



Live/Work Condominiums at One Oak

- For sale retail spaces in the heart of 78704
- Multiple opportunities, ranging from 1,286 SF to 3,689 SF
- Each space includes a full kitchen, full bath, and legal bedroom
- *ELIGIBLE FOR RESIDENTIAL MORTGAGE FINANCING*

Live and Work in Prime Austin

One Oak is a brand new community on South 1st Street, perfectly situated along one of the most exciting and authentic retail corridors in Austin. 98 luxury residential condominiums sit atop seven Live/Work retail spaces with prime frontage on South 1st Street.

These unique retail condominiums feature premium finishes and are fully outfitted to operate as a true space to live and work. A limited selection of these spaces are coming to market for enterprising business owners to create their own space in South Austin's premier building.

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COMPASS
DEVELOPMENT
MARKETING
GROUP

Created By
INTRACORP
Building the Extraordinary



DEMOGRAPHICS (1 MILE):

Population: **22,331**
 Households: **11,681**
 Median Age: **36.4**
 Median Household Income: **\$89,247**
 Daytime Employees: **12,319**
 Population Growth 2024-2029: **+9.95%**
 Household Growth 2024-2029: **+10.61%**

TRAFFIC VOLUME:

South First x W Live Oak: **24,539 (.03 mi)**
 W Live Oak x South First W: **2,397 (.05 mi)**
 South First x Fletcher Street NE: **24,606 (.11 mi)**



DINING

- 1. Lou's Barton Springs
- 2. Juliet Italian Kitchen
- 3. Carpenter's Hall
- 6. El Alma
- 7. Terry Black's Barbecue
- 11. Eberly
- 12. Uchi
- 14. Soto
- 15. Merit Coffee
- 16. Odd Duck
- 17. Ramen Tatsuya
- 20. ABA Austin
- 21. Sweetgreen
- 22. Two Hands
- 23. Sunlife Organics
- 24. Summer House
- 25. Freebirds
- 39. Joann's Fine Foods
- 41. Jo's Coffee
- 48. Perla's
- 52. Home Slice

- 53. Guero's Taco Bar
- 54. Elizabeth Street Cafe
- 55. Gourdough's
- 56. Nomade
- 57. Pikknik
- 58. Underdog
- 61. Maie Day
- 62. Manana
- 64. Otoko
- 65. Cafe No Se
- 66. Vespaio
- 68. Neighborhood Sushi
- 69. June's All Day
- 70. Fresa's
- 73. Dolce Neve
- 74. Lenoir
- 75. Soup Peddler
- 77. Bouldin Creek Cafe
- 78. Sugar Mama's
- 79. Polvo's
- 80. Once Over Coffee Bar
- 81. El Primo

- 82. Thai Fresh
- 83. It's Italian Cucina
- 84. El Raval
- 85. TacoDeli
- 86. Super Thai Cuisine
- 88. Loro
- 89. ABGB
- 90. Mattie's
- 91. Manoli's
- 92. Juiceland
- 93. Phoebe's Diner
- 94. Habanero Cafe
- 96. The Meteor
- 97. Vinaigrette
- 98. Lucy's Fried Chicken

SHOPPING

- 10. YETI
- 26. Madewell Men's
- 27. Lululemon
- 28. Ray Ban

- 29. Buck Mason
- 30. Birkenstock
- 31. Reformation
- 32. Parachute
- 33. Frame
- 34. Everlane
- 35. Allbirds
- 37. Outdoor Voices
- 40. Nike
- 44. Warby Parker
- 45. Madewell
- 46. Marine Layer
- 47. Tecovas
- 49. Tom's
- 50. By George
- 51. Stag Provisions for Men
- 59. Blue Suede
- 60. Noah Marion
- 63. VADA
- 67. Kendra Scott
- 71. MOD Bikes
- 76. Frond Plant Shop

CULTURE

- 4. ZACH Theatre
- 5. Butler Pitch & Putt
- 8. Auditorium Shores
- 9. Palmer Event Center
- 13. Alamo Drafthouse
- 18. Equinox
- 19. Soho House
- 36. Hotel St. Cecilia
- 38. Austin Motel
- 42. Continental Club
- 43. Hotel San Jose
- 72. Roadhouse Relics
- 87. Bouldin Acres
- 95. C Boys Heart & Soul

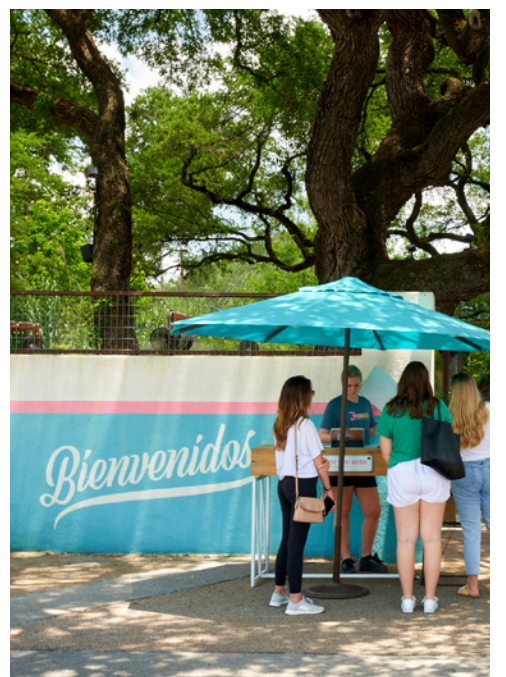


AUDITORIUM SHORES
BULTER METRO PARK
PALMER EVENT CENTER
THE LONG CENTER

SOUTH CONGRESS AVE

Aba	Lucchese
ByGeorge	Male Day
Café No Sé	Neighborhood
Equinox	Sushi
Ganni	Nido at The
Golden Goose	Loren Hotel
Hermès	Otoko
Home Slice Pizza	Perla's
Joann's Fine	Stag Provisions
Foods	Summer House
Jones Road Beauty	SunLife Organics
June's	Tecovas
Loveweld	Yeti Flagship

