



7620 Guadalupe

7620 GUADALUPE ST, AUSTIN, TX 78752

FOR SALE & LEASE

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Property Overview

SECTION 1

Property Overview



7620 Guadalupe

An exceptional and strategically positioned investment opportunity awaits at 7620 Guadalupe St, situated within one of Austin, Texas's most vibrant and rapidly appreciating urban corridors. This prime property offers significant potential for a diverse array of commercial, mixed-use, or transformative redevelopment projects, poised to capitalize on both its unparalleled location and the robust, sustained growth characterizing the broader Austin metropolitan area. The property benefits immensely from its prominent position along Guadalupe St, a key north-south arterial in Central Austin, carefully nestled between the highly sought-after and distinct neighborhoods of Crestview and Hyde Park.

Guadalupe Street itself is a dynamic thoroughfare, celebrated for its eclectic blend of established local retail, burgeoning commercial enterprises, and dense, desirable residential communities. This unique mix creates a lively and engaging environment, ensuring exceptional visibility and accessibility for any venture. The locale is defined by consistently high traffic counts, guaranteeing continuous exposure for commercial endeavors, and offers outstanding connectivity. Its strategic placement just north of Austin's bustling Central Business District (CBD) affords swift and convenient access to critical transportation arteries, including Lamar Boulevard, Highway 183, and the MoPac Expressway. This ensures efficient commutes, making the property an ideal choice for businesses seeking close proximity to downtown's energy without incurring the prohibitive costs and heightened congestion typically associated with a CBD address. Furthermore, the surrounding area boasts desirable demographics, reflecting continuous population growth and strong consumer demand, fostering a supportive ecosystem of local businesses, diverse dining establishments, and thriving residential communities that contribute to a vibrant streetscape and consistent pedestrian activity.

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Property Overview



Property Details

Location:	Central Austin
Finishes:	Contemporary and premium (new in 2018)
Available Suites:	2,248 SF, 7,711 SF, 23,406 SF
Full Floor Available:	23,406 SF fully furnished
Lease Rate:	\$22.00 SF/yr (NNN)
Number of Units:	5
Available SF:	8,082 SF
Lot Size:	110,161 SF
Building Size:	60,379 SF

[VIDEO](#)[360° VIRTUAL TOUR](#)

Location Description

7620 Guadalupe, located between Crestview and Hyde Park, presents an attractive opportunity, particularly for small to medium sized companies looking for a well appointed building for a value price.

7620 Guadalupe's position just north of the Central Business District (CBD) provides quick access to major highways like Lamar Boulevard, Highway 183, and the MoPac Expressway. This prime location ensures efficient commutes making it perfect for businesses seeking proximity to downtown without the higher costs and congestion.

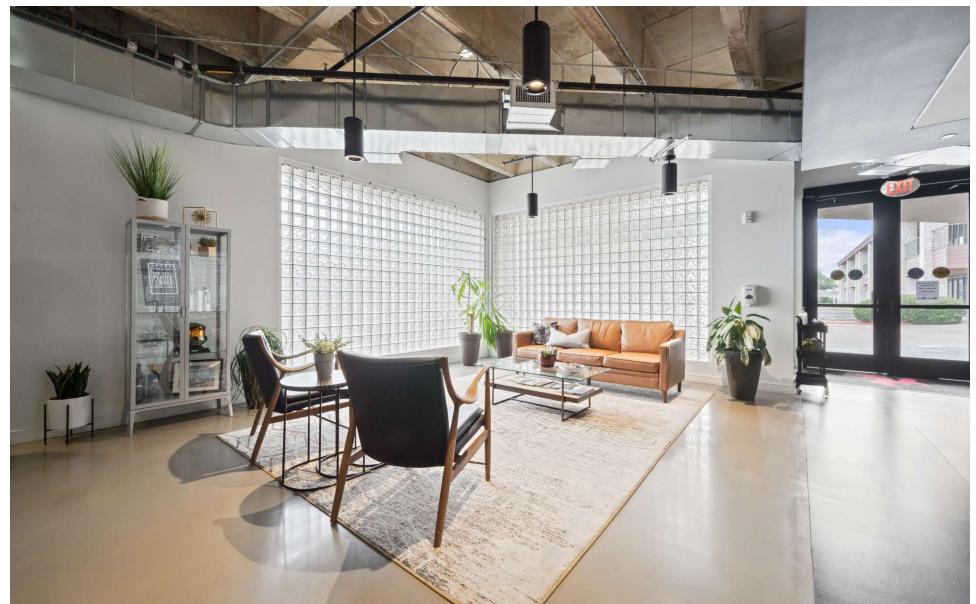
When comparing 7620 Guadalupe to surrounding properties, it stands out for its new interior finish out, amenities, and security. With its modern lobbies, and art installations, 7620 Guadalupe offers a more appealing work environment compared to older, less updated properties in the area.

