

Plaza Saltillo



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Occupying 10 acres in East Downtown Austin, Plaza Saltillo is transforming 6 blocks of 5th Street from IH35 to the Saltillo Rail Station.



Area Highlights:

- 6 contiguous blocks of vibrant retail, restaurants & entertainment
- Strong urban core
- Varied age demographics
- Diverse professional environment
- Minutes from the convention center
- 24 million tourists in 2016
- 241,486 employees within 3 miles
- 191,755 residents within 3 miles
- \$73,650 average household income

Project Details:

- 800 multifamily units
- 140,000 sf of office space (700+/- onsite employees)
- 115,000 sf of retail
- Estimated Delivery Q4 or 2018

Availability

- Retail & Restaurant Space: 1,200 - 7,500 sf
- Anchor Space: approximately 30,200 sf

Lease Rates

Call For Pricing

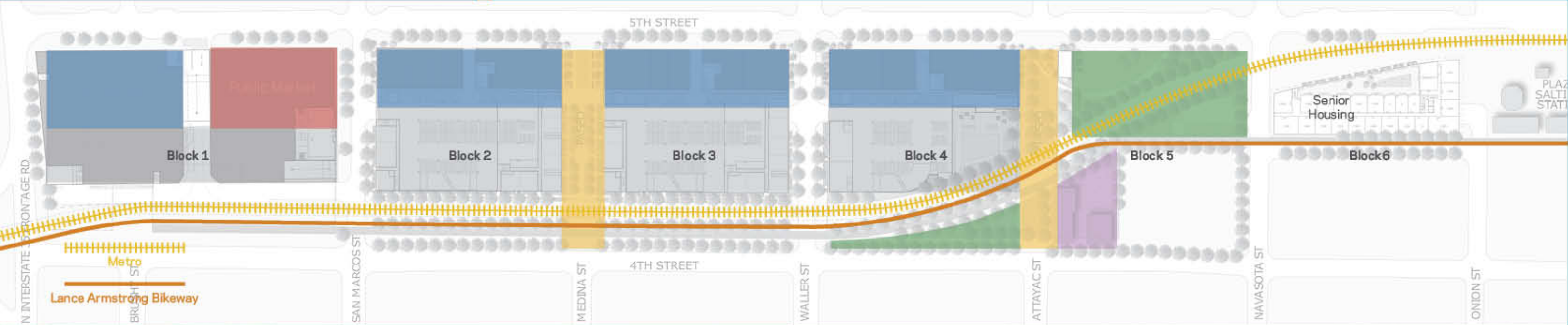
Traffic Counts

- 190,473 VPD - IH 35 at 5th St.
- 11,642 VPD - 5th St. at IH 35

2017 Demographics	1 mile	3 miles	5 miles
Population Estimate	16,719	191,755	352,491
Daytime Population	67,895	241,486	406,499
Average Household Income	\$128,571	\$73,653	\$78,549

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Public Market



Public marketplace anchored by food from a mix of iconic local and global chefs & emerging talent. An exploratory attitude towards all things culinary and retail with elevated programming and amenities to create a unique and unexpected destination with communal seating.

Urban Green



1 acre of open air park space stitched into the project for pedestrian and neighborhood use. Ideal for picnics, fitness, rest and recreation.

Streetscape Retail & Restaurants



Pedestrian oriented retail with activity, seating, planting, and trees on wide side walks.

Paseos



Sidewalk cafes engage the calmer area. Walk up living units and generous, orchard landscaping.

Historic Buildings



Adaptive reuse of existing historic structures for restaurants and entertainment.

