



FOR LEASE

5th Street Commons

1611 West 5th Street | Austin, TX



5th Street Commons

Austin, TX



FOR LEASE | 2ND GEN RESTAURANT SPACE

2,216 - 5,588

SF Available

Retail

Property Type

Contact
Broker

Rate

ABOUT THE PROPERTY

- High-end, mixed-use urban development
- Ground floor retail below 150 apartment units
- Free retail parking on first floor of retail parking garage
- Direct access via Mopac Expressway and West 5th Street
- Serves both the vibrant downtown office market and high-income west Austin community

NEARBY RETAILERS

ANTHROPOLOGIE



lululemon



ByGeorge
AUSTIN



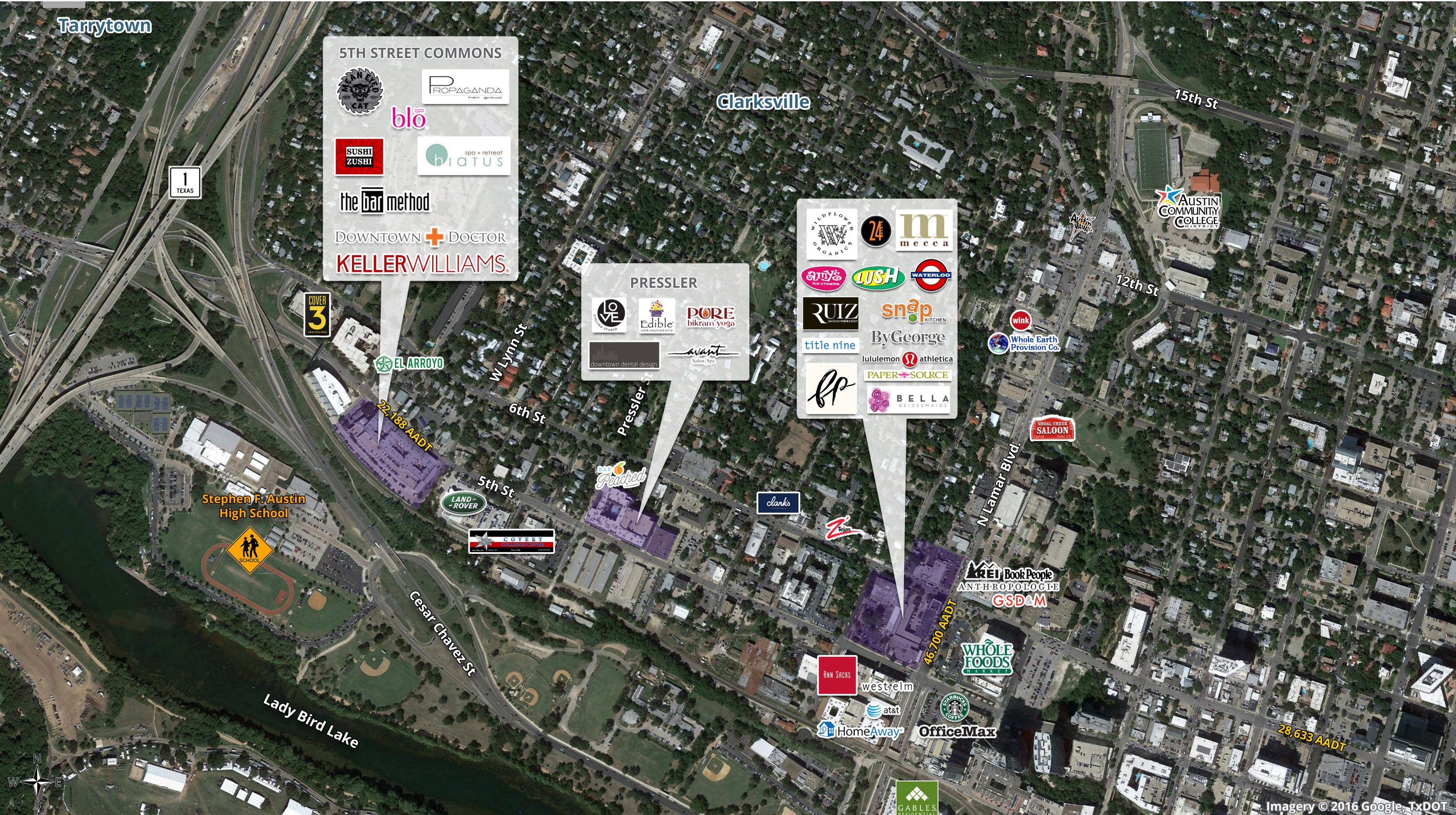
TRAFFIC COUNTS

5th Street	22,188 VPD
