

Total Space Available: 4,630 SF

- 500 Oakland Ave **2,127 SF** *Virtual Tour*
- 502 Oakland Ave
 - First Floor **1,953 SF** *Virtual Tour*
 - Second Floor **550 SF** *Virtual Tour*

Area Highlights

- Located in Old West Austin, nestled between the exclusive Clarksville neighborhood and the western edge of the Central Business District
- In walking distance to Bar Peached, Night Cap, El Arroyo, Mean Eyed Cat, Black Swan Yoga, and Love Cycling Studio
- Serves both the vibrant downtown office market and high-income west Austin community
- Highly visible to 5th Street drivers and pedestrians

Demographics (2021)



Population Estimate

1 mi	3 mi	5 mi
16,274	160,556	341,462



Median Household Income

1 mi	3 mi	5 mi
\$106,547	\$88,623	\$83,597

Daytime Population

1 mi	3 mi	5 mi
29,581	232,802	389,824



Traffic Counts (2015)

- 19,536 VPD (W 5th, between Lynn St & Campbell St)
- 17,223 VPD (W 6th, between North Lamar & Baylor St)



Area Retailers & Restaurants



500 & 502 Oakland Ave. Austin, TX 78703



MEDICI ROASTING

CASTLE HILL FITNESS

Clarksville
\$926,311 Typical Home Value*
8,171 Daytime Pop/SqMi

SITE

750 Office Employees

BBVA
742 Office Employees

El Arroyo
19,536 VPD

5th Street Commons
150 MF Units

Pressler
168 MF Units

The Clark
226 MF Units

17,223 VPD

N. Lamar Retail

expedia group

AMLI 300
154 MF Units

The Bowie
358 MF Units

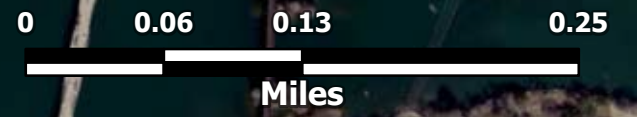
AUSTIN CBD
\$134,845 Median HH Income
70,807 Daytime Population

AUSTIN HIGH SCHOOL
2,358 Students

Gables Park Tower
223 MF Units

Seaholm

*Based on Zillow ZHVI Estimate, April 2021



500 & 502 Oakland Ave.

Austin, TX 78703

JEFFREY'S

cipollina

FRESH PLUS

Josephine House

TACO FLATS

HOWLER BROTHERS

MEDICI ROASTING

Galaxy CAFE

The Soup PEDDLER
CASTLE HILL FITNESS

MATHEWS Elementary

West Austin Neighborhood Park

Fresca's CHICKEN AL CARBON

Shoal Creek Greenbelt

Duncan Neighborhood Park

SHOAL CREEK SALOON
Coffish Color T.V.

KNOT STANDARD

KICK PLEAT

Book People
A Community Board by Books

750 Office Employees

El Arroyo

Outdoor Voices

SWEDISH HILL CAFE

WATERLOG
24 HOURS
lululemon
samy's

REI
www.rei.com

17,223 VPD

LAKE AUSTIN BLVD

W 6TH ST

nightcap
eat, drink, love

BAR Peached

Lin

clark's

Tejas
Southwestern Grill

ByGeorge

WHOLE FOODS MARKET

742 Office Employees

19,536 VPD

SITE

W 5TH ST

VERITAS BACKSTAGE

LOVE
FUEL

BETTER HALF

west elm

333 Office Employees

LIFETIME FITNESS

Austin High Tennis Center

ROGUE RUNNING

Lamar Beach at Town Lake Metro Park

0 150 300 600

Feet

W 12TH ST

N LAMAR BLVD

WEST LYNN ST

S LAMAR BLVD

W CESAR CHAVEZ ST

Mary Frances Baylor Clarksville Pocket Park

500 & 502 Oakland Ave. Austin, TX 78703

Texas Capitol Building

indeed

Google

facebook

Outdoor Voices
clark's
SWEDISH HILL
lululemon athletica

WHOLE FOODS MARKET

LIFETIME FITNESS

west elm

UT Austin

UT Austin

Lin

LOVE
YOGA STUDIO

BETTER HALF

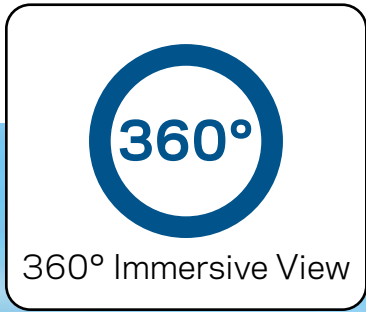
BAR Peached

nightcap
eat. drink. love.

