



BARRINGTON OAKS SHOPPING CENTER

8650 Spicewood Springs Rd | Austin, TX 78759

RETAIL/OFFICE | FOR LEASE



OVERVIEW



Barrington Oaks Shopping Center is a neighborhood shopping center located in a highly sought after retail market. The greater shopping center consists of 103,309 square feet of rentable retail space. Barrington Oaks has a diverse tenant base including popular Asian, Mexican, Indian and American restaurants. These multicultural restaurant users bring in strong customer traffic, which in turn benefits the broader mixed-use tenant base. It is over-parked with 610 spaces. The site is located along Hwy 183 on a high-transit corridor.

OFFERING SUMMARY

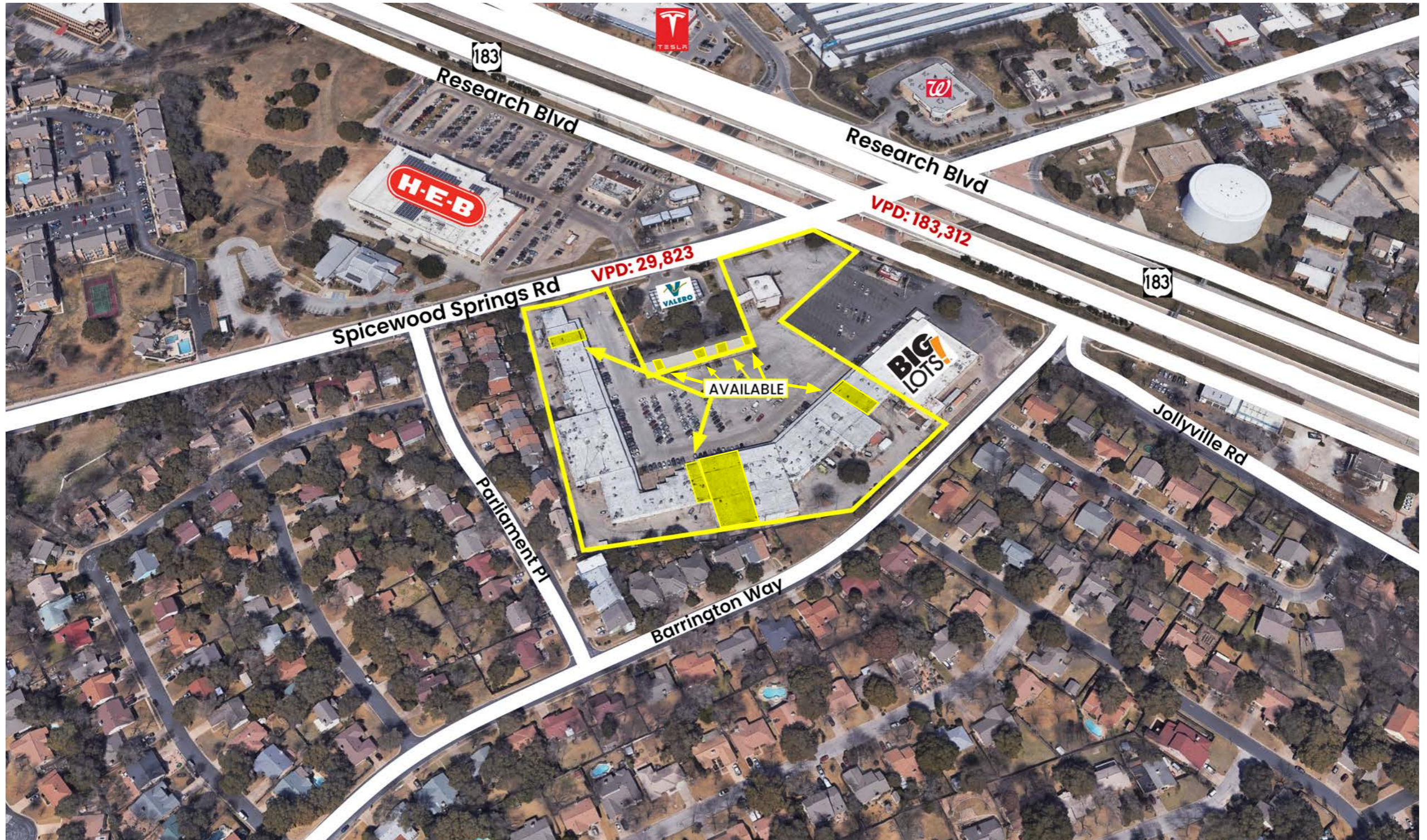
Address:	8650 Spicewood Springs Rd, Austin, TX 78759
Availability:	<ul style="list-style-type: none"> Suite 103: 1,500 SF Suite 128: 1,000 SF Suite 130: 11,125 SF Suite 145: 2,240 SF Suite 202: 665 SF Suite 206/207: 1,330 SF Suite 210: 665 SF Suite 213/214: 1,330 SF
Lease Rate:	Call for pricing
Opex:	\$9.03 PSF/Yr
Submarket:	Northwest
Parking Ratio:	5.9/1,000 SF
Year Built:	1976
Traffic Count:	<ul style="list-style-type: none"> • +/- 183,312 VPD (US Hwy 183) • +/- 29,823 VPD (Spicewood Springs Rd)



