

# ALDRICH<sup>ST</sup>

MUELLER



Developed & Owned by:  **CATELLUS**<sup>™</sup>  
Leased by:  **ENDEAVOR**



# Mueller is an award-winning master-planned community at the heart of one of the country's fastest growing cities.

Located two miles from the University of Texas and three miles from Downtown Austin, Aldrich Street brings entertainment, new shops, nightlife and businesses together with an energy that is reshaping the market.



## MUELLER NOW AND FUTURE

	Currently	Final Build out
Total Acres	485	700
Employees	5,500	14,900
Residents	8,500+	13,000+
Retail SF	602,000	750,000
Commercial SF	2.1 million	4.5 million
Acres of Parks	90+	140
Homes	3,800+	6,200
Hotel Rooms	112	232

## UNDER CONSTRUCTION

Austin Energy HQ



+275,000 Office SF

[Click to view real-time construction progress](#)

Shorestein Office Alpha Phase



+235,000 Office SF  
+27,000 Retail SF

[Click to view real-time construction progress](#)

Dell's Children's Hospital Medical Office Building



+135,000 Office SF

Origin Hotel



+120 Rooms  
+4,950 Retail SF

AMLI Residential



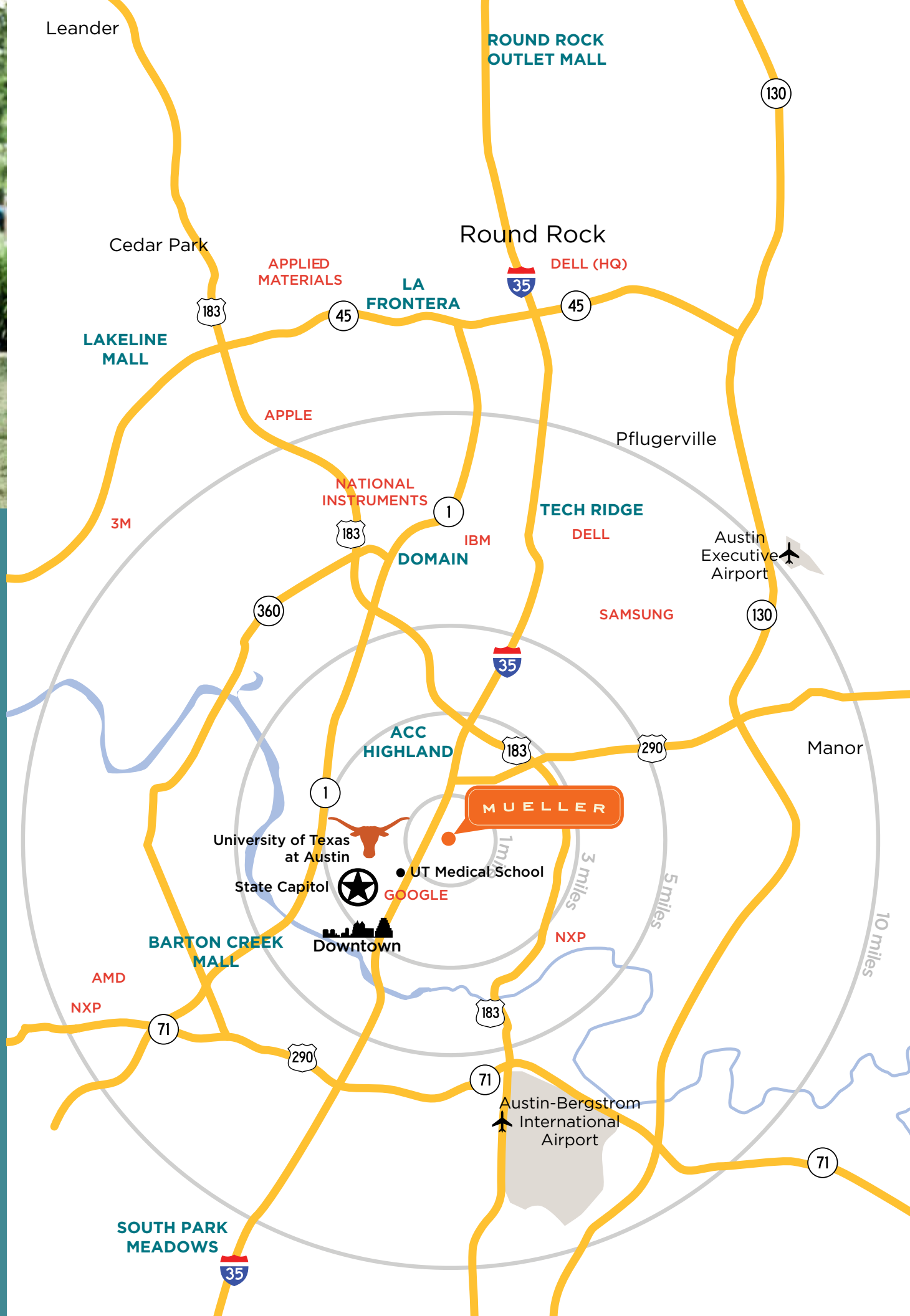
+406 Units  
+20,000 Retail SF

Branch Park Pavillion



+19,800 SF





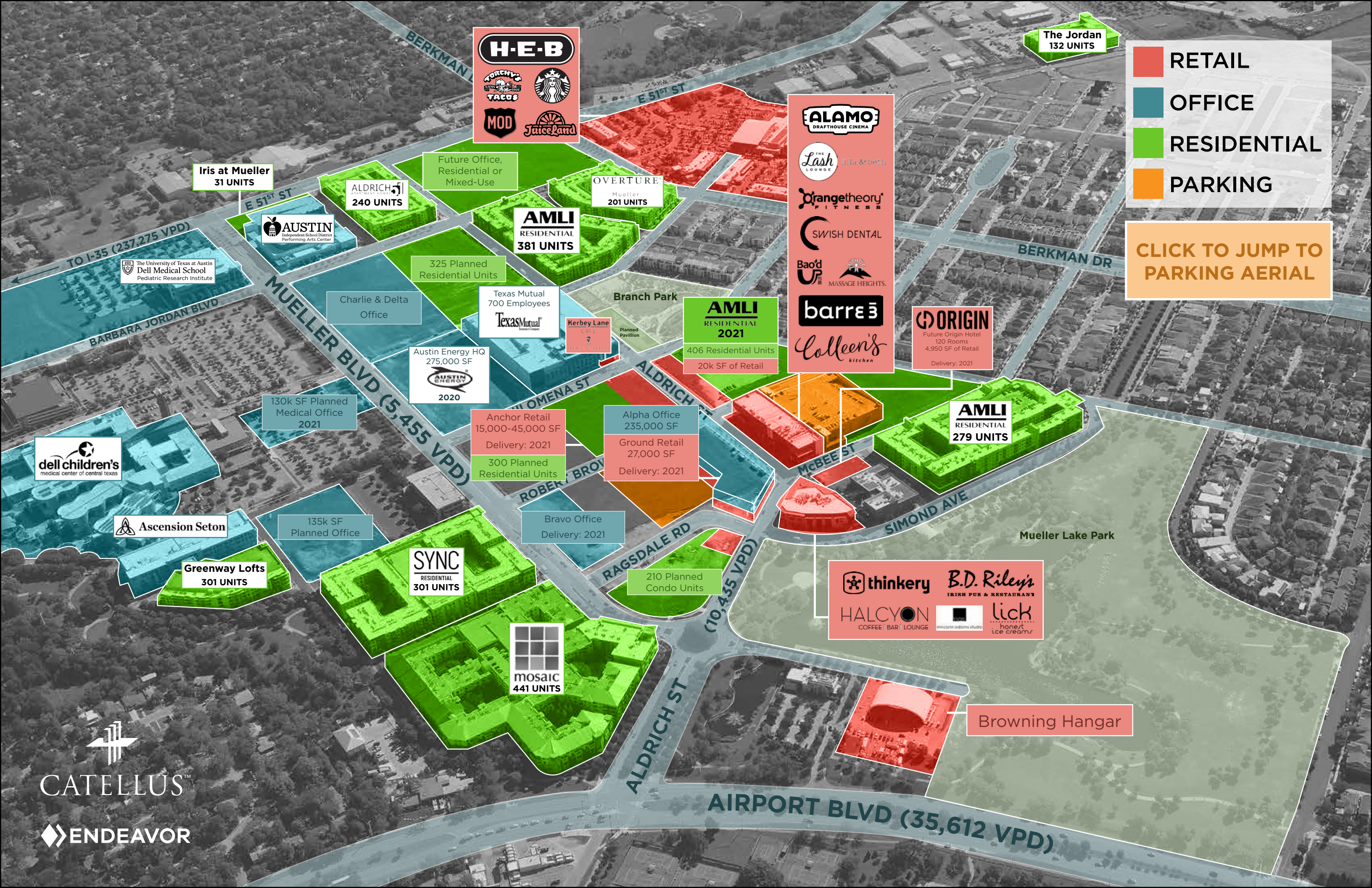
## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	14,899	163,237	363,950
Daytime Population	13,951	242,687	429,808
Average HH Income	\$79,309	\$61,262	\$74,043

## TRAFFIC COUNTS

	VPD
IH-35 (N of NB 51 <sup>st</sup> St exit)	237,275
Airport Blvd (N of Aldrich St)	35,612
Aldrich St (E of Airport Blvd)	10,435
Mueller Blvd (S of 51 <sup>st</sup> )	5,455





The Jordan  
132 UNITS

- RETAIL
- OFFICE
- RESIDENTIAL
- PARKING

[CLICK TO JUMP TO PARKING AERIAL](#)

**H-E-B**  
**TACOS**  
**MOD**  
**Starbucks**  
**JuiceLand**

**ALAMO DRAFFHOUSE CINEMA**  
**Lash LOUNGE**  
**Orangetheory FITNESS**  
**SWISH DENTAL**  
**Bao'd UP**  
**MASSAGE HEIGHTS**  
**barre3**  
**Colleen's kitchen**

