

BECK-REIT

PRESENTS

ASST



AUSTIN

FOR LEASE

BASEMENT + 222

911 CESAR CHAVEZ

PRIVATE PARKING LOT

RETAIL ✕ 2ND GENERATION HAIR SALON

6000 APARTMENTS WITHIN 1 MILE

1 BLOCK EAST OF DOWNTOWN

800 SF

CS

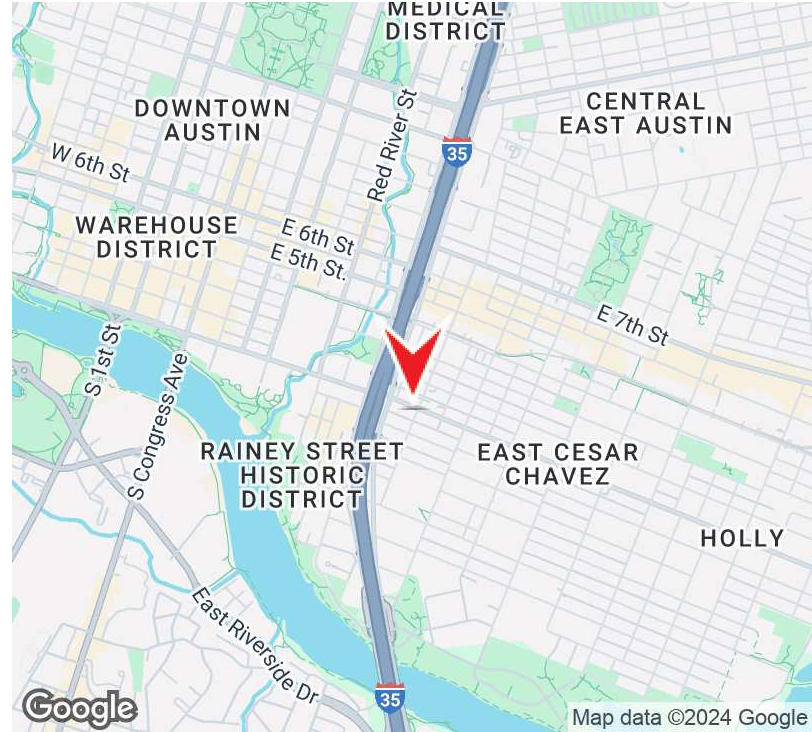
ZONING

RETAIL PROPERTY FOR LEASE

East Austin - 911 Cesar Chavez

Second Generation Hair Salon- Austin, TX 78702

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$50.00 SF/yr (NNN)
Building Size:	2,600 SF
Available SF:	800 SF
Year Built:	1946
Zoning:	CS-MU-CO-NP
Market:	Austin
Submarket:	East Austin

PROPERTY OVERVIEW

COMING SOON FOR LEASE: 800 SF second-generation hair salon space available for lease starting January 2025. 2n Generation Salon currently laid out with 2 sinks, 5 hair stations one bathroom, and 2 reserved parking spaces. Nestled in the vibrant and trendy East Austin area, the space offers an exciting opportunity for a hip salon looking to establish a presence in a thriving community.

PROPERTY HIGHLIGHTS

- Second-generation hair salon space
- Available January 2025
- High Ceilings - Natrual Light
- 2 sinks and 1 bathroom
- Open floor plan
- Walking Distance to Restaurants, Bars + over 6000 Apartments / Condos
- Back Courtyard

