

Retail | For Lease

**CBRE**

# Westgate Shopping Center

4477 S Lamar Blvd  
Austin, TX 78745  
[www.cbre.com](http://www.cbre.com)

3,000 - 5,065 SF Retail Spaces Available



5,065 SF

Suite 1

Retail

Property Type

3,000 SF

Suite 2

\$6.50 PSF

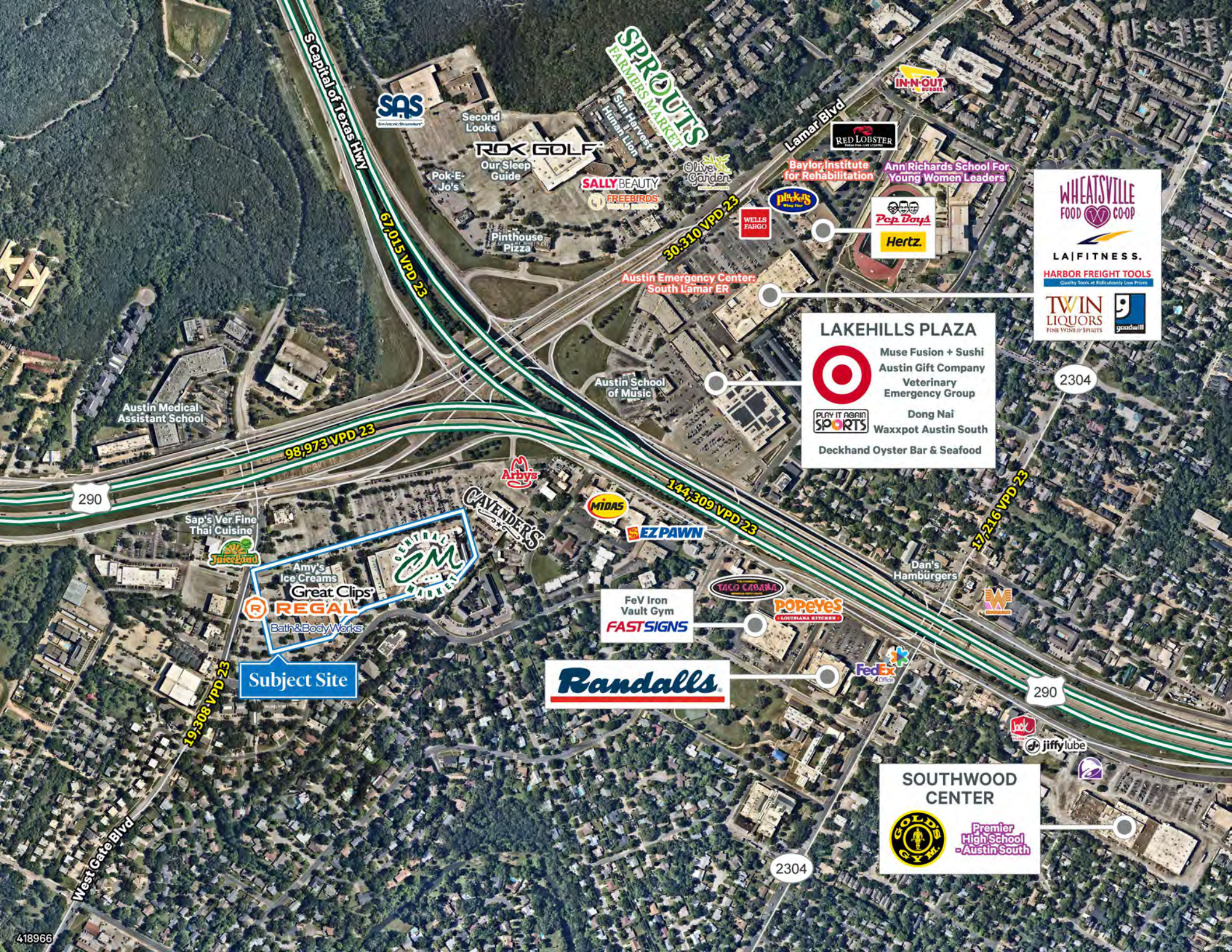
NNN

- + Retail space available for lease
- + Unique tenant mix anchored by HEB Central Market
- + Ample, dedicated retail and restaurant parking
- + Easily accessible to and from US HWY 290 and US HWY 71, Mopac Expressway, Lamar Blvd, and Southwest Parkway

## Nearby Retailers







S Capital of Texas Hwy  
67,015 VPD 23

98,973 VPD 23

30,310 VPD 23

144,309 VPD 23

17,216 VPD 23

19,308 VPD 23



Second Looks



Pok-E-Jo's

Our Sleep Guide

Pinthouse Pizza



Sun Harvest  
Human Lion



Baylor Institute for Rehabilitation

Ann Richards School For Young Women Leaders



LAIFITNESS.