**ORIGIN**  
 Future Origin Hotel  
 120 Rooms  
 4,950 SF of Retail  
 Delivery: 2021

Iris at Mueller  
31 UNITS

ALDRICH  
240 UNITS

Future Office,  
Residential or  
Mixed-Use

OVERTURE  
Mueller  
201 UNITS

AMLI  
RESIDENTIAL  
381 UNITS

325 Planned  
Residential Units

Charlie & Delta  
Office

Texas Mutual  
700 Employees  
**TexasMutual**

Branch Park

AMLI  
RESIDENTIAL  
2021  
406 Residential Units  
20k SF of Retail

Austin Energy HQ  
275,000 SF  
**AUSTIN ENERGY**  
2020

Kerbey Lane  
LAKE  
Planned Pavillion

130k SF Planned  
Medical Office  
2021

Anchor Retail  
15,000-45,000 SF  
Delivery: 2021  
300 Planned  
Residential Units

Alpha Office  
235,000 SF  
Ground Retail  
27,000 SF  
Delivery: 2021

AMLI  
RESIDENTIAL  
279 UNITS

dell children's  
medical center of central texas

Ascension Seton

135k SF  
Planned Office

Bravo Office  
Delivery: 2021

Greenway Lofts  
301 UNITS

SYNC  
RESIDENTIAL  
301 UNITS

210 Planned  
Condo Units

**thinkery** **B.D. Riley's**  
 IRISH PUB & RESTAURANT  
**HALCYON** **lick**  
 COFFEE | BAR | LOUNGE honest ice creams

Browning Hangar

mosaic  
441 UNITS



# RETAIL SITE PLAN

## Existing Retail

### Diamond Building

2nd Gen. Restaurant:  
2,400-3,000 SF

[View walkthrough](#)

2nd Gen. Restaurant:  
4,861 SF

[View walkthrough](#)

### Cinema Building

2nd Gen. Restaurant:  
1,221 SF

[View walkthrough](#)