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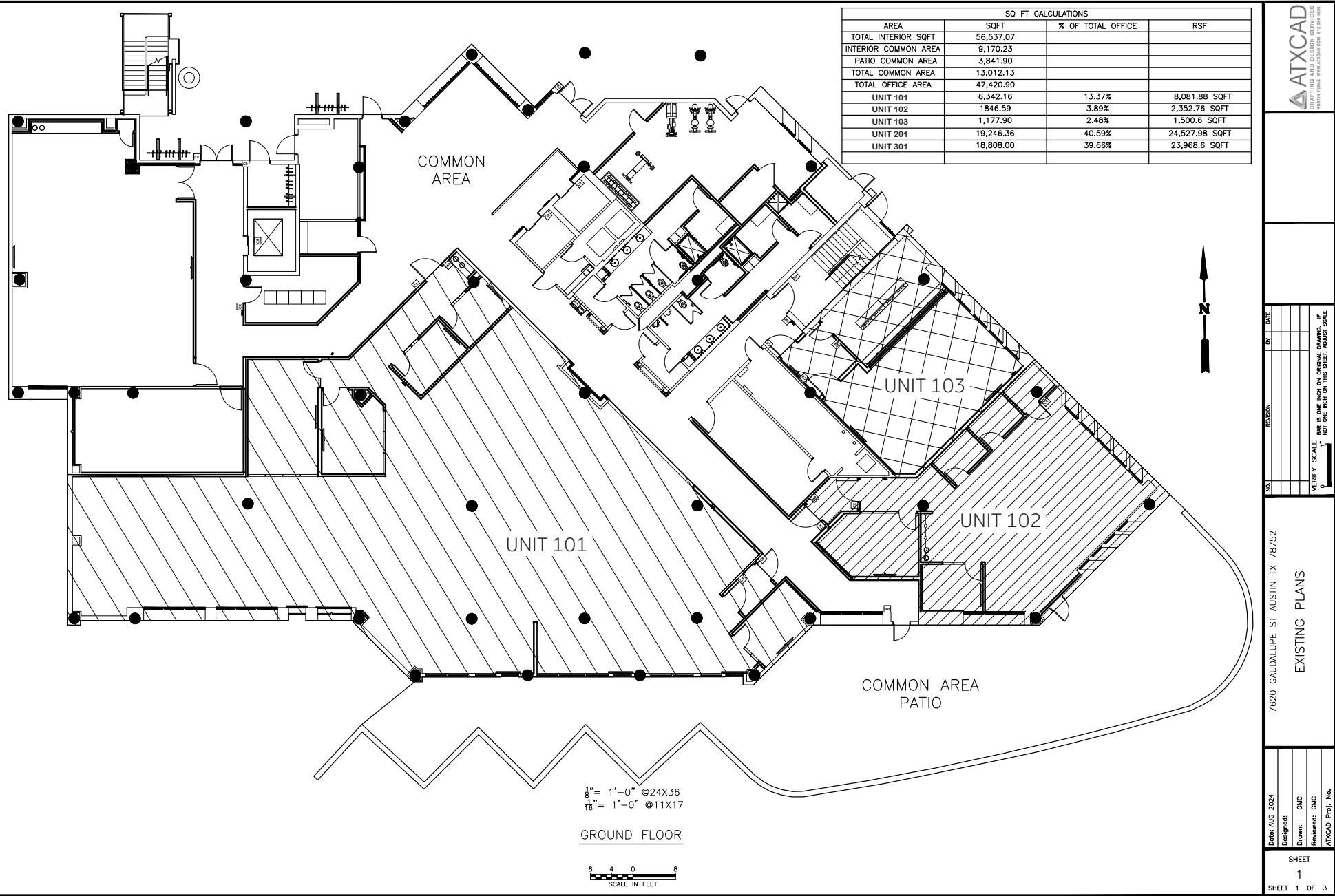


