

2113
E. CESAR CHAVEZ

AUSTIN, TX

EAST AUSTIN
CS-CO-MU-NP

YOUR CO HERE

2113

RENDERING

2113CESARCHAVEZ.COM

DR
DEVORA REALTY

All listing information is deemed reliable but is not guaranteed and should be independently verified



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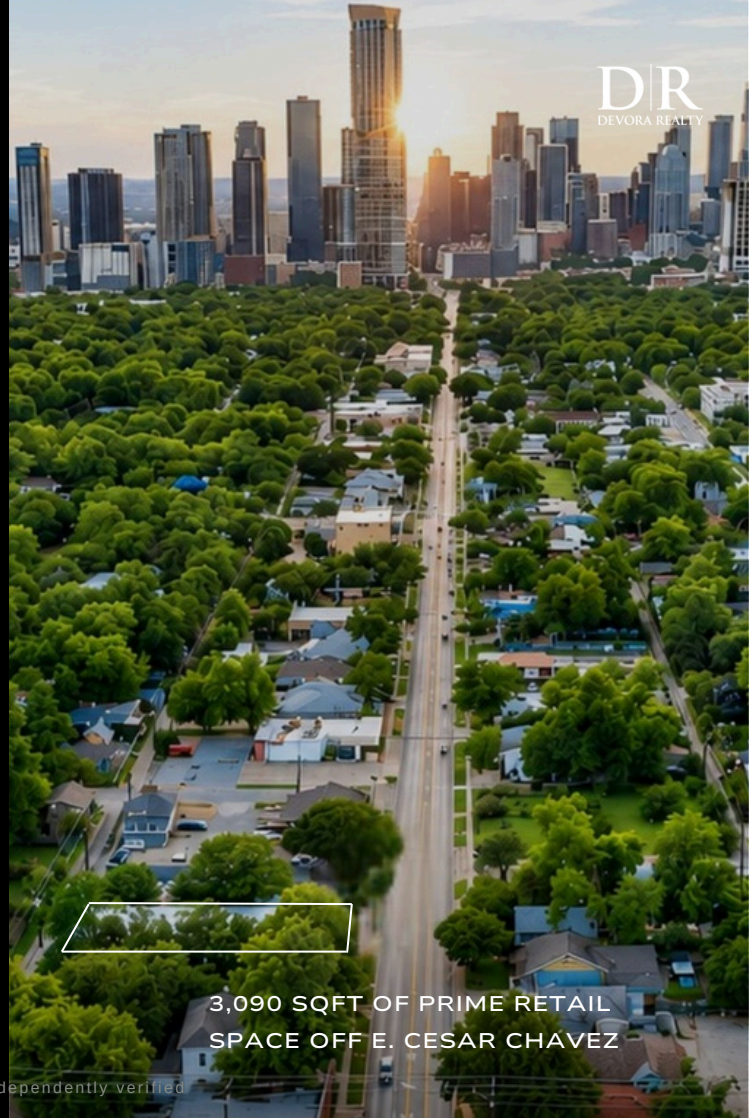
D|R
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2113 E. CESAR CHAVEZ

Building Specifications

BUILDING SIZE	3,090 rentable square feet of retail space
BUILDING HEIGHT	1 story · 15' building · 8' ceiling · masonry construction (1965)
SITE	0.15 AC / 6,534 SF lot · FAR 0.47 47' frontage on E Cesar Chavez St · 1 curb cut
PARKING	6 dedicated surface spaces · 1.94 / 1,000 SF · corridor walk-up & cycling trade
OUTDOOR	Side yard area available for programmed use (subject to zoning verification)
ZONING	CS-CO-MU-NP · General Commercial Services with Conditional Overlay & Mixed-Use under Neighborhood Plan
ACCESS	Walk 70 · Bike 80 · Drive 100 · Transit 50 · 24-hour access · Cap Metro bus line
OTHER	Exposed wood-joint ceiling structure Single-tenant configuration · masonry shell Flood zone B & X · not in SFHA Immediate availability · as-is delivery

