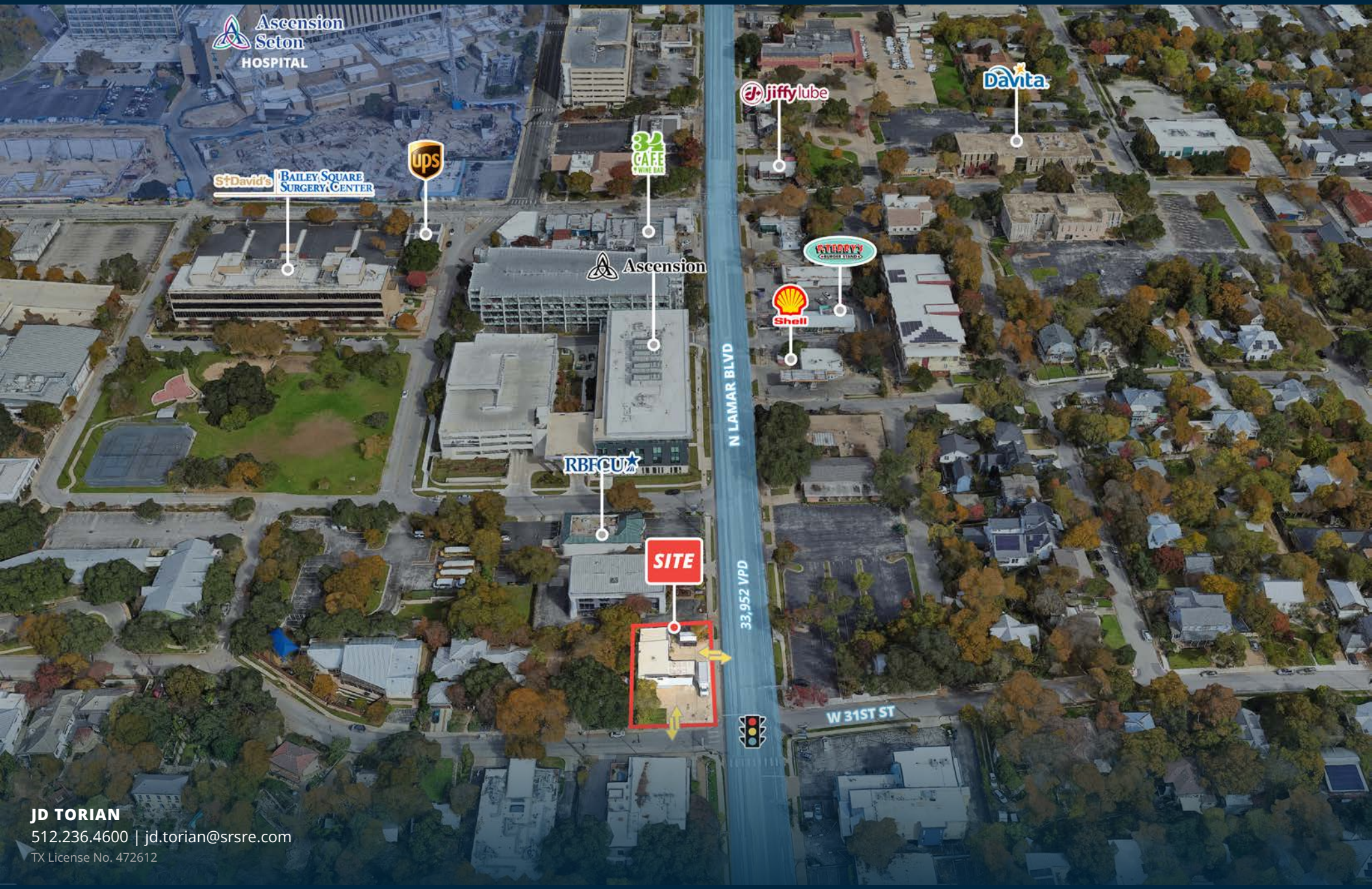
Freestanding Building For Lease

3100 N Lamar Blvd | Austin, TX

SRS Real Estate Partners



JD TORIAN
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TX License No. 472612