A D V E N T U M

Property Overview: First Floor



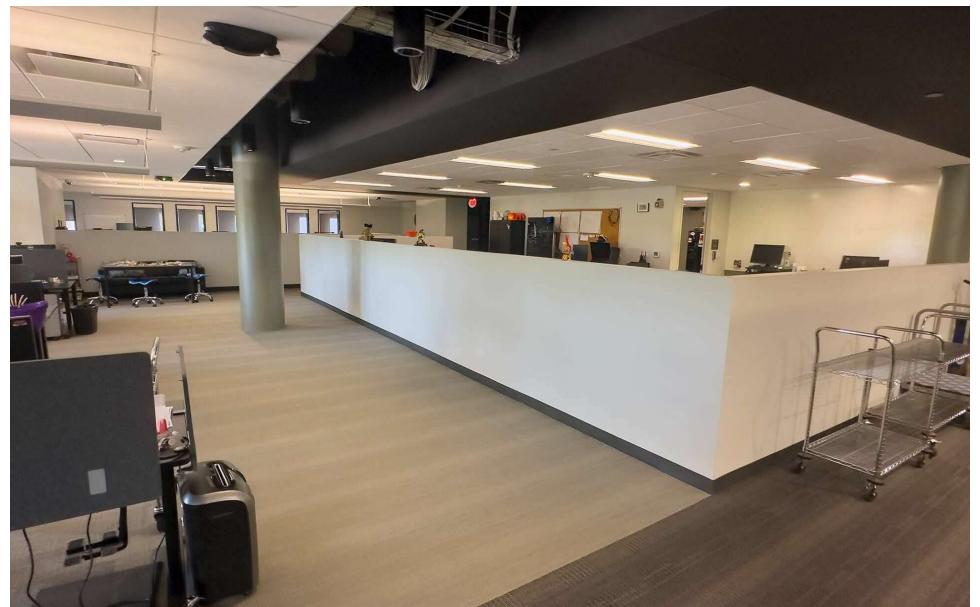
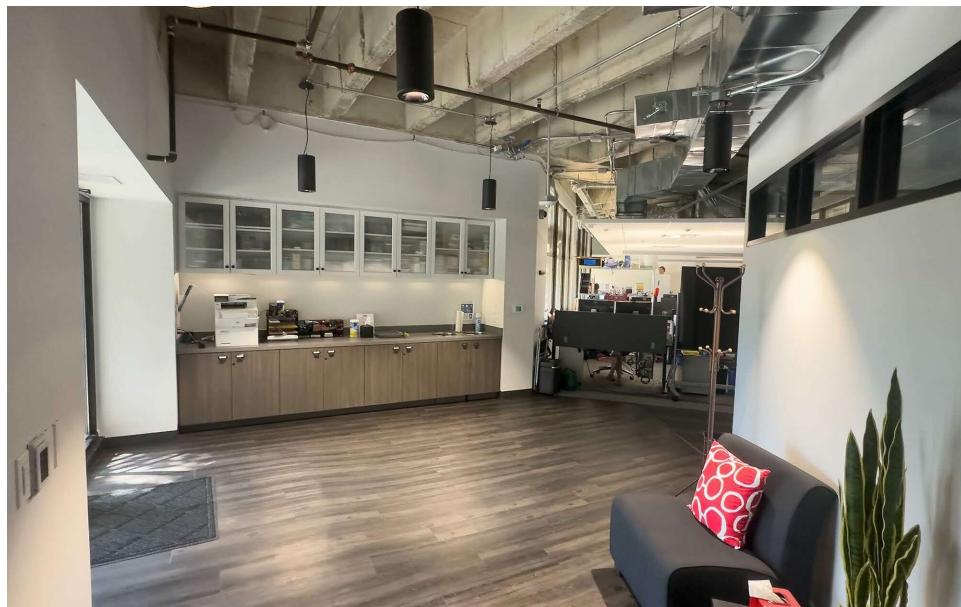
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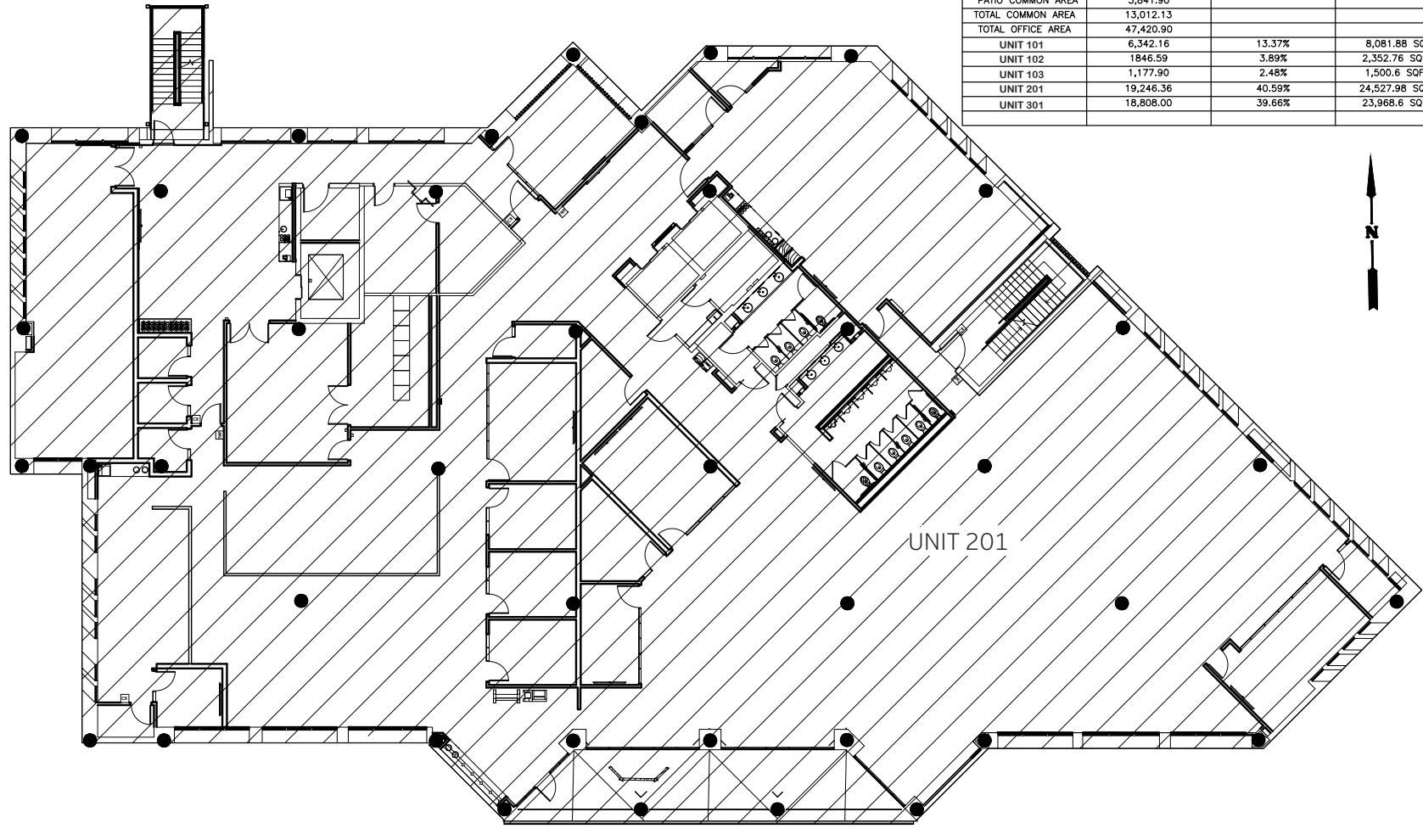
PROPERTY OVERVIEW