John W. Collins IV | jcollins@stcroixca.com, (512) 645-6353

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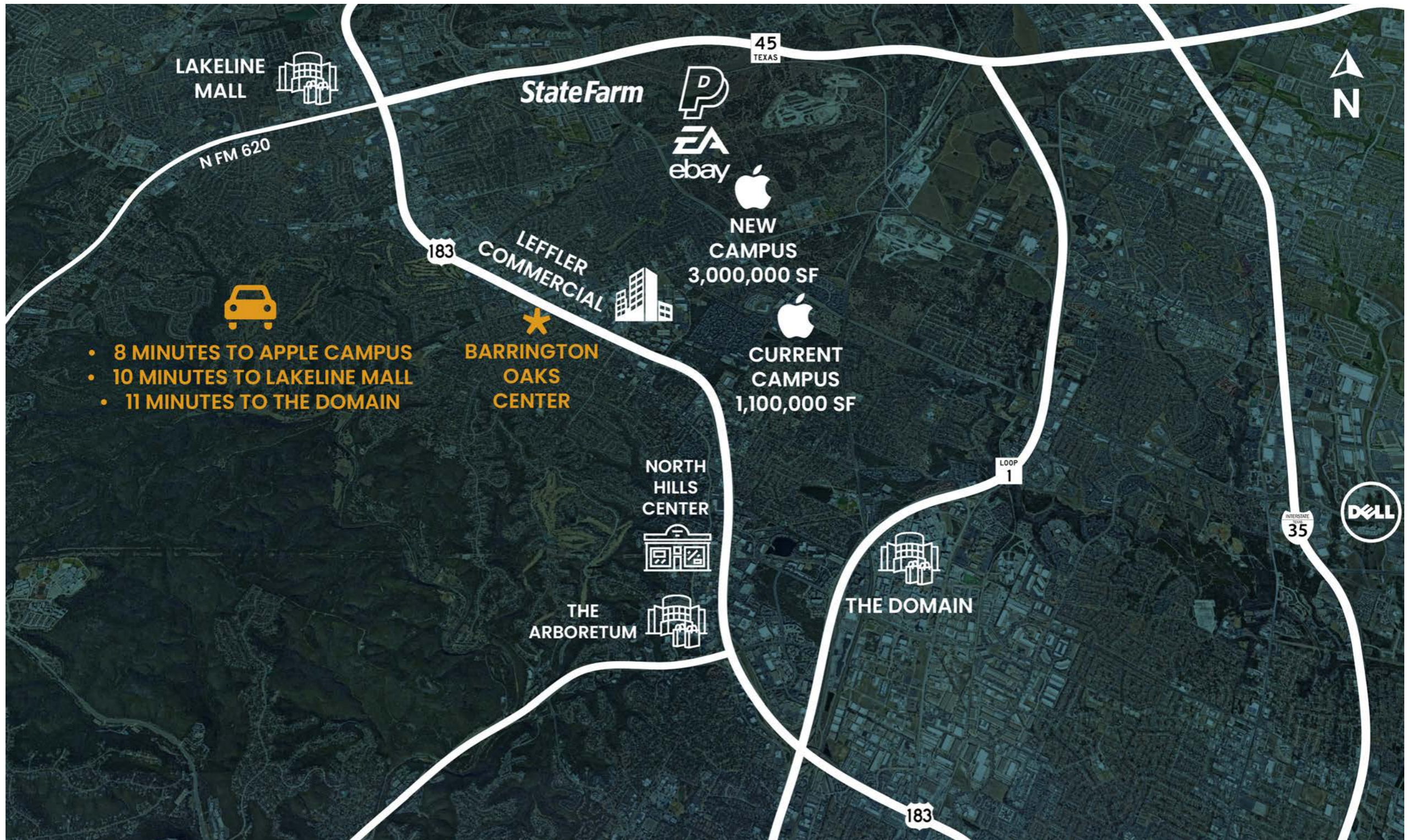
AERIAL