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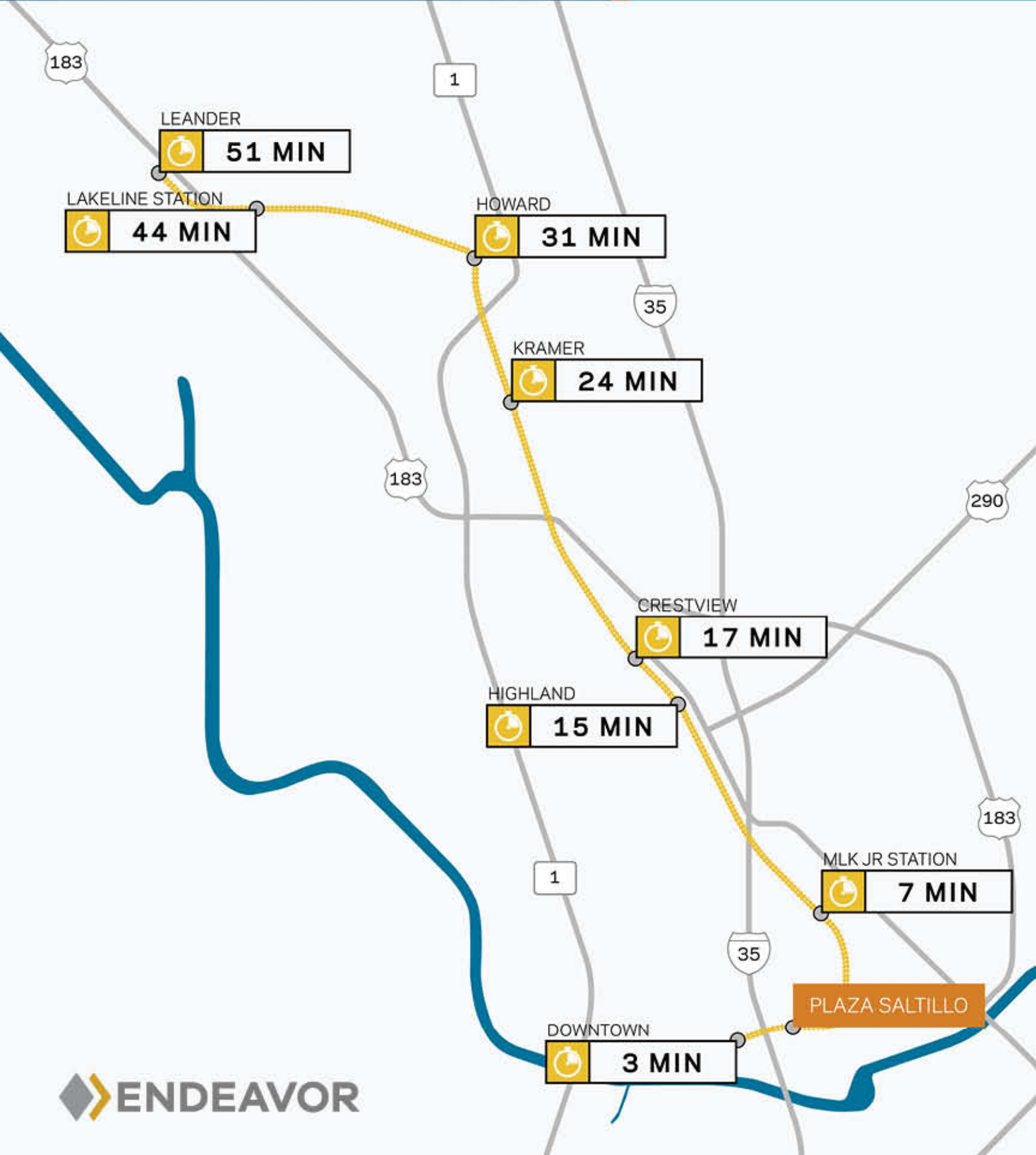


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MetroRail Travel Times To & From Plaza Saltillo



- The Plaza Saltillo MetroRail Station is located on 5th and Comal adjacent Austin's coolest restaurants, bars and attractions!
- The MetroRail runs 7 days a week with travel times ranging from 5am to 12am.
- Great for late nights out on the town with friends!
- Your customers can avoid traffic and the hassle of parking while enjoying Free Wi-Fi and air-conditioning to and from the project.
- Convenient transportation between the Convention Center (CBD) and Plaza Saltillo (East Austin) increasing day trips to the project whether for lunch, happy hour or shopping!

Plaza Saltillo

Located in the heart & soul of Austin, Plaza Saltillo is where dining, shopping, music & entertainment come together to create a unique & vibrant destination bustling with activity!



Highlights

- Vibrant & trendy area in Central / East Austin
- Explosive multi-family, hotel & office developments within 1 mile
- 1 acre of public park space within the development
- The Lance Armstrong Bikeway will soon be extended to the Saltillo Rail Station connecting Downtown to East Austin.



