

For Lease

CBRE

Rivette Tower

Ground Floor Retail | 2,775 SF

3901 Berkman Dr | Austin, TX 78723 | www.cbre.com



Property Details

Located on the ground floor of Rivette Tower in the Mueller area, this 2,775 SF retail space offers an exceptional opportunity for retailers seeking visibility, built-in traffic, and proximity to one of Austin's most successful mixed-use neighborhoods. The space benefits from street-level exposure and a modern residential tower above, providing a steady stream of daily customers from residents, office users, and visitors.

Mueller attracts young professionals, families, and long-term residents with above-average incomes who value convenience and community-oriented retail. With consistent foot traffic, regular community events, and easy access to major corridors like Airport Boulevard and I-35, this location offers retailers a rare chance to embed their brand within a vibrant, growing Austin submarket.

Contact Broker for Rate

Nearby Retailers



Rivette Tower
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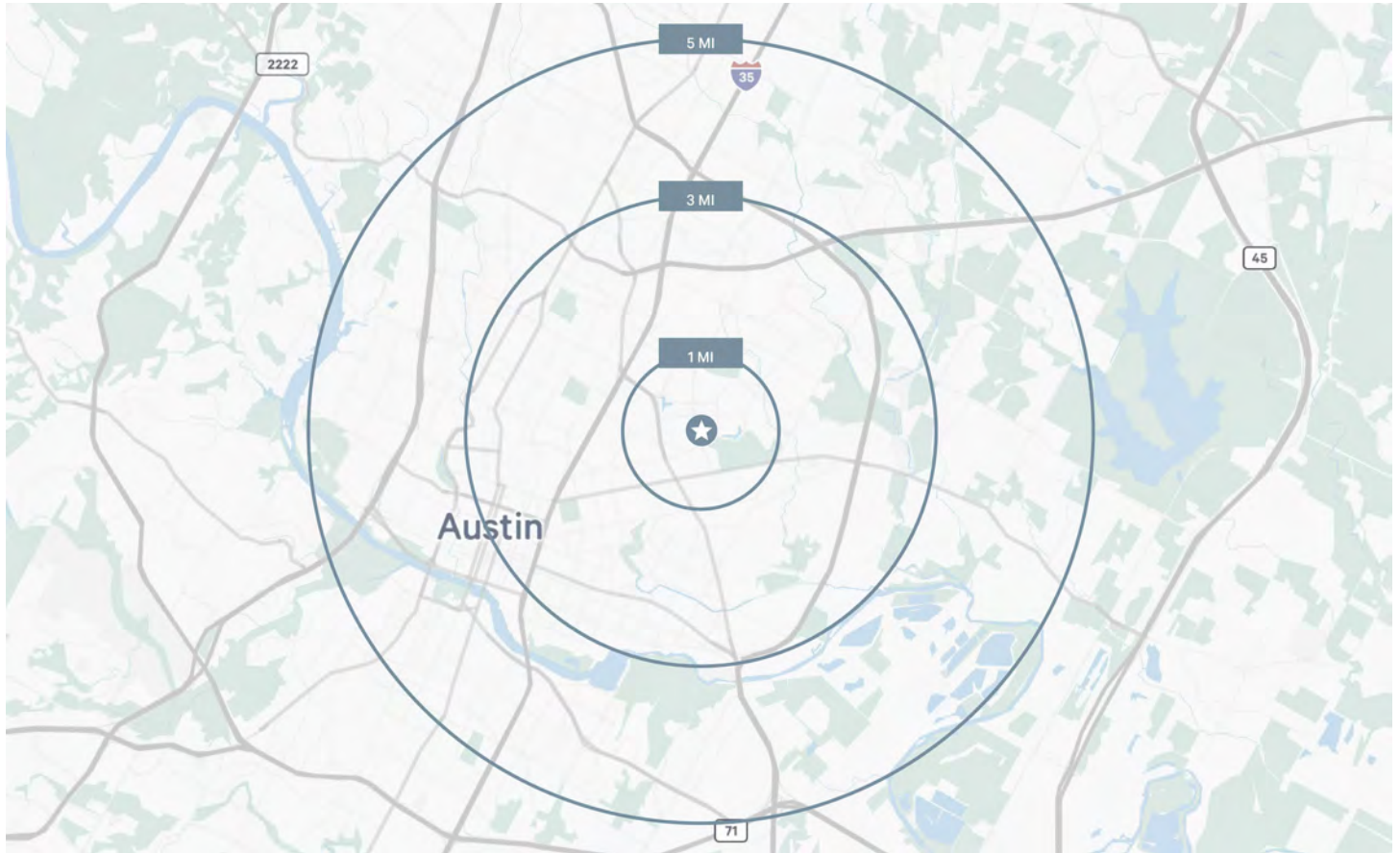
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2025 Demographics

Miles	1	3	5
Population	17,394	163,148	367,856
Daytime Population	18,820	271,529	548,641
Median Age	35.1	30.1	32.1
Average Household Income	\$152,792	\$119,462	\$133,132
Average Household Size	2.03	2.03	2.07
Businesses	609	10,252	24,275
Employees	7,943	144,472	297,484

Traffic Counts	
Manor Rd	9,974 VPD
Pershing Dr	2,719 VPD
E M Franklin Ave	2,471 VPD

Source: Costar

Contact Us

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