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3208 GUADALUPE ST

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OFFERING SUMMARY

Property Type:	Restaurant/Retail
Available Space:	2,497 SF
Lease Rate:	\$40.00 SF/yr (NNN)
Lot Size:	0.46 Acres
Year Built:	2008
Zoning:	CS, GR

PROPERTY OVERVIEW

Prime Central Austin retail space for lease, situated on a hard corner at the intersection of Guadalupe St and W. 33rd St. The space offers a highly visible restaurant/retail opportunity along "The Drag" of the University of Texas, less than a mile from campus. This is a second generation restaurant space with light outdoor patio seating, 37 parking spaces, and great signage available.

The area benefits greatly from the close proximity to the University of Texas, as well as the Triangle (a high traffic retail, entertainment, and residential center). The property has frontage along Guadalupe St, which sees over 2,000 vehicles per hour, and is also served by 20 bus routes, carrying 14,000 trips per day. The property sits in the middle of a dense residential area with a high number of households within three miles.

This information has been secured from sources believed to be reliable. No representations or warranties, expressed or implied, as to the accuracy of the information has been made by the provider, this firm or its representatives. All references to property age, size, rental rates, income and expenses are approximate. Users of this information should conduct their own independent investigations and rely only on those results.



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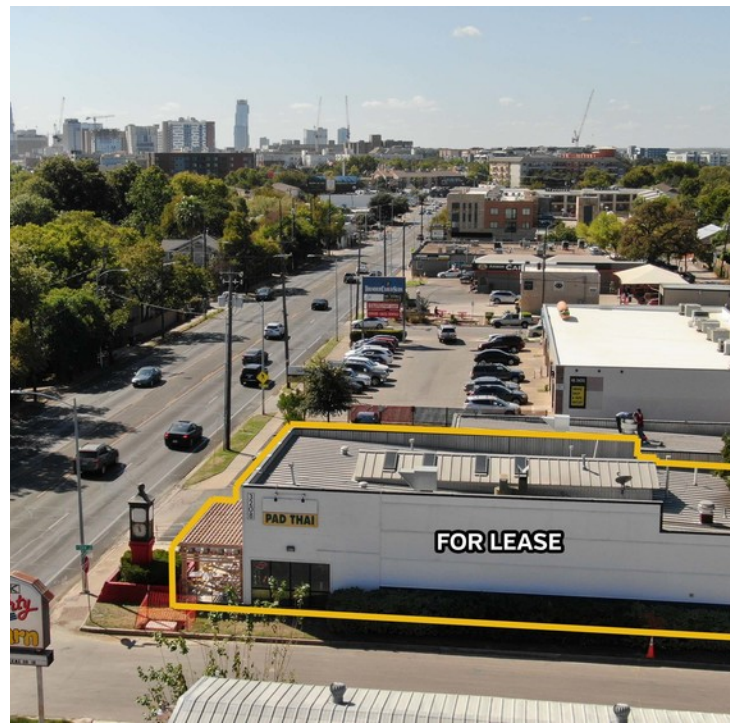
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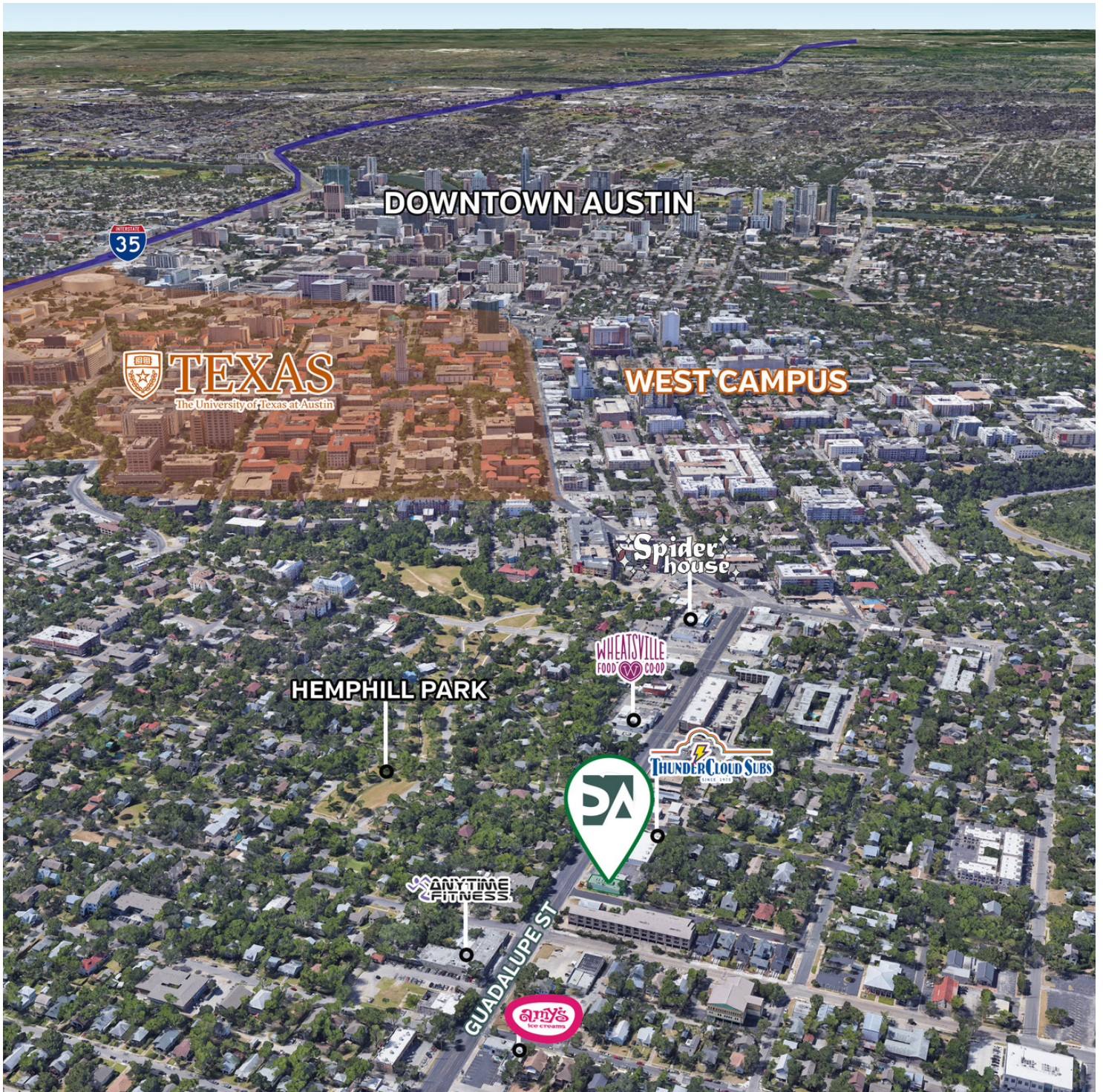
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LOCATION MAPS

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NEARBY ATTRACTIONS

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THE UNIVERSITY OF TEXAS AT AUSTIN

The University of Texas at Austin is the flagship campus for the University of Texas, and is located less than a mile from the subject property. The university is home to approximately 51,000 students, with about 17,000+ of those students living in West Campus, along Guadalupe St. Even with the lingering effects of Covid-19, the university will still have a mix of online and in-person classes, and many students are still living on or near campus.



BERRY M. WHITAKER SPORTS COMPLEX

The Berry M. Whitaker Sports Complex is located at the intersection of 51st St and Guadalupe St, just 3 minutes from the subject property. The sports complex serves as the home for the University of Texas's recreational sports, and has been the site for thousands of intramural contests and special events annually.



THE TRIANGLE, A MIXED USE DEVELOPMENT

The Triangle was the first large-scale mixed use development in Austin and is located just a short walk away from the subject property. The Triangle is home to multiple apartment communities, housing thousands of residents. Many notable retailers reside in the Triangle as well, such as Natural Grocers, Orangetheory Fitness, Hopdoddy Burger Bar, and more.

