



TM  
DEN

# RARE, 2-STORY RETAIL LOFT

1601 East Cesar Chavez St #106 — Austin, TX 78702



1,051 SF | Offered at \$775,000 or \$3,500/month

This versatile space is ideal for creative professionals or businesses seeking an inspiring environment. It has an open floor plan for an expansive layout design of creativity and collaboration to provide ample room for work and leisure. A modern kitchen for easy to prepare meals or host client meetings and a well-appointed bathroom conveniently located within the space. This unique property is not just a workspace; it's a canvas for your vision. Situated in the vibrant heart of East Austin, this loft is surrounded by local shops, restaurants, and cultural attractions, making it the perfect location to live and work. Enjoy the flexibility of a space that can adapt to your lifestyle and business needs.



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<http://listings.denpg.com/87raineystreet>



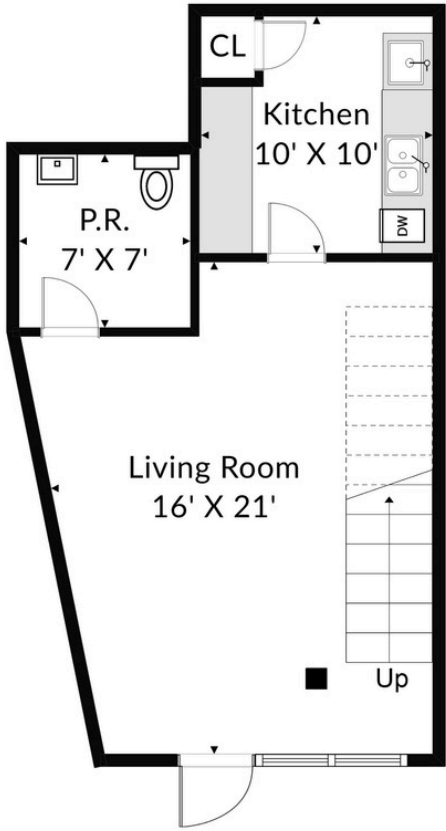
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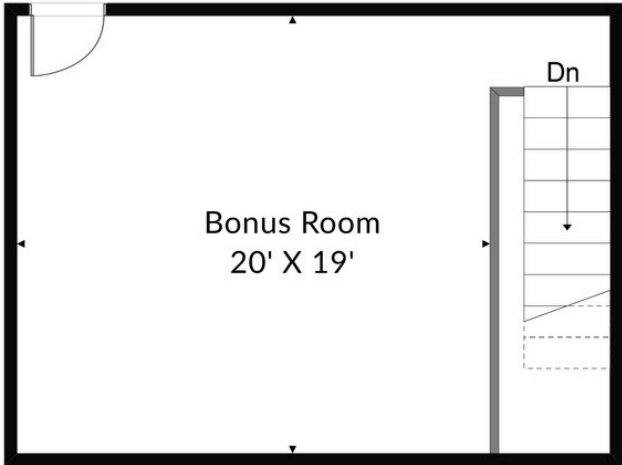
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# CURRENT FLOOR PLAN