SRS

For Lease

3100 N Lamar Blvd
Austin, TX 78705

Property Specifications

SPACE AVAILABLE

1,856 SF

LOT SIZE AVAILABLE

0.17 AC

RATE

Contact Broker

3100 N Lamar Blvd presents a rare opportunity to lease a property in one of Austin's most desirable and supply-constrained urban corridors. Located in the heart of Central Austin, 3100 benefits from strong surrounding population growth, continued urban density, and proximity to major demand drivers including Downtown Austin and the University of Texas.

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About the Property

- Prime Central Austin location on highly trafficked N Lamar Blvd
- Positioned minutes from Downtown Austin, UT Campus, and The Drag
- Excellent visibility and frontage along N Lamar Blvd
- Strong traffic counts and pedestrian activity
- Immediate access to Major corridors: Lamar Blvd, Guadalupe St, and MLK Jr Blvd
- Close proximity to The University of Texas (50,000+ students and faculty)
- Area supported by high population growth and strong demographics
- Strong long-term appreciation potential in core Austin market

Traffic Counts

N Lamar Blvd	34,779 VPD
W 38th St	27,619 VPD
IH-35	212,231 VPD

Year: 2024 | Source: TxDot

Join These Nearby Retailers

Central Market · P. Terry's Burger Stand · Rudy's

Trade Aerial | 3100 N Lamar Blvd

Austin, TX

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Capital Plaza
TARGET · Rainbow · K&G · Casa Mia Furniture · Boot Barn · Champs Sports · Mini 50 · Melrose · Dollar Tree · Ross Dress for Less · Mattress Firm

The Triangle
Natural Grocers · Mandola's · hopdoddy burger bar · corepower yoga · orangetheory fitness · Merit

Central Park SC
Central Market · Williams Sonoma · GAP · Paper Place Austin · Warby Parker

Mueller Regional RC
The Home Depot · Best Buy · Sprouts Farmers Market · Bath & Body Works · Marshalls · PetSmart · J.Crew · Total Wine & More · Chi'Lantro · La Madeleine Country French Café · Chipotle · Starbucks Coffee · The Kebab Shop · Wells Fargo · five BELOW

Hancock Center
H-E-B · petco · Twin Liquors · Jason's Deli · Jack in the box · Wingzup · Jersey Mike's Subs · JO's · Freebirds World Burrito · menchie's frozen yogurt

Delwood SC
Fiesta · O'Reilly Auto Parts · cricket wireless · TitleMax · Custom Sounds

Snooze · Kendra Scott · Rudy's · Uchiko · Chipotle · Advance Auto Parts · AutoZone · Walgreens · H-E-B · CVS pharmacy · Starbucks Coffee · Torchy's Tacos · UPS · Xi'an Sushi And Noodle · MOD

SITE

Ascension Seton Medical Center

Heart Hospital of Austin

Dell Children's Medical Center

St David's Medical Center

Marshall Middle School
±214 Students

Morris Williams Golf Course

Lee Lewis Campbell Elementary
±190 Students

Harris Elementary
±358 Students

Sims Elementary
±275 Students

Family Dollar

34,779 VPD

27,619 VPD

212,231 VPD

W 51ST ST · W 45TH ST · W 38TH ST · W 29TH ST · E 51ST ST · E DEAN KEETON ST · W 24TH ST · W 15TH ST · E 12TH ST

N LAMAR BLVD · CAMERON RD · BERKMAN DR · MANOR RD · MARTING LUTHER KING JR BLVD · SPRINGDALE RD

INTERSTATE 35

NORTH UNIVERSITY · CENTRAL AUSTIN · CHERRYWOOD · MUELLER · WEST UNIVERSITY · DOWNTOWN AUSTIN

TEXAS · The University of Texas at Austin

MOODY CENTER

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Site Aerial | 3100 N Lamar Blvd