FIRST FLOOR: FLOOR PLAN

Property Overview: Second Floor



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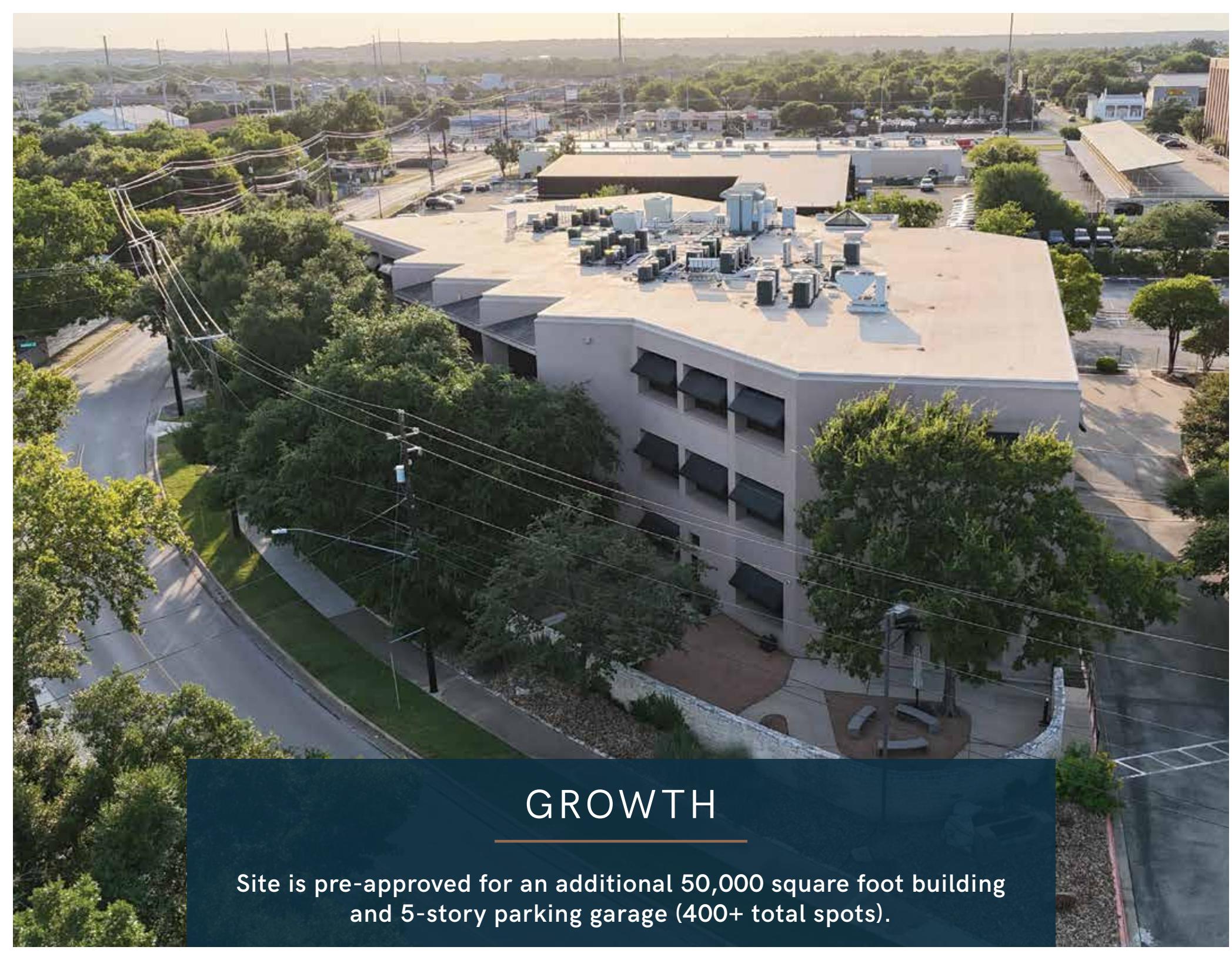
$\frac{1}{8} = 1'-0" @ 24X36$
 $\frac{1}{16} = 1'-0" @ 11X17$

SECOND FLOOR SUITE 2

8 4 0 8
SCALE IN FEET

PROPERTY OVERVIEW

SECOND FLOOR: FLOOR PLAN



GROWTH

Site is pre-approved for an additional 50,000 square foot building and 5-story parking garage (400+ total spots).

