
COTTON VENTURES
REAL ESTATE

West 6th Retail / Restaurant Opportunity

Austin, TX

1,376 SF Free-Standing Building with Patio Expansion Potential on the Hard Corner of West 6th & Oakland

The Property

Existing free-standing building with patio-activation concept

EXISTING BUILDING



1,376 SF craftsman bungalow on a hard corner lot.

PROPOSED ACTIVATION



Vision: expanded patio + dedicated outdoor dining.

Aerial Overview

Hard-corner site minutes from Downtown Austin

SITE OUTLINE | 1409 W 6TH ST



LOOKING SOUTHEAST | SKYLINE CONTEXT



LOOKING NORTHEAST | DOWNTOWN



Property Details

Site Specifications

1409 W 6th St, Austin, TX | Hard Corner of W 6th & Oakland

Building Size **1,376 SF**

Patio / Expansion **Available**

Deal Type **For Lease**

Asking Rate **Contact Agent**

Frontage **Hard Corner | W 6th St & Oakland Ave**

Submarket **West 6th | Downtown Austin**

Opportunity Highlights

- 1,376 SF free-standing building available for lease
- Ability to add square footage via an expanded patio
- Hard corner position at W 6th St & Oakland Ave
- Irreplaceable visibility on a major corridor
- Located in Austin's premier restaurant & entertainment corridor
- Surrounded by best-in-class dining, nightlife, and boutique retail
- Dense daytime workforce and downtown residential population

Area & Amenities



MoPac to North Lamar • W 6th Street corridor



NEW DEVELOPMENTS

- 1 **1409 W 6th St**
Subject Property
- 2 **West Side Market**
1214 W 6th | MML Hospitality + Riverside
- 3 **6th & Blanco**
MML Hospitality + Riverside | Delivery Q2 2027
- 4 **6th & Lamar**
Endeavor Real Estate
- 5 **6th & Walsh**
Mixed-use | Delivery Q3 2028
- 6 **410 Pressler**
Infill mixed-use
- 7 **5th & Walsh**
Class A office | Delivery Q3 2028
- 8 **The Belvedere**
Luxury Condos | Delivery 2027

DINING

- Clark's Oyster Bar
- Pecan Square Cafe
- Sammie's Italian
- Jeffrey's
- Josephine House
- Swedish Hill
- Mean Eyed Cat
- El Arroyo
- Better Half Coffee
- Bar Peached
- Nightcap
- Rosie's Wine Bar
- Lin Asian
- Howard's Bar and Club

RETAIL

- Whole Foods Flagship
- Whole Foods World HQ
- Book People
- REI Austin
- ByGeorge
- Kick Pleat
- West Chelsea Contemporary
- Elle's
- Jacques Marie Mage
- Malbon
- Lululemon
- TWP
- Frank Darling



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