

1836 SAN JACINTO

1836 San Jacinto Boulevard, Austin, TX 78701

14,139 SF GROUND FLOOR RETAIL OPPORTUNITY



SOUTHWESTERN
BIRD'S-EYE
VIEW

DOWNTOWN

LADY BIRD LAKE

TEXAS CAPITOL

INNOVATION DISTRICT

FRANK ERWIN CENTER

MEDICAL DISTRICT

UNIVERSITY OF TEXAS



IH-35

UT STADIUM

1836 SAN JACINTO
CBD CLASS A

14,139 SF
GROUND LEVEL RETAIL

206,555 RSF
OFFICE

CALL FOR RATES
NNN | \$10.08/sf

COFFEE SHOP

4 LEVELS
ABOVE GRADE PARKING

RESTAURANT

NORTHEAST BUILDING PERSPECTIVE

GROUND FLOOR
14,139 RSF
RETAIL

Existing ERS-Building 200A



Martin Luther King Jr. Blvd.

San Jacinto Blvd.

IN-BUILDING CONCEPT RETAIL





ART + ENTERTAINMENT

ARTS

- 1 LBJ Presidential Library
- 2 Harry Ransom Center
- 3 Blanton Museum of Art
- 4 Bullock Texas State History Museum
- 5 Texas Memorial Museum
- 6 Texas Capitol Visitors Center

PERFORMING ARTS

- 7 Cactus Café
- 8 Bass Concert Hall
- 9 Scottish Rite Theater / Turner Hall
- 10 Frank Erwin Center (UT Medical School Future Site)
- 11 Symphony Square

SPORTS

- 12 Darrel K Royal Memorial Stadium
- 13 Mike Meyers Stadium
- 14 Disch-Falk Baseball Field
- 15 UT Basketball Arena (Under Construction)
- 16 UT Tennis Facility
- 17 Red and Charline McCombs Field