Austin, TX

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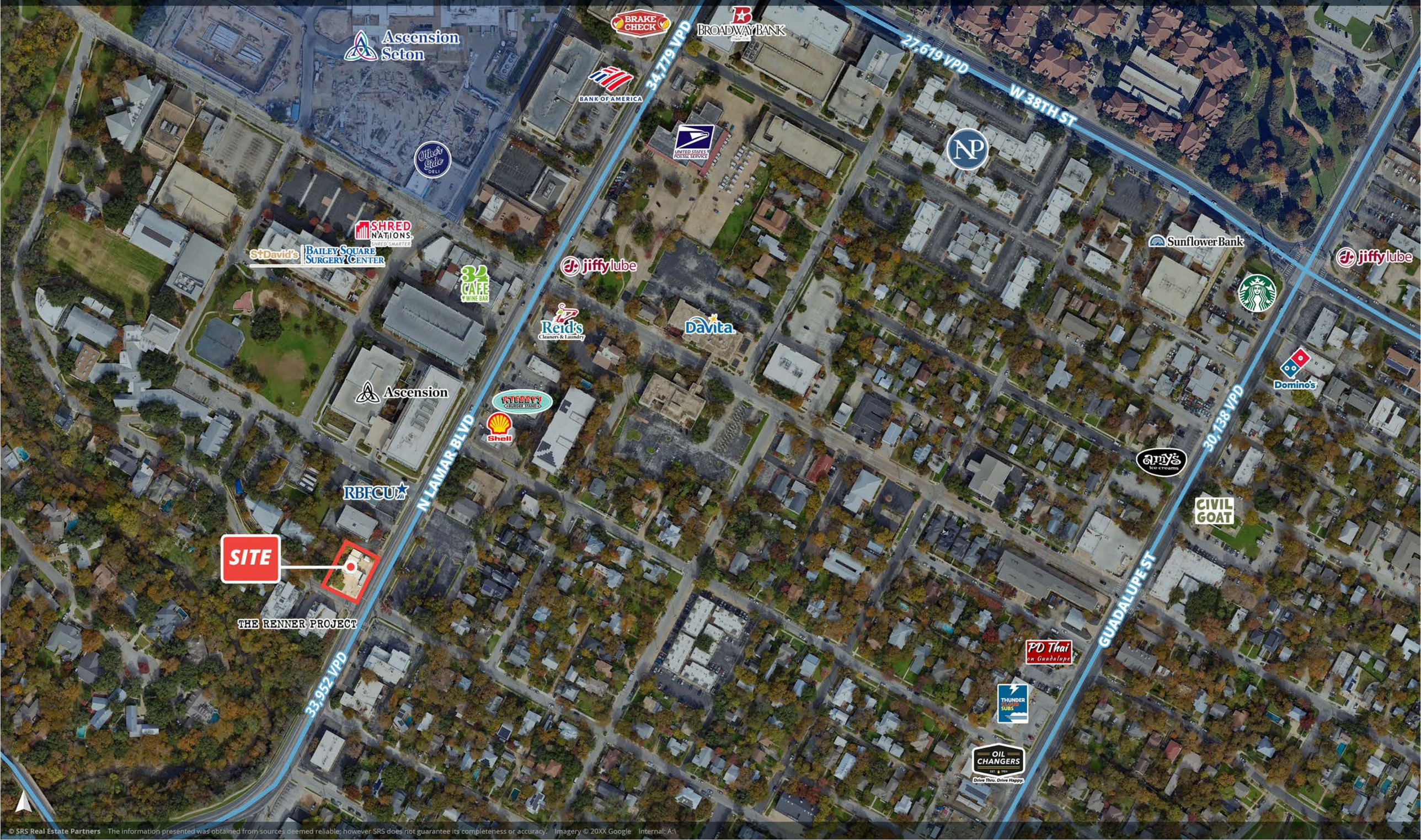

