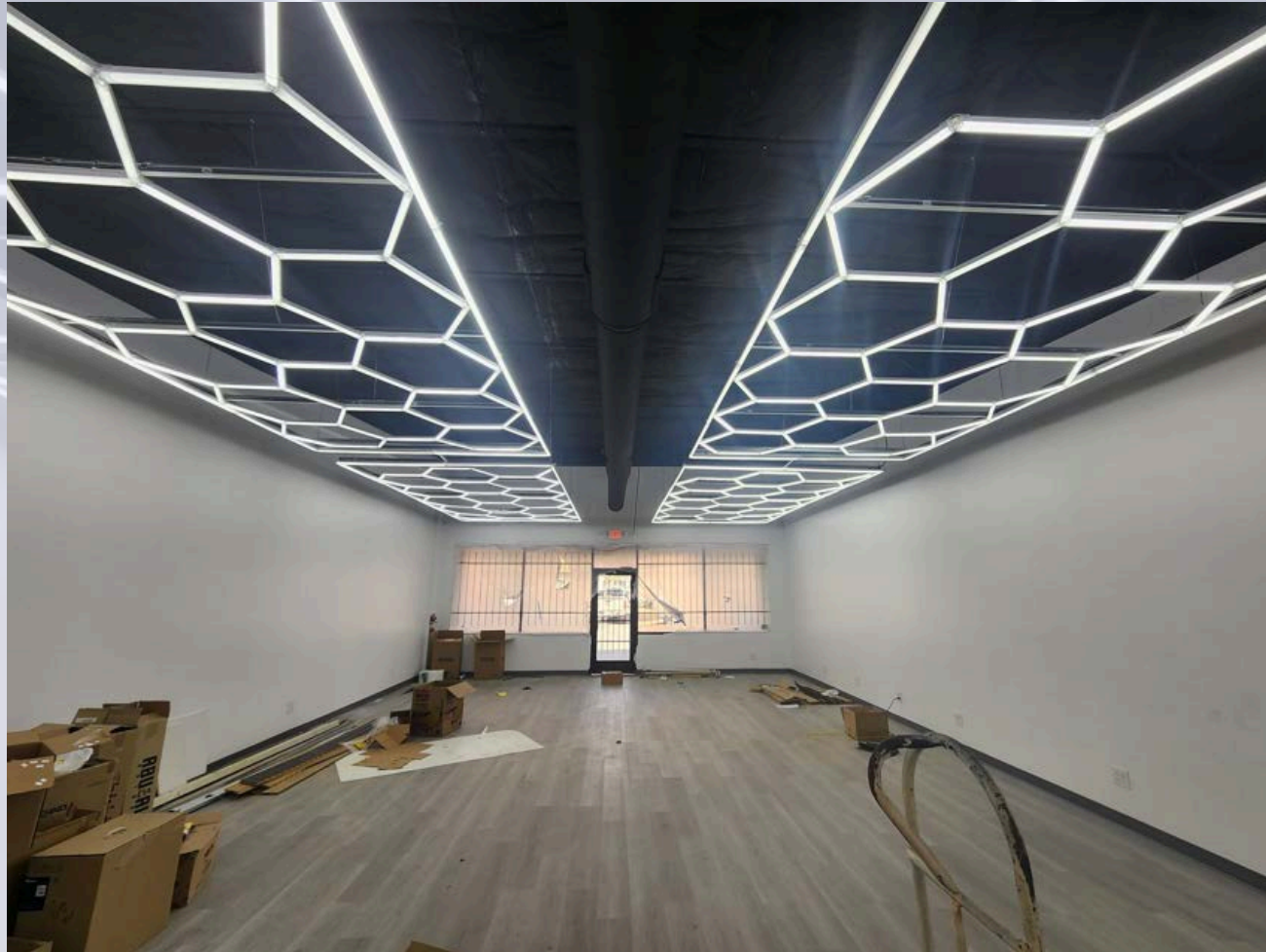


**1931 E OLTORF STREET,
AUSTIN, TX 78741**

**FOR LEASE:
≈ 1,250 SF**



BUDDY FISHER

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- 📱 (210) 454-7424

AN TRAN

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ABOUT THIS PROPERTY:

