

FOR LEASE

POST SOUTH LAMAR PHASE TWO

1414 SOUTH LAMAR BLVD, AUSTIN, TX 78704



Retail Science from CBRE

www.cbre.com/ucr

CBRE



PROPERTY INFO

- + Mixed-use development on highly sought after South Lamar Blvd
- + Neighboring tenants include: Barlata, Alamo Drafthouse, Odd Duck, Saxon Pub, Uchi, Ramen Tatsu-Ya & Shake Shack.
- + Grease trap and vent chases available for restaurant uses.
- + Space available first quarter of 2017.
- + 75 parking spaces for retail guests.

RETAIL SPACE AVAILABLE

- + 3,225 SF | 3,182 SF

RATES | NNN

- + Please call for rates

Traffic Counts

S Lamar Blvd	39,125 vpd
Oltorf St	22,000 vpd



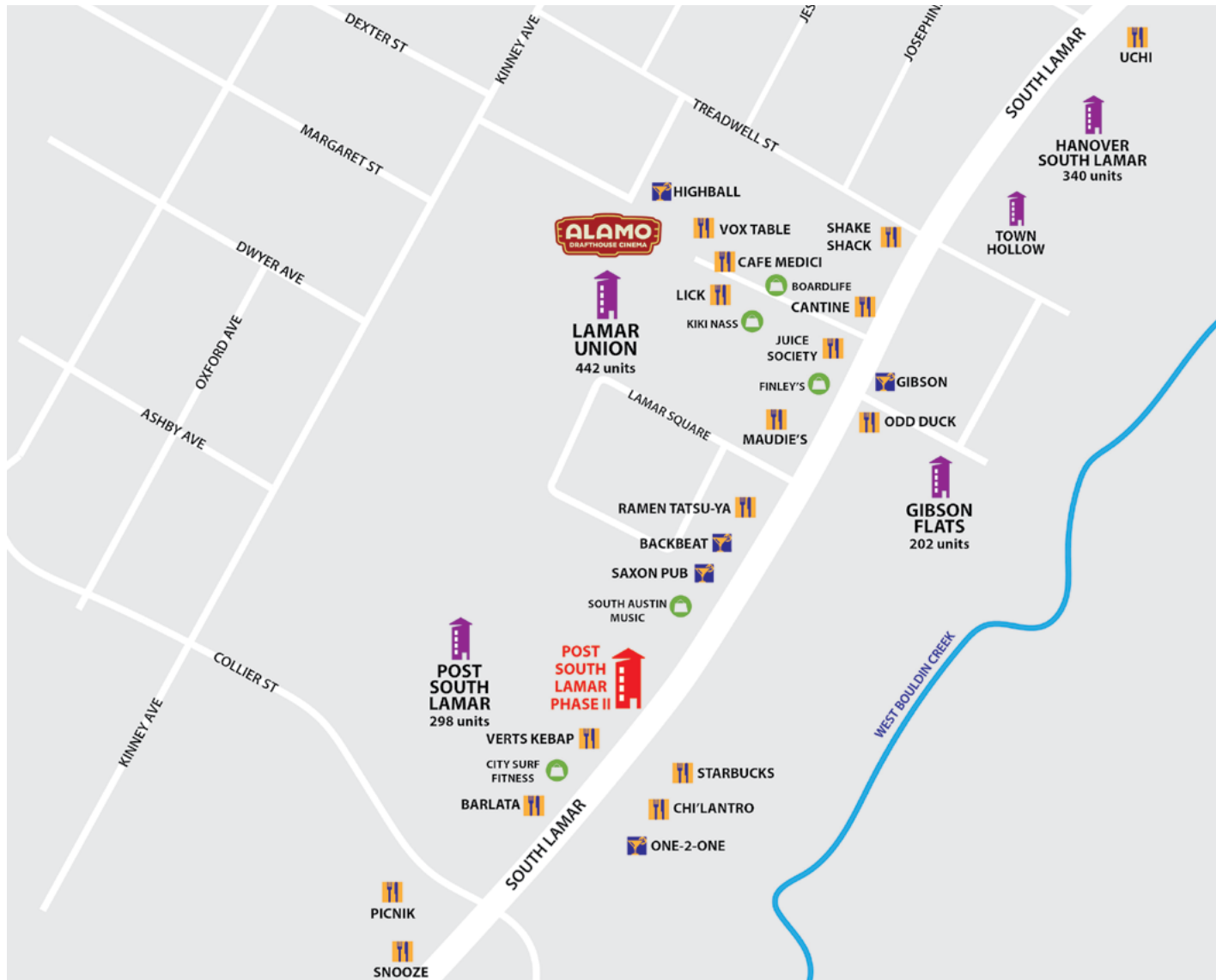
2016 Demographics

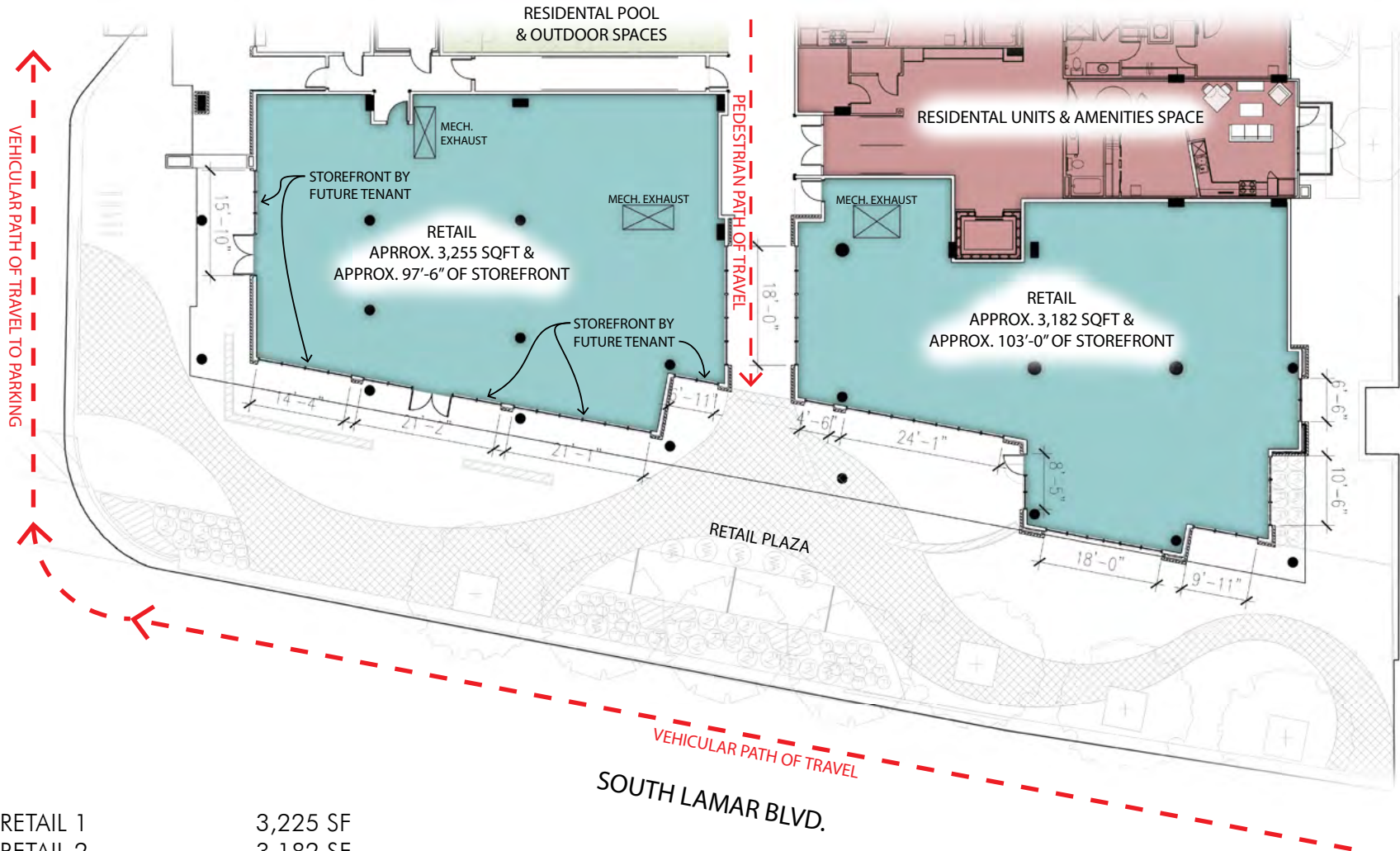
	1 Mile	3 Miles	5 Miles
Total Population	15,954	150,553	336,936
Daytime Population	17,974	265,575	439,500
Avg HH Income	\$93,103	\$83,755	\$79,942
Growth '16-'21	7.1%	7.0%	7.5%



