

For Sublease

CBRE

Davenport Village

Retail/Office Space | 3,916 SF

3801 N Capital of TX HWY | Austin, TX 78746 | www.cbre.com



Property Details

Davenport Village is a 129,000± sq. ft. specialty retail and professional office development consisting of 10 one- and two-story buildings. The project features spectacular views of the hill country and Lake Austin as well as European-inspired architecture, creating a unique, Mediterranean-style appearance. The quality of design, construction, building materials and landscaping are unparalleled in this market.

Davenport Village Shopping Center features a total of three points of ingress/egress: one is located along Capital of Texas Highway at the west side of the property; one is located along Longchamp Drive to the east of the project and one is located on West Lake Drive at the south end of the development.

The shopping center is located in the rolling hills just west of Central Austin, which is one of the most affluent areas in Central Texas. The property enjoys excellent visibility and access from Capital of Tx Hwy (Loop 360) and Westlake Drive.

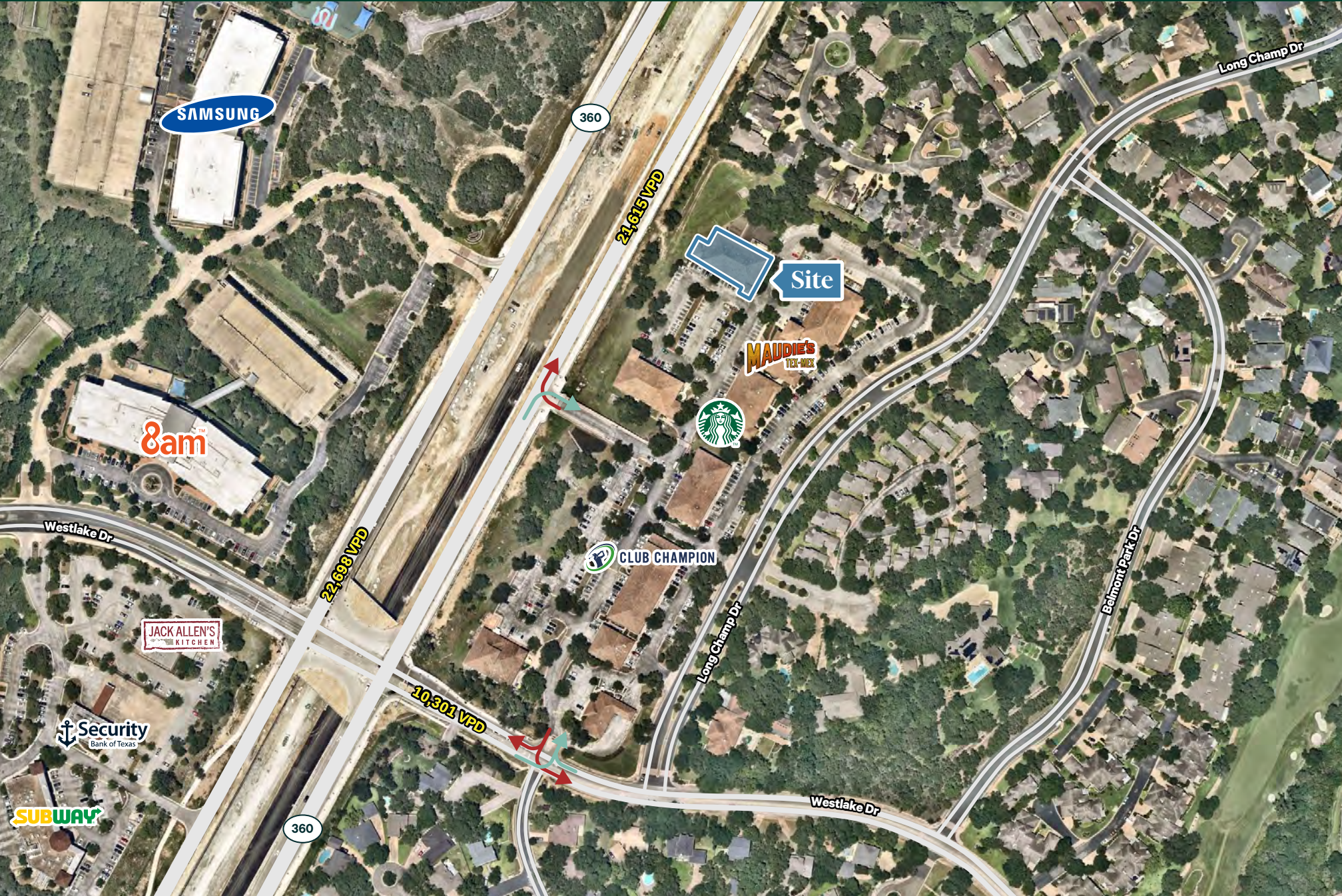
The immediate area supports numerous significant upper-end residential communities, over 3,000,000 square feet of quality suburban office space, the Barton Creek and Austin Country Clubs, as well as numerous public and private schools.