FOR LEASE

PROPERTY HIGHLIGHTS

- 1931 E OLTORF ST, AUSTIN, TX 78741
- ±1,250 SF RETAIL SPACE AVAILABLE
- MOVE-IN READY WITH MODERN FIXTURES
- HIGH-TRAFFIC EAST RIVERSIDE/OLTORF CORRIDOR, NEAR I-35
- STRONG VISIBILITY & EASY ACCESS TO DOWNTOWN AUSTIN
- SHARED UTILITIES WITH SMOKE SHOP TENANT
- IDEAL FOR WIRELESS/CELL PHONE RETAIL
- MARKET RENTS: ±\$32/SF + \$12/SF NNN

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ABOUT THIS PROPERTY:

FOR LEASE



1931 E OLTORF ST., AUSTIN, TX 78741

Approximately 1,250 SF of move-in-ready retail space is available for lease at 1931 E Oltorf Street, positioned in Austin's high-traffic East Riverside/Oltorf corridor just east of I-35. The space features modern fixtures, strong street visibility, and easy access to Downtown Austin and major commuter routes. Utilities (electric, water, and gas) are shared with the adjacent Smoke Shop tenant, with usage to be divided accordingly. The layout and location are well suited for cell phone and wireless retail uses, including Total Wireless or Verizon-type concepts, benefiting from a dense surrounding residential population and consistent daily traffic. Comparable spaces within the center lease at approximately \$32/SF plus \$12/SF NNN, reflecting strong demand in this growing submarket.

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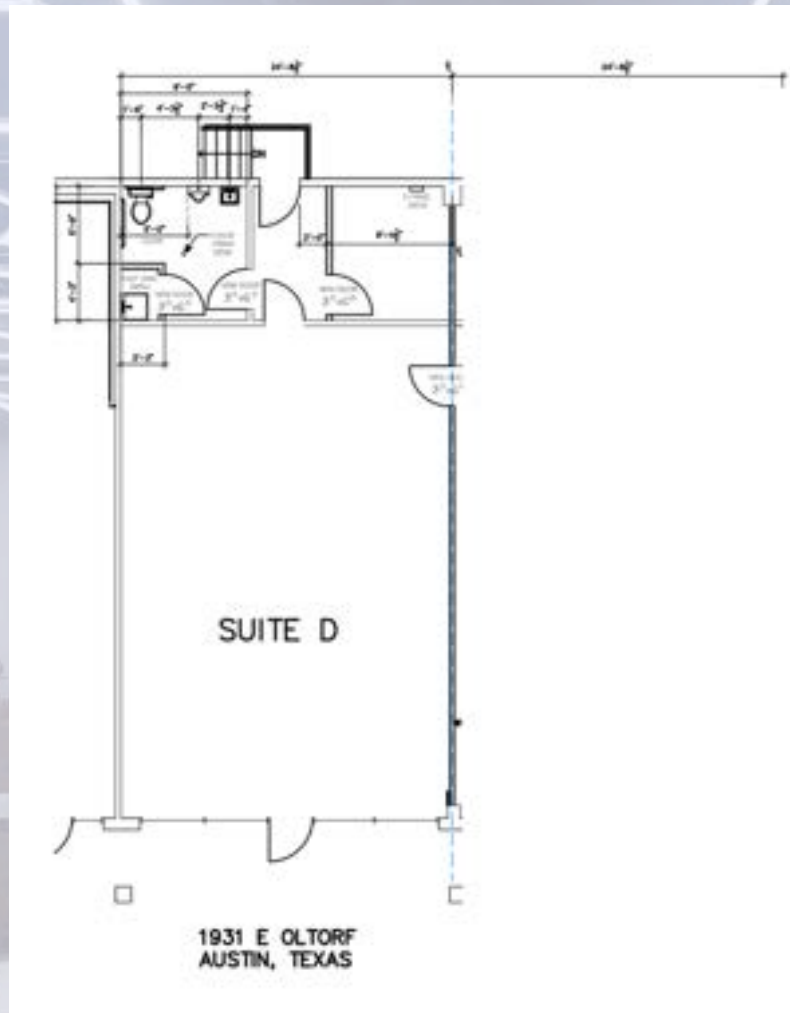
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SITE PLAN