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3,090 SQFT OF PRIME RETAIL
SPACE OFF E. CESAR CHAVEZ

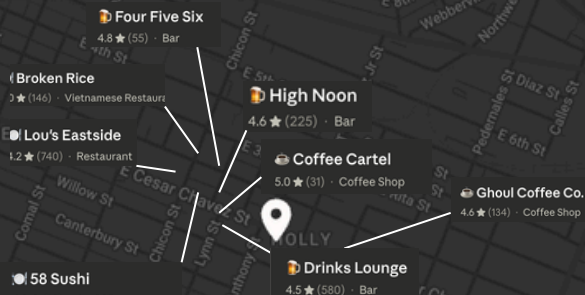
THE AREA

2113 E Cesar Chavez sits in East Austin's most vibrant mixed-use corridor — a walkable urban neighborhood defined by acclaimed restaurants, live music venues, craft bars, and fitness studios. High foot traffic and young professional demographic,

HIGHLIGHTS

- Walk Score 92 — highly walkable neighborhood; customers arrive on foot
- 10+ restaurants within 0.5 miles — destination dining draws consistent daily traffic
- 5+ bars & live music venues — evening/weekend foot traffic and entertainment seekers
- 5+ fitness studios nearby — gym members, health-conscious demographic
- Daytime + nightlife traffic — breakfast/lunch crowds + evening entertainment seekers

appreciation



TOP RESTAURANTS

DISTANCE

Taqueria Premium ATX ★5.0
Chalmers Austin
Lou's Eastside
Broken Rice ★5.0
58 Sushi ★4.8

0.14 mi
0.14 mi
0.20 mi
0.22 mi
0.22 mi

BARS & NIGHTLIFE

DISTANCE

High Noon
Drinks Lounge
Four Five Six ★4.8

0.24 mi
0.24 mi
0.23 mi

FITNESS STUDIOS

DISTANCE

The WIP ★5.0
Nike Strength Studio
AKT ★4.8

0.24 mi
0.52 mi
0.72 mi

Floorplan

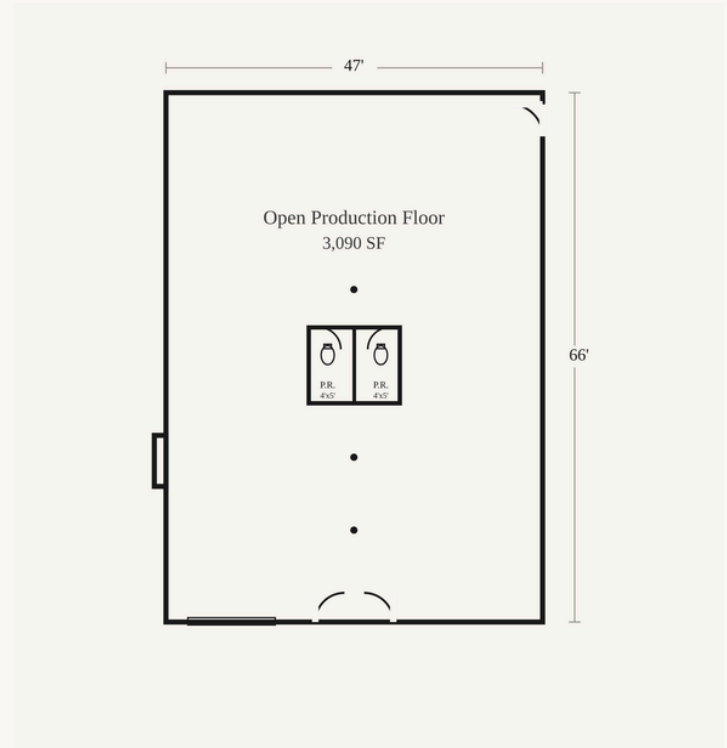
2113 E Cesar Chavez St – 3,090 SF Single-Story Mixed-Use Space

Building Dimensions: Approximately 47' wide x 66' deep (single-story footprint)

The building features a flexible, open layout and can be demised into two independent $\pm 1,545$ SF units with shared restroom facilities, or leased as a single full-building tenant.

