

# 635 UNIVERSITY BOULEVARD

ROUND ROCK, TX 78665

A CUSHMAN & WAKEFIELD PRIVATE CAPITAL GROUP INVESTMENT OPPORTUNITY



CUSHMAN &  
WAKEFIELD  
Private Capital Group

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## EXECUTIVE SUMMARY

Cushman & Wakefield's Central Texas Private Capital Group is pleased to present to the market the opportunity to acquire 635 University Boulevard, an 11,462 square foot unanchored strip retail center located on the primarily retail corridor serving Round Rock, TX (Austin MSA). The high quality project was built in 2021 and is fully leased to a diverse and complementary mix of recession proof tenants. The property offers secured, stable cash flows with a 5.4 year WALT and contractual rent steps offering substantial NOI growth during the hold period. The property benefits from high traffic neighbors including Goodwill, Valvoline, and WhiteWater Express Car Wash along with major retailers located within one mile of the property which include HEB, IKEA, and the Round Rock Premium Outlet Malls. Please reach out to a team member to learn more about this opportunity.



**Fully Leased Unanchored Strip Retail Center**



**High Quality Construction Built in 2021**



**Located on Primary Retail Corridor in Round Rock**  
1 Mile From HEB, IKEA, and Round Rock Premium Outlets



**Fully Leased to Diverse Mix of Recession Proof Tenants**



**Mark-to-Market Opportunity within 10 Year Hold**

Rents 15% Below Market



**Exceptional Demographics**

\$143,187 Avg. Household Income  
185,377 Population Count  
5 mile radius



**Below Replacement Cost in High Barrier to Entry Submarket**

## OFFERING OVERVIEW



**YEAR BUILT:**  
2021



**PARKING:**  
±58 Spaces (5.06:1,000 SF)



**PROPERTY SIZE:**  
11,462 SF



**OCCUPANCY:**  
100%



**LAND AREA:**  
1.35 Acres



**TENANT COUNT:**  
6

### Demographics | 5 Mile Radius

**\$143,187** **185,377** **\$372,633**  
Average Household Income Population Count Median Home Value



### CENTRAL TEXAS PRIVATE CAPITAL GROUP

**TRAVIS CROW**  
Director  
C: 713 303 3837  
O: 512 637 5528  
travis.crow@cushwake.com

**CARRIE CAESAR**  
Senior Director  
C: 210 275 4933  
O: 210 640 1757  
carrie.caesar@cushwake.com

### DEBT & EQUITY

**CHASE JOHNSON**  
Managing Director  
C: 281 704 6189  
O: 512 222 0959  
chase.johnson@cushwake.com

**CALEB RIEBE**  
Associate  
C: 979 255 5573  
O: 512 439 6720  
caleb.riebe@cushwake.com

### PRIVATE CAPITAL GROUP

**PHOENIX, AZ**  
Chris Hollenbeck  
Eric Wichterman  
Foster Bundy  
Katie Repine  
Michael Coover  
Phil Haenel  
Shane Carter

**LOS ANGELES, CA**  
Brandon Burns  
Erica Finck  
Michael Tidwell  
Steve Algermissen  
**ORANGE COUNTY, CA**  
Nico Napolitano

**SACRAMENTO, CA**  
Kevin Partington  
**SAN DIEGO, CA**  
Brant Aberg  
Brooks Campbell  
Mark Avilla  
Peter Curry

**DENVER, CO**  
Craig Branton  
Jon Hendrickson  
Mitch Veremeychik  
Pat Knowlton  
**HAWAII**  
Ryan Sakaguchi

### ONE TEAM THIRTEEN MARKETS

**LAS VEGAS, NV**  
Emily Brun  
Marlene Fujita  
**PORTLAND, OR**  
Gary Griff  
Jim Lewis

**AUSTIN, TX**  
**SAN ANTONIO, TX**  
Carrie Caesar  
Travis Crow  
**SEATTLE, WA**  
Pat Mutzel

**INLAND EMPIRE, CA**  
Emily Brun  
Nico Napolitano



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