moving to new facility

ACCOMODATIONS

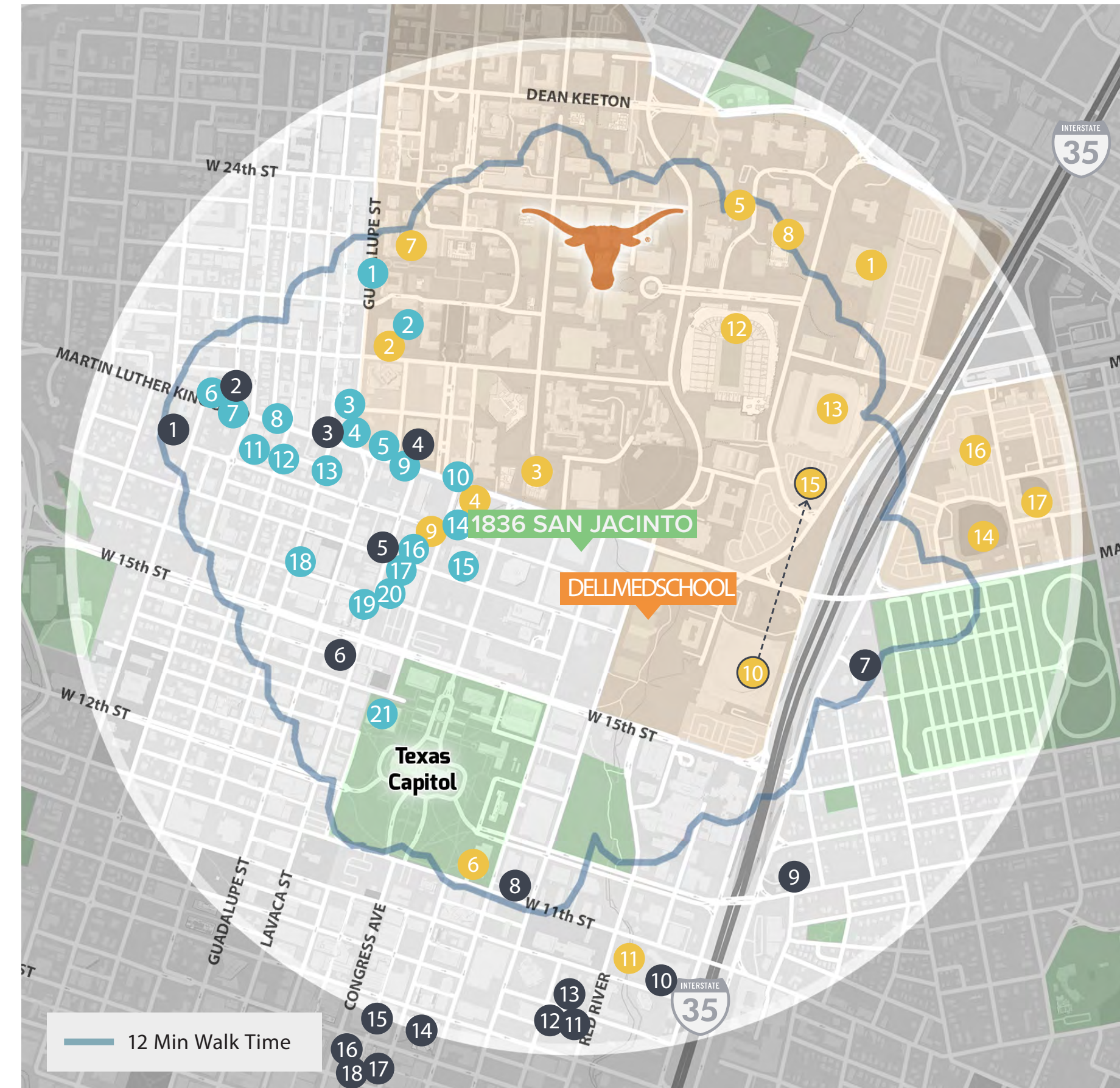
HOTELS

HOTELS	ROOMS
1 The Pearl	5
2 Hotel Ella	48
3 The Otis, Autograph Collection	347
4 AT&T Executive Center	297
5 Hampton Inn & Suites	137
6 Double Tree Suites	188
7 Double Tree - University Area	149
8 La Quinta Inn	146
9 Super 8	50
10 Sheraton	365
11 Holiday Inn Express & Suites	171
12 Hotel Indigo	134
13 Hyatt House Austin/Downtown	190
14 Omni Austin	314
15 InterContinental	189
16 Aloft Element	278
17 The Driskill	189
18 Element Austin Downtown	144

3,341 ROOMS
NEARBY

RESTAURANTS

- 1 Caffé Medici
- 2 Field of Greens
- 3 K-Bop
- 4 Pho Thaison
- 5 Acre 41
- 6 Goodall's Kitchen
- 7 Parlor Bar
- 8 Kesos Taco Bar
- 9 The Carillon
- 10 Blanton Café
- 11 Jimmy Johns
- 12 Chick-Fil-A
- 13 Raising Cane's
- 14 Story of Texas Cafe
- 15 Happy Cooks Cafe
- 16 Lavaca Teppan
- 17 El Mercado Restaurant
- 18 Olamaie
- 19 Clay Pit
- 20 Sushi Junai
- 21 Texas Chili Parlor





ADJACENT TO
GREENSPACE

37 ACRES
CONNECTED GREENSPACE

3+ MILES
HIKE & BIKE TRAILS

11 ACRE PARK
WITH MOODY AMPHITHEATER

2019 COMPLETION
OF WATERLOO PARK

TRANSFORMING
DOWNTOWN AUSTIN



1. WALLER DELTA & PONTOON BRIDGE



2. PALM PARK



3. THE REFUGE



WALLER CREEK PROJECT



4. WATERLOO PARK



5. ADJACENT POCKET PARK

CAPITOL COMPLEX

PROGRESSIVE
NEW URBANISM
MASTER PLAN

◀ 1836 SAN JACINTO

\$1B INVESTMENT
IN CAPITOL COMPLEX

+1M SF OFFICE
UNDER CONSTRUCTION

2 NEW GROUND FLOOR
RESTAURANTS

TEXAS MALL
GREENSPACE

OUTDOOR MUSIC
PAVILLION

2022
COMPLETION

1801 CONGRESS
603K SF CLASS A OFFICE

1601 CONGRESS
416K SF CLASS A OFFICE

STATE CAPITOL

1836 SAN JACINTO

1836 SAN JACINTO
TO COURTHOUSE

RESTAURANT

1836 SAN JACINTO
TO COURTHOUSE

BOB BULLOCK STATE
HISTORY MUSEUM

RESTAURANT

PAVILLION

WALKABLE AMENITIES

TEXAS MALL





GAME DAY ON SAN JACINTO

1836 SAN JACINTO

RETAIL

FOR MORE
INFORMATION
PLEASE CONTACT

CARSON HAWLEY

Vice President

1 512 482 5582

carson.hawley@cbre.com

ADELAIDE EHRLICH

Senior Associate

1 512 482 5551

adelaide.ehrlich@cbre.com



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners.