

5415 N Lamar Blvd

FOR LEASE

savills

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SPACE PROFILE

Rentable Building SF:
4,303 SF

Lot Zone:
0.25 Acres

Year Built / Renovated
1950 / 2014

Frontage:
74' on North Lamar Blvd

Parking:
16 Dedicated Spaces

Zoning:
CS-V-CO-NP

Availability:
Immediate

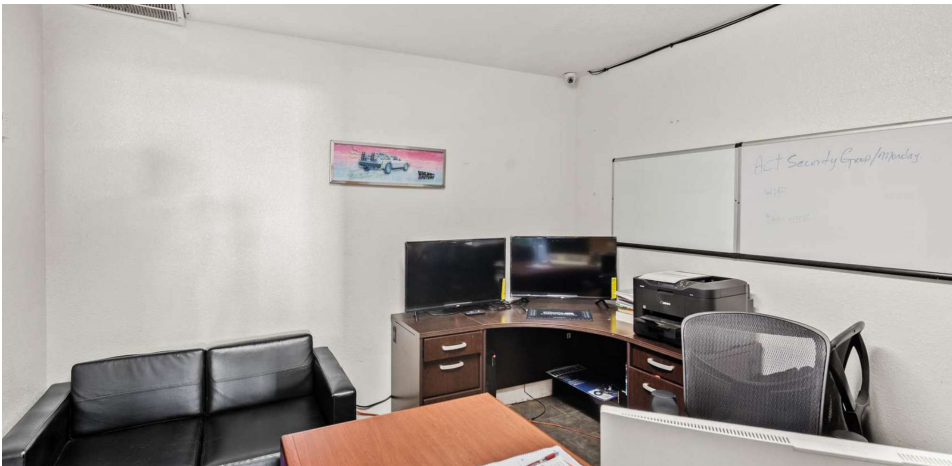
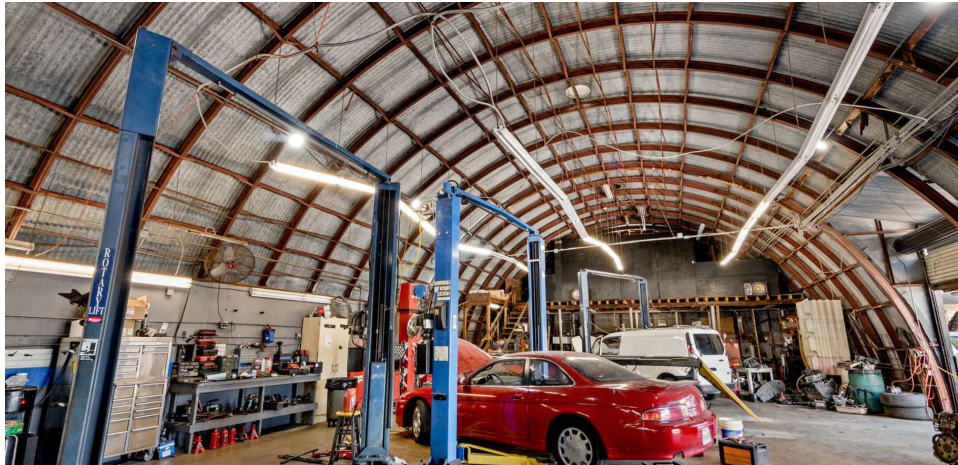
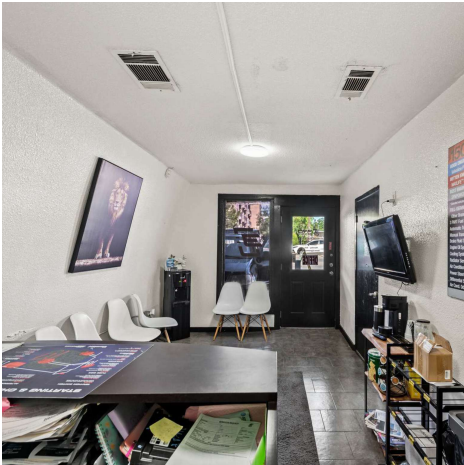
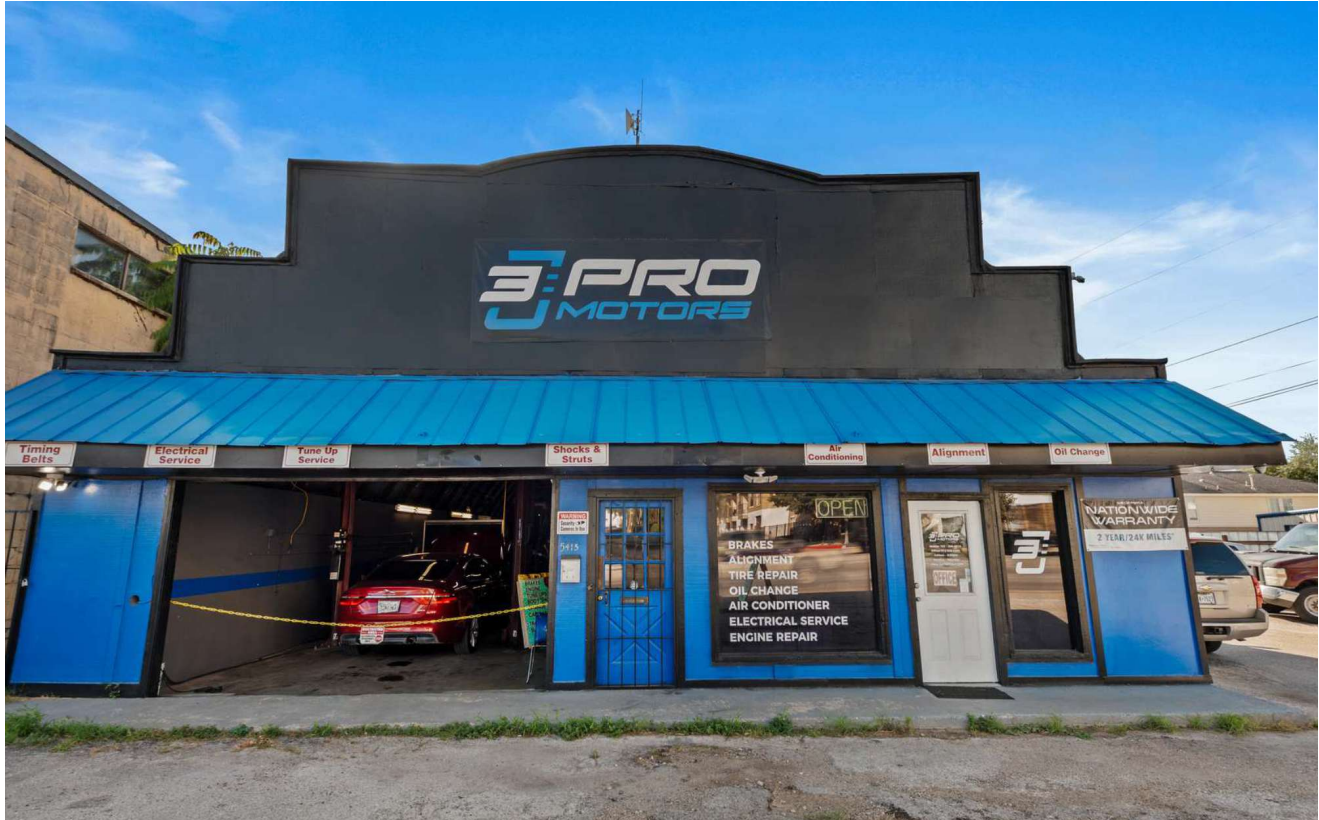
THE OPPORTUNITY

