StreetFront
COMMERCIAL

THE GROVE

AVAILABILITY

- » 3,300 SF
- » 3,100 SF Restaurant + Patio Opportunity
- » 5,800 SF endcap (can be demised)

LEASE RATES

Call for Details

TRAFFIC COUNTS (TXDOT)

45th Street: 11,854 VPD ('20)
Bull Creek Rd: 4,745 VPD ('20)
Mopac Expy: 162,699 VPD ('23)

PROPERTY DETAILS

- » Easy access to and from Mopac Expressway in Central Austin
- » Strong daytime density
- » Come join Austin's most popular restaurants & retailers

DEMOGRAPHIC SNAPSHOT

	1-MILE	3-MILE	5-MILE
2024 POPULATION	11,313	139,672	339,843
DAYTIME POPULATION	23,015	239,785	588,091
TOTAL HOUSEHOLDS	5,647	64,187	156,711
AVERAGE HH INCOME	$190,748	$146,593	$149,973

RETAILERS IN THE GROVE

Ling Wu ASIAN RESTAURANT at the GROVE
CARVE AMERICAN GRILLE
Toastique GOURMET TOAST & JUICE BAR
BFT
LOVE CYCLING STUDIO
Qi
Nike
HALINA spa + medical rejuvenation
bellagreen
VERDAD TRUE MODERN MEXICAN