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3100

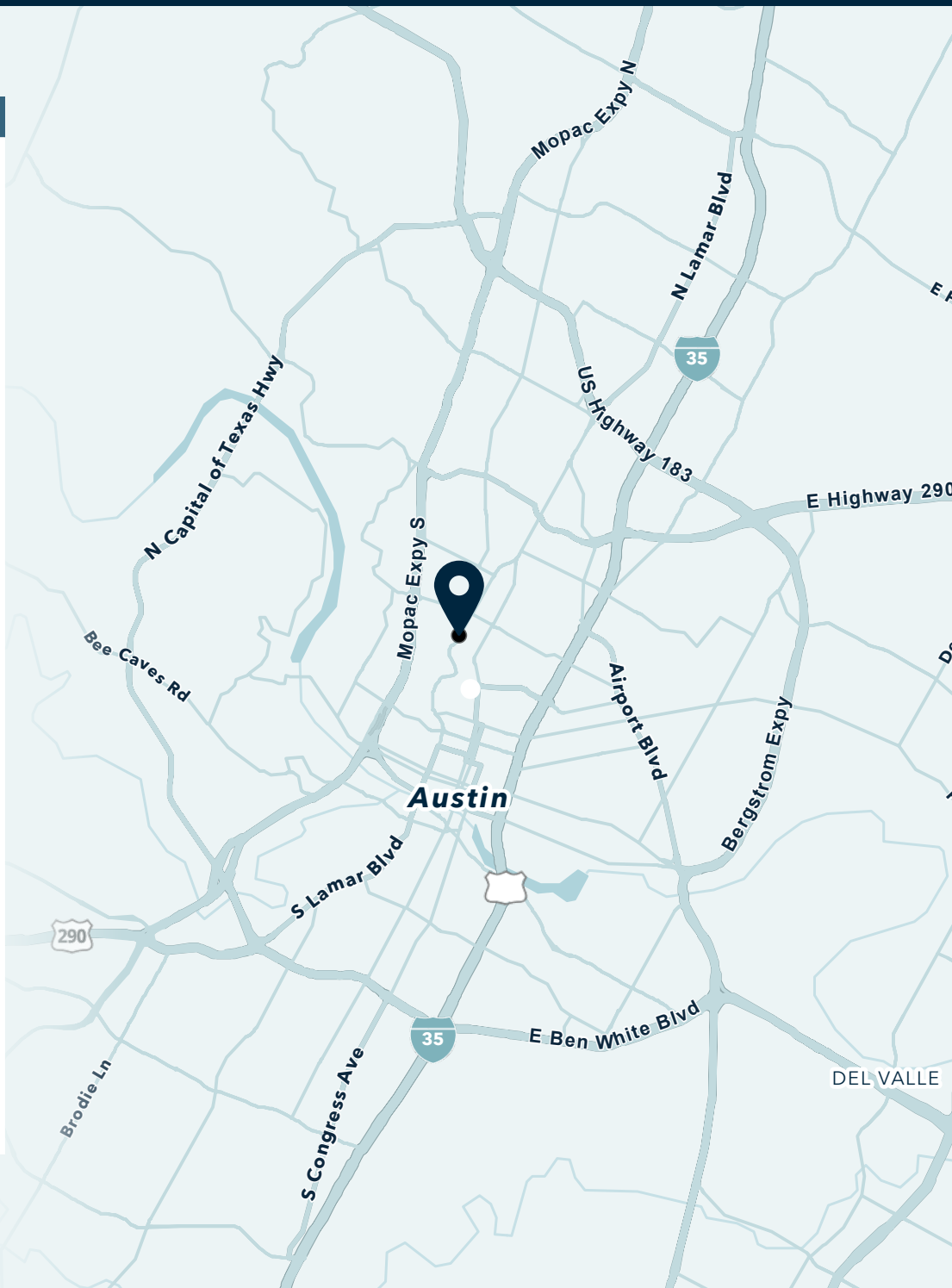
Demographics

Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2025 Estimated Population	29,589	159,805	368,136
2030 Projected Population	29,905	167,578	383,480
Proj. Annual Growth 2025 to 2030	0.21%	0.95%	0.82%
Daytime Population			
2025 Daytime Population	47,482	337,751	600,959
Workers	32,124	276,917	462,217
Residents	15,358	60,834	138,742
Income			
2025 Est. Average Household Income	$108,915	$157,736	$148,715
2025 Est. Median Household Income	$46,128	$102,782	$96,112
Households & Growth			
2025 Estimated Households	12,373	77,996	176,062
2030 Estimated Households	12,676	84,643	189,046
Proj. Annual Growth 2025 to 2030	0.49%	1.65%	1.43%
Race & Ethnicity			
2025 Est. White	66%	67%	61%
2025 Est. Black or African American	3%	5%	7%
2025 Est. Asian or Pacific Islander	18%	12%	8%
2025 Est. American Indian or Native Alaskan	0%	1%	1%
2025 Est. Other Races	13%	16%	23%
2025 Est. Hispanic (Any Race)	15%	17%	26%

Want more? *Contact us for a complete demographic, foot-traffic, and mobile data insights report.*

SOURCE esri



Target Market Summary

3100 N Lamar Blvd | Austin, TX 78705

Ring of 5 Miles

Key Facts

368,136	601K	0.82%	33.0
Total Population	Total Daytime Population	Population Annual Growth Rate	Median Age
$96,112	$112K	41.0K	179K
Median Household Income	Average Disposable Income	Population 12 Years & Younger	Female Population

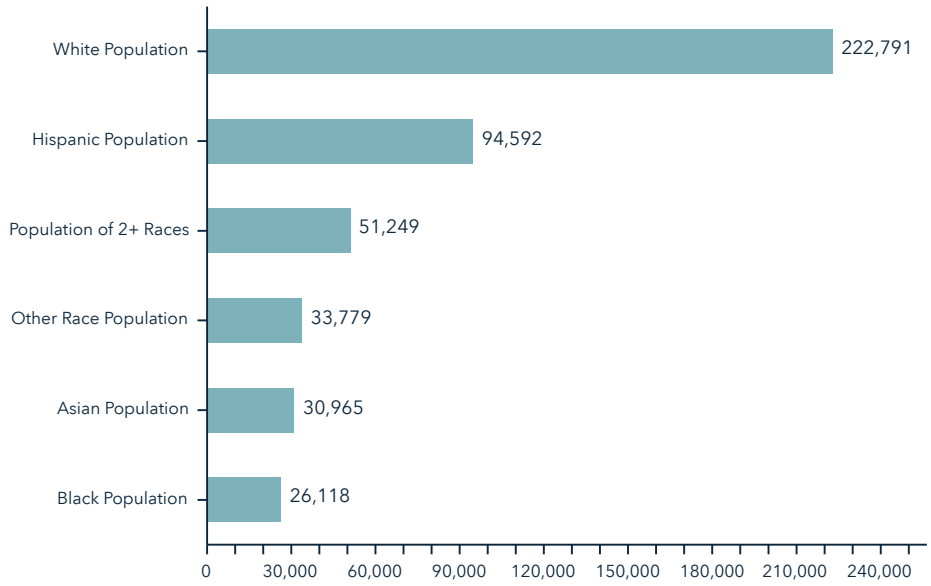
Annual Household Spending

- $3,348 Apparel & Services
- $316 Computers & Hardware
- $5,661 Eating Out
- $9,622 Groceries
- $8,618 Health Care

Annual Lifestyle Spending

- $4,487 Travel
- $155 Theatre/Operas/ Concerts
- $108 Movies/Museums/ Parks
- $104 Sports Events
- $230 Toys/Games/ Crafts/Hobbies

Race



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Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage actvities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	*License No.*	*Email*	*Phone*

Buyer Initials *Tenant Initials* *Seller Initials* *Landlord Initials* *Date*

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