Nearby Retail



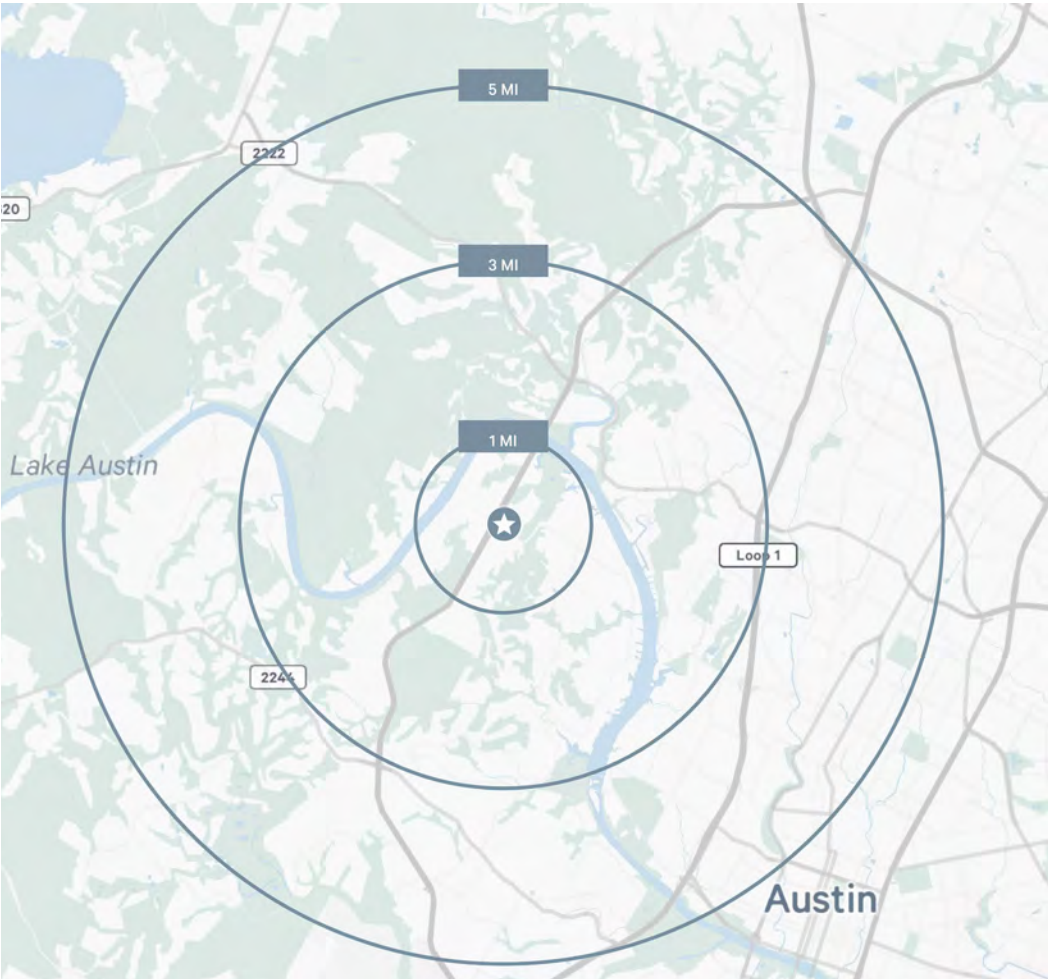
3801 N Capital of Texas Hwy

Austin, TX



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2025 Demographics	1 Mile	3 Miles	5 Miles
Population	3,584	23,006	130,799
Median Age	44.7	45.4	35.2
Average Household Income	\$280,418	\$263,270	\$185,520
Average Household Size	2.38	2.38	2.11
Daytime Population	7,605	46,123	252,562
Total Businesses	331	3,067	13,861
Total Employees	3,584	23,006	130,799

Traffic Counts	
N Capital of TX HWY	42,428 VPD
Westlake Drive	13,889 VPD
Cedar Street	2,389 VPD
Source: Costar	

Contact Us

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