Property Overview



Building Features

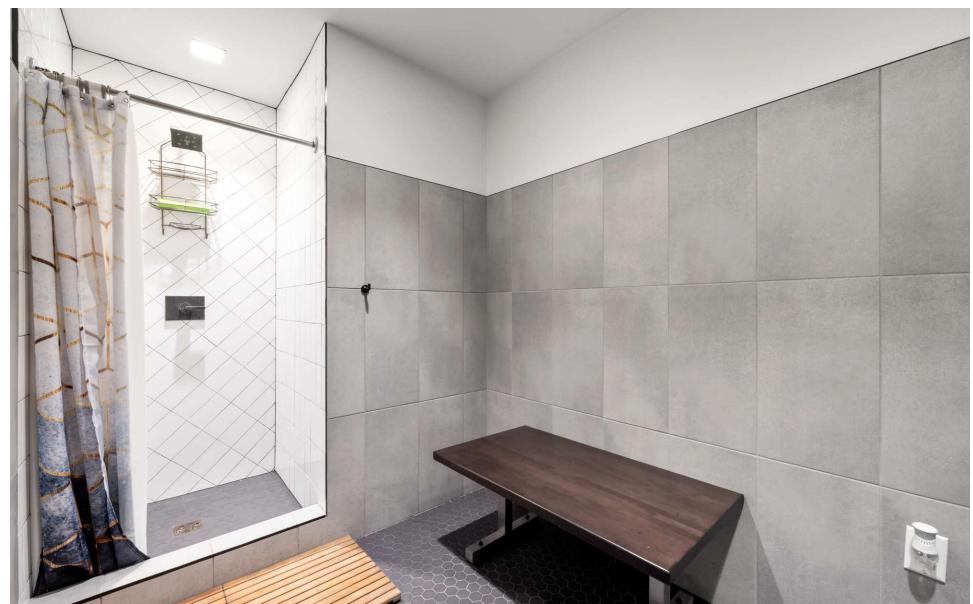
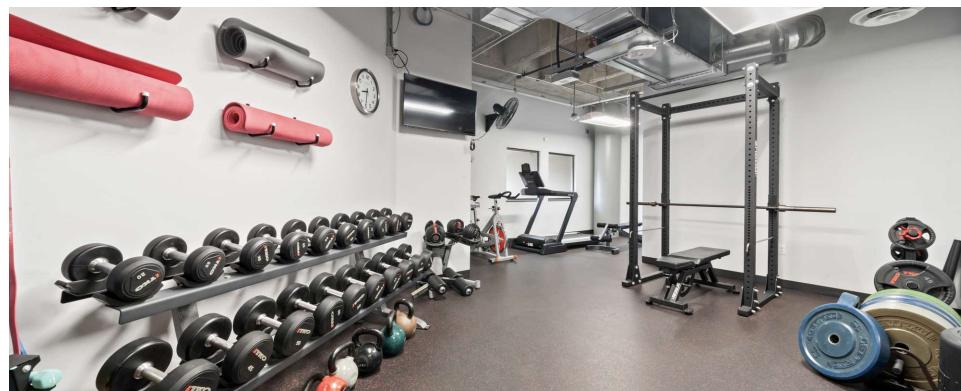
- Building is equipped with plenty of power- high density distribution of dedicated electrical circuits and low voltage cabling
- Many exterior cameras that are continuously monitored
- Access control with biometrics at all exterior doors
- Security patrol in the evening
- Ample HVAC for users with high density seating or heat generating equipment
- Touchless door openers in most locations
- High quality finishes with indirect lighting pendants
- Sound proof AV/Audio area on third floor

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Property Overview

On-Site Amenities

- Picnic area
- Private showers with lockers and changing stations
- Secured bike lockers
- Vehicle charging stations
- Small gym

