

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
- 150,000 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

Plaza Saltillo

Connecting art, enhanced energetic streetscapes, and a complete mix of uses to an already vibrant neighborhood.



Public Market + Creative Office



Anchored by food from an iconic mix of local and global chefs & emerging talent. An exploratory attitude towards all things culinary with elevated programming and amenities to create a unique and unexpected destination with communal seating and seven floors of creative office above.

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



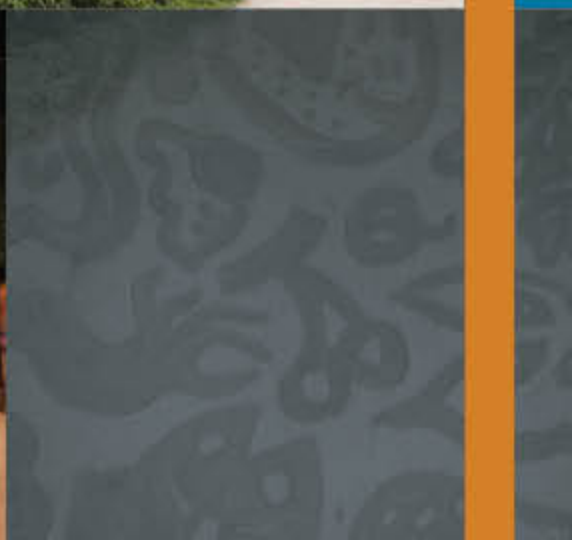
Sidewalk cafes engage the calmer area. Walk up living units and generous, orchard landscaping.

Historic Buildings



Adaptive reuse of existing historic structures for restaurants and entertainment.

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Flagship Retail

Flagship
Retail
Opportunity

31,300 SF

View of IH-35 elevation - looking East
190,473 VPD

Plaza Saltillo



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Launderette
HOLLY NEIGHBORHOOD

