

Retail | For Lease

CBRE

Westgate Shopping Center

4477 S Lamar Blvd
Austin, TX 78745
www.cbre.com

3,000 SF Retail Space Available



Westgate Shopping Center
4477 S Lamar Blvd | Austin, TX 78745

For Lease

+/- 3,000 SF

Available

\$6.25 PSF

NNN

Retail

Property Type

Rate

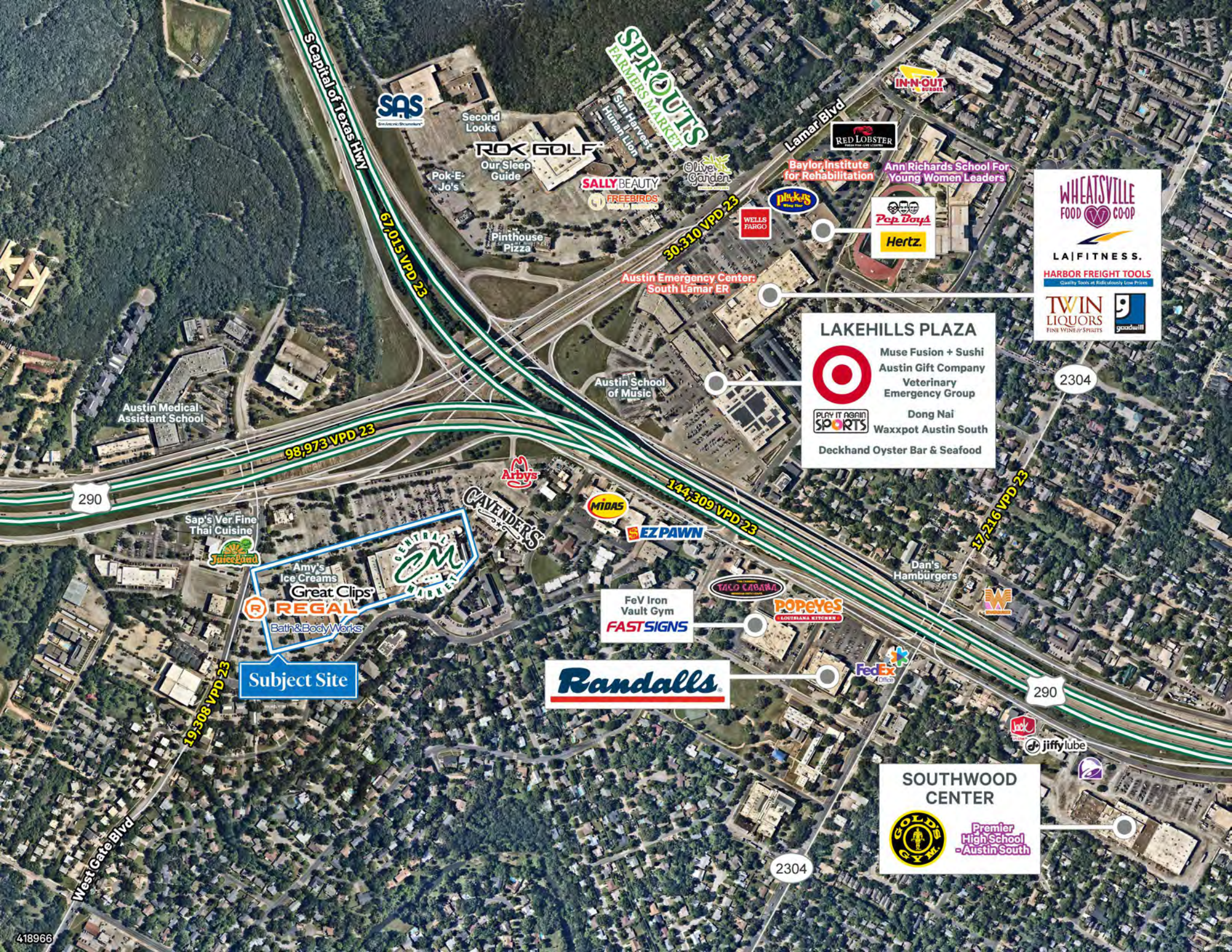
Contact Broker

- + Retail space available for lease
- + Unique tenant mix anchored by HEB Central Market
- + Ample, dedicated retail and restaurant parking
- + Easily accessible to and from US HWY 290 and US HWY 71, Mopac Expressway, Lamar Blvd, and Southwest Parkway

Nearby Retailers







SAS
SAS Institute

Second Looks

ROK GOLF

Pok-E-Jo's

Our Sleep Guide

Pinthouse Pizza

SALLY BEAUTY

FREEBIRDS

Olive Garden

SPROUTS FARMERS MARKET

Sun Harvest

Human Lion

RED LOBSTER

Baylor Institute for Rehabilitation

Ann Richards School For Young Women Leaders

Pepperdine

Pepp Boys

Hertz

WELLS FARGO

Austin Emergency Center: South Lamar ER

WHEATSVILLE FOOD CO-OP

LAIFITNESS.