90

walkers paradise



2

metrorail stations



89

very bikeable



Plaza Saltillo



12
offices
(13,000 Employees)



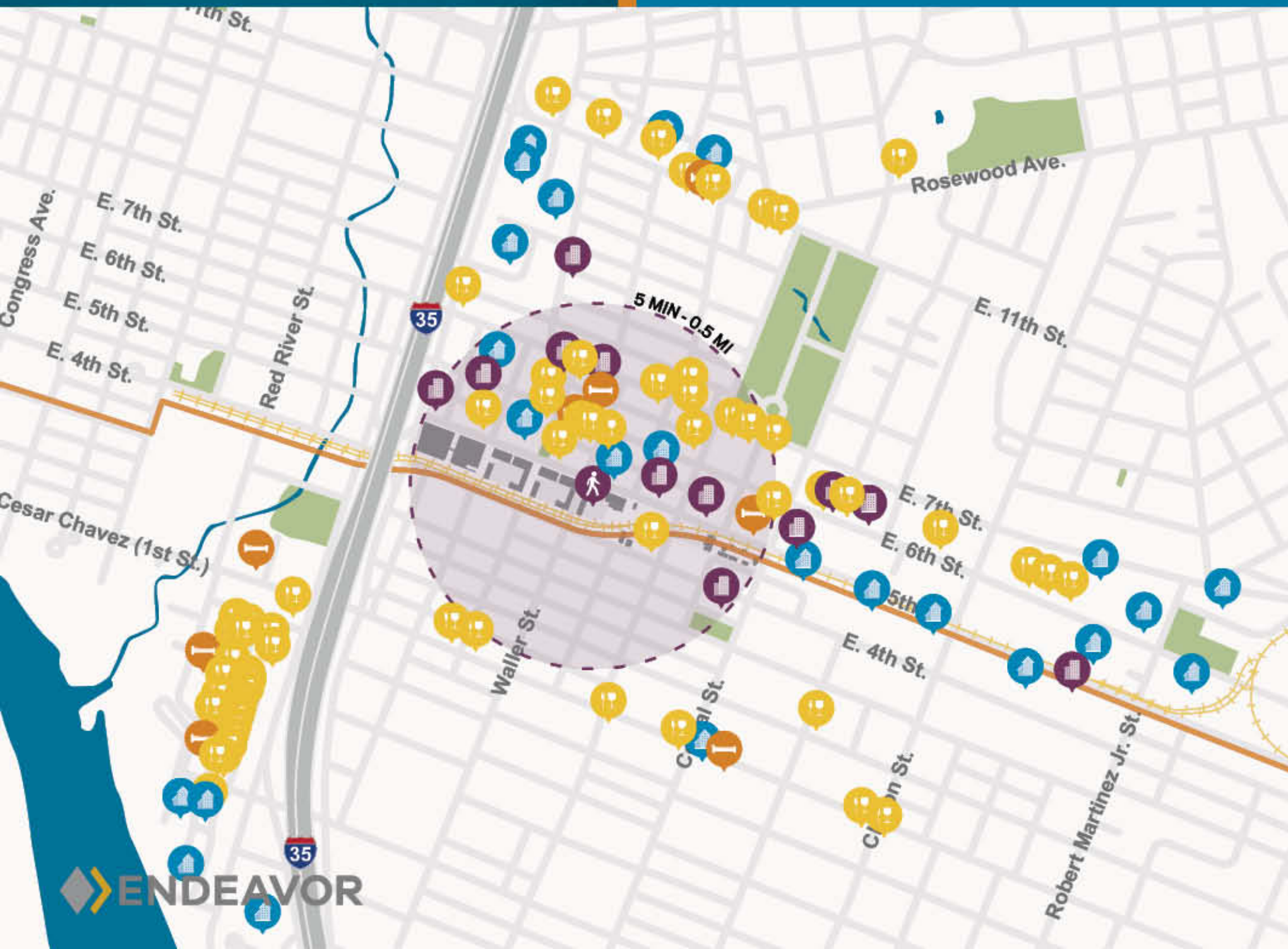
24
apts | condos
(9,518 Units)



60
restaurants
bars | entertainment



8
hotels
(6,948 Units)



Fairmont Hotel
Heywood Hotel
Homewood Suites

Hotel Eleven
Hotel Van Zandt
Kline Hotel



Angie's Mexican
Blue Dahlia
Brew & Brew
Buenos Aires Cafe
Bufalina
Cuvee
East Side Kings
East Side Pies
Eastside Showroom
Fair Market
Franklin BBQ
Fukumoto
Hillside Pharmacy

Qui
Rio Rita
Salt & Tyme
Shangri-La
Social Club
Sputnick
Takoba
The Hightower
The Silo on 7th
Via 313
Violet Crown
Whisler's
Wu Wu Sushi



1305 Lofts
1615 E 7th St
Corazon
Eastside Station

Saltillo Lofts
Sixth & Brushy
Spire E 5th
The Arnold



1021 E 7th
2021 E 5th
310 Comal
501 Studios

901 E 6th
Peter Barlin (Future)
Transwestern (C3)

Plaza Saltillo

Austin CBD

- Office
(13,000 Employees)
- Apt/Condo
(9,518 Units)
- Hotel
(6,948 Hotel Units)
- Restaurant/Bar/Entertainment
(237,142 SF)

