

SAN CLEMENTE AT DAVENPORT

3600A NORTH CAPITAL OF TEXAS HIGHWAY
AUSTIN, TX 78746

RETAIL PROPERTY FOR LEASE

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PROPERTY DESCRIPTION

Discover the vibrant retail opportunities surrounding the San Clemente at Davenport location in Austin, TX. Nestled in the upscale 78746 zip code, this bustling area is a beacon for retailers and dining establishments. Just minutes away, you'll find the iconic Barton Creek Square mall, home to an array of fashionable shops and popular eateries. With its affluent and discerning residents, this prime location presents an exceptional opportunity for retailers seeking to establish or expand their presence in Austin's dynamic retail landscape.

PROPERTY HIGHLIGHTS

- High-visibility location
- Modern and well-appointed
- Customizable spaces to meet your needs
- Ideal for retail, professional services, or tech startups

OFFERING SUMMARY

Available SF:	1,700 - 4,289 SF
Number of Units:	12
Building Size:	31,832 SF
Major Tenants:	Fresas Chicken, Beem Sauna Studio, goGlow, Wild Orchid Salon

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Average HH Income	\$272,855	\$252,655	\$194,331
Total Population	3,616	27,271	147,601
Total Households	1,334	11,131	66,695

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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



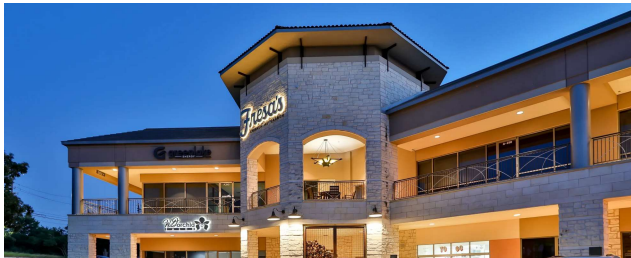
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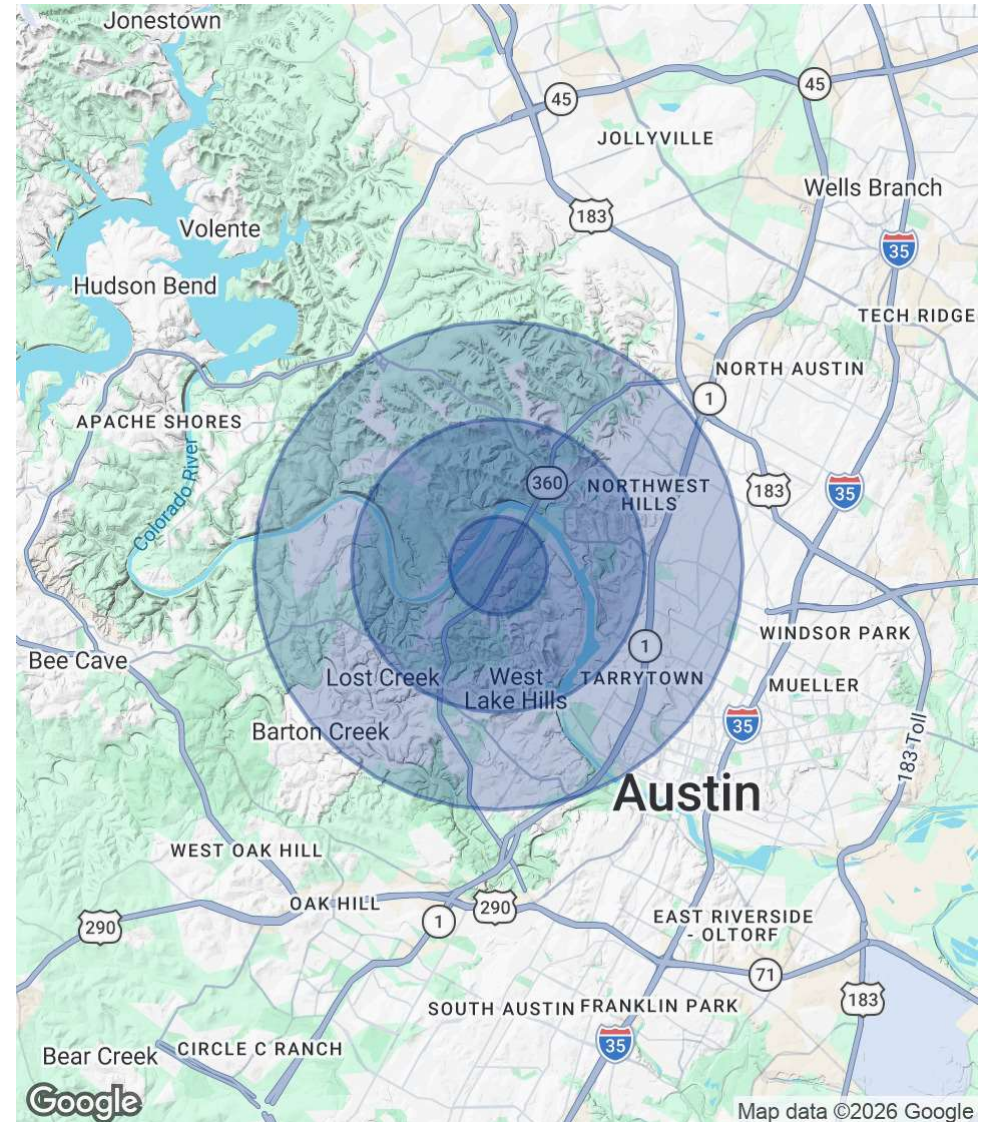
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,616	27,271	147,601
Average Age	42	44	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,334	11,131	66,695
# of Persons per HH	2.7	2.5	2.2
Average HH Income	\$272,855	\$252,655	\$194,331
Average House Value	\$1,568,533	\$1,332,972	\$1,096,539

2020 American Community Survey (ACS)



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