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ADDITIONAL PHOTOS



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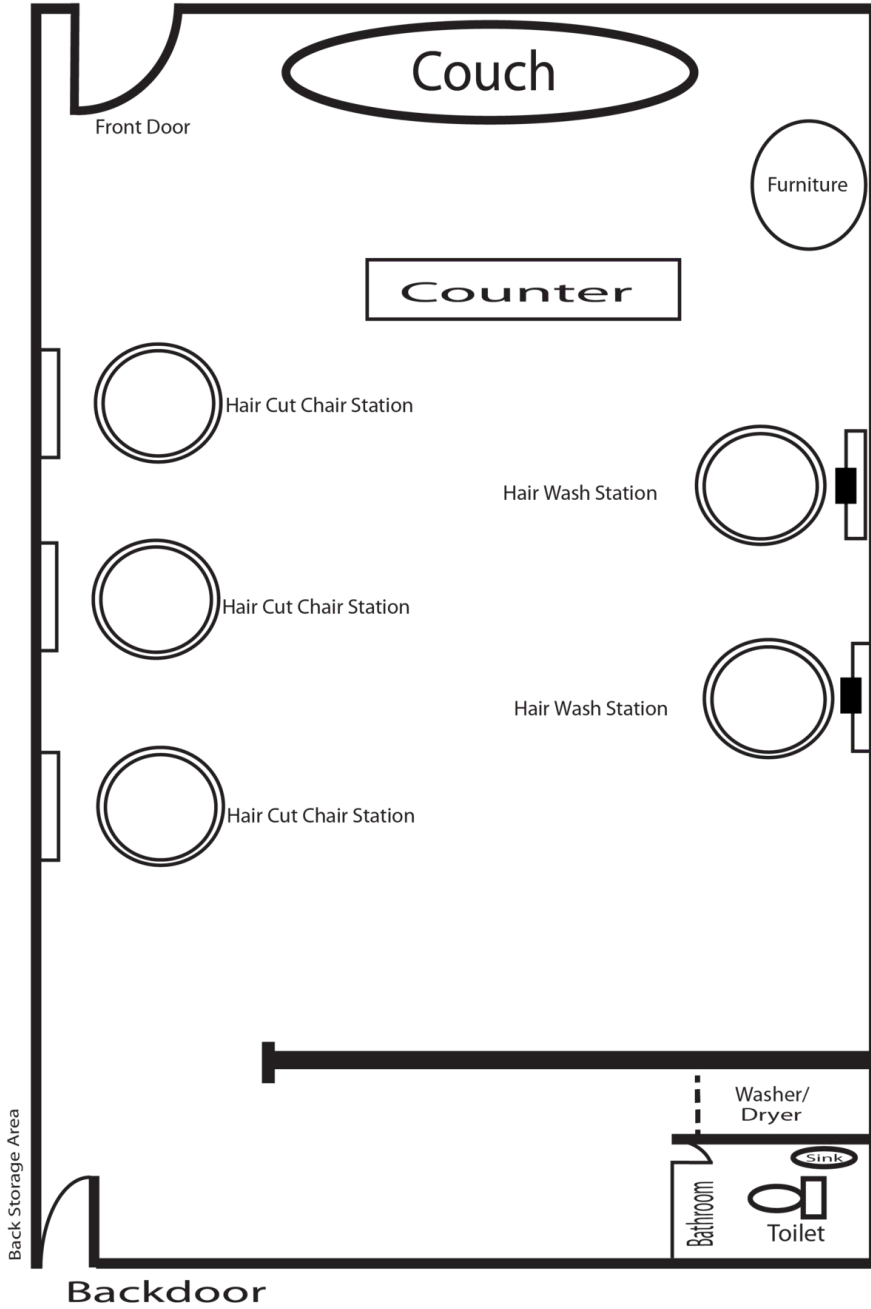
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FLOOR PLANS



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CS ZONING – Commercial Services

CS Zoning designed to allow a wide range of services and retail uses, including offices, shopping centers, restaurants, service shops, automotive services, entertainment venues, and specialized retail businesses serving both the local community and broader market.

- Spa Services: Massage Therapy, Hair & Nail Salon, Beauty Studio
- Coffee Shop or Café
- Clothing Boutique
- Shoe Store
- Home Goods Store
- Convenience Store
- Small Grocery
- Furniture Store
- Hardware Store
- Co-Working Space
- Architect Office
- Marketing Firm Office
- Software Development Office
- Attorney Office
- Health & Wellness: Yoga Studio, Pilates Space, or Meditation Center
- Artist Studio & Gallery
- Electronics Repair Shop
- Pet Grooming & Services
- Tattoo Studio & Body Art
- Florist & Plant Shop
- Showroom for Designer Goods
- Copy & Print Shop
- Stationery, Gifts, & Card Store
- Bookstore, Record & Music Shop
- Food Prep & Sales: Specialty Grocer, Juice Bar, Baked Goods, or Meal Kit Store
- Specialty Services: Electronics Repair, Carpet & Tile Store