1931 E OLTORF ST.,
AUSTIN TX 78741



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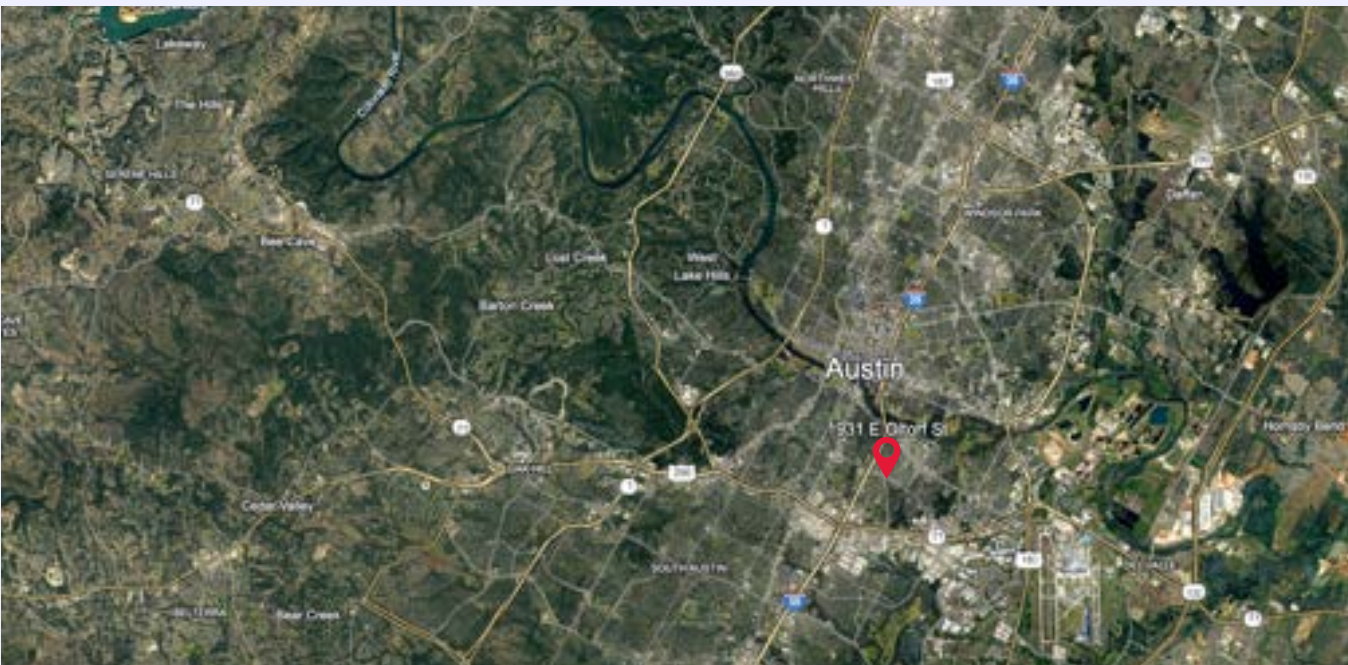
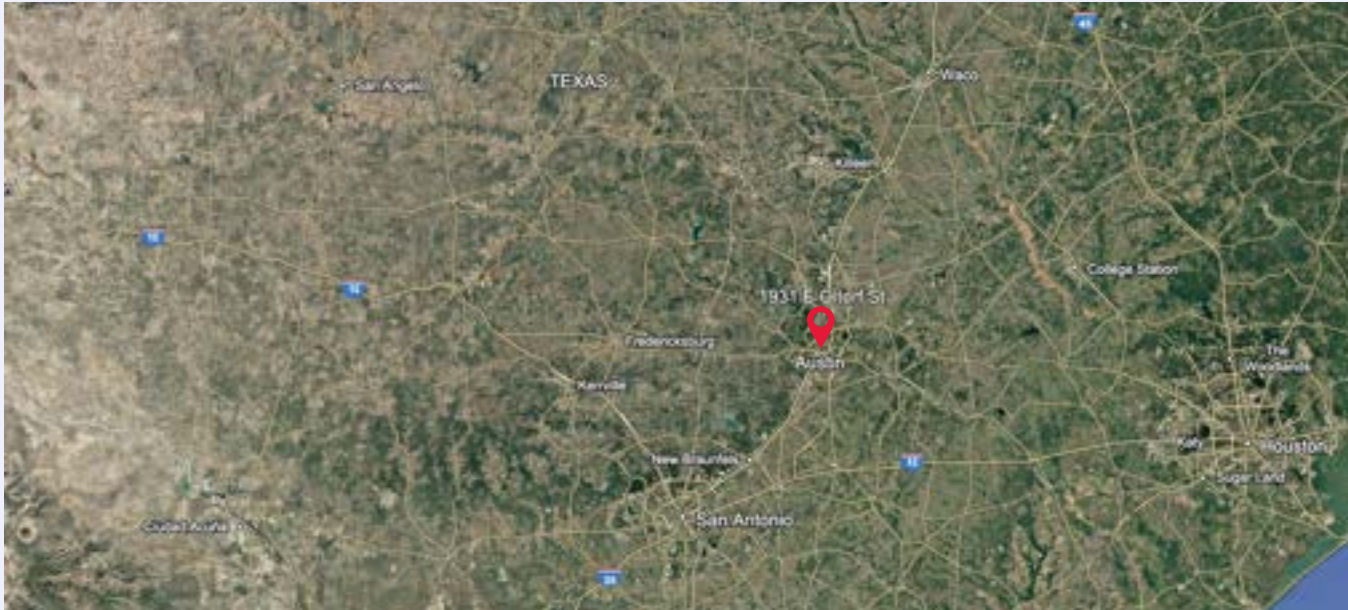
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REGIONAL CONNECTIVITY OVERVIEW

