

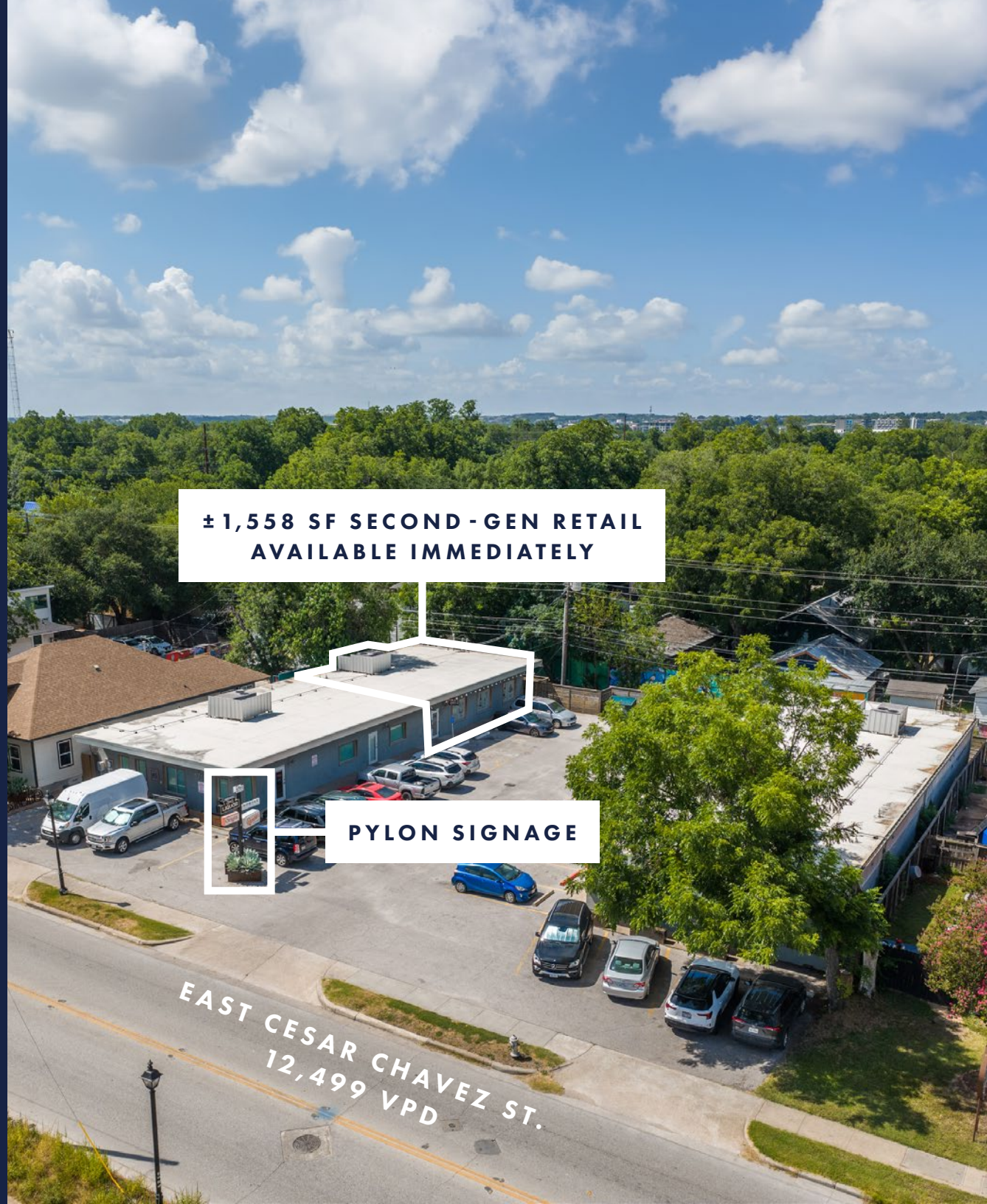
RETAIL / CREATIVE OFFICE FOR LEASE

1711 CESAR CHAVEZ

1711 EAST CESAR CHAVEZ
AUSTIN, TEXAS 78702

± 1,558 SF open floorplan, second-generation retail space available immediately.

AQUILA™ 



± 1,558 SF SECOND-GEN RETAIL
AVAILABLE IMMEDIATELY

PYLON SIGNAGE

EAST CESAR CHAVEZ ST.
12,499 VPD

THE PROJECT

1711 Cesar Chavez is a creative office development in the heart of trendy East Austin.

Suites feature a creative build-out complete with exposed ceilings, abundant natural light, and modern finishes. The property is located in a great location, surrounded by numerous restaurants, food trucks, and other entertainment amenities and is just minutes from the CBD. The buildings were constructed in 2016.

AT A GLANCE

AVAILABILITY	Suite D: ±1,558 SF
SIGNAGE	Pylon available
CURB CUTS	3 total
FREE PARKING	4.1:1000



SUITE EXTERIOR



PYLON SIGNAGE



INTERIOR PHOTOS



EVOLVING EAST AUSTIN DEMOGRAPHICS

The surrounding neighborhoods have experienced rapid transformation, marked by high household incomes, growing population, and an influx of young professionals. Within one mile, the median household income exceeds \$134,000, reflecting the ongoing wave of redevelopment and reinvestment in the corridor.

DEMOGRAPHIC PROFILE

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	18,571	172,338	329,597
HOUSEHOLDS	11,381	85,266	157,786
AVERAGE HOUSEHOLD SIZE	1.64	1.94	2.09
OWNER OCCUPIED HOUSING UNITS	30.8%	31.5%	37.1%
RENTER OCCUPIED HOUSING UNITS	69.2%	68.5%	62.9%
MEDIAN AGE	38.1	32.4	34.2
MEDIAN HOUSEHOLD INCOME	\$134,352	\$101,997	\$104,571
POPULATION EMPLOYED	95.5%	94.7%	95.1%

SOURCE: ESRI, 2025

NEIGHBORING BUSINESSES



For Inquiries

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