



## OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Building Size:	4,009 SF
Available SF:	4,009 SF
Lot Size:	9,866 SF
Year Built:	1979
Renovated:	2023
Zoning:	TOD-NP
Market:	Austin
Submarket:	North Central
Traffic Count:	38,436

## PROPERTY OVERVIEW

Discover the perfect commercial space at 7503 N Lamar Blvd, a prime property featuring amazing visibility on N Lamar and flexible floor plan tailored to meet the needs of diverse businesses. With 4009 SF, great signage, ample parking and easy access to major roadways, this location offers unparalleled convenience for both tenants and visitors. The property boasts contemporary architectural design, abundant natural light, and versatile spaces suitable for a range of enterprises. Tenants will appreciate the well-maintained building and the potential for customizing the space to reflect their brand and operational requirements. Embrace the opportunity to elevate your business in this strategic and well-equipped commercial space in Austin.

## PROPERTY HIGHLIGHTS

- - 4009 SF Building
- - Ample parking for tenants and visitors
- - Amazing visibility on N Lamar
- - Convenient access to major roadways
- - Versatile spaces suitable for various businesses

## GUY OBERG

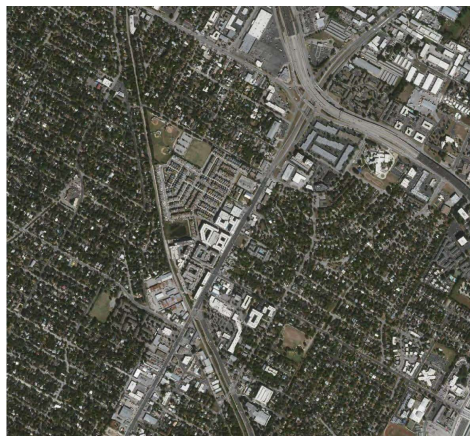
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# 7503 N LAMAR BLVD AUSTIN

# ADDITIONAL PHOTOS



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### LOCATION OVERVIEW

Conveniently situated in the bustling heart of Austin, the area surrounding 7503 N Lamar Blvd offers a vibrant mix of dining, shopping, and entertainment options. Just moments away, tenants can explore the eclectic variety of restaurants and cafes, such as Patrizi's, Barley Swine, and Epoch Coffee. With proximity to The Domain, a premier shopping destination, and easy access to downtown Austin, the location provides a perfect balance of work and play. Nearby parks, including Brentwood Neighborhood Park, offer opportunities for relaxation and outdoor activities, while easy access to major highways ensures seamless connectivity for employees and clients. This thriving area promises a dynamic and engaging environment for businesses seeking a prime location in Austin.

Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

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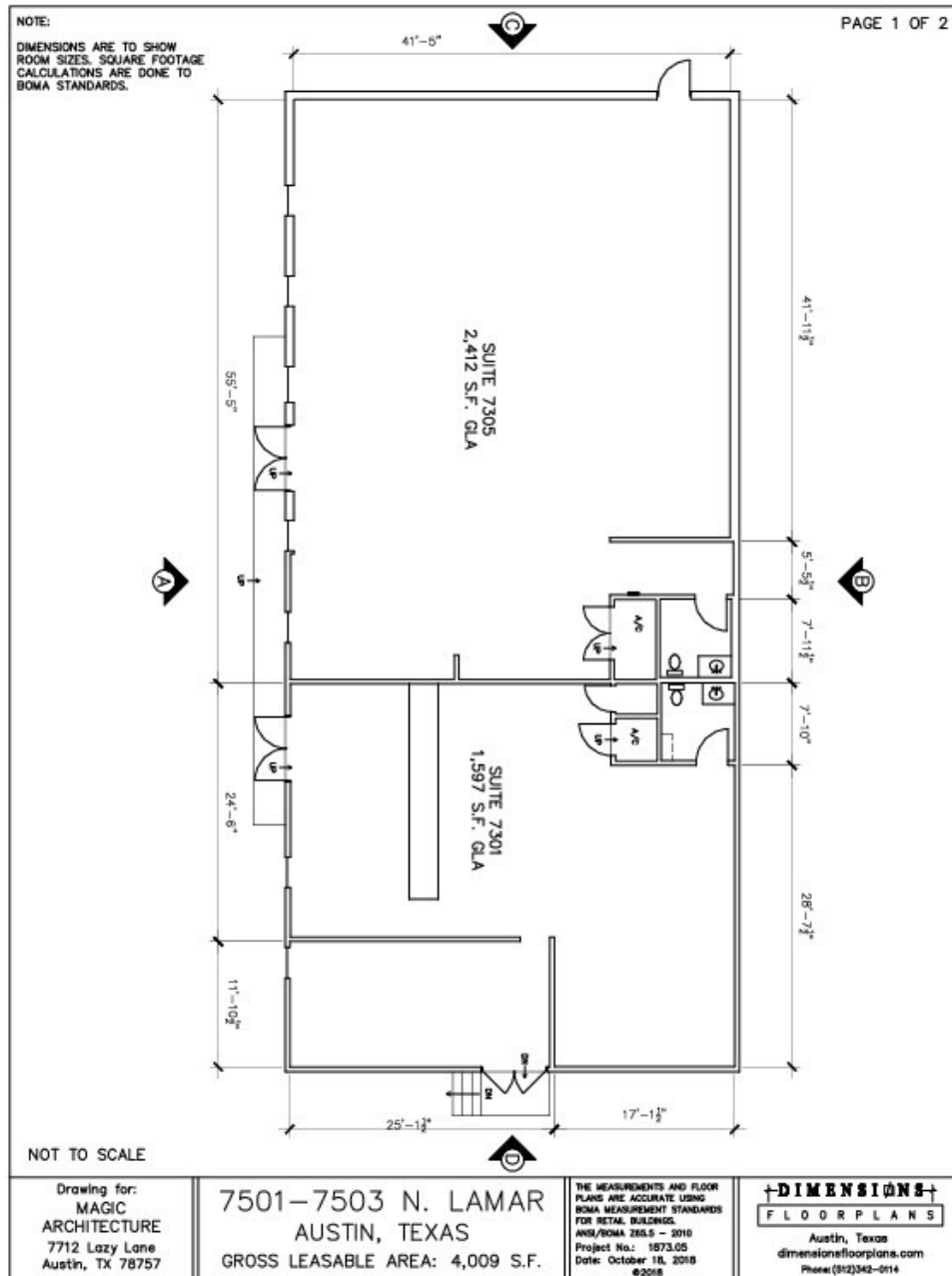
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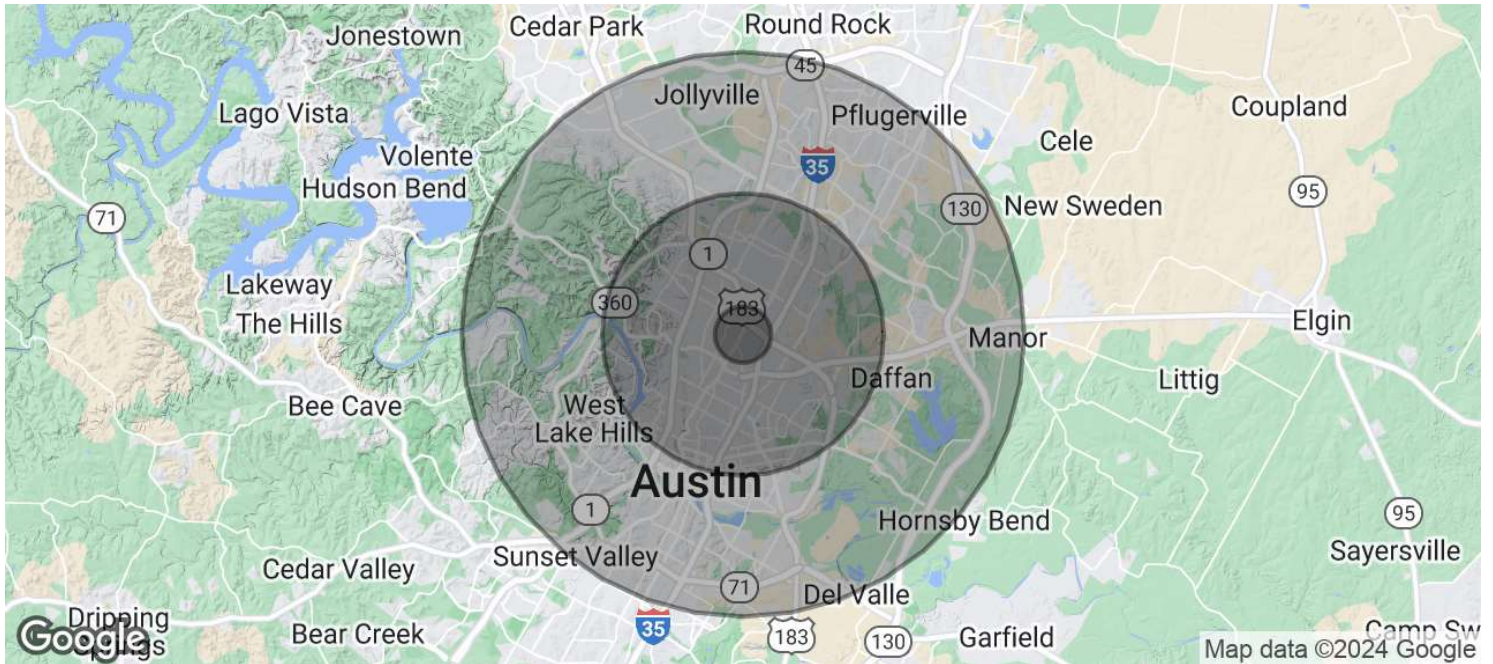
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	19,803	351,898	832,016
Average Age	34.7	34.1	35.0
Average Age (Male)	33.9	33.8	34.5
Average Age (Female)	36.6	34.7	35.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	9,243	156,804	370,544
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$79,414	\$89,325	\$97,280
Average House Value	\$313,063	\$353,017	\$356,588

2020 American Community Survey (ACS)

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