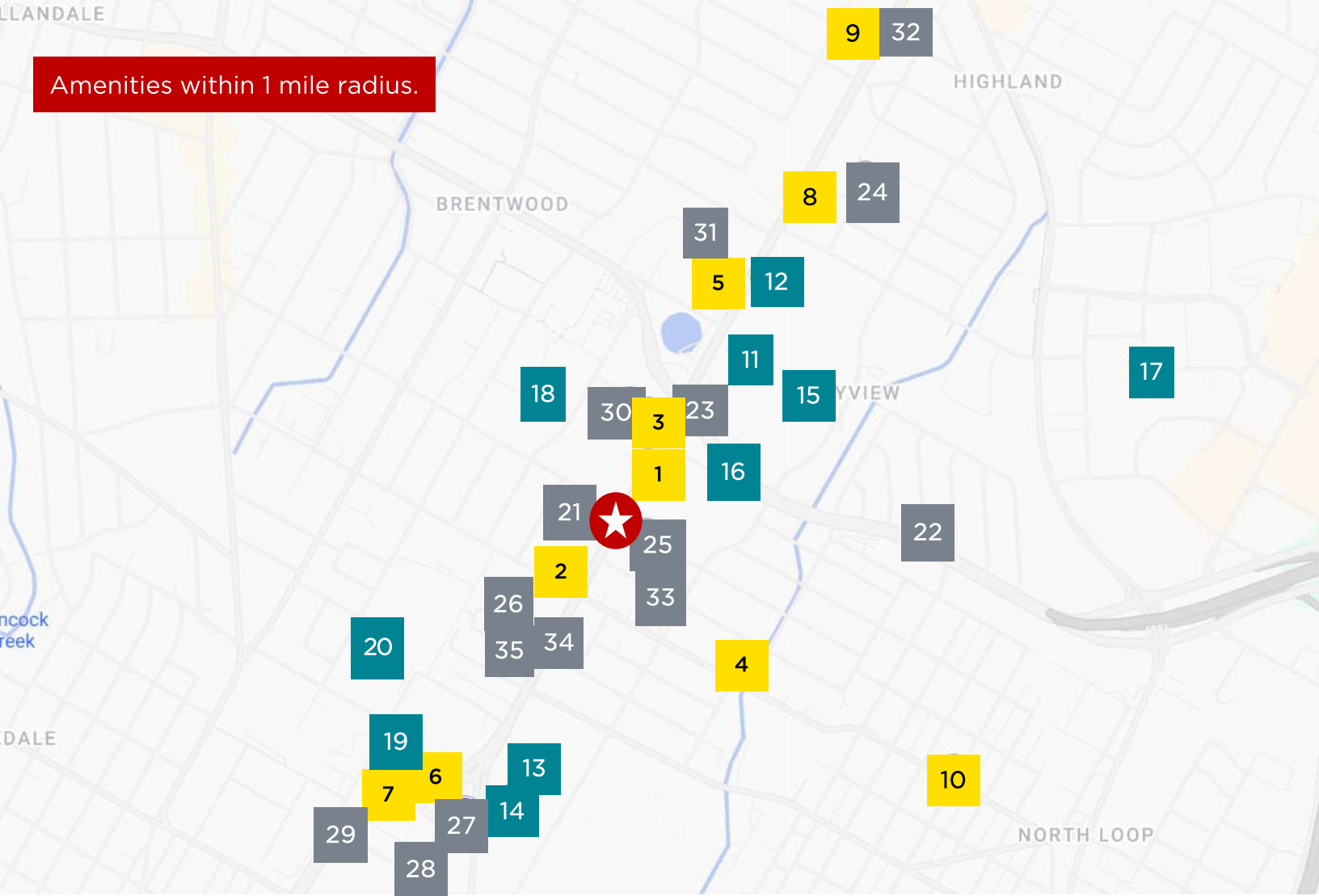
- 5415 North Lamar offers a rare opportunity to lease a proven, high-traffic automotive service facility in one of Austin's most sought-after infill corridors. This 4,000 SF building is situated on a prime 0.25-acre lot, boasting 74 feet of direct frontage on North Lamar Boulevard.
- Unlike typical shell spaces, this site is a turnkey operational asset. It comes fully equipped with heavy-duty infrastructure, including 7 rotary lifts and a comprehensive fluid management system, allowing a new operator to bypass the significant capital expenditures and permitting delays usually associated with new automotive locations.
- This is a premier chance to secure a densely infill, fully equipped automotive repair facility in the heart of Austin. Historically home to successful, long-term shops like Yost Automotive and Happy Hybrid, the site carries a legacy of automotive success.

