

For Lease

CBRE

# Northcross Shopping Center

2525 W Anderson Ln | Austin, TX 78757 | [www.cbre.com](http://www.cbre.com)



*Northcross is a single-story regional mall and retail destination currently anchored by Walmart. The property is strategically located on the southwest corner of West Anderson Lane and Burnet Road in prime central Austin, one-half mile east of Mopac Loop 1 and 2 miles south of the Arboretum.*

**NEW 2nd Gen Restaurant Available**  
**Suite 200 | 2,002 SF**

Retail

**Northcross Shopping Center**  
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**Available Space**

OM125	1,183 SF
OM200	2,002 SF 2nd Gen Restaurant
OM320	3,115 SF
OM340	2,116 SF
OM350	2,500 SF
0132	4,000 sf
0145	2,924 sf
0325	1,646 sf

**Current Tenants**

<b>BDG 2</b>	Walgreens	14,550 SF
<b>OM100</b>	Gamestop	1,525 SF
<b>OM130</b>	Austin Salt	3,753
<b>OM140</b>	uBreakiFix	899 SF
<b>OM150</b>	America's Best Contacts & Eyeglasses	3,191 SF
<b>OM175</b>	Dos Batos	2,305 SF
<b>OM300</b>	Tarka Indian Kitchen	3,081 SF
<b>0100</b>	Anytime Fitness	3,500 SF
<b>0110</b>	China Family Restaurant	2,200 SF
<b>0120</b>	Hanabi Japanese Cuisine	2,035 SF
<b>0125</b>	Army Marine Office	1,488 SF
<b>0135</b>	Hi Wings	2,323 SF
<b>0136</b>	H&R Block	1,839 SF
<b>0138</b>	School of Rock	2,657 SF
<b>0140</b>	First Watch	3,600 SF
<b>0200</b>	Guitar Cener	18,000 SF
<b>0260</b>	T-Mobile	1,930 SF
<b>0265</b>	Lousiana Crab Shack	2,819 SF
<b>0270</b>	Which Wich	1,564 SF
<b>0275</b>	GNC	1,500 SF
<b>0280</b>	Phonatic Restaurant	3,190 SF

<b>0285</b>	Tea Haus	1,500 SF
<b>0288</b>	Clawzania	1,620 SF
<b>0290</b>	Always Barefoot	1,596 SF
<b>0295</b>	Allandale Condos Showroom	1,525 SF
<b>0300</b>	Legend Dental	3,125 SF
<b>0365</b>	Norris Conference Center	20,989 SF
<b>0400</b>	Chaparral Ice Rink	28,916 SF
<b>0530</b>	Go Dance	8,664 SF
<b>0610</b>	Gallery of Salons	16,391 SF
<b>4554</b>	Walmart	98,800 SF



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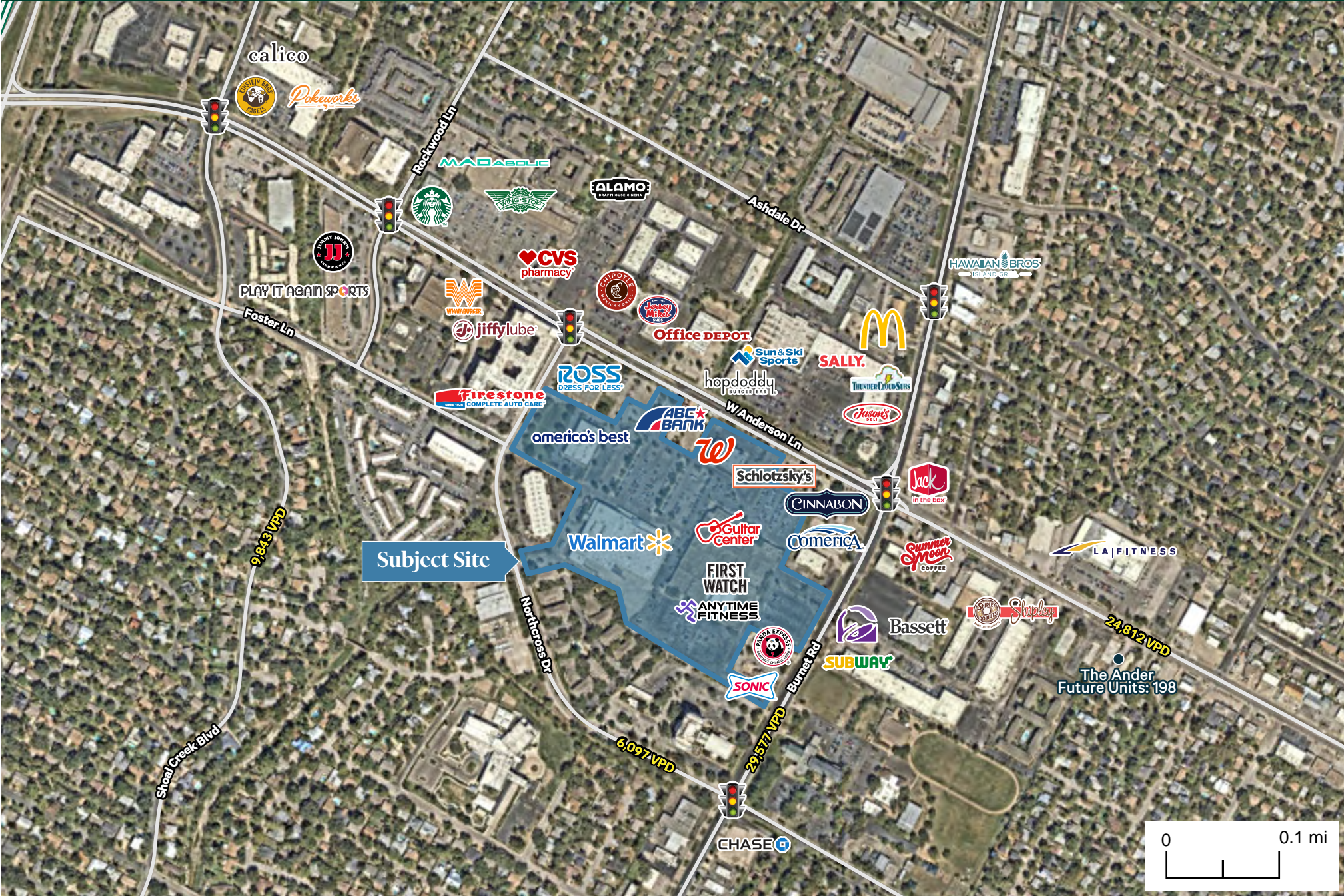
**The Omni Building**  
Available SF