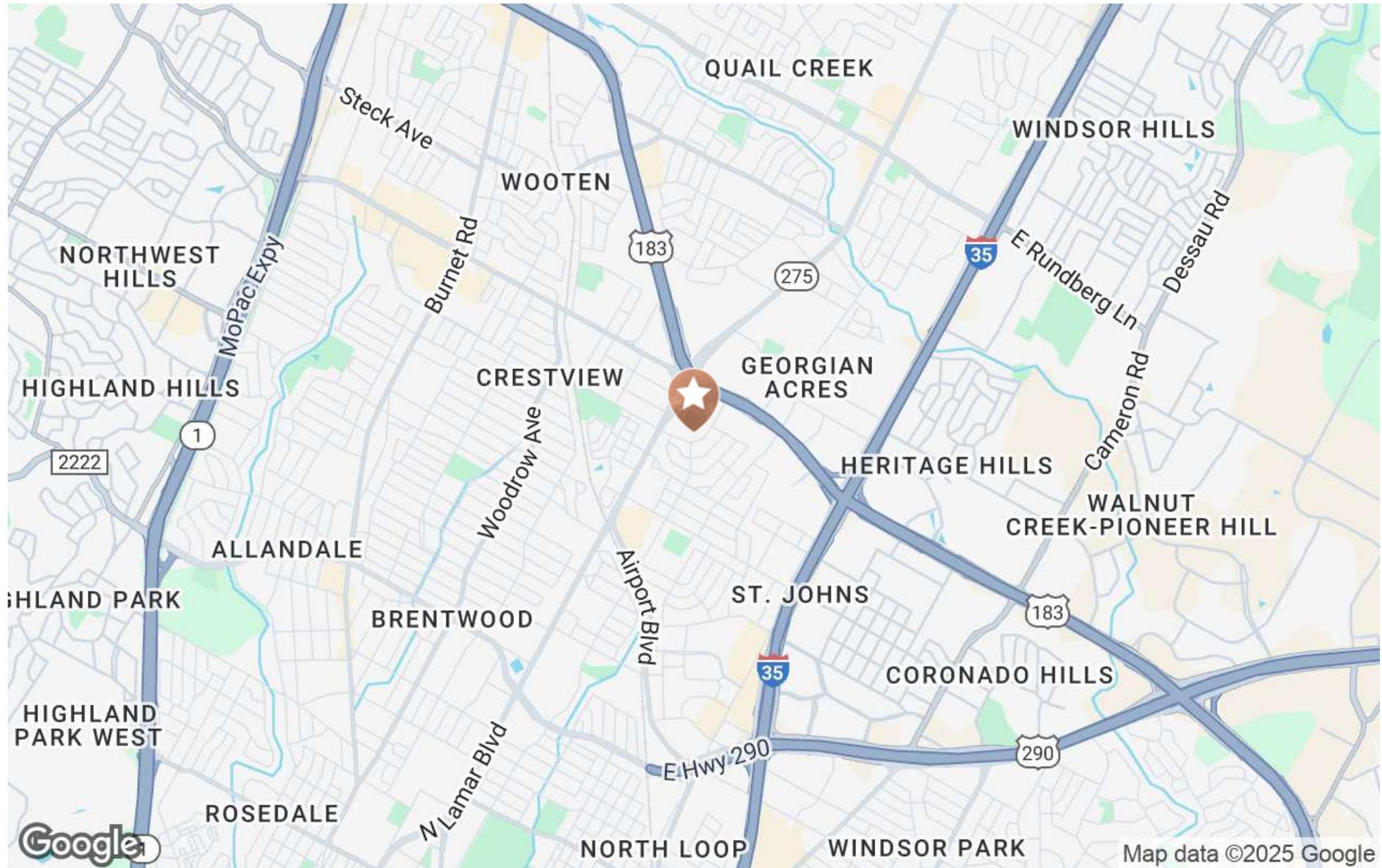


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Location Overview

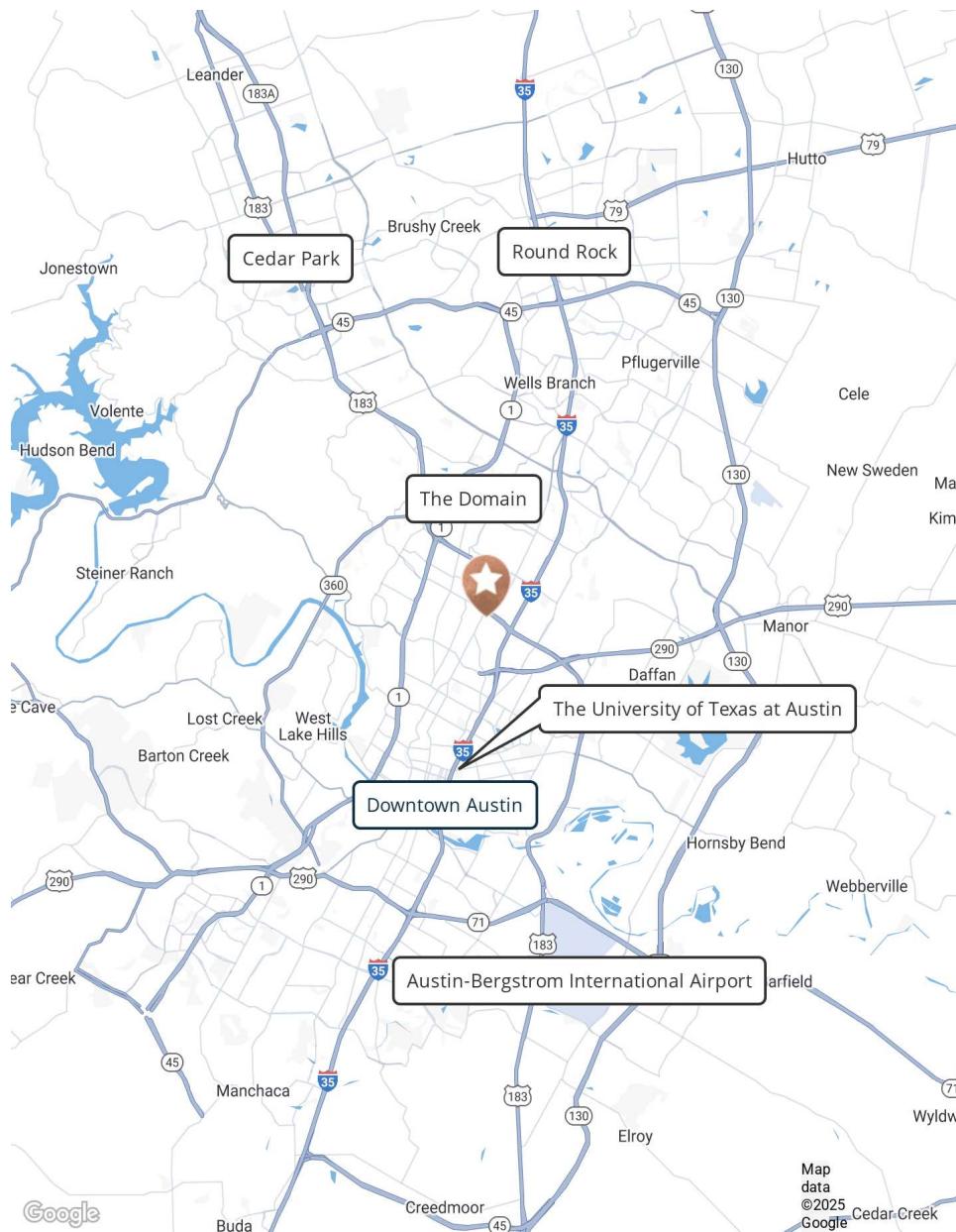
SECTION 2

Location Overview



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Location Overview: Regional Map



- **5.7 miles to The University of Texas**
- **6 miles to The Domain**
- **6.9 miles to Downtown Austin**
- **13.9 miles to Round Rock**
- **14.3 miles to Cedar Park**
- **16.6 miles to Austin-Bergstrom International Airport**

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A D V E N T U M

Location Overview: Aerial View



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A D V E N T U M