STONES

W 5th St. (19,536 VPD)

500 & 502 Oakland Ave
4,630 SF Available



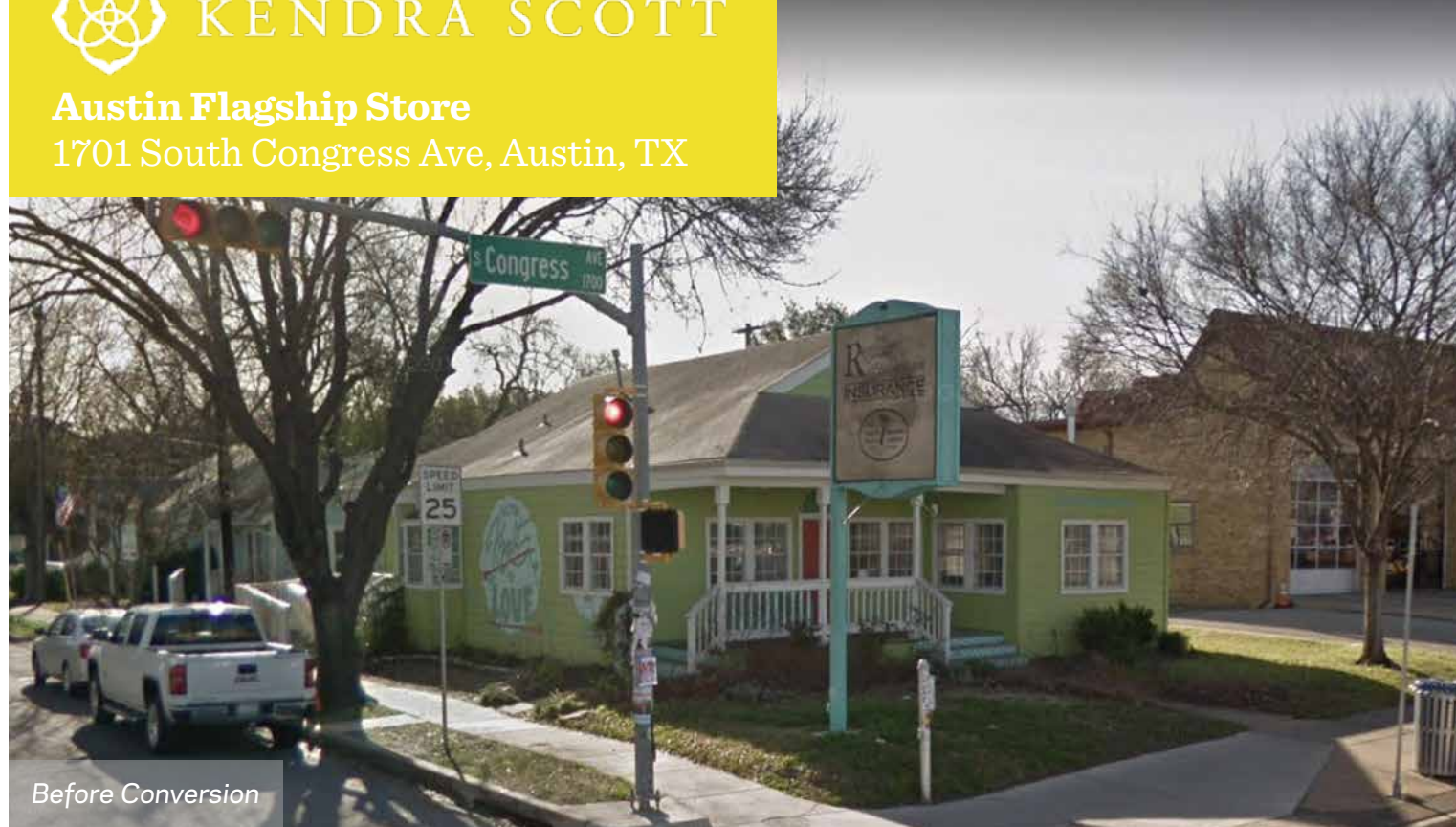
500 & 502 Oakland Ave
4,630 SF Available