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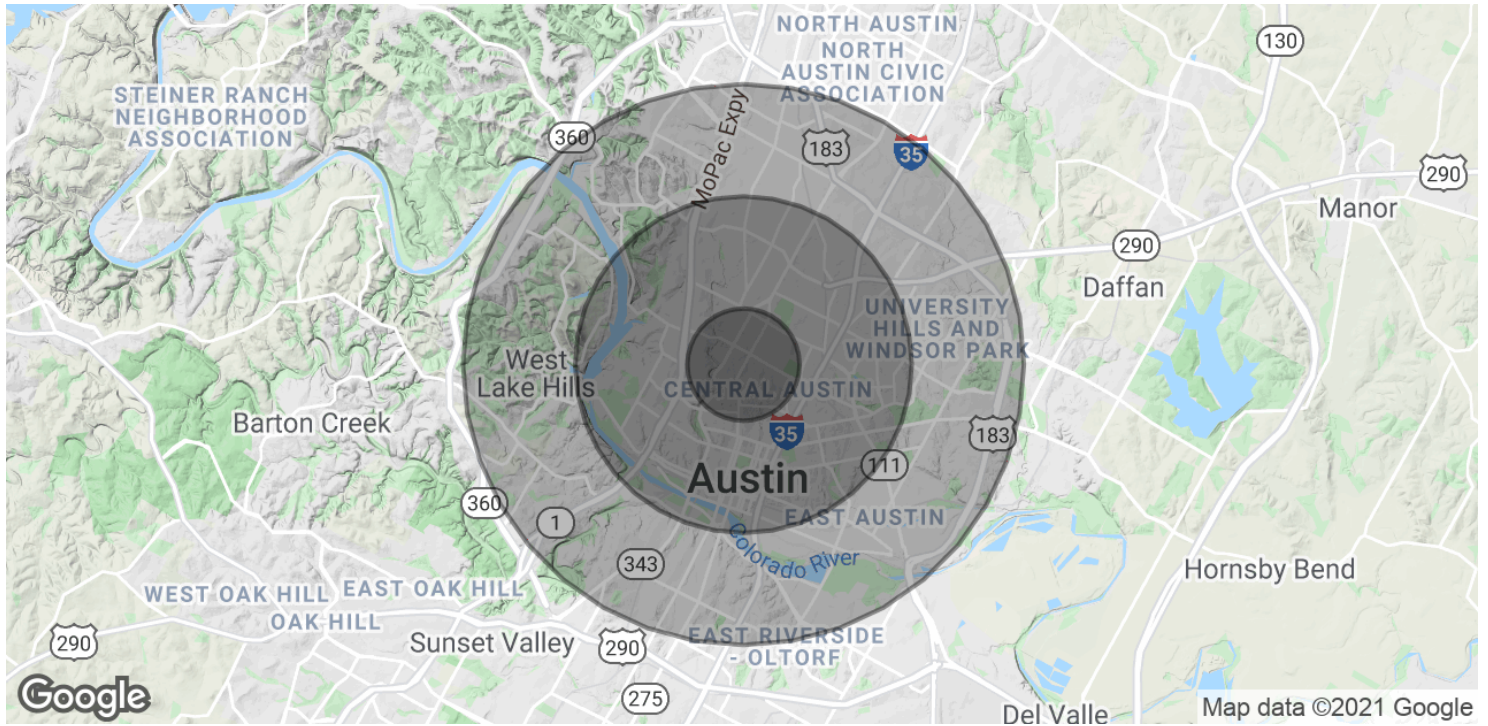
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	27,953	130,794	322,495
Average age	24.8	31.2	32.1
Average age (Male)	25.1	31.1	31.9
Average age (Female)	24.5	31.2	32.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	10,741	56,931	137,615
# of persons per HH	2.6	2.3	2.3
Average HH income	\$51,394	\$74,233	\$71,241
Average house value	\$480,700	\$412,940	\$349,969

* Demographic data derived from 2010 US Census

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