LIVE/WORK
STOREFRONTS





Austin Metro
Average Rent

\$30.50 PSF

Austin Metro
Vacancy

3%

Austin Metro Annual
Rent Growth

1.5%

Bouldin Average
Retail Rent

\$42 PSF/Month



GROUND FLOOR MAP

LIVE OAK





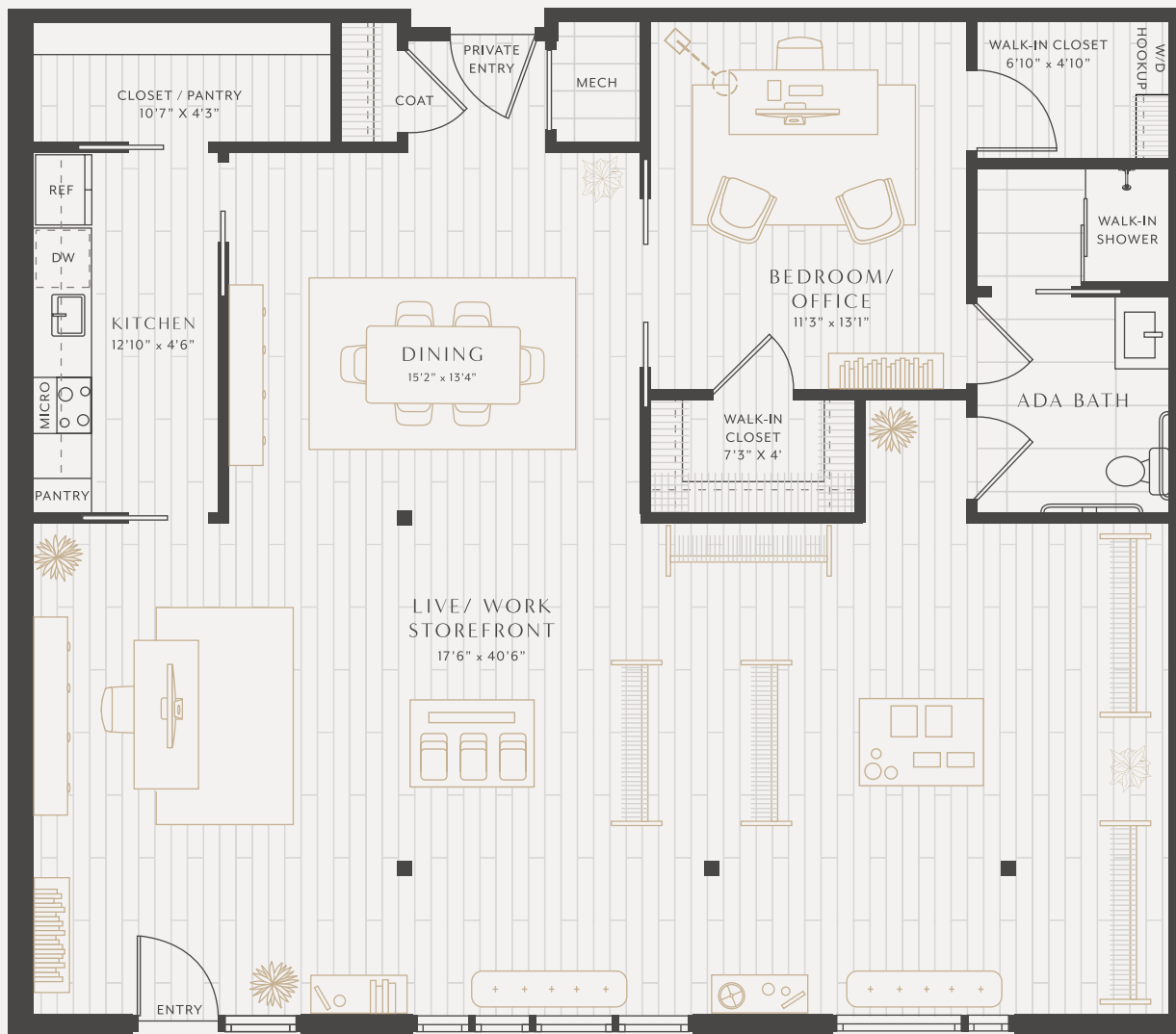
AVAILABLE: UNIT 108





1 BED / 1 BATH + STOREFRONT - 1,502 SF

\$999,000





ONE OAK
BOULDIN CREEK

2209 SOUTH FIRST STREET
AUSTIN, TX 78704



SCHEDULE A TOUR TODAY

ASK ABOUT OFF-MARKET LIVE/WORK SPACES AVAILABLE.

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