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LOCATION



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SITE PLAN



Current Tenants & Availabilities:

101	Jack Brown Cleaners	130	11,125 SF - Available
102	Hair By Us	132	Gandhi Bazaar
103	1,500 SF - Available	133	Card Traders
104 /105	Cupprimo Cupcakery	134	Lighthouse / A+A Fusion
106/107	Liberty Pharmacy	135/137	Camino Real
108	Indian Restaurant	140/140	Cox Office Furniture
109/111	Fat Dragon	145	2,240 SF - Available
112/114-B	Immortal Martial Arts	148	Himalaya Grill
114-A	Asia Cafe	8668	Bank
115	Asia Market	213/214	1,330 SF - Available
116	Famous Meats	212	K Beauty
117	Zenithal Cabinets	211	Kimo Mortgage
118	Monsoon Dance	210	665 SF - Available
119/120	AHA Indian	208/209	Nails Salon
122	Touch Salon	206/207	1,330 SF - Available
123	Ying Yoga	205	Austin Alt. & Cleaners
124	Graze Craze	204	Village Coin Shop
125	A&J Spa	203	Fur Oak Pet Grooming
127	Chen Noodle House	202	665 SF - Available
128	1,000 SF - Available	201	Fit ATX



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PHOTOS

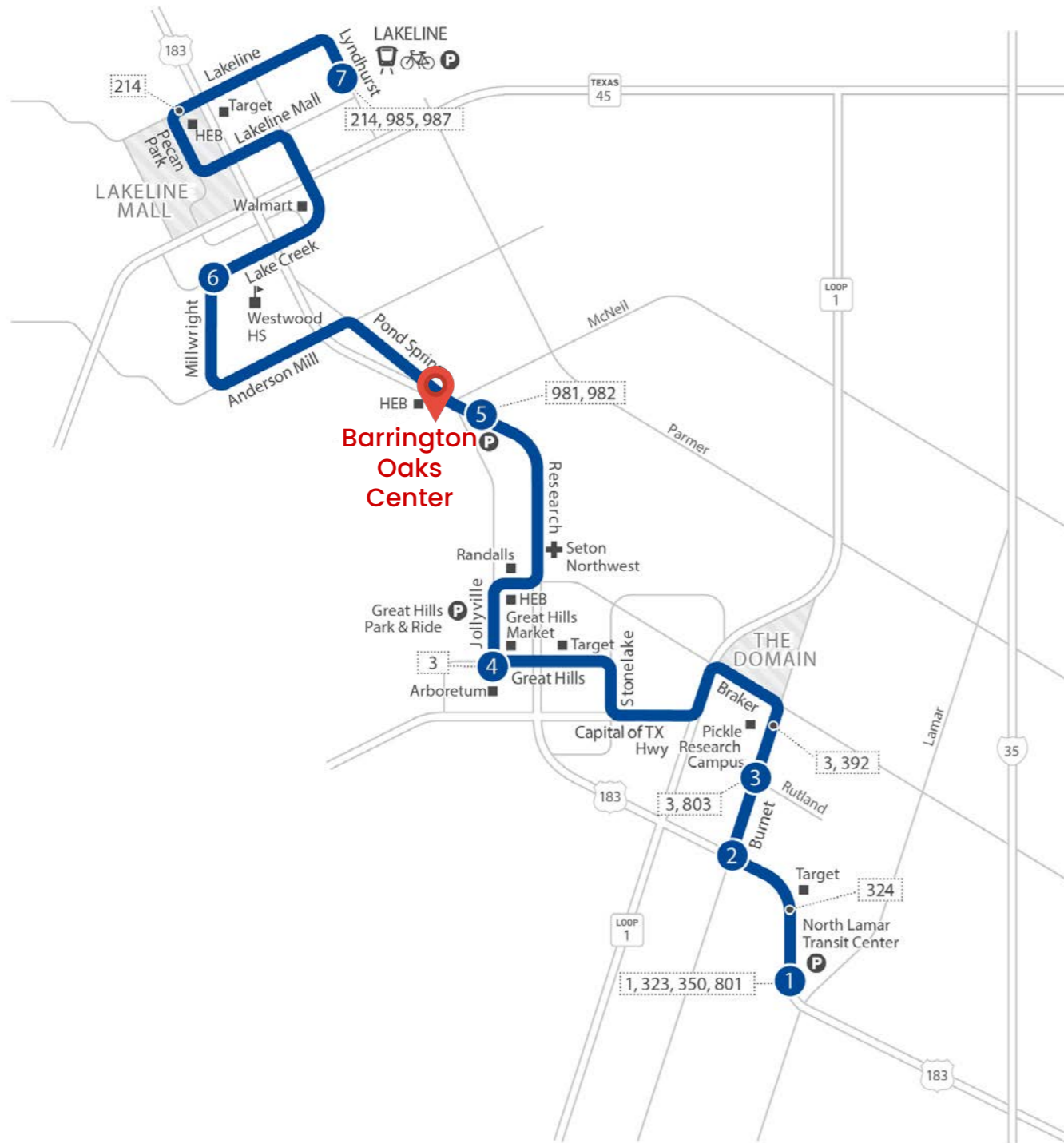


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CAPITAL METRO ROUTE



Capital Metro Destinations:

- North Lamar Transit Center
- Target (Arboretum, Lakeline)
- Pickle Research Campus
- The Domain
- Arboretum
- Great Hills Market
- HEB (Great Hills, Spicewood Springs, Lakeline)
- Great Hills Park & Ride
- Randalls
- Seton Northwest
- Pavillion Park & Ride
- Westwood High School
- Walmart
- Lakeline Mall
- Lakeline Station

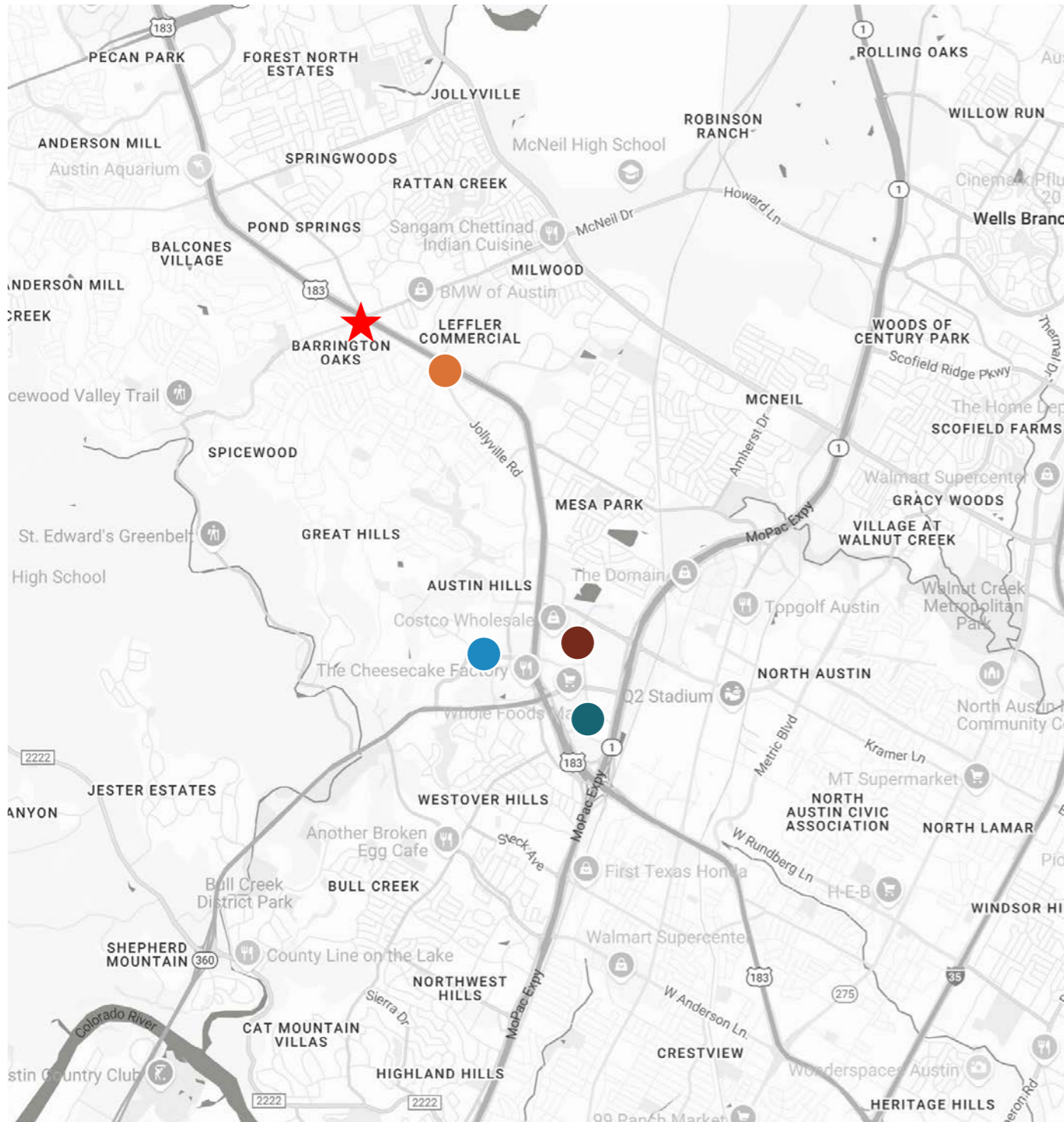
-  **Route Line and Timepoint**
Buses makes additional stops between the points shown.
-  **Connecting Routes**
-  **MetroRail Station**
-  **MetroBike Shelter**