Location Overview: Commute Times

AVERAGE TRAVEL TIME BY CAR

Downtown - 13 minutes
Travis Heights - 14 minutes
Cedar Park - 16 minutes
Round Rock - 17 minutes
Rollingwood - 17 minutes
Pflugerville - 18 minutes

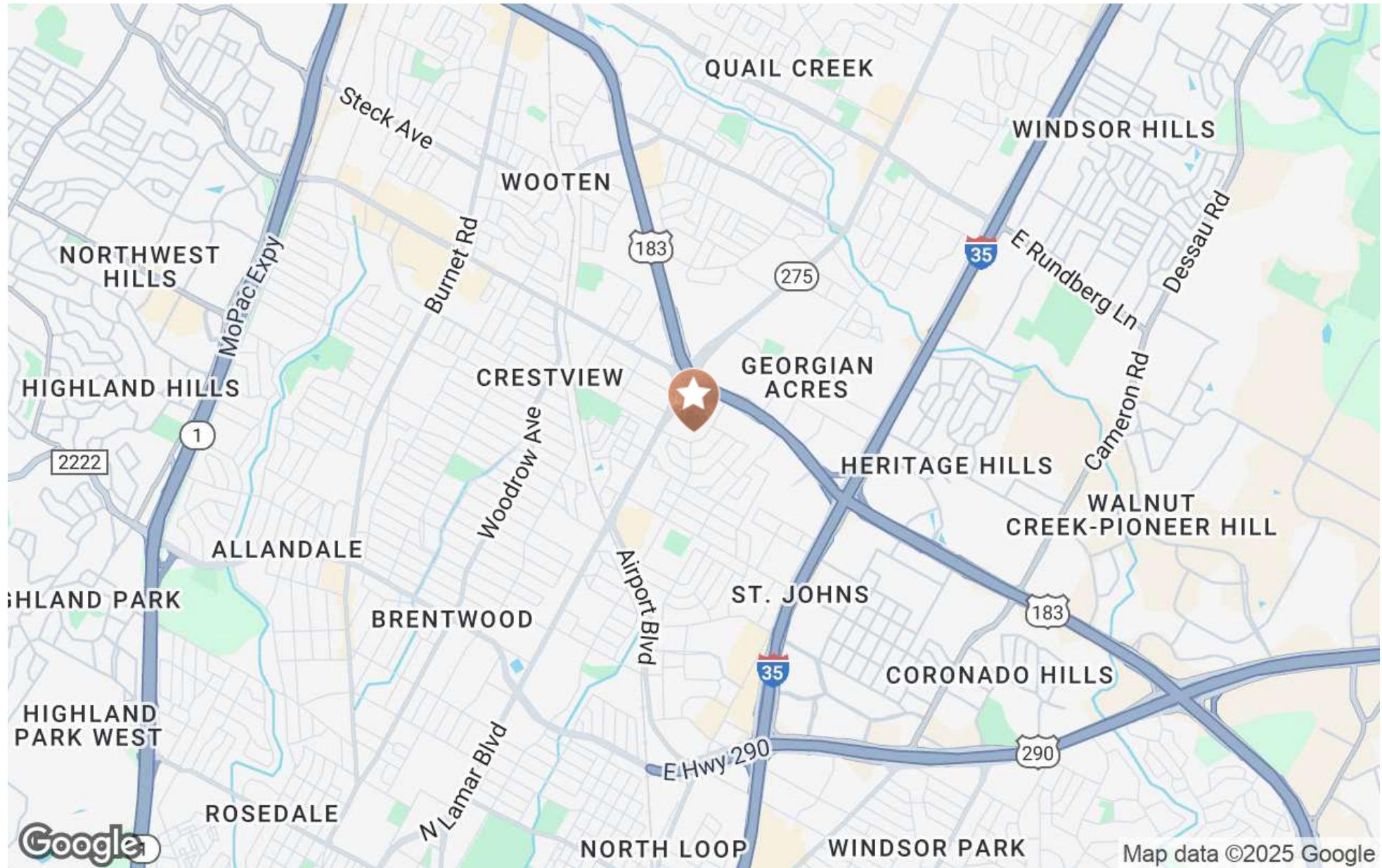
TRAVEL TIME BY METRO RAIL

Downtown Station - 17 minutes
Lakeline Station - 22 minutes

TRAVEL TIME BY METRO RAPID BUS

Hyde Park - 17 minutes
Lavaca & 4th - 36 minutes
South Congress Station - 53 minutes
Tech Ridge - 24 minutes

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The University of Texas

Downtown

Crestview Station
Rapid Bus & Metro Rail

Crestview

Austin Community College
Lincoln Village

North Lamar Blvd.

