

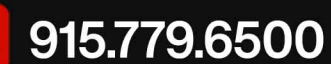


PLAZA DE RANCHO
6800 Berkman • Austin, TX

FOR LEASE



CONTACT



PROPERTY OVERVIEW

PLAZA DE RANCHO
6800 Berkman • Austin, TX

PROPERTY HIGHLIGHTS

- Anchored by neighborhood grocer Supermercado Los Vaqueros which sees approximately 55,000 monthly visits (Placer.ai)
- The property sits near the NWC of I-35 and Hwy 183, one of Austin's highest traffic intersections with access from two major freeways
- Situated just north of the Mueller Market District and Windsor Park Neighborhood with strong residential density and diverse demographics
- High-visibility pad site opportunity available with frontage on Berkman Dr.

31,393 SQ FT
GLA

GR-NP
ZONING

PAD SITE
AVAILABLE



TRAFFIC COUNTS 2024 EST.

HWY 290	61,561 VEHICLES PER DAY
BERKMAN	11,643 VEHICLES PER DAY

DEMOGRAPHICS 2025 EST.

1 MILE 3 MILE 5 MILE

POPULATION	22,457	149,782	359,274
AVG. HH INCOME	\$102,689	\$124,353	\$134,411



All information contained herein has been obtained from sources deemed reliable and is submitted subject to errors, omissions, changes of terms and conditions, prior sale, lease or financing or withdrawal without notice.

CONTACT

✉ leasing@mimcoproperties.com

☎ 915.779.6500

🌐 www.mimcoproperties.com



TENANTS

UNIT	TENANT	SQ. FT. / AC
6800	SUPERMERCADO LOS VAQUEROS	28,944 SF
6800, BLDG 1	JACK IN THE BOX	2,449 SF
PAD SITE	AVAILABLE	+/- 0.93 AC

PID 01

AVAILABLE

AVAILABLE AC	LEASE RATE (PER MONTH)	NET (PSF)	TOTAL (PER MONTH)
PAD SITE +/- 0.93 AC	CALL FOR RATES	CALL FOR RATES	CALL FOR RATES

PAD SITE AVAILABLE
PARCEL III
+/- 0.93 AC

CONCEPTUAL SITE PLAN
GENERIC QSR LAYOUT FOR ILLUSTRATION PURPOSES ONLY