## Retail Under Construction

### Shorenstein Alpha Retail



+27,000 Retail SF

### Branch Park Pavillion



+19,800 Retail SF



## Planned Retail

### Anchor Retail & Residential

Small Shop:  
1,200-10,000 SF

Anchor:  
16,000-50,000 SF

### AMLI III Retail



+18,398 Retail SF



## 5 Aldrich Street Siteplans

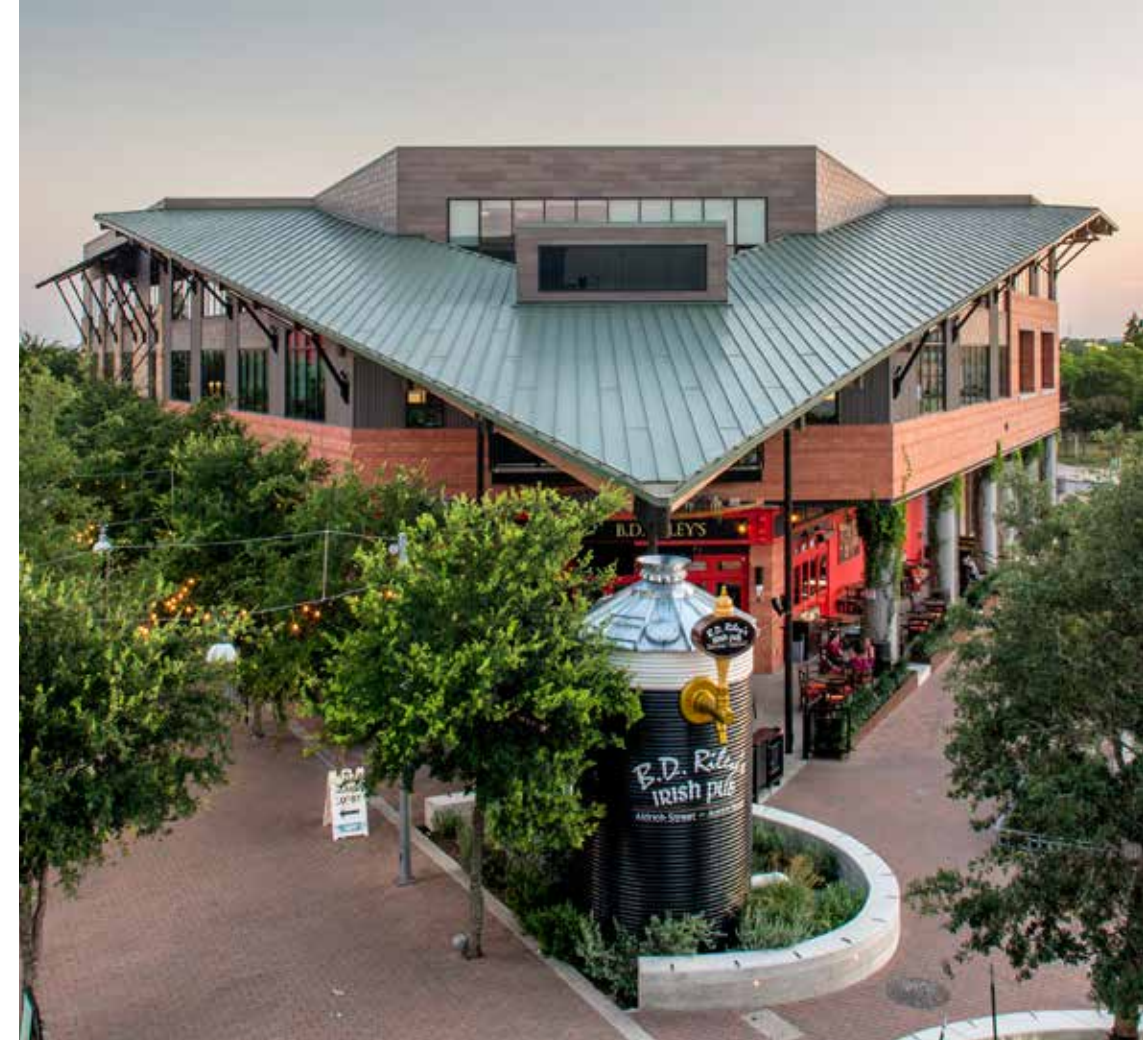
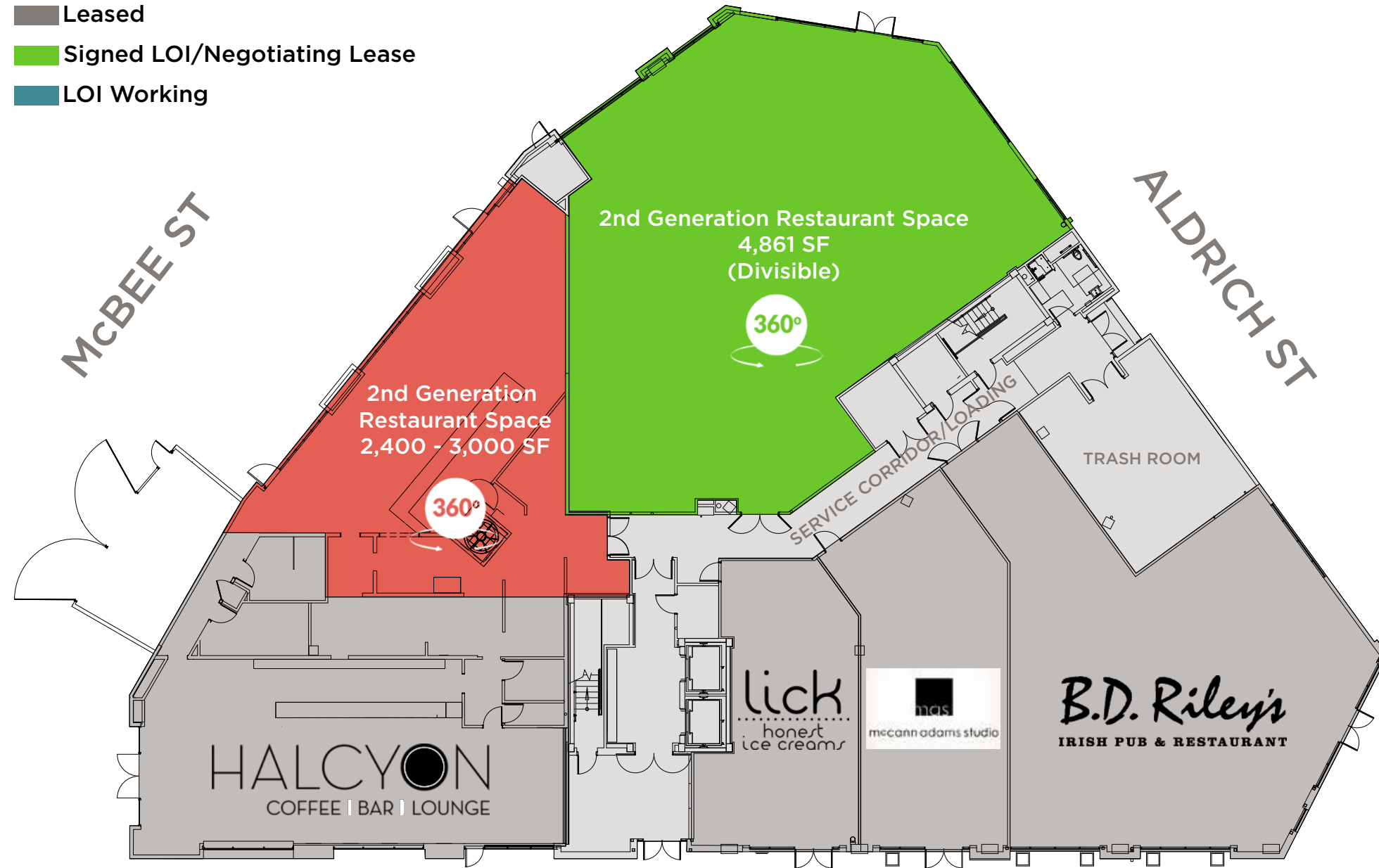