Location Highlights

- **Strategic Infill Site:** Located in a high-density area surrounded by established residential neighborhoods and modern multi-family developments, ensuring a constant local customer base.
- **Superior Exposure:** High visibility to North Lamar's high daily traffic counts, providing "built-in" marketing for the tenant.
- **Significant CAPEX Savings:** Includes shop infrastructure & equipment, such as 7 Rotary lifts (9k-15k lbs) and a full fluid management system.
- **Move-in ready and available immediately.**

4,303 SF Available





5415 N Lamar Site



Food/Drink

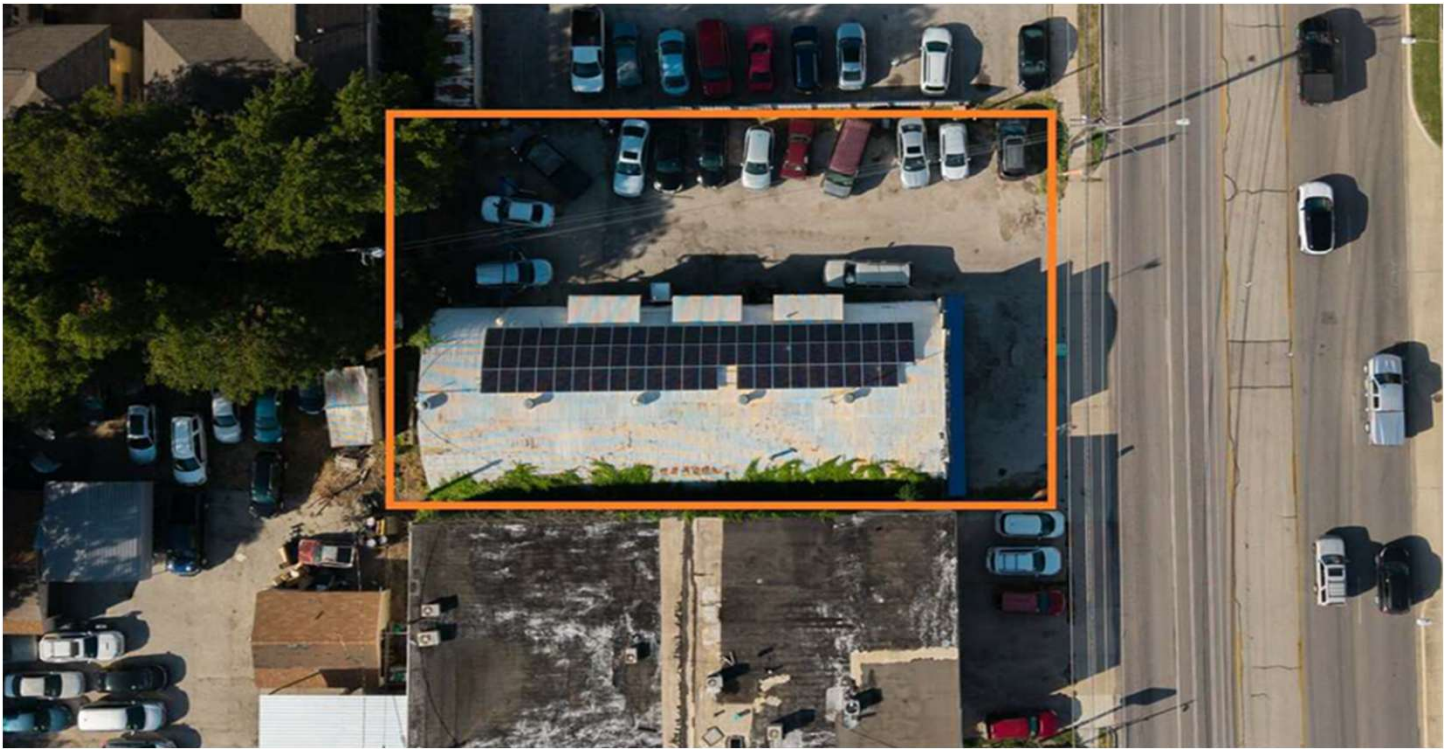
- 1. Titaya's Thai Cuisine
- 2. Taco Cabana
- 3. Dan's Hamburgers
- 4. Epoch Coffee
- 5. P. Terry's Burger Stand
- 6. Mandola's Italian Kitchen
- 7. Merit Coffee Co
- 8. Whataburger
- 9. Stiles Switch BBQ
- 10. Home Slice Pizza

Big Employers + Traffic Drivers

- 11. Texas Dept. Of Public Safety
- 12. Texas DPS Training Academy
- 13. HHSC Winters Building
- 14. Health & Human Service Commission
- 15. DPS Lab
- 16. Lamar Business Park
- 17. ACC Highland
- 18. McCallum High School
- 19. Texas Commission on Fire Protection
- 20. Texas Dept. of State Health Services

Multi Family Residential

- 21. Camden Lamar Hights Apt.
- 22. West Koenig Flats Apt.
- 23. Atlas North Lamar
- 24. Lamar Place Apt.
- 25. Barclay Apt.
- 26. Summit at Hyde Park Apt.
- 27. Residence at The Triangle
- 28. The Village at the Triangle
- 29. Echo
- 30. Hidden Gardens Apt.
- 31. The Preserve Central Park
- 32. Broadstone North Lamar
- 33. Guadalupe Plaza Apt.
- 34. Texan North Campus
- 35. The Chelsea



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