



COTTON
VENTURES

REAL ESTATE

3704 Crawford Ave

For Lease | ±1,122 SF | Rosedale

3704 Crawford Avenue | Austin, TX 78731

Retail Standalone | Steps from Ascension Seton | CS-1-V, GR-V Zoning

Property Photos



C U R B A P P E A L & I N T E R I O R

3704 Crawford Avenue | Rosedale



Street presence under mature shade trees



Bright corner room — oversized windows & street exposure



Open hardwoods + track lighting throughout



Side approach with covered porch entry

The Property



R O S E D A L E S T A N D A L O N E

Retail Standalone | Adjacent to Ascension Seton



Refinished hardwoods flow through to a bright back room



Side approach with off-street drive and full lot frontage

A Rare Rosedale Standalone

±1,122 SF freestanding building on a ±0.22 AC lot in the heart of Rosedale — one of Central Austin's most affluent and supply-constrained submarkets.

Refinished hardwoods and a flexible open layout make this an ideal boutique retail or storefront concept.

Steps from Ascension Seton Medical Center Austin and 1,200+ rooftops.

At a Glance

BUILDING SIZE	±1,122 SF
LOT SIZE	±0.22 AC
TYPE	Freestanding — 1 Story
ZONING	CS-1-V, GR-V
USE	Retail Standalone
SUBMARKET	Central Austin Rosedale
PARKING	On-site + street
LEASE RATE	Call for Pricing
LEASE TYPE	Modified Gross
AVAILABILITY	Immediate



Location & Demographics

CENTRAL AUSTIN — ROSEDALE

35th Street & Medical Parkway

33,000

VPD on 35th St / Medical Pkwy

\$132,500

Avg HHI within 1 mi

48,600

Daytime population (1 mi)

Seton

Adjacent medical campus

Medical & Employment

Ascension Seton Medical Ctr.	Adjacent
Dell Children's / Mueller	2.0 mi
UT Austin	2.5 mi
Downtown Austin	4.0 mi
Q2 / The Domain	6.0 mi
MetroRail — Crestview	1.8 mi

Retail & Lifestyle

Tiny's Milk & Cookies	0.1 mi
Kerbey Lane Cafe — 38th	0.1 mi
Postino WineCafe	0.2 mi
Central Market N. Lamar	0.7 mi

Connectivity

35th St / Medical Pkwy	On-site
MoPac Expy. (Loop 1)	0.5 mi
Lamar Boulevard	0.8 mi
I-35	1.6 mi
Cap Metro bus — 803 / 19	On 35th
Walk / Bike Score	52 / 59

North-Central Austin's Medical Spine

Rosedale sits at the heart of one of Central Austin's most affluent and supply-constrained submarkets — a leafy, walkable infill pocket anchored by the Ascension Seton hospital district.



Property Details

Site Specifications

3704 Crawford Avenue | Austin, TX 78731
Rosedale | 35th Street / Medical Parkway corridor

Address	3704 Crawford Ave, Austin, TX 78731
Building Size	±1,122 SF
Lot Size	±0.22 AC
Type	Freestanding — 1 Story
Zoning	CS-1-V, GR-V
Use	Retail Standalone
Submarket	Central Austin Rosedale
Major Anchor	Ascension Seton Medical Center — Adjacent
Parking	On-site + street
Condition	Refinished hardwoods, abundant natural light
Lease Rate	Call for Pricing
Lease Type	Modified Gross
Availability	Immediate

Opportunity Highlights

- Freestanding ±1,122 SF — full identity and signage on Crawford Avenue
- Heart of Rosedale — premier infill pocket
- Adjacent to Ascension Seton Medical Ctr.
- CS-1-V, GR-V zoning — flexible storefront use
- Refinished hardwoods + natural light
- Walkable to 38th Street boutiques, Kerbey Lane, and 1,200+ rooftops
- Minutes to MoPac, UT Austin, Downtown, and The Domain
- Available immediately



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