# DIAMOND BUILDING

7,861 SF (divisible) | Available Now | Est. NNN = \$13.90/SF

- Available
- Leased
- Signed LOI/Negotiating Lease
- LOI Working

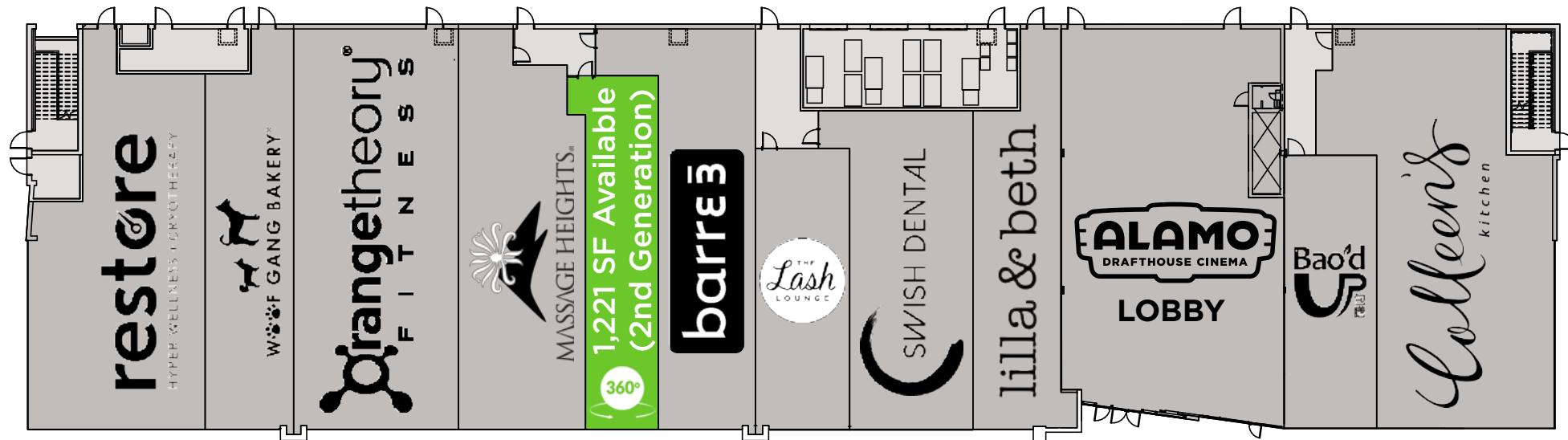




# CINEMA BUILDING

1,221 SF | Available Now | Est. NNN = \$13.90/SF

- Available
- Leased
- Signed LOI/Negotiating Lease
- LOI Working



ALDRICH ST



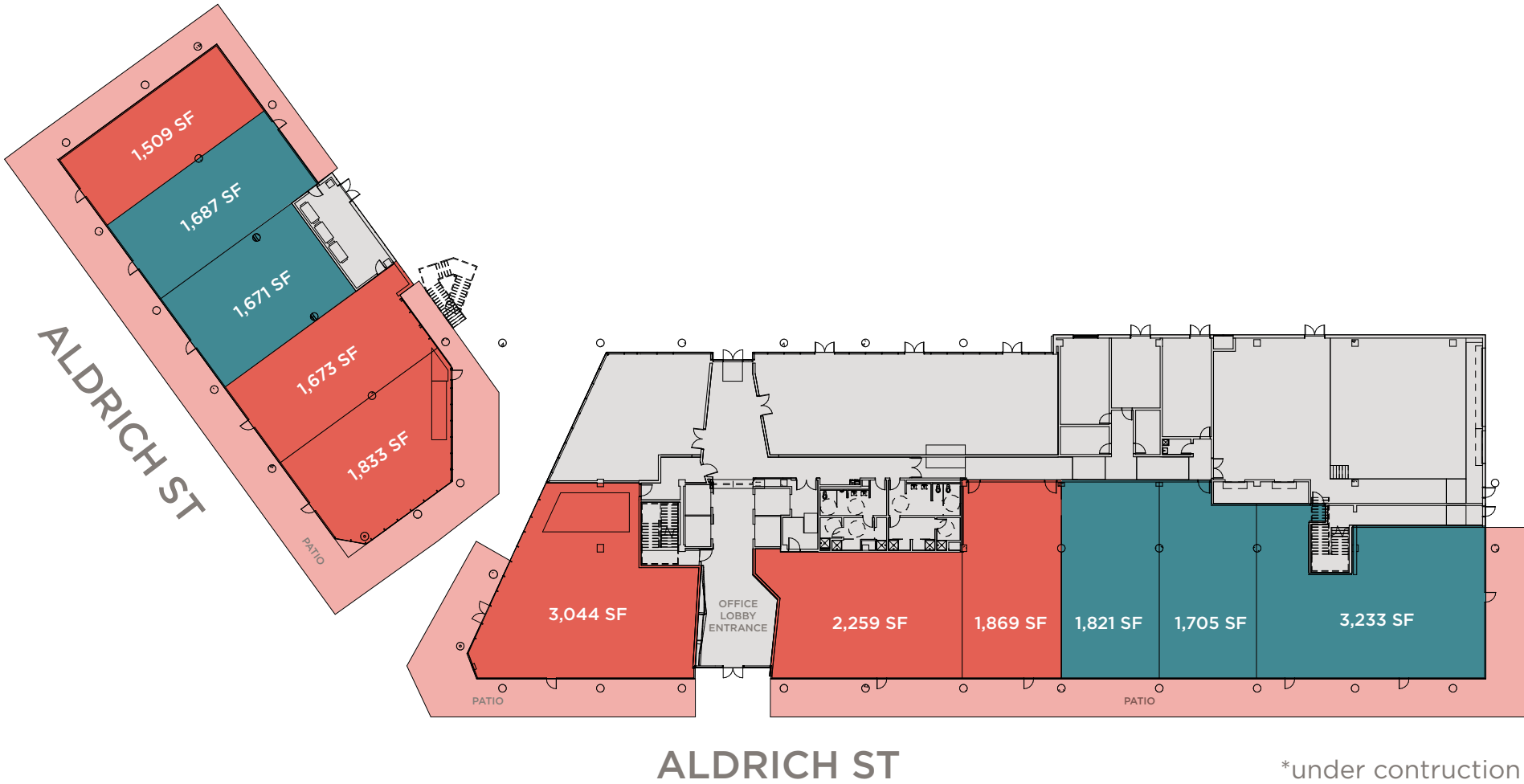


