

2113
E. CESAR CHAVEZ

AUSTIN, TX

EAST AUSTIN
CS-CO-MU-NP

YOUR CO HERE

2113

RENDERING

2113CESARCHAVEZ.COM

DR
DEVORA REALTY

All listing information is deemed reliable but is not guaranteed and should be independently verified.

RENDERING



2113CESARCHAVEZ.COM

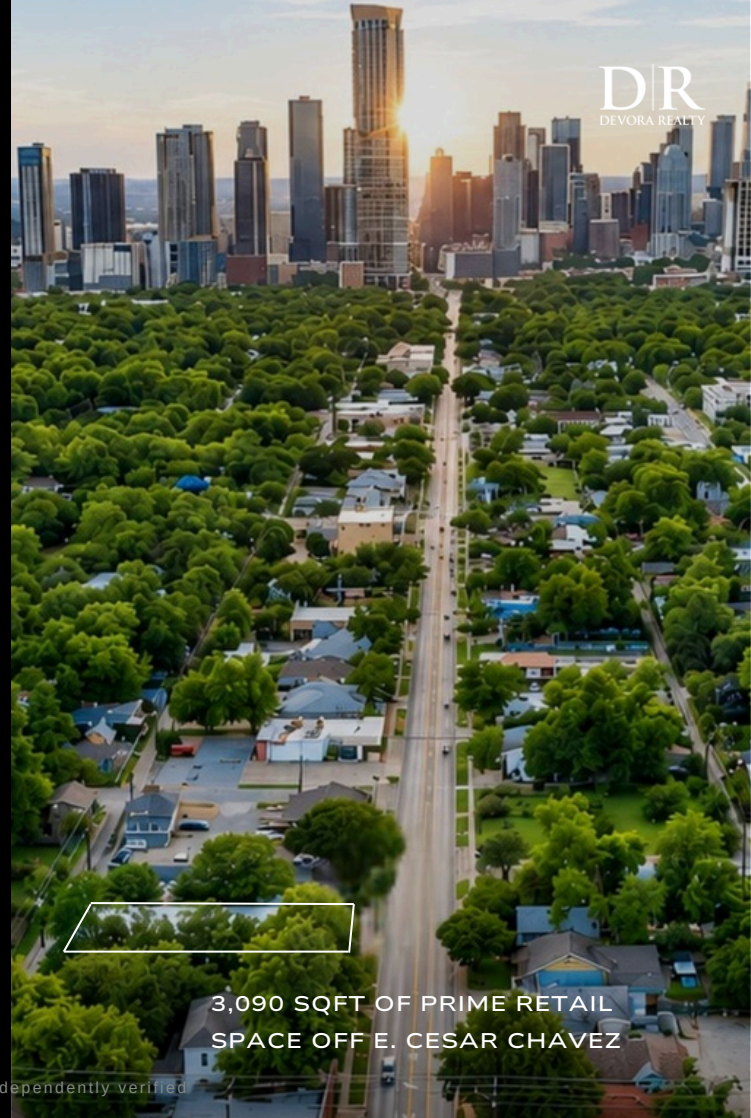
DR
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2113 E. CESAR CHAVEZ

Building Specifications

BUILDING SIZE	3,090 rentable square feet of retail space
BUILDING HEIGHT	1 story · 15' building · 8' ceiling · masonry construction (1965)
SITE	0.15 AC / 6,534 SF lot · FAR 0.47 47' frontage on E Cesar Chavez St · 1 curb cut
PARKING	6 dedicated surface spaces · 1.94 / 1,000 SF · corridor walk-up & cycling trade
OUTDOOR	Side yard area available for programmed use (subject to zoning verification)
ZONING	CS-CO-MU-NP · General Commercial Services with Conditional Overlay & Mixed-Use under Neighborhood Plan
ACCESS	Walk 70 · Bike 80 · Drive 100 · Transit 50 · 24-hour access · Cap Metro bus line
OTHER	Exposed wood-joint ceiling structure Single-tenant configuration · masonry shell Flood zone B & X · not in SFHA Immediate availability · as-is delivery



3,090 SQFT OF PRIME RETAIL
SPACE OFF E. CESAR CHAVEZ

Floorplan

2113 E Cesar Chavez St – 3,090 SF Single-Story Mixed-Use Space

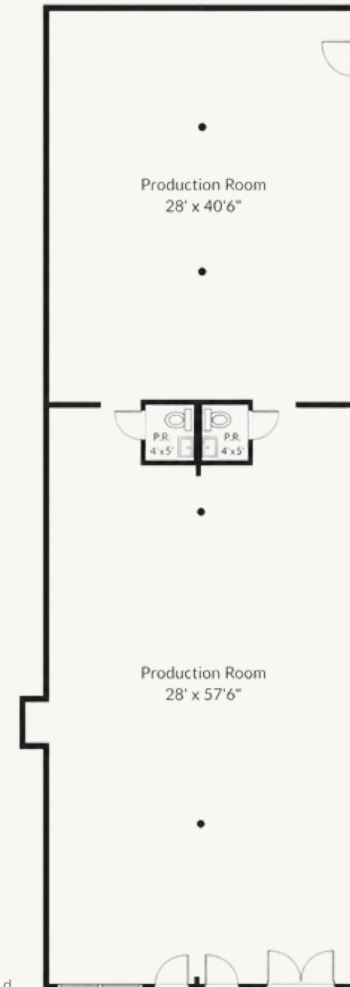
Building Dimensions: Approximately 47' wide x 66' deep (single-story footprint)