HARBOR FREIGHT TOOLS

Quality Tools at Radically Low Prices



### LAKEHILLS PLAZA



Muse Fusion + Sushi  
Austin Gift Company  
Veterinary  
Emergency Group



Dong Nai  
Waxxpot Austin South

Deckhand Oyster Bar & Seafood

2304

290

290

2304

Subject Site



### SOUTHWOOD CENTER



Premier High School - Austin South



West Gate Blvd

## 2024 Demographics

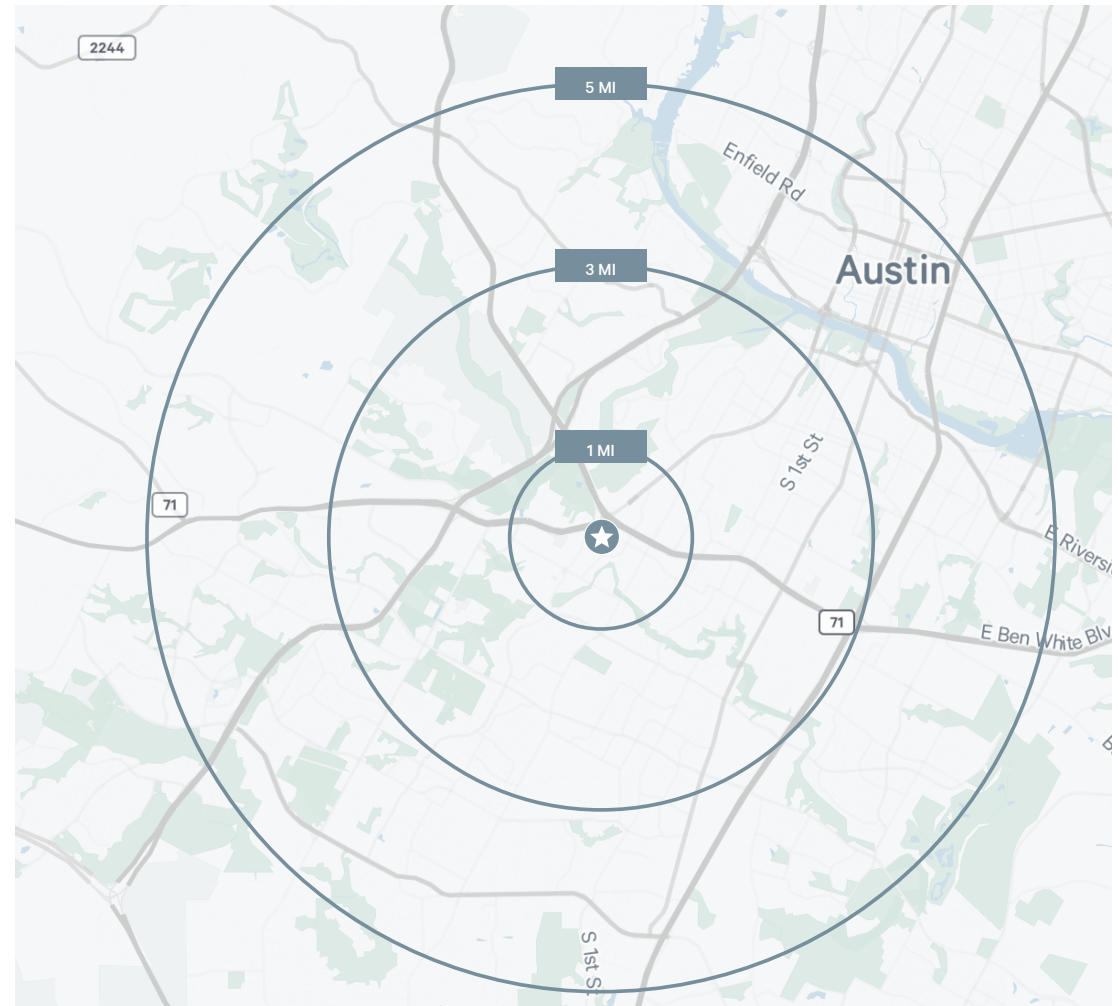
Miles	1	3	5
Population	11,008	112,498	327,771
Daytime Population	13,638	130,707	463,869
Median Age	34.9	35.0	34.0
Average Household Income	\$115,756	\$142,622	\$143,202
Average Household Size	1.74	1.97	2.04
Businesses	883	6,934	22,771
Employees	8,115	69,091	266,928

### Traffic Counts

Ben White Blvd	152,657 VPD
HWY 290	105,938 VPD
Loop 360	98,648 VPD

Year: 2021

Source: ESRI



## Contact Us

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