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APARTMENT BUILDINGS WITHIN WALKING DISTANCE - OVER 6,000 UNITS

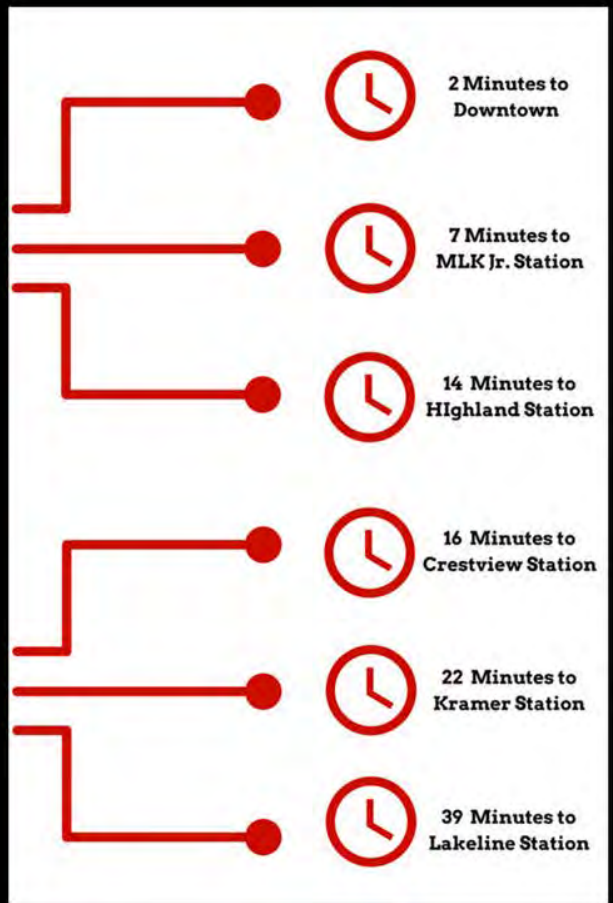
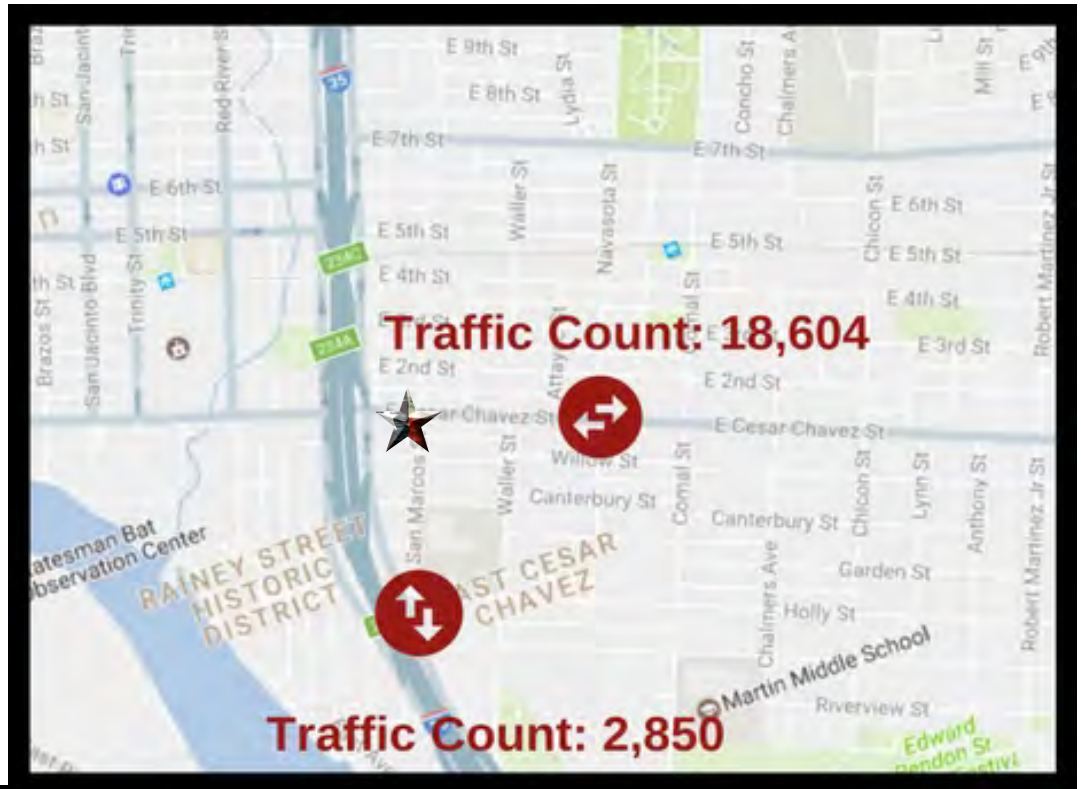