# SHORENSTEIN ALPHA OFFICE WITH RETAIL



1,200-10,000 SF | Available 2021 | Est. NNN = \$15.00/SF

- Available
- Leased
- Signed LOI/Negotiating Lease
- LOI Working



\*under construction



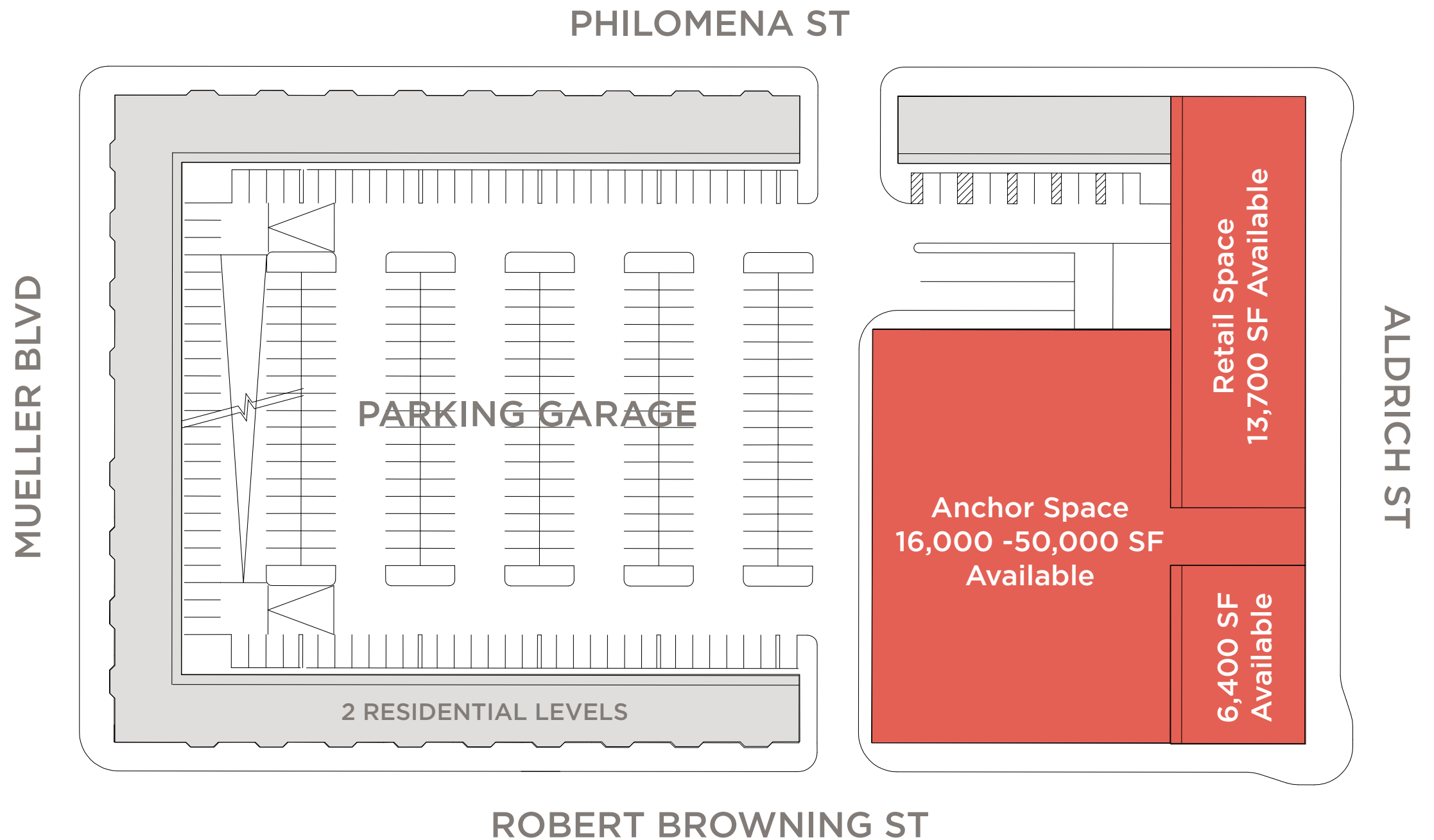


# ANCHOR RETAIL & RESIDENTIAL

Small Shop: 1,200-10,000 SF Available | Anchor: 16,000-50,000 SF Available

Est. NNN = \$12.00-\$15.00/SF

- Available
- Leased
- Signed LOI/Negotiating Lease