Room dimensions rounded to the nearest foot

## FIRST FLOOR



Room dimensions rounded to the nearest foot

## LOFT



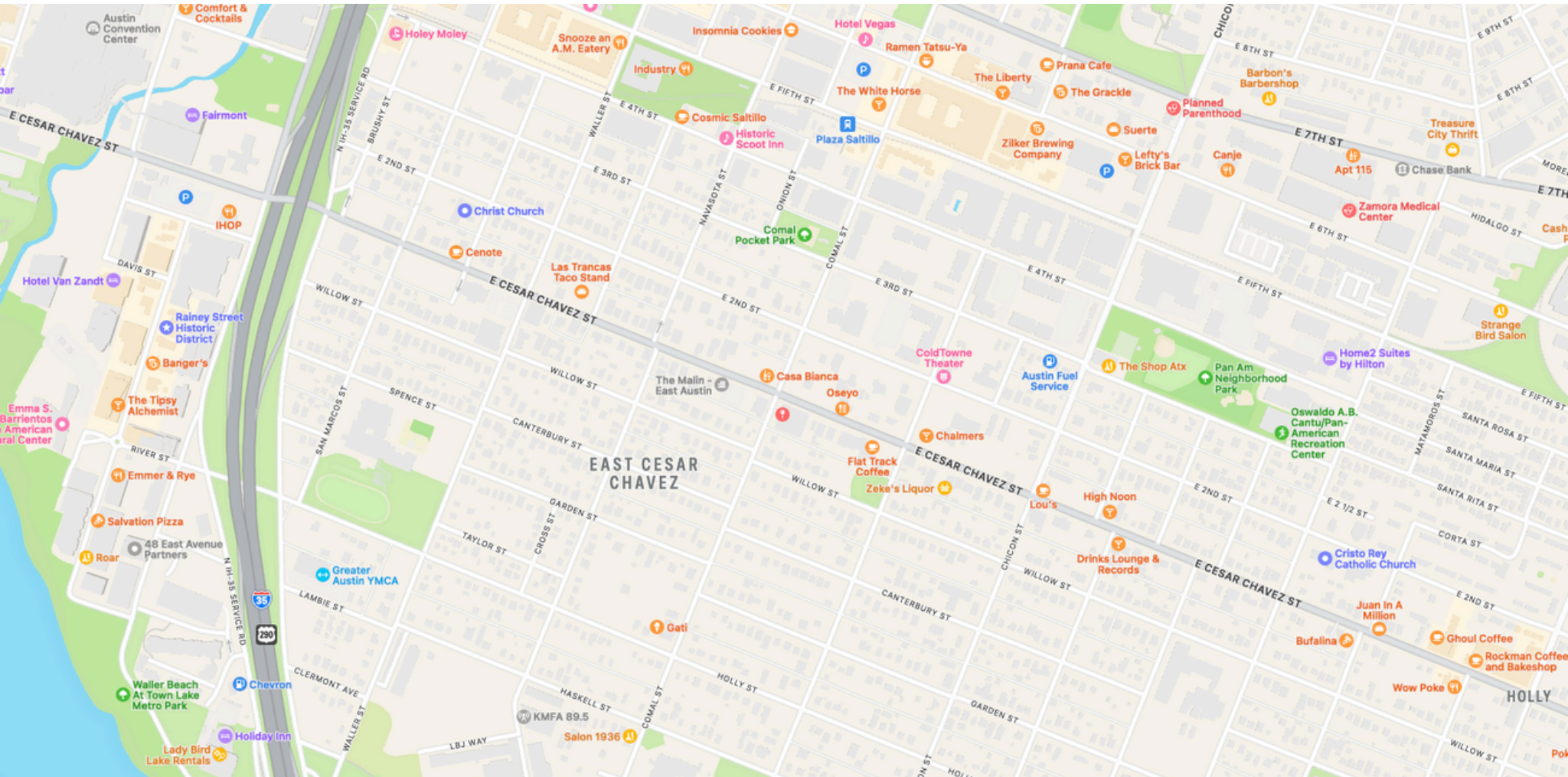
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# LOCATION MAP



Walk Score ®

Walker's Paradise (93)

Bike Score ®

Biker's Paradise (90)