Map data ©2024 Google

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INFRASTRUCTURE



set to impress

10 MINUTE DRIVE FROM 911 CESAR



Who They Are

Set to Impress is depicted by medium to large multiunit apartments with lower than average rents. These apartments are often nestled into neighborhoods with other businesses or single-family housing. Nearly one in three residents is 20 to 34 years old, and a large portion are single-person nonfamily households. Although many residents live alone, they preserve close connections with their family. Many work in food service while they are attending college. This group is always looking for a deal. They are very conscious of their image and seek to bolster their status with the latest fashion. Set to Impress residents are tapped into popular music and the local music scene.

Neighborhood

Apartment complexes represented by multiple multiunit structures are often nestled in neighborhoods with either single-family homes or other businesses. Renters make up nearly three quarters of all households. Mostly found in urban areas, but also in suburbs. Single-person households make up over 40% of all households. It is easy enough to walk or bike to work for many residents.

Socioeconomic Traits

Residents are educated and mobile. Many are enrolled in college. Consumers always have an eye out for a sale and will stock up when the price is right. Prefer name brands, but buy generic when it is a better deal. Quick meals on the run are a reality of life. Image-conscious consumers that dress to impress and often make impulse buys. Maintain close relationships with family.

Market Profile

Listen to a variety of the latest music and download music online. Majority have cell phones only, no landlines. Use the Internet for social media, downloading video games, and watching TV programs. Own used, imported vehicles. Prefer shopping for bargains at Walmart, including discount stores like Kmart, Big Lots, and the local dollar store. Enjoy leisure activities including going to rock concerts, night clubs, and the zoo.

EAST AUSTIN

THERE'S SOMETHING COOL HAPPENING HERE



PLAZA SALTILLO - 10 Acres on 6 City Blocks

- 800 multifamily units
- 150,000 SF of office space
- 115,000 SF of retail
- 700+/- onsite employees

- 241,486 employees within 3 miles
- 191,755 residents within 3 miles
- \$73,650 average household income



● EAST AUSTIN EXPERTS ●

east austin history

GROWTH AND EXPERTISE



East Austin: A Thriving Neighborhood

East Austin has undergone a significant transformation over the past few decades, evolving from its humble industrial origins to a thriving hub for culture, business, and community. This area is now known for its eclectic mix of historic landmarks, vibrant art scene, unique eateries, and local retail spaces that attract people from all over Austin and beyond. The changes in infrastructure, new developments, and a surge of local businesses have made East Austin one of the most dynamic neighborhoods in the city.

Beck-Reit: Your EAST Real Estate Experts

At Beck-Reit Commercial, we have proudly been a part of East Austin's journey for over 25 years. Our deep-rooted presence and hands-on involvement in the community have allowed us to gain an intimate understanding of its growth patterns, zoning regulations, and market dynamics. As true experts in the East Austin commercial real estate landscape, we bring unmatched insights and expertise to every transaction, helping businesses find the perfect spot in this vibrant market.

Prime Retail Space in a Bustling Location

The 800 SF retail space we are currently offering is positioned to take full advantage of East Austin's upward momentum. This neighborhood has seen a surge in foot traffic due to new residential developments and public transit expansions. Its proximity to downtown, combined with an influx of diverse residents and visitors, creates a bustling environment perfect for retail success. East Austin is home to various annual events, markets, and cultural festivals, making it a prime location for businesses looking to tap into a lively, community-focused audience.