**1931 E OLTORF ST.,
AUSTIN TX 78741**



HIGHWAY PROXIMITY

- ≈ 0.2 MILES TO I-35 (OLTORF ST EXIT) – IMMEDIATE ACCESS JUST WEST OF THE PROPERTY
- ≈ 0.3–0.4 MILES TO I-35 FRONTAGE ROADS — VERY CLOSE FOR EASY INGRESS/EGRESS
- ≈ 3.5–4 MILES TO SH 71 / BEN WHITE BLVD (MAJOR EAST-WEST ARTERIAL)
- **≈ 6–8 MILES TO LOOP 1 (MOPAC EXPRESSWAY) — PRIMARY NORTH-SOUTH CORRIDOR ON AUSTIN'S WEST SIDE
- ≈ 8–10 MILES TO US-183 (AIRPORT BLVD AREA) – NORTHWEST CONNECTION TO CENTRAL AUSTIN AND SUBURBS

MAP OF TRADE AREA

**1931 E OLTORF ST.,
AUSTIN TX 78741**



TRAFFIC COUNT INFORMATION

- E OLTORF: 31,305 VEHICLES PER DAY
- PARKER LANE: 5,886 VEHICLES PER DAY
- WILLOW CREEK DRIVE: 7,008 VEHICLES PER DAY
- I-35 NEAR SITE: 172,250 VEHICLES PER DAY
- I-35 FRONTAGE ROAD NEAR SITE: 9,097 VEHICLES PER DAY