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LOCAL AMENITIES



The Arboretum

Zoe's Kitchen
 Pottery Barn
 Gap | Gap Kids
 Z Gallerie
 Francesca's
 Everything But Water
 Jos. A Bank
 Sunglass Hut
 Amy's Ice Creams
 Five Guys Hamburgers
 Barnes & Noble
 The Cheesecake Factory
 Renaissance Austin
 Knotty Deck & Bar
 Chico's
 BRIO Tuscan Grille
 Blue Baker
 Estancia Churrascaria
 BB&T
 Corner Bakery Cafe
 Chase Bank

Hwy 183

Dimassi's Mediterranean Buffet
 Krispy Kreme
 Caspian Grill
 P. Terry's Burger Stand
 Rudy's Country Store & BBQ
 Chuy's
 Outbreak Steakhouse
 Studio 6 Austin NW
 Extended Stay America Austin NW
 Tru by Hilton Austin NW
 Hilton Garden Inn

The Shops at Arbor Walk

Mighty Fine Burgers
 Regal Gateway Cinema
 Whole Foods Market
 Crate & Barrel
 Best Buy
 Embassy Suites by Hilton
 Courtyard Austin
 Hyatt Place
 Dave & Buster's Austin
 Casa de Brasil
 Marshall's
 Home Depot

Stonelake Blvd & Great Hills

CostCo Wholesale
 Target
 Sam's Club
 HomeGoods
 Sprout's Farmers
 Holiday Inn Express
 Sonesta ES