The building features a flexible, open layout and can be demised into two independent $\pm 1,545$ SF units with shared restroom facilities, or leased as a single full-building tenant.

Near white-box condition allows for complete tenant buildout and customization.

Current condition: Near white-box, in-line position on major thoroughfare, 1.94 spaces/1,000 SF parking (6 surface spaces).

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Business Key Facts

2113 E Cesar Chavez St, Austin, Texas, 78702

Drive time: 1, 3, 5 minute radii



Key Statistics

1 minute

240

Total Businesses

1,303

Total Employees

\$207M

5.3%

Unemployment Rate

11

100 or More Employees

Largest Businesses in Area

25*

\$10M+ Annual Sales Vol

Most Employees

Oracle Corporation

Headquarters

8,000

Highest sales volume

Texas Fleet Fuel

Independent

\$246M

Daytime Population

1 minute



1,347

Total Population



Urban Core
Dominant Urbanicity Type

1 minute



2,155

Total Daytime Population

Ratio of daytime to total population:

1.60

Values >1.0 mean that more

people come to the area during the day than live there.



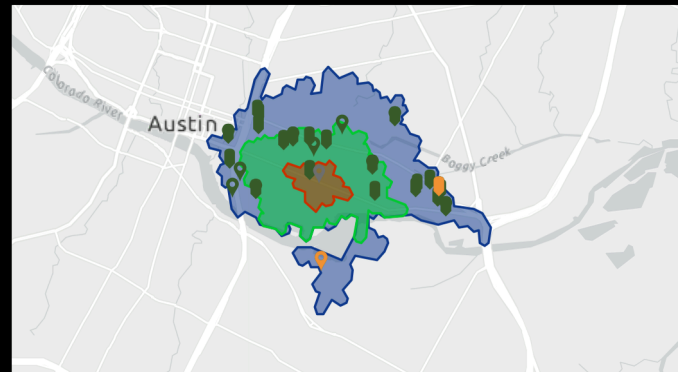
6.0

Avg Number of Employees



1,055

Total Businesses Per Square Mile



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.

Business Key Facts

2113 E Cesar Chavez St, Austin, Texas, 78702

Drive time: 1, 3, 5 minute radii



About the Workforce

1 minute



9.3%



6.9%

Trades/Skilled Labor



83.6%

Office Based

Top 3 segments by household count



D2 Trendsetters > 500 |87.3%

D5 Laptops and Lattes > 38 |6.6%

D4 Metro Renters > 35 |6.1%

Other 0 |0.0%

[View comparison table](#)

About the Community

1 minute



-0.8% ↓

Pop Growth Rate is 266.7% lower than United States



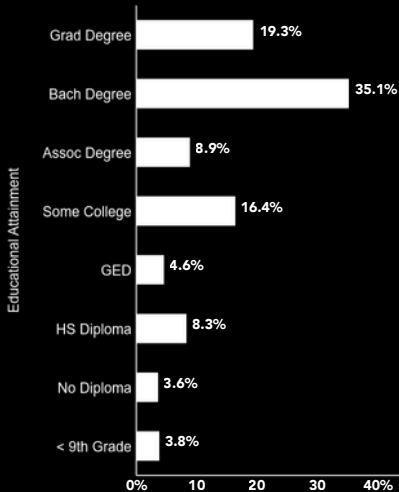
86

Wealth Index
Below 100 =lowAbove 100 =high



0.7% ↓

Housing Units Growth Rate is 20% lower than United States.



Businesses Per 1,000 Population

Business Categories	1 minute	3 minutes	5 minutes	ZIP Codes 78702 (Austin)	States Texas	United States of America United States
Restaurants	22.27	11.74	9.82	9.07	2.58	2.45
Health Care & Social Assistance	2.97	3.84	3.20	3.38	3.34	3.76
Retail	12.62	8.31	6.03	6.21	4.43	4.60
Manufacturing	5.20	3.01	2.23	2.42	1.13	1.32
Finance & Insurance	6.68	3.43	2.53	2.11	1.87	1.80
Professional & Tech Services	17.82	11.84	9.99	8.90	3.33	3.60

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**FOR QUESTIONS OR
TO SCHEDULE A TOUR**