N Lamar Blvd	46,700 VPD
6th Street	28,633 VPD

Year: 2021 | Source: ESRI

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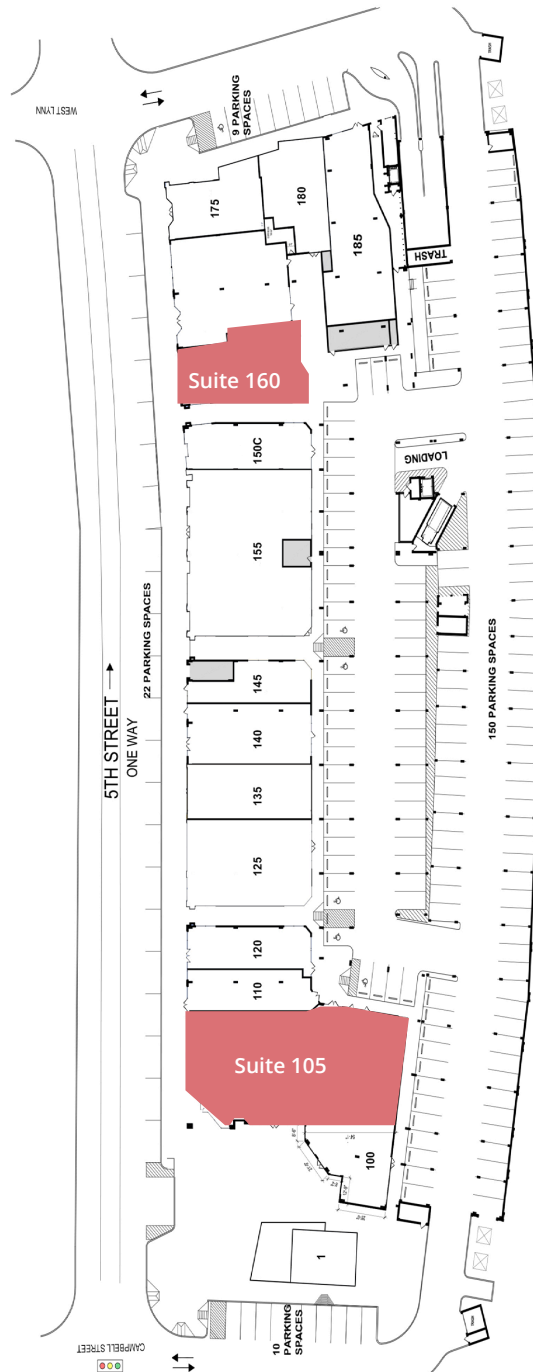
Austin, TX



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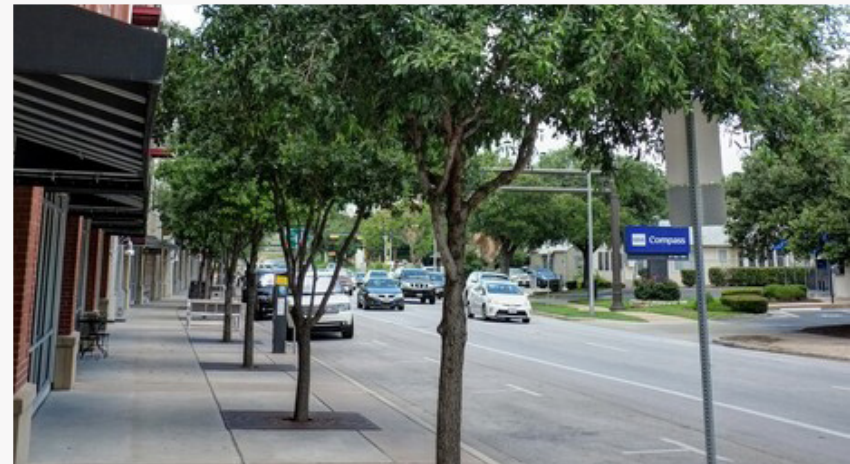
Austin, TX



SUITE	TENANT	S.F.
1	Mean Eyed Cat Bar	2,500
100	Interni	2,892
105	AVAILABLE 2nd Gen	5,588
110	West End Chiropractic	1,556
120	Phantastic Nails Day Spa	1,608
125	LOI	3,193
135	Stride Fitness	2,011
140	Somaspace	2,296
145	BLO Hairdry Bar	1,282
155	Hiatus Day Spa	5,824
150C	Propaganda Salon	1,745
160	AVAILABLE	2,216
165	RVI	3438
175	RVI	1,719
180	Downtown Doctor	1,848
185	Leasing Office	2,095

