



THE CRESCENT | 6929 AIRPORT BLVD, AUSTIN, TX 78752

Features

- 115,907 SF newly redeveloped neighborhood grocery anchored retail center that serves North and Central Austin
- Home to Austin's first 99 Ranch Market and 85C
- Close proximity to the Crestview Station rail line and ACC Highland campus redevelopment

FOR LEASE

TOTAL SF: 115,907
MIN CONTIGUOUS SF: 1,622
MAX CONTIGUOUS SF: 7,109
LEASE RATE: \$30.00 - \$38.00 PER SF/YR
NNN: \$7.87 PER SF/YR EST.

Traffic Counts

Lamar Blvd	41,447 VPD
Airport Blvd	20,816 VPD

Demographics

YEAR: 2019	1 MILE	3 MILE	5 MILE
Population	16,879	165,104	349,685
Daytime Population	22,401	220,144	539,823
Average HH Income	\$87,326	\$83,078	\$92,883
Total Households	7,571	69,976	145,575

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Area Retailers & Businesses

MICHI RAMEN

Walgreens

STEEZY'S

WHATABURGER



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Available Space			
Building A		Building E	
100	1,709 sf	6903	2,876 sf
Building B			
127	7,019 sf		
140	1,769 sf		
173	2,850 sf		

Current Tenants

Building A		
101	Mia Aesthetics	1,990 sf
103	Mia Aesthetics	2,671 sf
108	99 Ranch Liquor	1,207 sf
109	Verizon	1,100 sf
110	99 Ranch Market	37,239 sf
121	Kinokuniya	6,976 sf
125	Kura Sushi	5,600 sf
Building B		
131	Coldtowne	1,236 sf
132	Tea Haus	1,993 sf
133	Oh K-Dog	1,622 sf
134	The Gaming Goat	1,343 sf
135	Snowy Village	1,510 sf
137	Hallyu Cosmetics	922 sf
146	Sazan	3,533 sf
148	Steamies	750 sf
150	Windy Hair	1,105 sf
151	TN Nails & Spa	937 sf
158	BB.Q Chicken	1,997 sf
160	Daiso Japan	6,814 sf
164	Rivory Dental	1,669 sf
165	Resolution Eyecare	2,068 sf
167	Budget/Avis	1,199 sf
175	H&R Block	3,355 sf
Building C		
176	K BBQ	7,464 sf
Building D		
196	BB&T Bank	1,983 sf
197	85°C Bakery Cafe	3,859 sf

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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 on 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 listening 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:

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- 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.

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