

3701 Guadalupe St

Austin, TX 78705
www.cbre.com

1,025 SF AVAILABLE

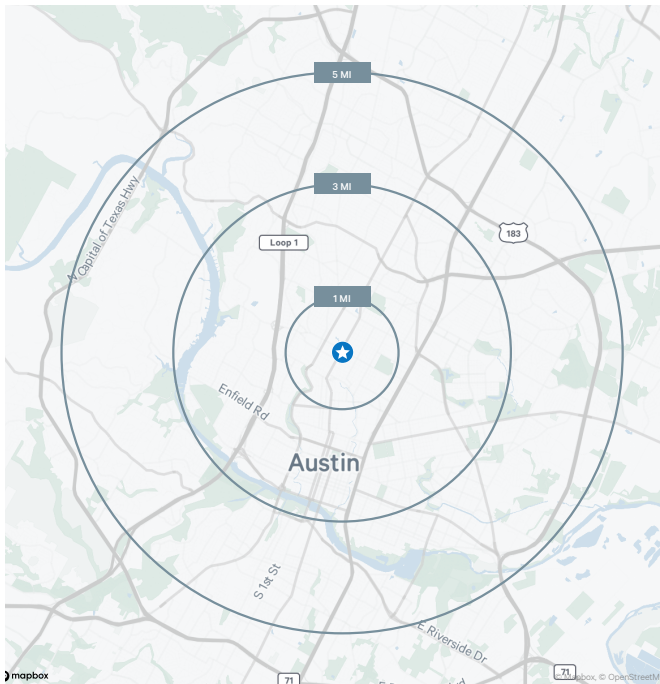


Property Details

- +1,025 RSF
- +Rate: Contact Broker
- +18 Parking Spaces
- +Located on Guadalupe Street, one of Austin's main retail thoroughfares
- +Along the expansion of Austin's Public Transportation Network New Light Rail



2023 Demographics



Miles	1	3	5
Population	28,878	165,866	368,776
Daytime Population	43,724	344,912	592,548
Median Age	23.8	30.0	32.2
Average Household Income	\$91,989	\$133,150	\$129,125
Average Household Size	1.91	1.92	2.07
Businesses	1,877	15,878	28,005
Employees	34,959	236,201	365,057

Traffic Counts	
W 38th Street	25,698 VPD
Guadalupe Street	23,725 VPD

Source: Costar

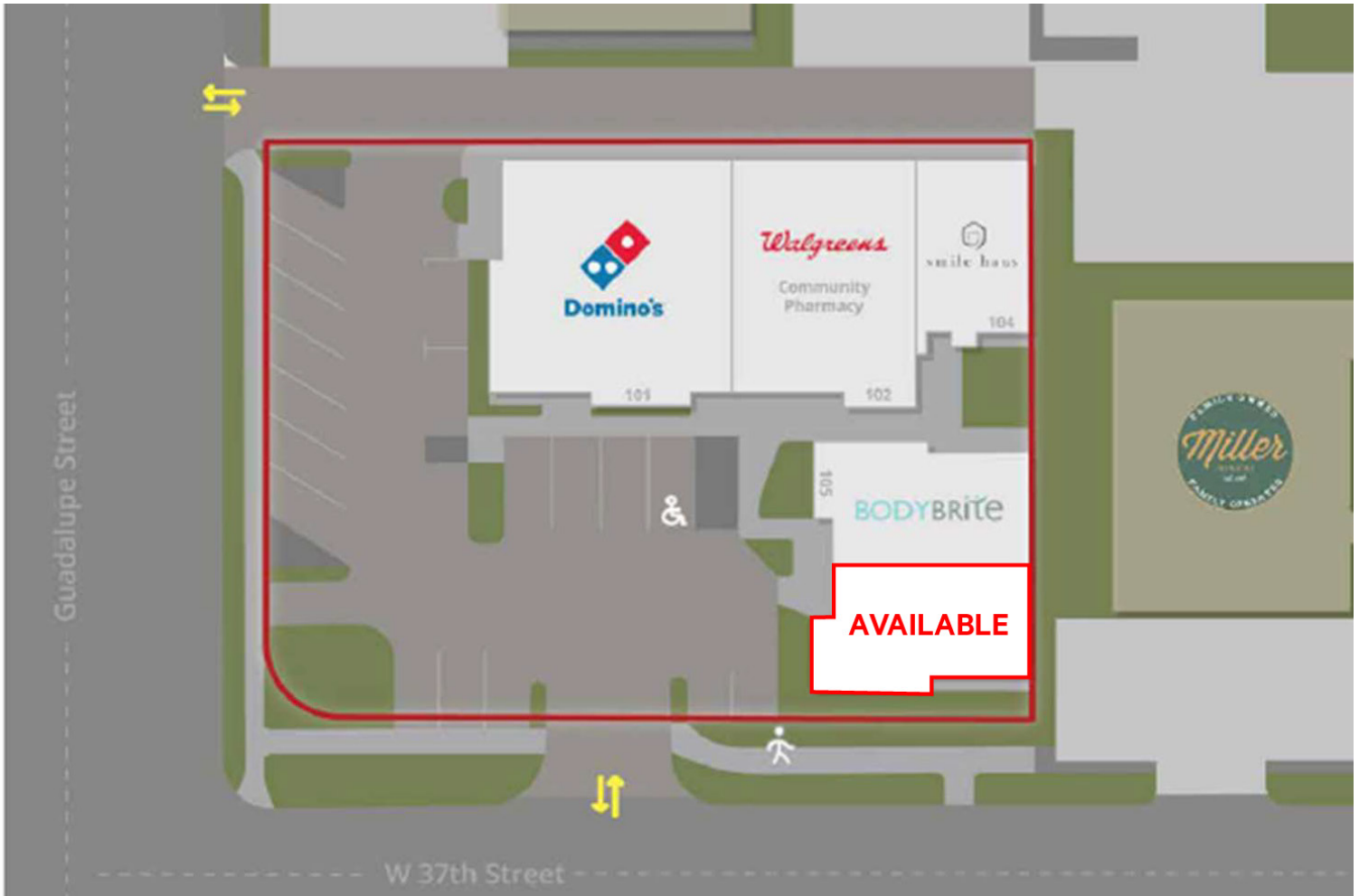
Interior Photos





Lease Expiration Schedule

Suite 106	AVAILABLE
Domino's	10/31/25
Body Brite	11/30/25
Walgreen's	1/31/2026
Smile Haus	10/31/26



Contact Us

Will Majors
Senior Vice President
+1 512 482 5597
will.majors@cbre.com

Adelaide Ehrlich
Senior Associate
+1 512 482 5600
adelaide.ehrlich@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.