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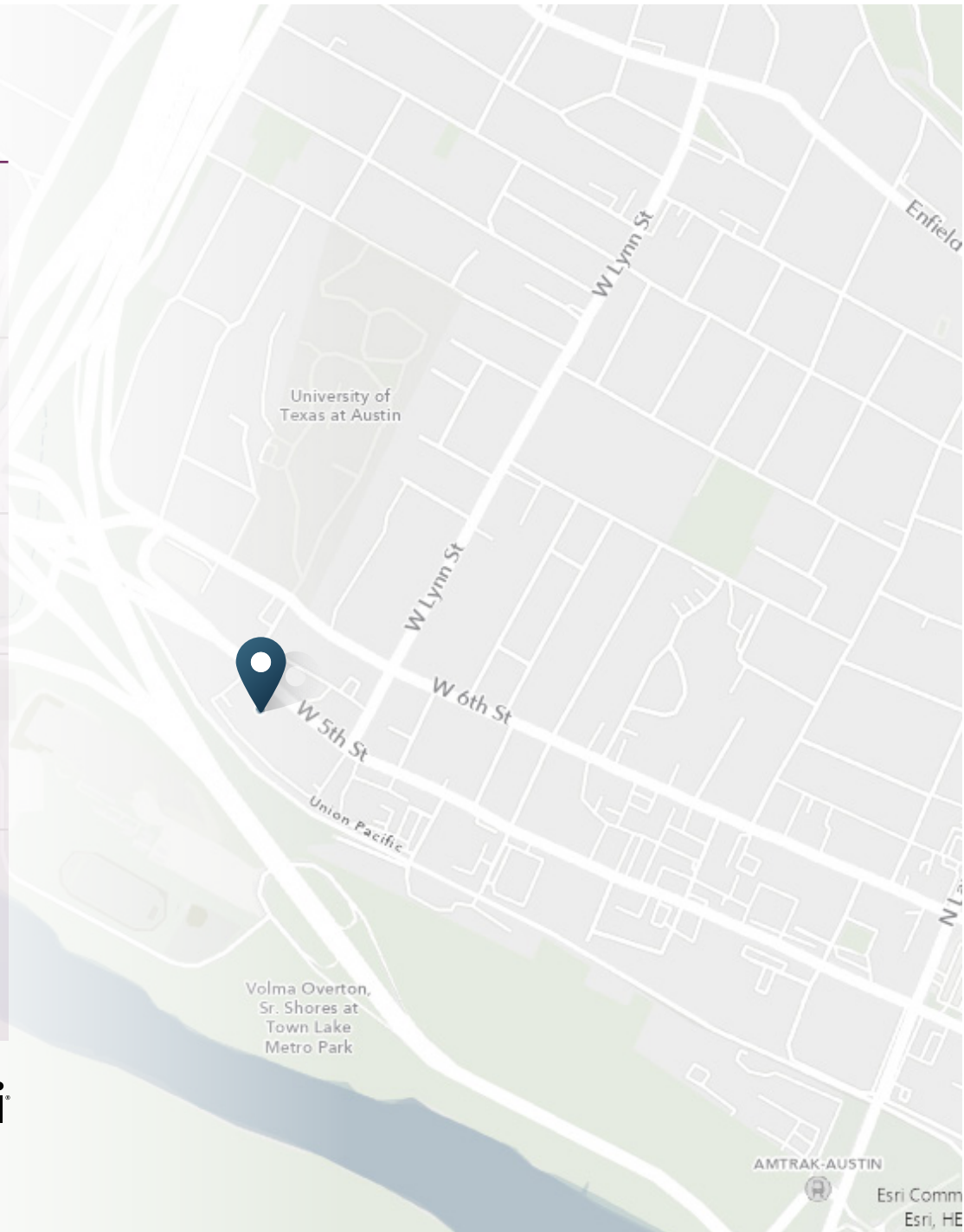
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DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2022 Estimated Population	15,367	155,889	332,858
2027 Projected Population	15,968	165,166	352,403
Projected Annual Growth Rate 2022 to 2027	0.77%	1.16%	1.15%
Daytime Population			
2022 Daytime Population	24,863	322,020	538,621
Workers	20,692	256,808	401,983
Residents	4,171	65,212	136,638
Income			
2022 Est. Average Household Income	\$182,315	\$137,985	\$127,524
2022 Est. Median Household Income	\$124,843	\$90,273	\$83,164
Households & Growth			
2022 Estimated Households	9,129	74,506	155,863
2027 Estimated Households	9,562	80,393	167,406
Projected Annual Growth Rate 2022 to 2027	0.93%	1.53%	1.44%
Race & Ethnicity			
2022 Est. White	78%	69%	64%
2022 Est. Black or African American	2%	4%	6%
2022 Est. Asian or Pacific Islander	7%	10%	8%
2022 Est. American Indian or Native Alaskan	0%	1%	1%
2022 Est. Other Races	2%	5%	8%
2022 Est. Hispanic	11%	18%	25%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

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.

SRS Real Estate Partners	9003586	will.majors@srsre.com	512.236.4600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Will Majors	508128	will.majors@srsre.com	512.236.4646
Designated Broker of Firm	License No.	Email	Phone

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 or 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.

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone



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