APARTMENTS

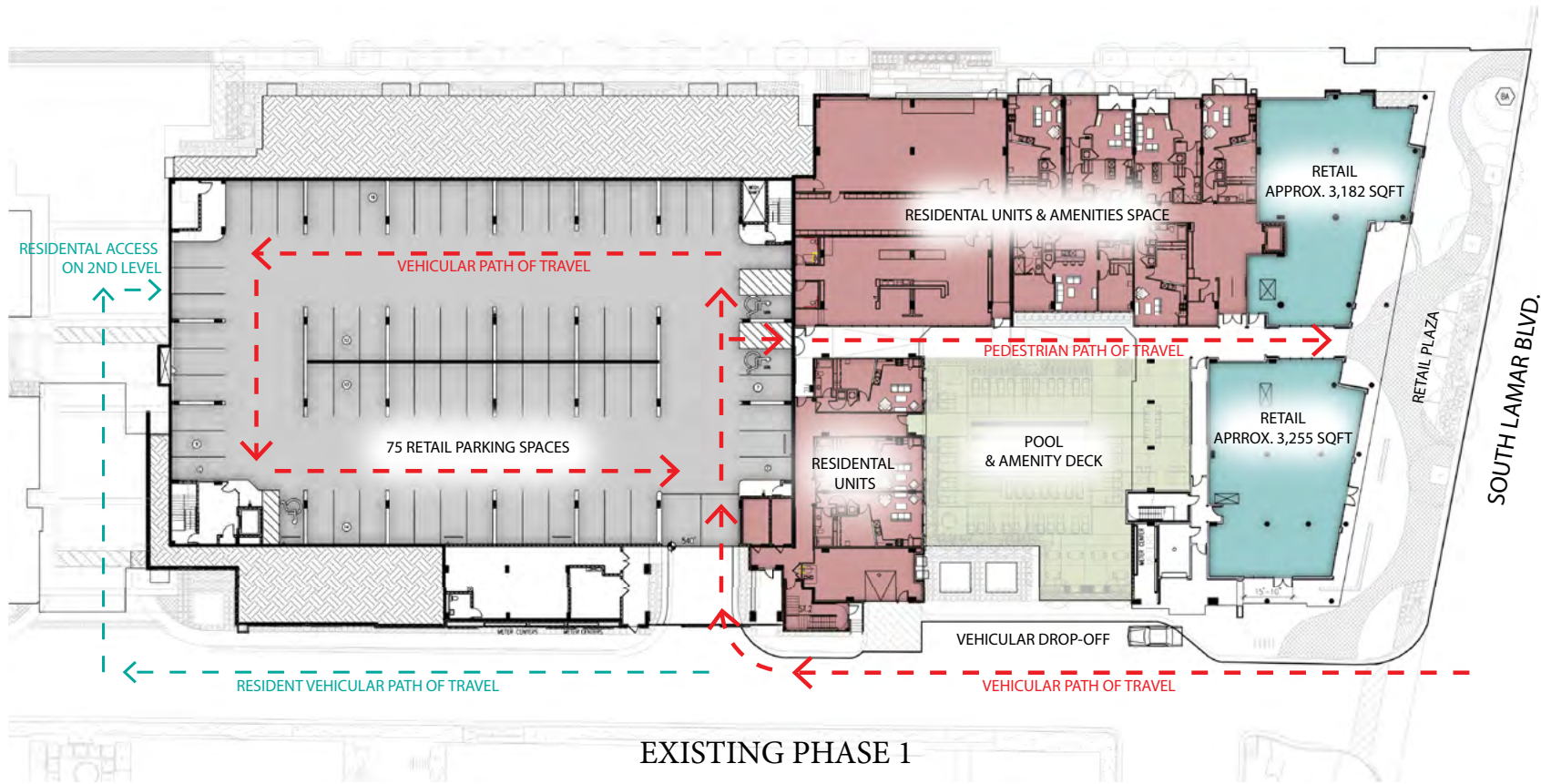
1.	Barton Place Condos	270 units
2.	Cole	119 units
3.	Bridges on the Park	102 units
4.	Park Terrace	65 units
5.	Hanover	340 units
6.	Townhollow	77 units
7.	Lamar Union	442 units
8.	Gibson Flats	202 units
9.	Post South Lamar	298 units
10.	The Willows	92 units
11.	Timbercreek	198 units
12.	Crescent Austin	161 units
13.	Soco on the Lake	100 units
14.	Cityview at Soco	253 units
15.	Statehouse on Congress	287 units





RETAIL 1	3,225 SF
RETAIL 2	3,182 SF

75 RETAIL PARKING SPACES



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