OM125	1,183 SF
OM200	2,002 SF 2nd Gen Restaurant
OM320	3,115 SF
OM340	2,116 SF
OM350	2,500 SF



# Northcross Close Aerial

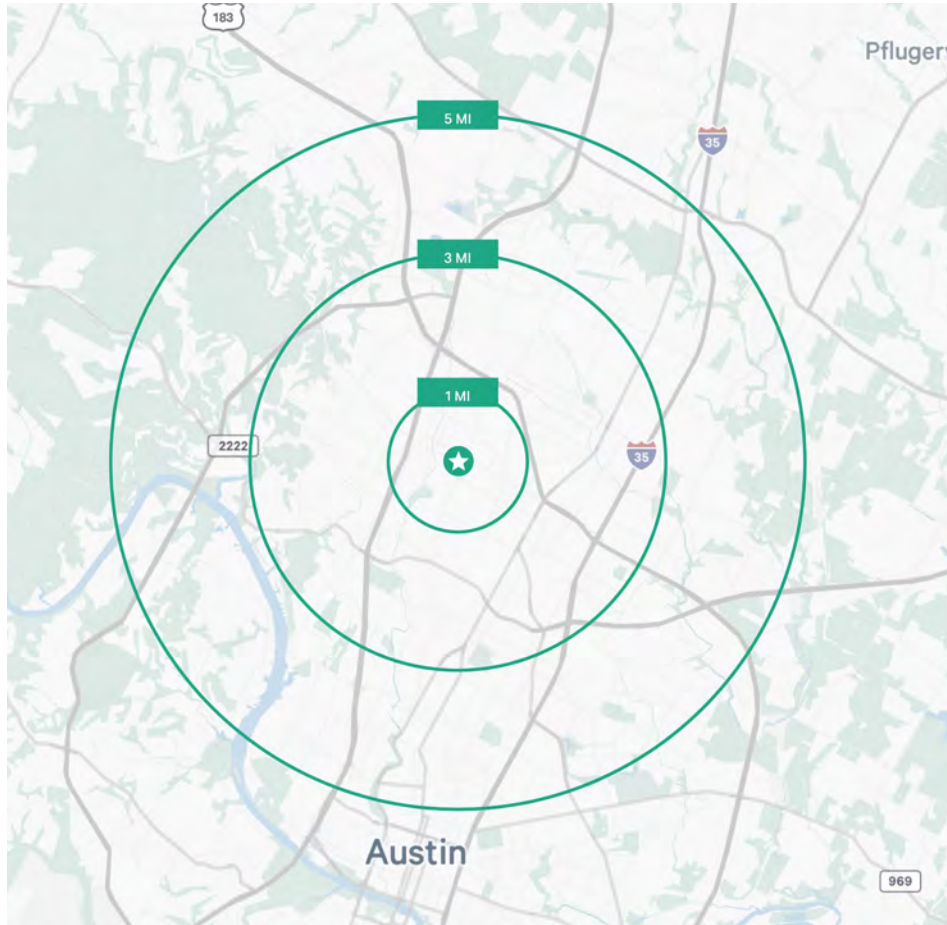
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2025 Demographics	1 Mile	3 Miles	5 Miles
<b>Population</b>	14,586	142,614	331,407
<b>Businesses</b>	1,497	11,183	20,715
<b>Median Age</b>	37.8	34.9	33.7
<b>Average Household Income</b>	\$137,542	\$127,550	\$132,587
<b>Average Household Size</b>	1.93	2.09	2.10
<b>Daytime Population</b>	22,816	206,474	453,449

Traffic Counts	
<b>Burnet Rd</b>	38,303 VPD
<b>Mahone Ave N</b>	19,616 VPD
<b>Northcross Dr</b>	6,373 VPD
<i>Source: Costar</i>	

## Contact Us

**Andrew Alvarado**  
 Senior Associate  
 +1 512 923 5702  
 andrew.alvarado@cbre.com

**Davis Franklin**  
 Associate  
 +1 512 965 4112  
 davis.franklin@cbre.com

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