BRETT MAZE
Maze@StreetFrontCommercial.com | 512.500.2592

BRITT MORRISON
Morrison@StreetFrontCommercial.com | 512.500.2592

THE GROVE

Denali Summit Pass

Bull Creek Rd

Jackson Ave

Perseverance Dr

Multiple LOIs Working
6,266 SF

SWTHZ

BFT
2,399 SF

Restaurant Available
3,025 SF

Toastique

Lease Working

HUMANAUT

Available
3,319 SF

2,178 SF

The Market at The Grove

LOVE CYCLING STUDIO

BF

CARVE
AMERICAN GRILLE

Luxxe Nail Bar

Leased
1,684 SF

MIRROR MIRROR

HALINA
spa + medical rejuvenation

VERDAD
TRUE MODERN MEXICAN
9,800-SF

Qi

TANCHO Japanese Rest.
2,755 SF

TEXAS
The University of Texas at Austin
51,913 Students

DOWNTOWN AUSTIN

1 TOLL

Denali Summit Pass

THE GROVE

Perseverance Dr

Bull Creek Rd

THE GROVE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	8,980	118,739	287,527
2020 Total Population	10,502	136,029	328,751
2020 Group Quarters	157	11,576	17,574
2024 Total Population	11,313	139,672	339,843
2024 Group Quarters	161	11,839	17,962
2029 Total Population	11,213	139,113	346,935
2024-2029 Annual Rate	-0.18%	-0.08%	0.41%
2024 Total Daytime Population	23,015	239,785	588,091
Workers	18,311	180,496	450,578
Residents	4,704	59,289	137,513
Household Summary			
2010 Households	4,649	52,794	122,733
2010 Average Household Size	1.90	2.00	2.21
2020 Total Households	5,145	61,047	147,102
2020 Average Household Size	2.01	2.04	2.12
2024 Households	5,647	64,187	156,711
2024 Average Household Size	1.97	1.99	2.05
2029 Households	5,724	65,930	166,546
2029 Average Household Size	1.93	1.93	1.98
2024-2029 Annual Rate	0.27%	0.54%	1.22%
2010 Families	1,966	19,419	55,193
2010 Average Family Size	2.76	2.80	3.07
2024 Families	2,521	23,030	62,727
2024 Average Family Size	2.84	2.81	2.97
2029 Families	2,515	23,021	64,462
2029 Average Family Size	2.81	2.76	2.90
2024-2029 Annual Rate	-0.05%	-0.01%	0.55%
Housing Unit Summary			
2000 Housing Units	4,824	54,488	123,981
Owner Occupied Housing Units	50.5%	39.1%	39.1%
Renter Occupied Housing Units	46.2%	57.4%	57.0%
Vacant Housing Units	3.3%	3.4%	3.9%
2010 Housing Units	5,300	57,876	136,641
Owner Occupied Housing Units	48.4%	37.2%	37.1%
Renter Occupied Housing Units	39.3%	54.0%	52.7%
Vacant Housing Units	12.3%	8.8%	10.2%
2020 Housing Units	5,479	67,367	162,329
Owner Occupied Housing Units	49.7%	34.1%	34.7%
Renter Occupied Housing Units	44.2%	56.5%	55.9%
Vacant Housing Units	6.0%	9.4%	9.3%
2024 Housing Units	6,056	71,246	174,865
Owner Occupied Housing Units	49.9%	33.9%	34.8%
Renter Occupied Housing Units	43.3%	56.2%	54.9%
Vacant Housing Units	6.8%	9.9%	10.4%
2029 Housing Units	6,280	73,944	186,505
Owner Occupied Housing Units	47.7%	32.9%	33.0%
Renter Occupied Housing Units	43.5%	56.2%	56.3%
Vacant Housing Units	8.9%	10.8%	10.7%
2024 Households by Income			
Household Income Base	5,647	64,187	156,711
<$15,000	4.8%	14.4%	11.1%
$15,000 - $24,999	2.1%	3.7%	4.1%
$25,000 - $34,999	5.1%	4.8%	4.8%
$35,000 - $49,999	6.7%	8.8%	8.2%
$50,000 - $74,999	12.4%	13.7%	14.4%
$75,000 - $99,999	8.3%	10.0%	10.7%
$100,000 - $149,999	14.5%	12.4%	13.1%
$150,000 - $199,999	14.0%	9.8%	10.7%
$200,000+	32.0%	22.5%	23.2%
Average Household Income	$190,748	$146,593	$149,973
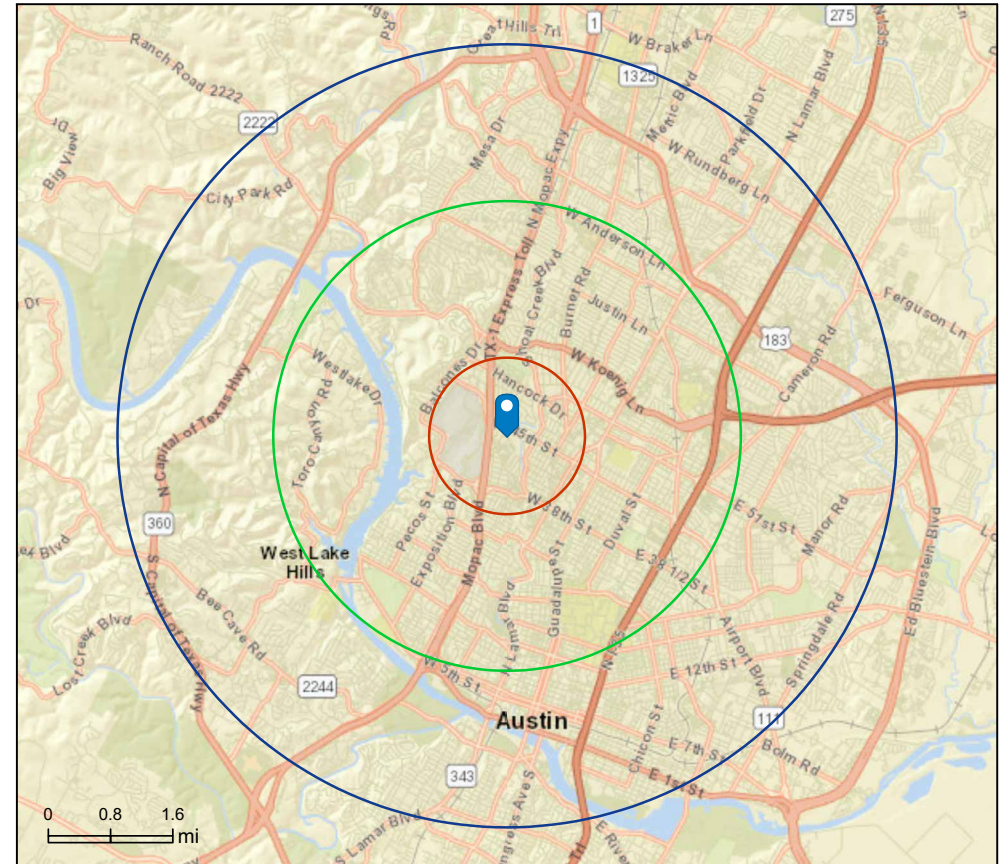
2024 Population 25+ by Educational Attainment			
Total	8,482	85,428	233,471
Less than 9th Grade	0.3%	1.0%	3.8%
9th - 12th Grade, No Diploma	0.8%	1.0%	2.8%
High School Graduate	4.9%	5.7%	8.5%
GED/Alternative Credential	0.5%	1.2%	2.1%
Some College, No Degree	8.3%	10.1%	11.0%
Associate Degree	4.3%	3.3%	4.1%
Bachelor's Degree	38.5%	43.6%	39.7%
Graduate/Professional Degree	42.4%	34.1%	28.0%
2024 Population 15+ by Marital Status			
Total	9,568	123,966	294,597
Never Married	35.7%	58.7%	50.2%
Married	46.7%	32.3%	37.7%
Widowed	7.8%	2.7%	3.3%
Divorced	9.8%	6.3%	8.7%

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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 _____

Regulated by the Texas Real Estate Commission   **Information available at www.trec.texas.gov**