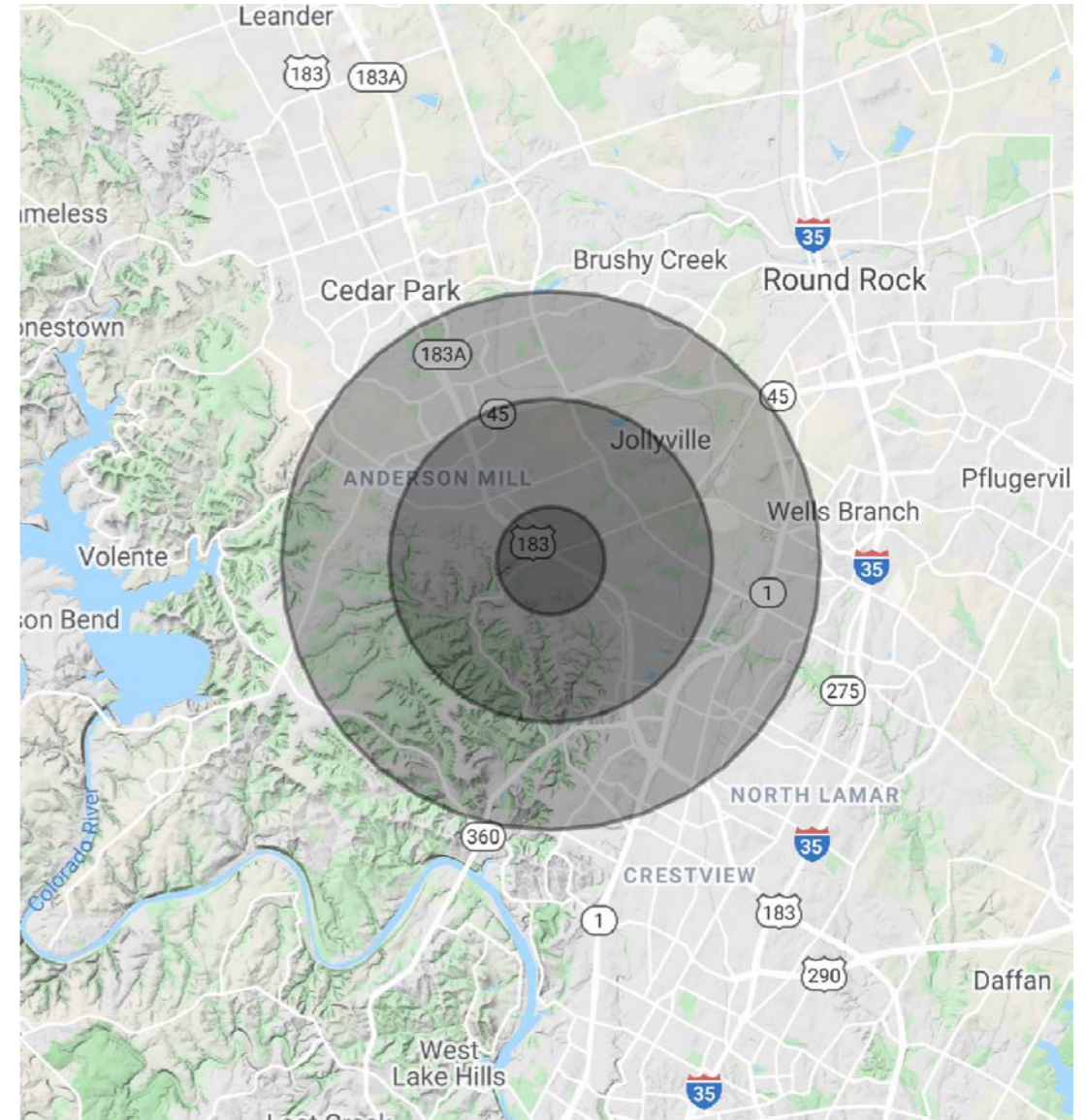


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DEMOGRAPHICS

Radius	2 Mile	5 Miles	10 Miles
Population:			
2024 Population	56,031	234,760	887,793
2029 Population Projection	65,100	272,624	1,022,460
Growth 2020 - 2024	0.8%	1.3%	1.3%
Growth 2024 - 2029	3.2%	3.2%	3%
Households:			
2024 Households	24,493	105,177	359,353
2029 Household Projection	28,739	122,413	414,748
Growth 2020-2024	2.5%	2.6%	2.9%
Growth 2024-2029	3.5%	3.3%	3.1%
Owner Occupied	11,709	49,445	198,870
Renter Occupied	17,030	72,968	215,879
Avg Household Income	\$121,835	\$120,186	\$115,078
Med Household Income	\$91,170	\$91,775	\$87,785



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Information About Brokerage Services

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.

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 and 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.

St. Croix Capital Realty Advisors, LLC	9003153	officeadmin@stcroixca.com	512.391.0718
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John W. Collins IV	561707	jcollins@stcroixca.com	512.391.0718
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date