1/2 Mile Radius

PLAZA SALTILLO - 10 ACRES

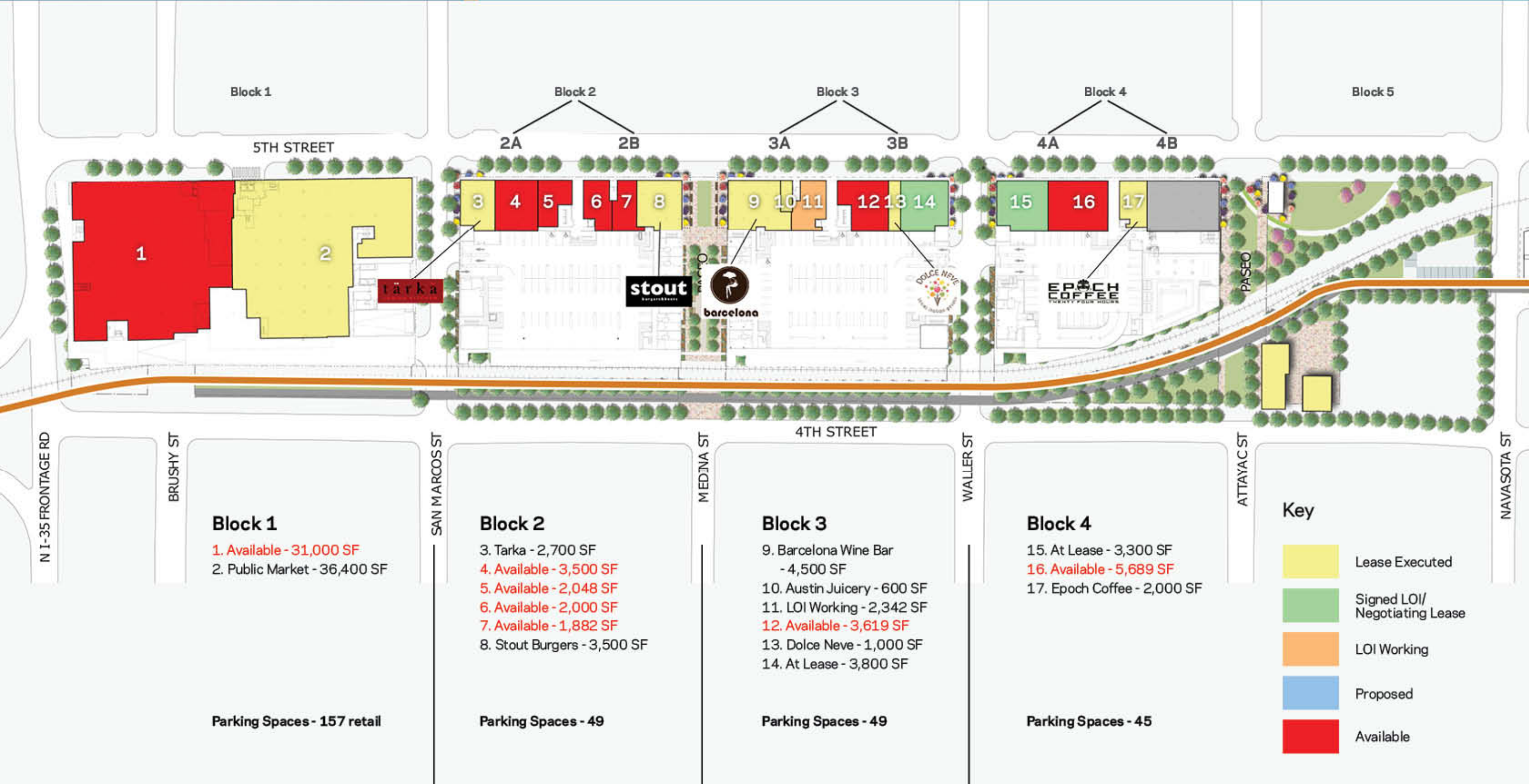
CESAR CHAVEZ NEIGHBORHOOD

1 Mile Radius



0 1/4 Mile

Plaza Saltillo



Key

- Lease Executed
- Signed LOI/ Negotiating Lease
- LOI Working
- Proposed
- Available

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◆ ENDEAVOR

@SIEBEN_UP

#SHOPSMALL



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SHOP ^{COS.}

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