

# 603 W Oltorf St

Austin, TX 78704

Retail  
Leasing Opportunity  
Leasing Brochure



**MATTHEWS™**

EXCLUSIVELY LISTED BY



**Jeff Miller**

VP & Associate Director

(512) 535-5310

jeff.miller@matthews.com

License No. 797636 (TX)

**Patrick Graham**

Broker of Record | License. No. 9005919 (TX)

**MATTHEWS™**



# PROPERTY OVERVIEW

9417 Circle Dr  
Austin, TX 78736



# PROPERTY HIGHLIGHTS

## Property Details

<b>Lease Rate</b>	Contact Broker
<b>Space for Lease</b>	±1,432
<b>Acres</b>	±0.55
<b>Construction</b>	Brick & Masonry
<b>Parking Spaces</b>	34
<b>Year Built/Renovated</b>	2010 / 2016

## Property Highlights

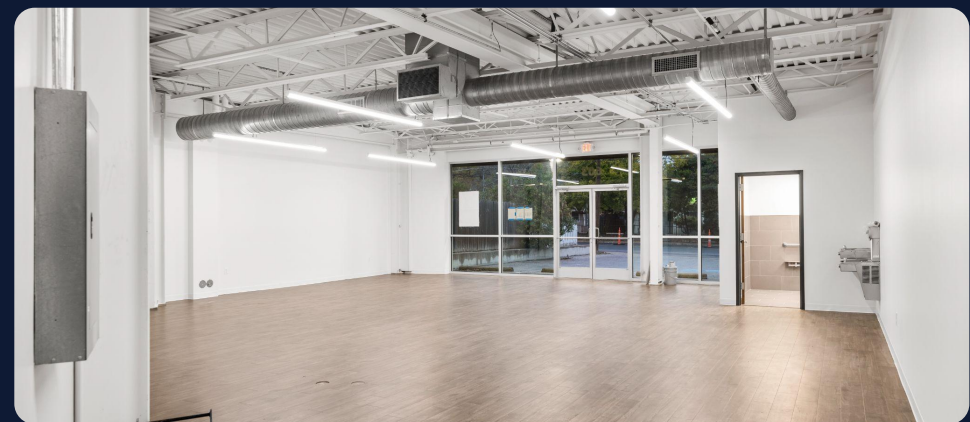
- Prime location in the vibrant heart of Austin, situated off South 1st Street and Oltorf at a hard-signalized corner. Join established co-tenants Sherwin-Williams and AT&T in this high-visibility retail center, just 2.5 miles south of the Texas Capitol and Downtown Austin. The South First Shopping District blends eclectic shops, diverse eateries, retail, office, and multifamily spaces. This 1,432 square foot end-cap space benefits from a combined average daily traffic of over 42,785 vehicles per day at the intersection, with average household incomes exceeding \$109,000 within one mile and a population of 23,518 in the same radius.
- Notable retail and restaurant tenants in the South 1st corridor include: Bouldin Creek Café, Seventh Flag Coffee, Fresas, Conscious Cravings, Sway, Polvos, Starbucks, HEB, El Tacorrido, Juiceland, Lenoir, Phoebe's Diner, McDonald's, El Mercado, Elizabeth Street Café, Swedish Hill (new flagship location opened in 2025), Paperboy South Lamar (opened early 2025), and more emerging spots like Roxie's and Leona Botanical Cafe & Bar.



# EXTERIOR PHOTOS



# INTERIOR PHOTOS





Barton Springs Pool

Downtown Austin  
±2.5 Miles Away



University of Texas at Austin  
±55,000 Students

**TLC MAUDIE'S**  
SHAKE SHACK **UCHI**  
**POSTINO**  
Merit COFFEE CO.

**queró's** TACO BAR **SOUTH CONGRESS HOTEL**  
**aba** **MAIN HAY**  
*lala land*  
**MAGIC MATCHA**

The Boardwalk  
at Lady Bird Lake

**KOKO'S** BAVARIAN **Kerbey Lane**  
**Matt's** & RANCHO SINCE 1952  
**CHIPOTLE** MEXICAN GRILL **Lattie B's**

**ORACLE**  
Major Employer

**BA** **MESON**  
Cocinas Mexicanas y Tradicionales  
**LORO** *SAZON*  
ASIAN SMOKEHOUSE & BAR

**Fresca's**  
CHICKEN AL CARBON  
**LENOIR**

South Congress

**CHIPOTLE** MEXICAN GRILL **W** **BABY'S**  
**STARBUCKS** **CHI'LANTRO**  
KOREAN BBQ INSPIRED  
**EL TACORRIDO**  
AUTHENTIC MEXICAN TAQUERIA

South Lamar

**Magnolia** CAFE

**IN-N-OUT** BURGER **Easy Tiger**  
**LAVACA** STREET BAR **Fig**  
**TORCHY'S TACOS** **Crêpe CRAZY**  
SAVORY & SWEET

Subject Property

**William B Travis High**  
±3,135 Students

**H-E-B**  
**TACO BELL** **CVS pharmacy**  
**KFC** **McDonald's** **Canoe's**  
**POPEYES**

**H-E-B**

**St. Edward's University**  
±4,700 Students

71 ± 83,000 VPD

**Walmart** Supercenter  
**JuiceLand**  
**Chick-fil-A**

35 ± 162,000 VPD

**CHIPOTLE** MEXICAN GRILL **WHATABURGER**  
**CUBESMART** self storage

**TESLA**  
Production Hub  
±22,000 Employees  
±2,500 Acres

**Austin-Bergstrom International Airport**  
±5.5 Miles Away

Google Earth

# MARKET OVERVIEW

603 W Oltorf St  
Austin, TX 78704



# AUSTIN, TEXAS

## Market Demographics



**993,588**  
Total Population

**\$97,270**  
Median HH Income

**456,449**  
# of Households

**41.1%**  
Homeownership Rate

**651,000**  
Employed Population

**61%**  
% Bachelor's Degree

**34.3**  
Median Age

**\$614,120**  
Median Property Value

### Local Market Overview

The 78704 ZIP Code—home to 603 W Oltorf St—is one of Austin’s most sought-after urban neighborhoods, sitting just south of the downtown core. This area blends eclectic residential character with strong retail and employment activity, drawing a mix of long-time residents and new arrivals seeking walkable urban living, local eateries, entertainment districts, and proximity to key city amenities like Zilker Park and South Congress Avenue. The location benefits from robust demand for both residential and commercial uses thanks to steady in-migration and lifestyle-oriented development. Population in this ZIP Code sits near 49,000, with a high concentration of young professionals, creatives, and knowledge-workers. Households here typically skew smaller and younger than regional averages, influenced by a vibrant local culture and accessibility to transit and employment hubs. The median household income in the 78704 area sits well above national norms, supporting both retail spending and residential value stability.

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	18,667	151,525	340,980
2025 Population	20,934	165,232	367,756
2030 Population Projection	22,996	180,680	401,005
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	9,679	77,091	152,087
2025 Households	10,868	84,602	165,590
2030 Household Projection	12,013	93,192	182,180
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$125,358	\$111,550	\$105,236

# MATTHEWS™

## EXCLUSIVELY LISTED BY



**Jeff Miller**

VP & Associate Director

**(512) 535-5310**

**jeff.miller@matthews.com**

License No. 797636 (TX)

**Patrick Graham** | Broker of Record | License. No. 9005919 (TX)

This Leasing Package contains select information pertaining to the business and affairs of **603 W Oltorf St Austin, TX 78704** ("Property"). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.



# 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.

11-2-2015



### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
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

# DRIVE TIME

## TEXAS MAP