Cenote



Plaza Saltillo



Plaza Saltillo

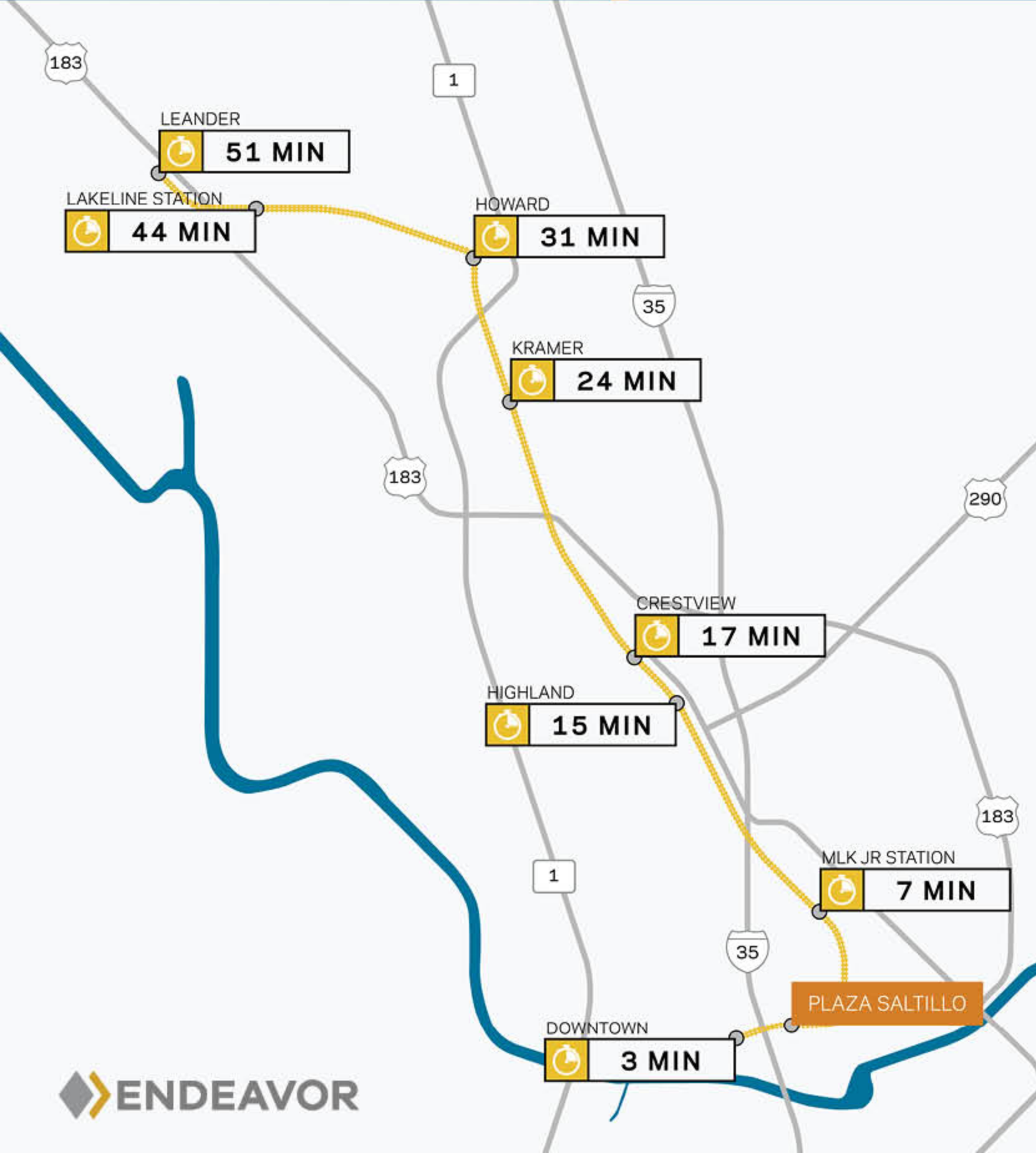


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MetroRail Travel Times To & From Plaza Saltillo



- 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)



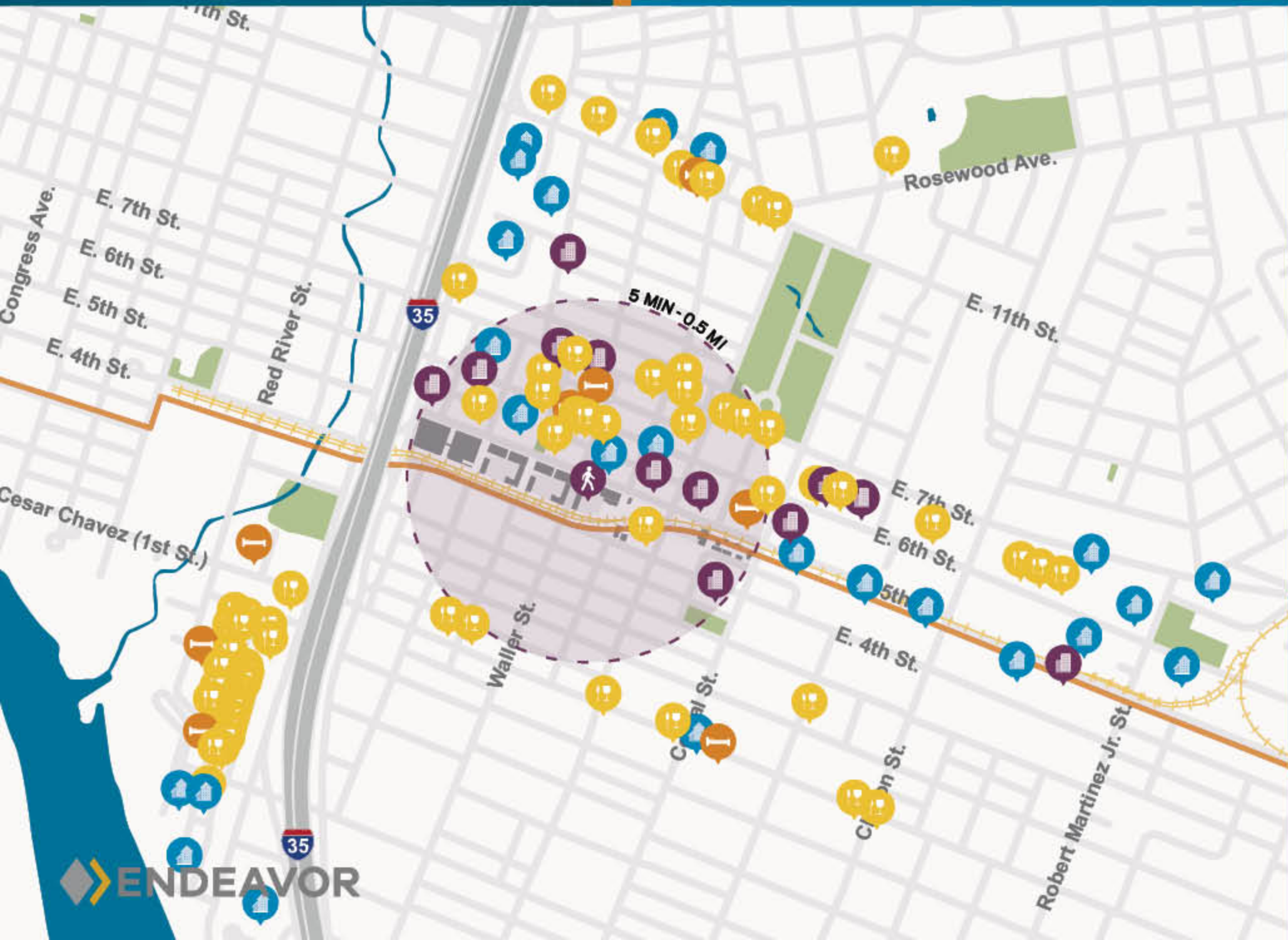
24
apts | condos
(9,518 Units)



60
restaurants
bars | entertainment



8
hotels
(6,948 Units)



- Fairmont Hotel
- Heywood Hotel
- Homewood Suites
- 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

- Hotel Eleven
- Hotel Van Zandt
- Kline Hotel
- 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



1/4 Mile





Plaza Saltillo

SHOP^{cos.}

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