- LOI Working



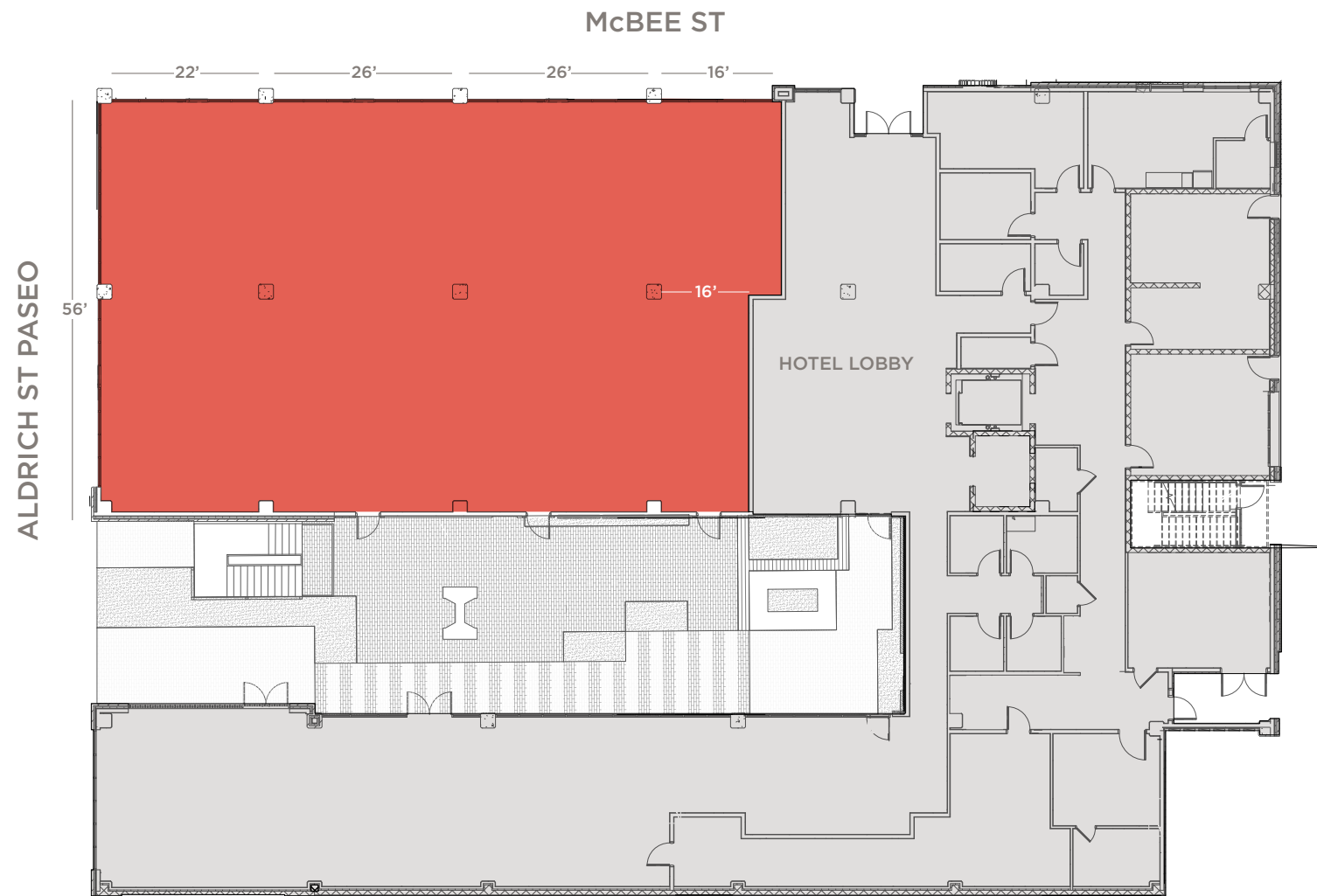
\*CONCEPTUAL, CONFIGURATION OF RETAIL SUBJECT TO CHANGE BASED ON ANCHOR USED



# ORIGIN HOTEL

≈4,950 SF | Available 2021 | Est. NNN = \$15.00/SF

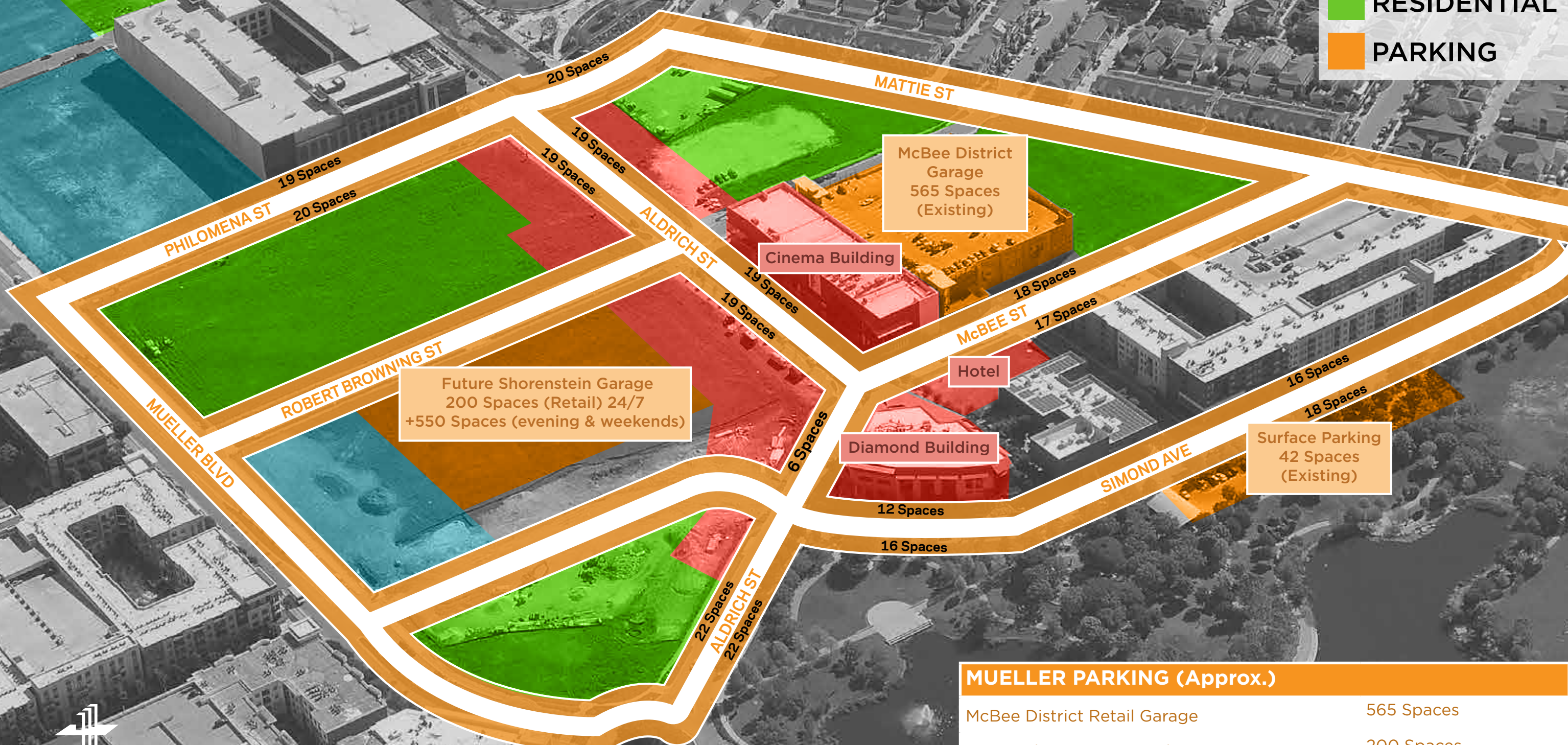
- Available
- Leased
- Signed LOI/Negotiating Lease
- LOI Working





# PARKING AT ALDRICH ST

- RETAIL
- OFFICE
- RESIDENTIAL
- PARKING



MUELLER PARKING (Approx.)	
McBee District Retail Garage	565 Spaces
Future Shorenstein Retail Garage (Q1 2020)	200 Spaces
Total Street Parking	324 Spaces
Total Garage Parking w/ evening and weekend	1,439 Spaces



# ALDRICH<sup>ST</sup>

## MUELLER

**Adam Zimel**

azimel@endeavor-re.com  
(512) 682-5548

**Evan Deitch**

edeitch@endeavor-re.com  
(512) 682-5544



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