HARBOR FREIGHT TOOLS

TWIN LIQUORS

gradwill

LAKEHILLS PLAZA



Muse Fusion + Sushi
Austin Gift Company
Veterinary
Emergency Group

PLAY IT AGAIN SPORTS

Dong Nai
Waxxpot Austin South

Deckhand Oyster Bar & Seafood

2304

Austin Medical Assistant School

Austin School of Music

98,973 VPD 23

144,309 VPD 23

17,216 VPD 23

290

Sap's Ver Fine Thai Cuisine

Juice Land

Amy's Ice Creams

Great Clips

REGAL Bath & Body Works

Subject Site

19,308 VPD 23

Amy's

CAVENDERS

MIDAS

EZ PAWN

FeV Iron Vault Gym

FASTSIGNS

Randalls

TACO CASABA

POPEYES

Dan's Hamburgers

FedEx

Jack

jiffy lube

SOUTHWOOD CENTER



Premier High School - Austin South

2304

West Gate Blvd

2024 Demographics

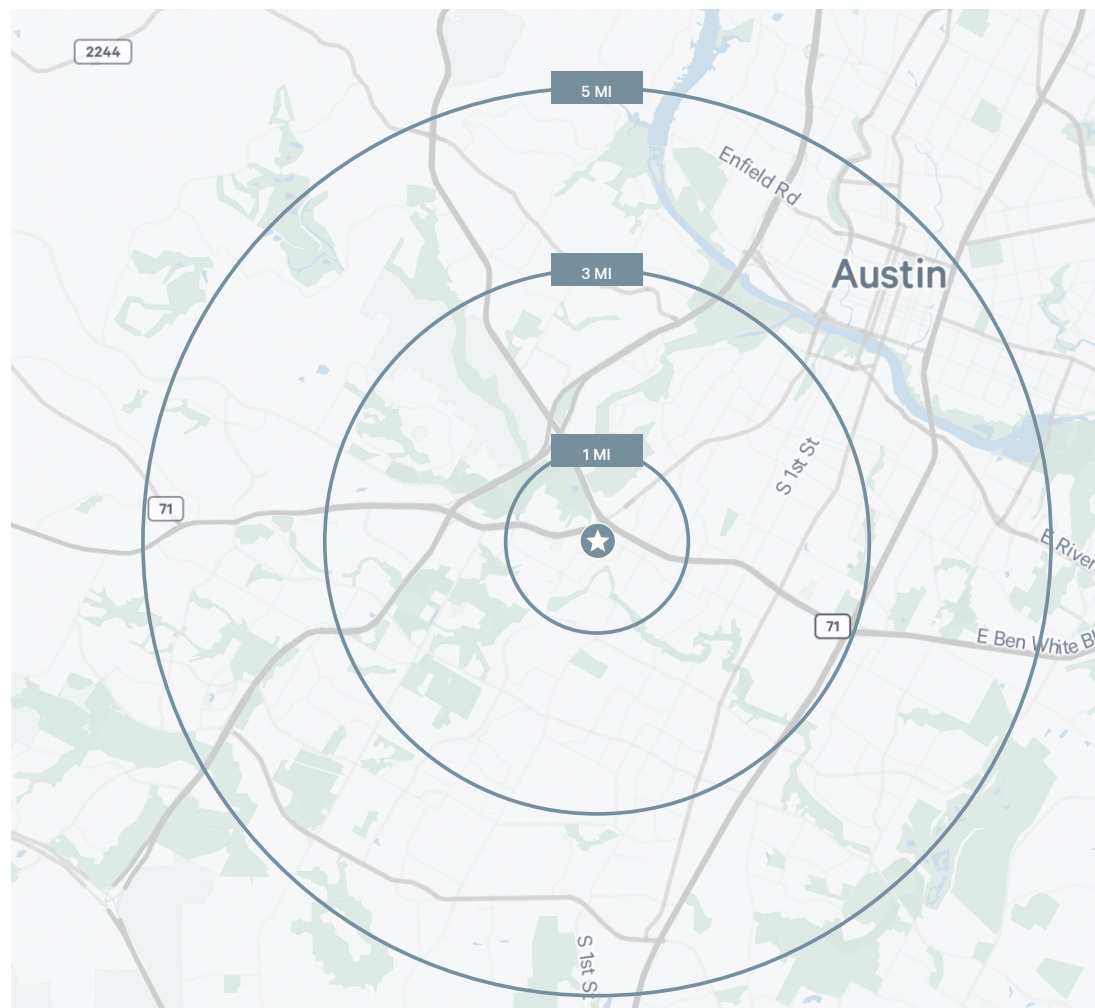
Miles	1	3	5
Population	11,008	112,498	327,771
Daytime Population	13,638	130,707	463,869
Median Age	34.9	35.0	34.0
Average Household Income	\$115,756	\$142,622	\$143,202
Average Household Size	1.74	1.97	2.04
Businesses	883	6,934	22,771
Employees	8,115	69,091	266,928

Traffic Counts

Ben White Blvd	152,657 VPD
HWY 290	105,938 VPD
Loop 360	98,648 VPD

Year: 2021

Source: ESRI



Contact Us

Carson Hawley

Vice President
 512 482 5601
 carson.hawley@cbre.com

© 2023 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. 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, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.