Join a Vibrant Community of Growth

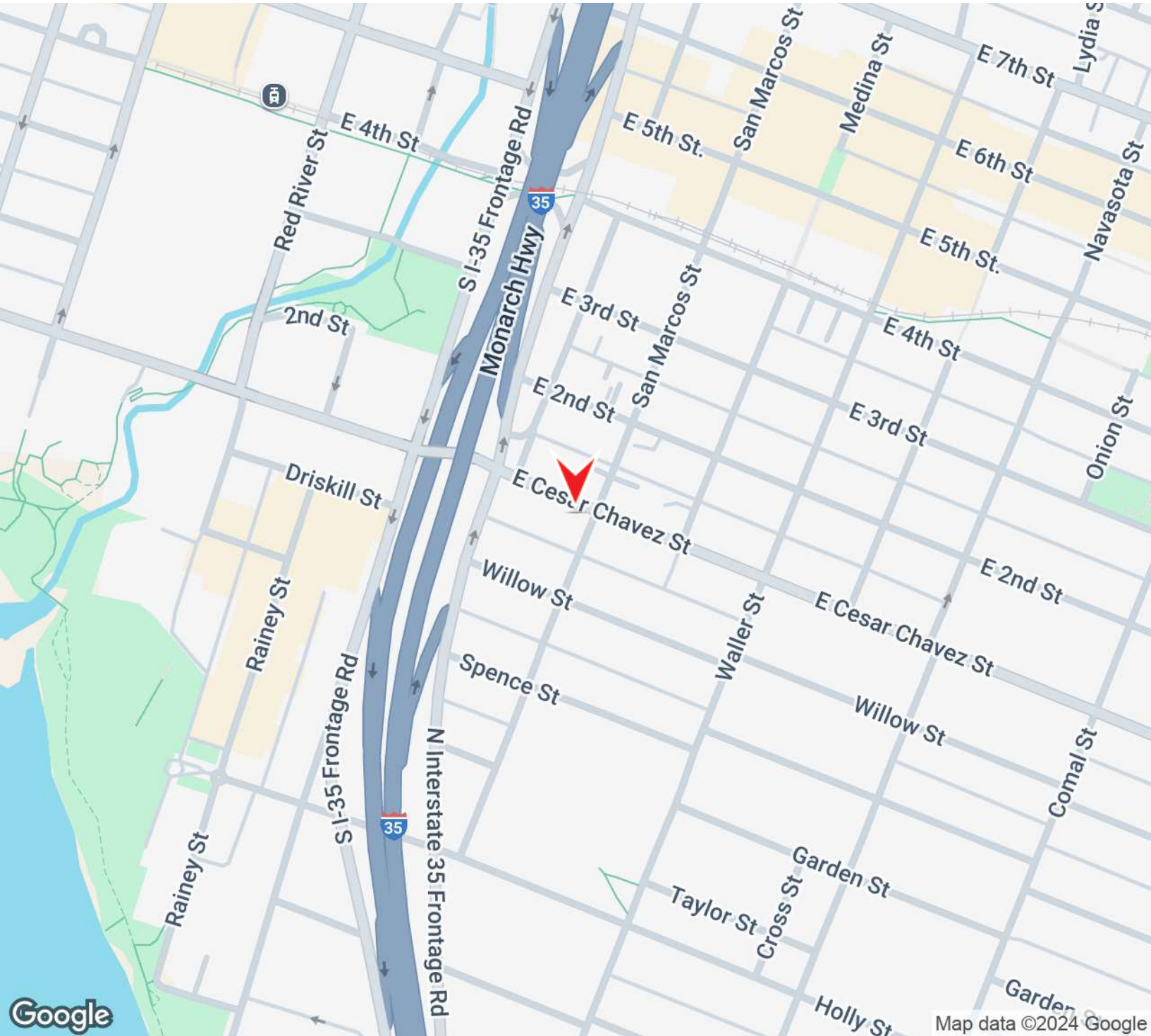
Choosing to lease in East Austin means becoming part of a rich tapestry of local culture and entrepreneurial energy. Beck-Reit Commercial is here to guide you through the leasing process with expertise and the confidence that comes from decades of experience. When you partner with us, you're not just leasing a space; you're joining a community that values growth, creativity, and the spirit of Austin. We invite you to explore the opportunities that East Austin offers and let us help you make your mark in this ever-evolving neighborhood.