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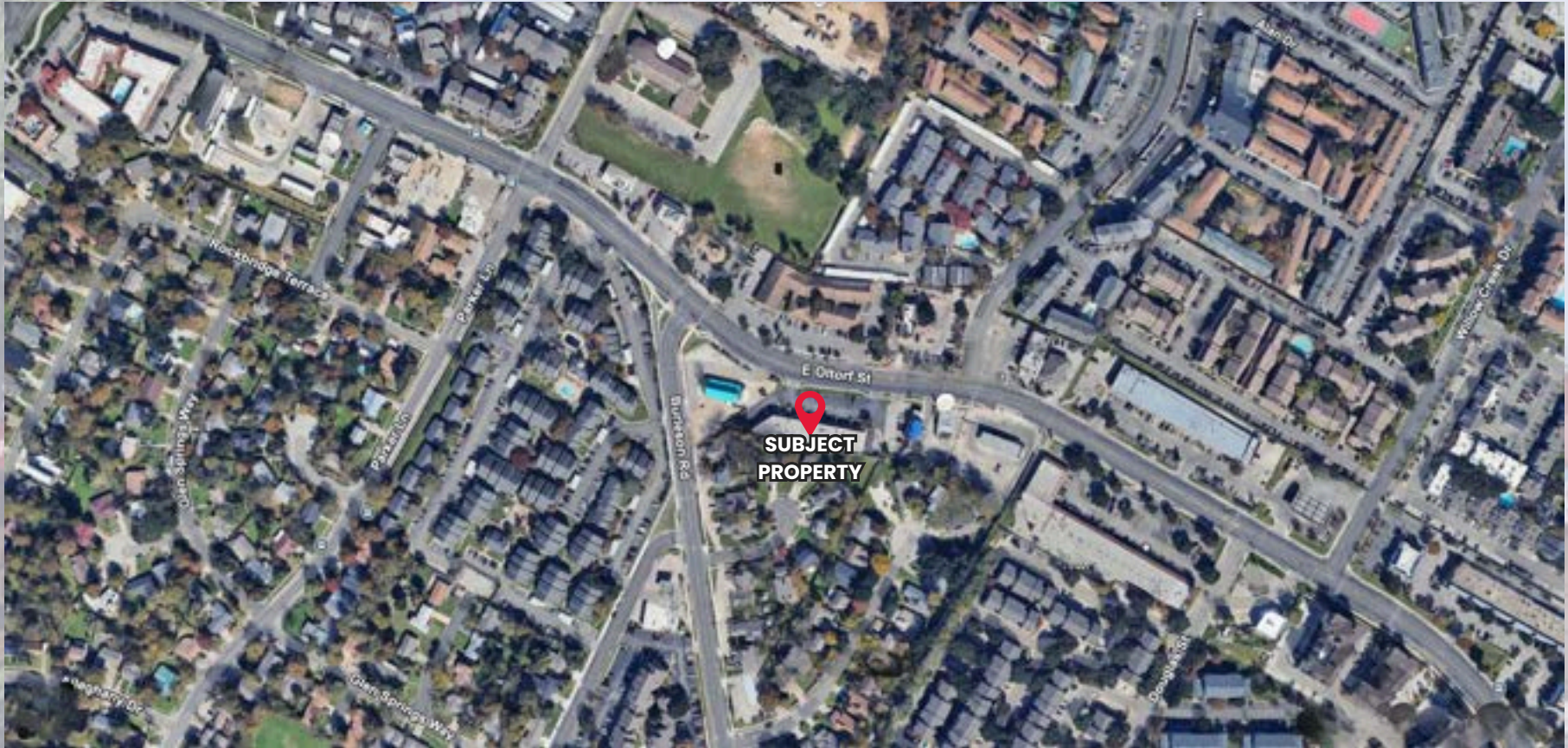
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AERIAL VIEW


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ABOUT AUSTIN, TX

POPULATION

Austin is the capital of Texas and the 10th most populous city in the United States, with a population of over 975,000. It consistently ranks as one of the fastest-growing large cities in the country, driven by its booming economy, quality of life, and cultural appeal.

INDUSTRY

Austin is a major hub for technology, innovation, and entrepreneurship. Nicknamed "Silicon Hills," the city is home to tech giants like Dell, Apple, Tesla, and Oracle. It also has strong sectors in education, government, healthcare, and music, with over 75,000 tech jobs fueling the local economy.

CITY ATTRACTIONS

Austin is known as the "Live Music Capital of the World," hosting over 250 live music venues and major events like South by Southwest (SXSW) and Austin City Limits. It's also celebrated for its outdoor lifestyle, with attractions like Lady Bird Lake, Barton Springs, and miles of hiking and biking trails. The city blends natural beauty, cultural richness, and modern urban living.



AUSTIN CITY LIMITS MUSIC FESTIVAL



UNIVERSITY OF TEXAS AUSTIN



TEXAS STATE CAPITOL



BARTON SPRINGS

Information About Brokerage Services

Texas Real Estate Commission (02/10/2025)



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 activities, 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 BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker.
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

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.

Licensed Broker Broker Firm Name or Primary Assumed Name	License No.	Email Address	Phone No.
Core Commercial Brokerage SA, LLC	578245	info@corecommercialisa.com	210-201-0061
Amanda Concha <small>Designated Broker of Firm</small>	578245	Amanda@corecommercialisa.com	210-201-0061
Moises Hernandez <small>Senior Associate</small>	783405	Moises@corecommercialisa.com	210-324-2684
Guadalupe "Gabby" Tintori <small>Associate</small>	805001	Gabby@corecommercialisa.com	210-396-0587
Buddy Fisher <small>Associate</small>	824535	Buddy@corecommercialisa.com	210-454-7424
An Tran <small>Associate</small>	817323	Antran@corecommercialisa.com	210-975-2566
Fernando Agurcia <small>Associate</small>	719215	Fernando@corecommercialisa.com	305-799-4592
Leroy Sanchez <small>Associate</small>	804346	Leroy@corecommercialisa.com	210-391-1099
Ginger Toy <small>Director of Administration/Associate</small>	735223	Ginger@corecommercialisa.com	210-201-0061

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
Regulated by the Texas Real Estate Commission			Information available at www.trec.texas.gov	