner Occupied Housing Units	1,808	23,138	61,402
2019 Renter Occupied Housing Units	3,850	33,325	86,093
2019 Vacant Housing Units	404	3,173	11,089
2024 Total Housing Units	6,645	64,512	173,923
2024 Owner Occupied Housing Units	1,939	24,939	66,266
2024 Renter Occupied Housing Units	4,275	36,399	96,183
2024 Vacant Housing Units	431	3,174	11,473

Currently, 38.7% of the 158,584 housing units in the area are owner occupied; 54.3%, renter occupied; and 7.0% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 129,126 housing units in the area - 39.2% owner occupied, 52.2% renter occupied, and 8.6% vacant. The annual rate of change in housing units since 2010 is 9.56%. Median home value in the area is \$324,164, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.46% annually to \$348,505.

Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyers Initials Tenant Initials Seller Initials Landlord Initials Date