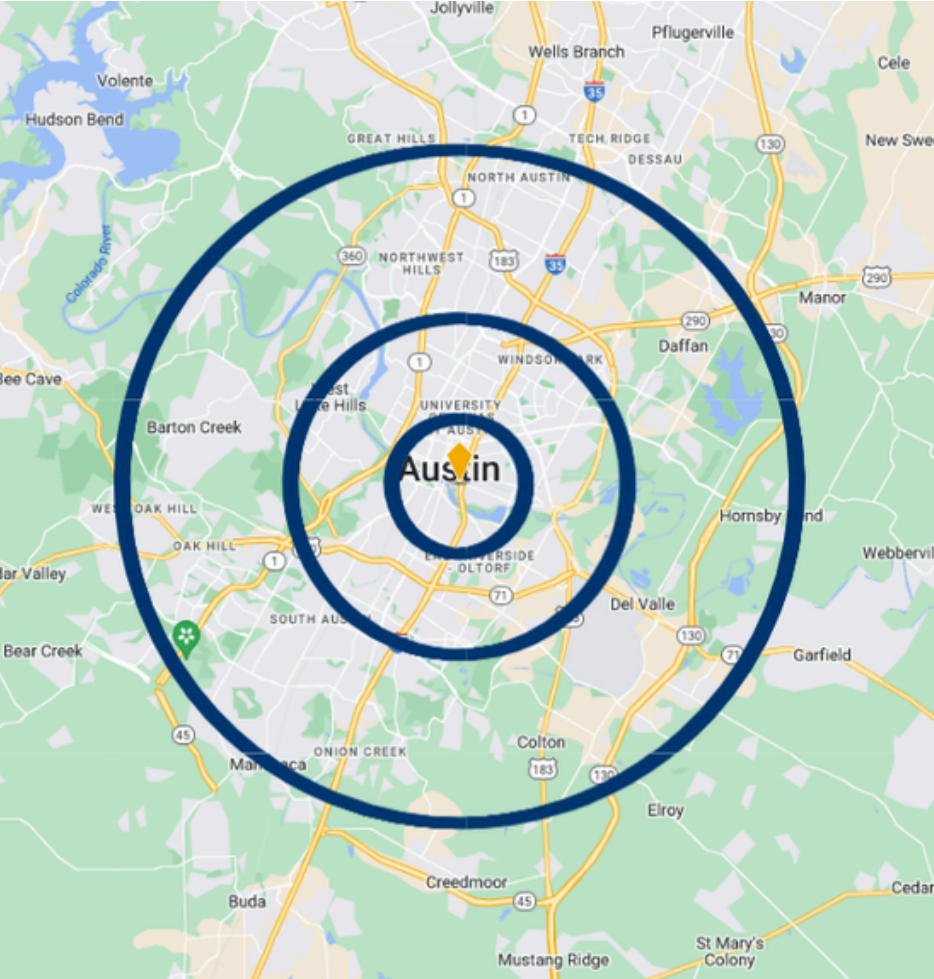
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# DEMOGRAPHIC REPORT



Population			
	2 mile	5 mile	10 mile
2020 Population	81,589	335,784	800,460
2024 Population	93,795	369,189	847,690
2029 Population Projection	103,019	403,772	922,076
Annual Growth 2020-2024	3.7%	2.5%	1.5%
Annual Growth 2024-2029	2.0%	1.9%	1.8%
Median Age	33.7	33.9	35.5
Bachelor's Degree or Higher	57%	53%	49%
U.S. Armed Forces	38	108	382

Households			
	2 mile	5 mile	10 mile
2020 Households	39,529	151,806	338,040
2024 Households	46,252	168,175	360,331
2029 Household Projection	51,438	185,528	395,112
Annual Growth 2020-2024	5.6%	4.6%	3.9%
Annual Growth 2024-2029	2.2%	2.1%	1.9%
Owner Occupied Households	13,708	61,011	162,125
Renter Occupied Households	37,730	124,517	232,988
Avg Household Size	1.8	2	2.2
Avg Household Vehicles	1	2	2
Total Specified Consumer Spend...	\$1.4B	\$5.1B	\$11.4B



