

# LEASE



## Retail/Creative Office For Lease

115B San Jacinto

HIGH VISIBILITY | 78701

Building SF: 2,800 SF Price: \$11,000 (\$47.14/SF) + NNN

3 Year Lease Minimum NNN estimated to be \$5.14SF

Zoning: CBD

- Available Immediately: 2,800 SF Built-Out Bar Space
- Nice Back Patio Space
- Surrounded by luxurious hotels – including The Four Seasons, brand new Fairmont Austin, and under construction Austin Marriott Downtown
- One block from the Convention Center
- Close to Waller Creek Renovation Project
- On Pathway between Rainey and 6th Street



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COMMERCIAL REAL ESTATE

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# SURROUNDING AREA BUSINESS

- Austin Convention Center
- Hampton Inn & Suites
- Four Seasons Hotel
- Hyatt Place Austin
- JW Marriot Austin
- Starbucks
- TRIO Restaurant
- Chase Bank
- Iron Cactus
- Wells Fargo
- Chipotle
- Geraldine's
- P.F. Chang's
- Moonshine Grill
- UFCU
- Chase Bank
- Wells Fargo



# DEMOGRAPHICS

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Neighborhood: **Metropolitan**

Population: **7,222**

2022 Population Projection: **2.37%**

Median Age: **36**

Household Annual Income: **\$82,698**

Unemployment Rates: **3.3%**

Household Size: **2**

Population Growth: **16.4%**

Retail Spending (per year):  
**\$3,648.73**

Restaurant Spending (per year):  
**\$5,704.23**

Fun & Hobbies Spending (per year):  
**\$4,793.32**

## NEIGHBORHOOD INFO

2022 Population Projection: **8,121**

Employment:  
**Students, Professional, Management, Services**

Dominant Segmentation:  
**Enterprising Professionals**

Housing Type:  
**Single Family  
Multi-Units**

Lifestyle Group:  
**Uptown Individuals. Scholars and Patriots.**

Preferred Activities:  
**Practice yoga, Pilates; ski. Support the environment. Stay connected via laptop, iPad, mobile phone.**

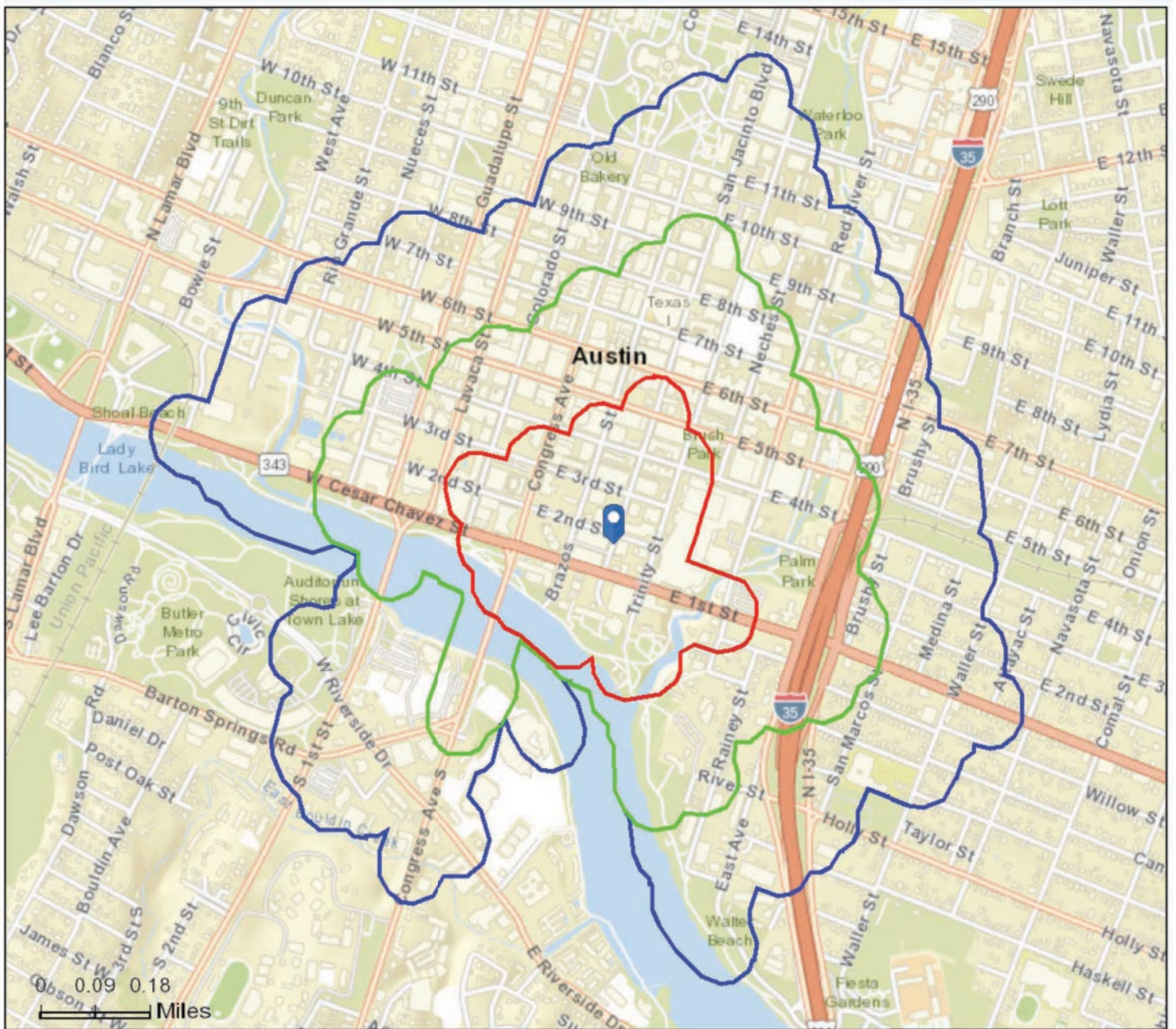
Education:  
**College Degree**

Average Disposable Income:  
**\$65,572**

# INFRASTRUCTURE

115 San Jacinto Blvd, Austin, Texas, 78701  
Walk Time: 5, 10, 15 minute radii

Site Details Map  
Latitude: 30.26339  
Longitude: -97.74184



# INTERIOR PHOTOS



# EXTERIOR PHOTOS