7620 Guadalupe St.

Rivian Austin HQ

NEARBY EATERIES & SERVICES



THREADGILL'S
— AUSTIN, TEXAS —



hopdoddy
BURGER BAR



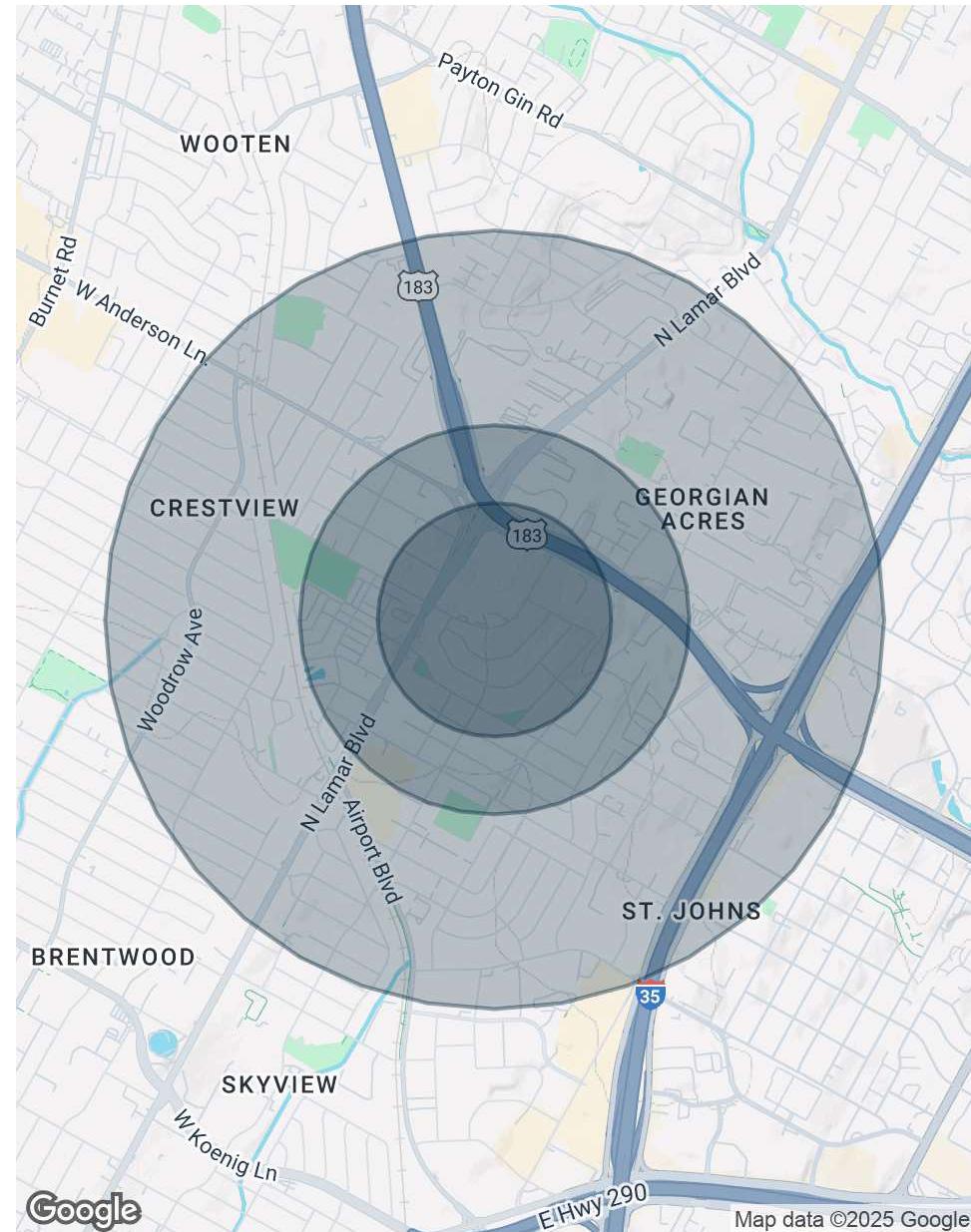
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TiTAYA'S
THAI CUISINE

Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,122	5,671	21,793
Average Age	39	36	36
Average Age (Male)	39	36	36
Average Age (Female)	39	35	35

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	551	2,688	9,681
# of Persons per HH	2	2.1	2.3
Average HH Income	\$83,891	\$85,015	\$88,837
Average House Value	\$489,123	\$519,432	\$521,352

Demographics data derived from AlphaMap



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