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1 BLOCK EAST OF I-35



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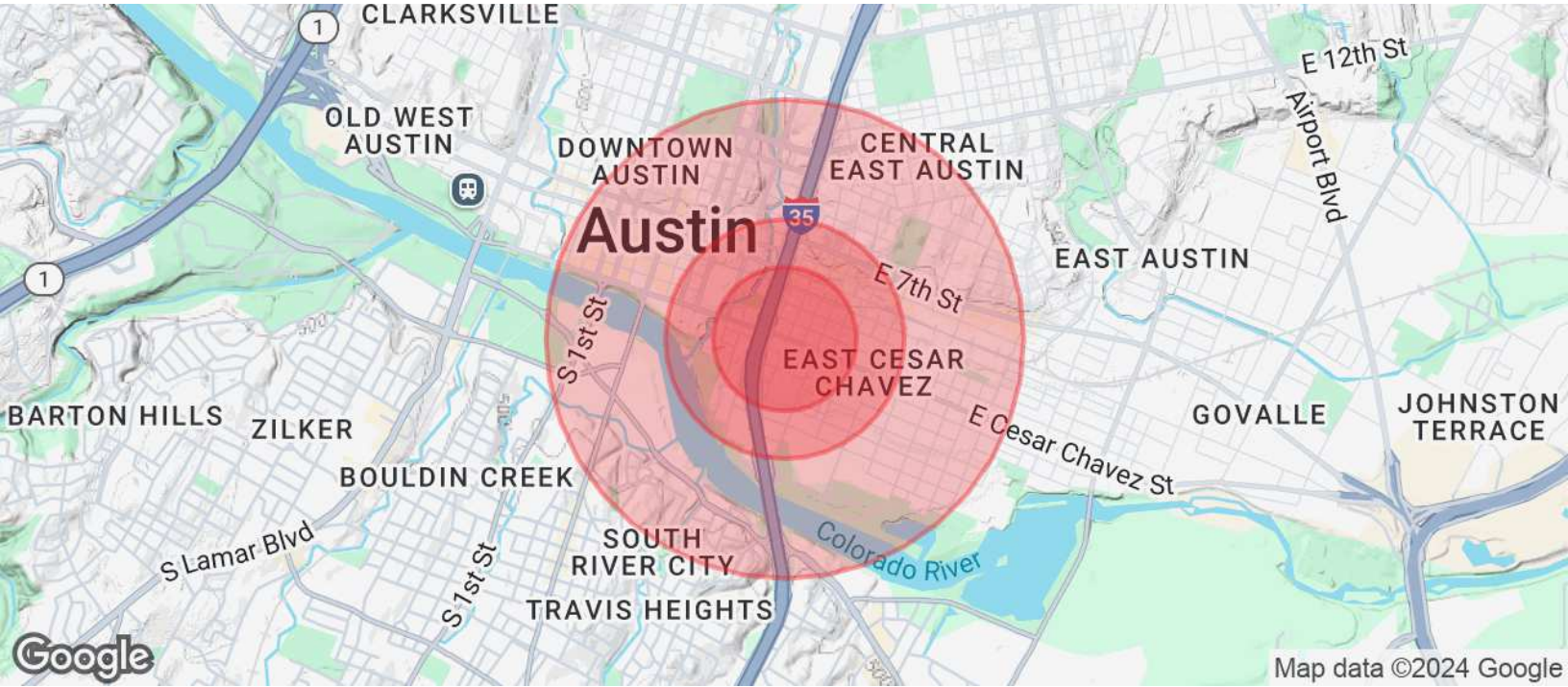


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,272	6,800	24,208
Average Age	39	40	40
Average Age (Male)	39	40	40
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,428	4,154	13,675
# of Persons per HH	1.6	1.6	1.8
Average HH Income	\$171,120	\$174,804	\$158,720
Average House Value	\$925,361	\$955,800	\$1,007,095

Demographics data derived from AlphaMap

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SURROUNDING AREA BUSINESS



913 E. Cesar Chavez

1. Cenote
2. Swoon Salon
3. Austin Public Library
4. New Office and Retail Space
5. The White Horse
6. Fair Market Event Space
7. Big Red Sun
8. Blue Cat Cafe
9. Bufalina Pizza
10. Eastside Tavern
11. Agave Print
12. Rainey Street Historic District
13. Plaza Saltillo Development
14. Hotel Van Zandt
15. JW Marriott
16. Fairmont Hotel
17. Hilton Hotel
18. Omni Austin Hotel
19. The Driskill Hotel
20. Alamo Draffthouse
21. Mexic-Arte Museum
22. Austin Convention Center