500 & 502 Oakland Ave. Austin, TX 78703

For Lease
Prime W. 5th St Location

 KENDRA SCOTT

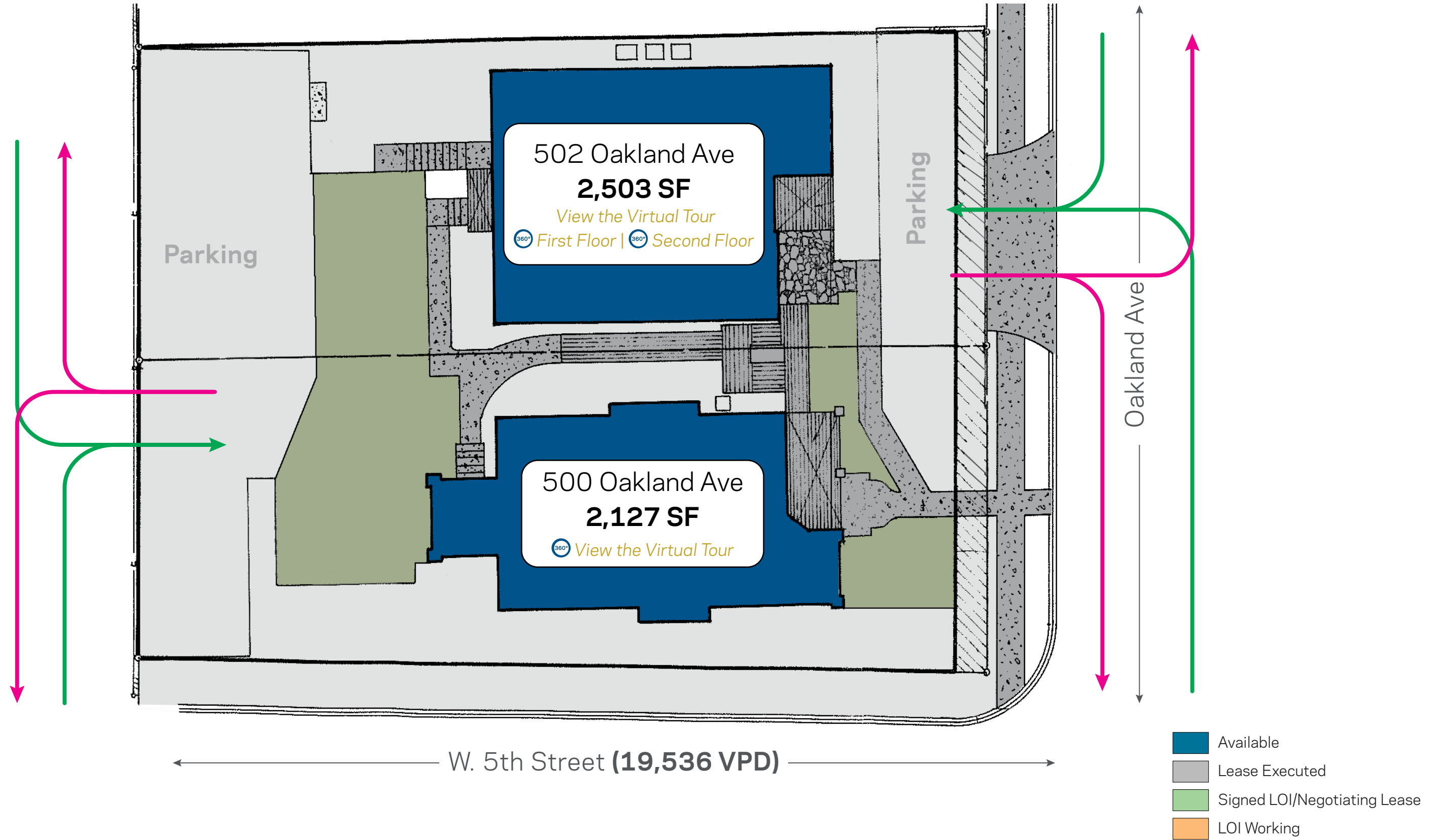
Austin Flagship Store
1701 South Congress Ave, Austin, TX



 VERITAS
BACKSTAGE

Austin Flagship Store
501 Oakland Ave, Austin, TX





Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner’s agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know, because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

ACKNOWLEDGMENT: Please acknowledge your receipt of this information, for Broker’s records

OWNER (LANDLORD) OR BUYER (TENANT) OR AUTHORIZED REPRESENTATIVE

Date: _____

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)