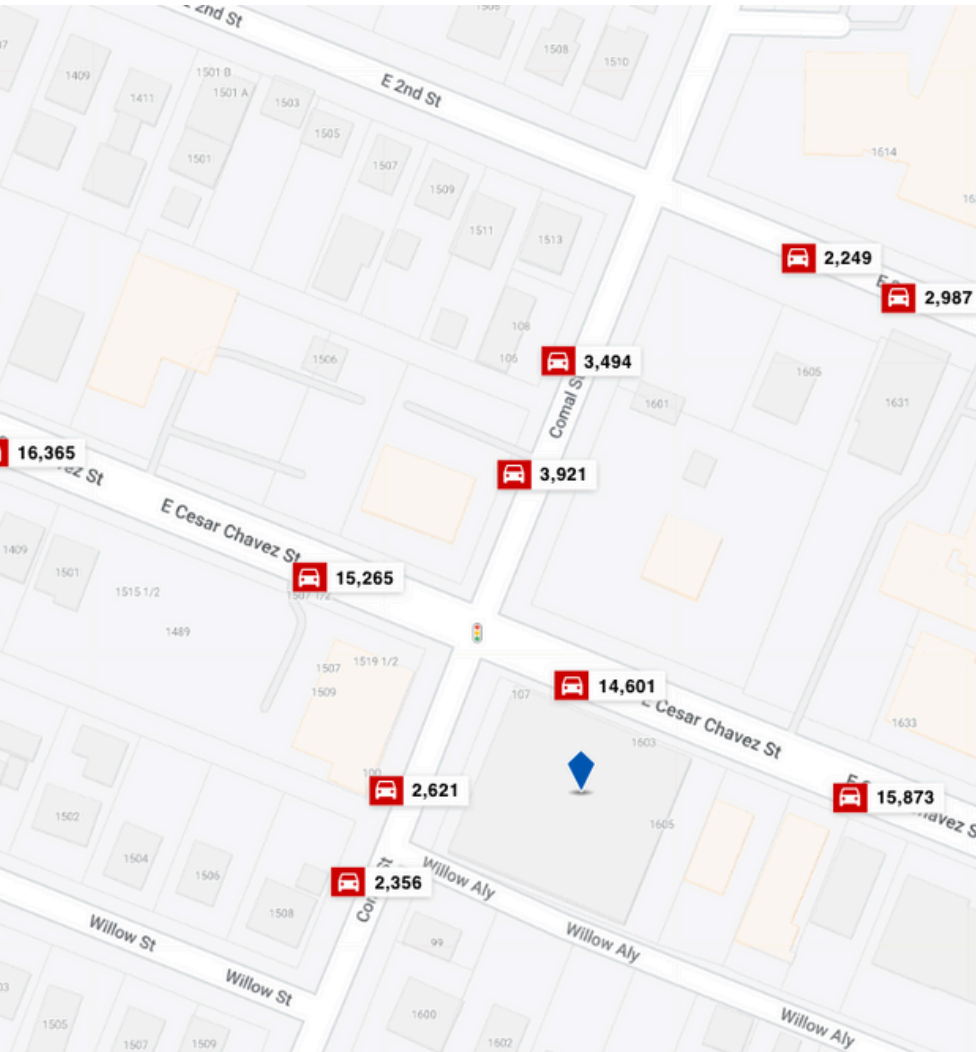
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# TRAFFIC COUNTS



## Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Measur...	Distance
East Cesar Chavez Street	Comal St NW	14,601	2022	0.02 mi
Comal St	E Cesar Chavez St NE	2,621	2022	0.02 mi
Comal Street	E Cesar Chavez St NE	2,356	2022	0.03 mi
E Cesar Chavez St	Comal St NW	15,873	2022	0.04 mi
East Cesar Chavez Street	Navasota St NW	15,265	2022	0.05 mi
Comal Street	E 2nd St NE	3,921	2022	0.05 mi
Comal St	E 2nd St NE	3,494	2022	0.06 mi
East 2nd Street	Comal St NW	2,249	2022	0.08 mi
E 2nd St	Comal St NW	2,987	2022	0.09 mi
E Cesar Chavez St	Navasota St NW	16,365	2022	0.09 mi

Made with TrafficMetrix® Products



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