Near white-box condition allows for complete tenant buildout and customization.

Current condition: Near white-box, plumbed for four private restrooms. in-line positions on major thoroughfare, 1.94 spaces/1,000 SF parking (6 surface spaces).



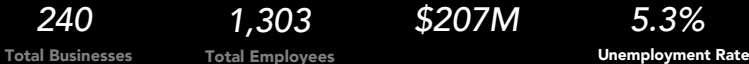
Business Key Facts

2113 E Cesar Chavez St, Austin, Texas, 78702

Drive time: 1, 3, 5 minute radii

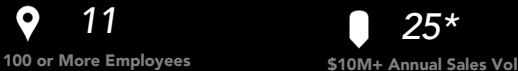


Key Statistics



1 minute

Largest Businesses in Area



Daytime Population

1 minute



Urban Core Dominant Urbanicity Type



Ratio of daytime to total
population:

1.60

Values >1.0 mean that more

people come to the area during
the day than live there.



Avg Number of
Employees

6.0



Total Businesses Per
Square Mile

1,055

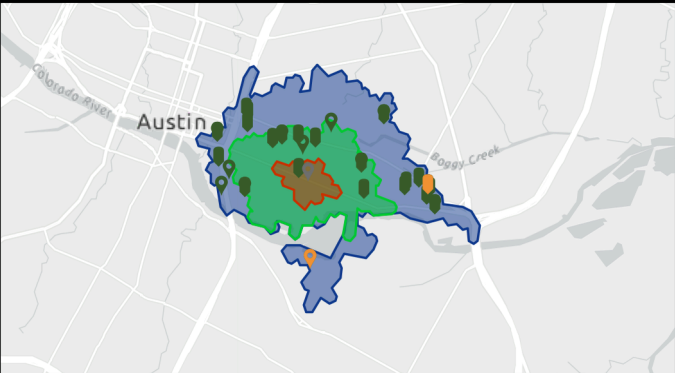
1 minute

Most Employees

Oracle Corporation Headquarters 8,000

Highest sales volume

Texas Fleet Fuel Independent \$246M



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.

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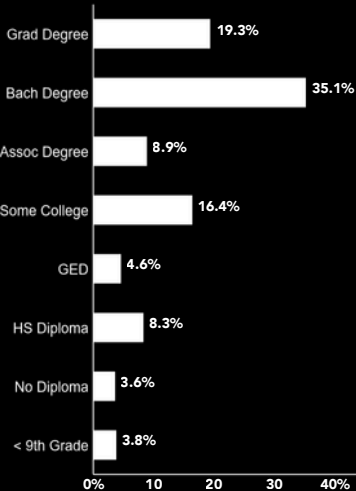


About the Workforce

1 minute



Educational Attainment



Top 3 segments by household count



[View comparison table](#)

About the Community

1 minute



-0.8% ↓

Pop Growth Rate is
266.7% lower than
United States



86

Wealth Index
Below 100 =lowAbove
100 =high



0.7% ↓

Housing Units Growth
Rate is 20% lower than
United States.

Businesses Per 1,000 Population

Business Categories	1 minute	3 minutes	5 minutes	ZIP Codes 78702 (Austin)	States Texas	United States of America United States
Restaurants	22.27	11.74	9.82	9.07	2.58	2.45
Health Care & Social Assistance	2.97	3.84	3.20	3.38	3.34	3.76
Retail	12.62	8.31	6.03	6.21	4.43	4.60
Manufacturing	5.20	3.01	2.23	2.42	1.13	1.32
Finance & Insurance	6.68	3.43	2.53	2.11	1.87	1.80
Professional & Tech Services	17.82	11.84	9.99	8.90	3.33	3.60

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**FOR QUESTIONS OR
TO SCHEDULE A TOUR**

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