



# BARRINGTON OAKS SHOPPING CENTER

8650 Spicewood Springs Rd | Austin, TX 78759

RETAIL/OFFICE | FOR LEASE



# OVERVIEW



Barrington Oaks Shopping Center is a neighborhood shopping center located in a highly sought after retail market. The greater shopping center consists of 103,309 square feet of rentable retail space. Barrington Oaks has a diverse tenant base including popular Asian, Mexican, Indian and American restaurants. These multicultural restaurant users bring in strong customer traffic, which in turn benefits the broader mixed-use tenant base. It is over-parked with 610 spaces. The site is located along Hwy 183 on a high-transit corridor.

## OFFERING SUMMARY

Address:	8650 Spicewood Springs Rd, Austin, TX 78759
Availability:	8668 Spicewood Springs Rd: 5,000 SF Suite 103: 1,500 SF Suite 108: 1,680 SF Suite 128: 1,000 SF Suite 130: 11,125 SF Suite 145: 2,240 SF Suite 206/207: 1,330 SF Suite 210: 665 SF Suite 213/214: 1,330 SF
Lease Rate:	Call for pricing
Opex:	\$9.03 PSF/Yr
Submarket:	Northwest
Parking Ratio:	5.9/1,000 SF
Year Built:	1976
Traffic Count:	<ul style="list-style-type: none"> <li>+/- 183,312 VPD (US Hwy 183)</li> <li>+/- 29,823 VPD (Spicewood Springs Rd)</li> </ul>



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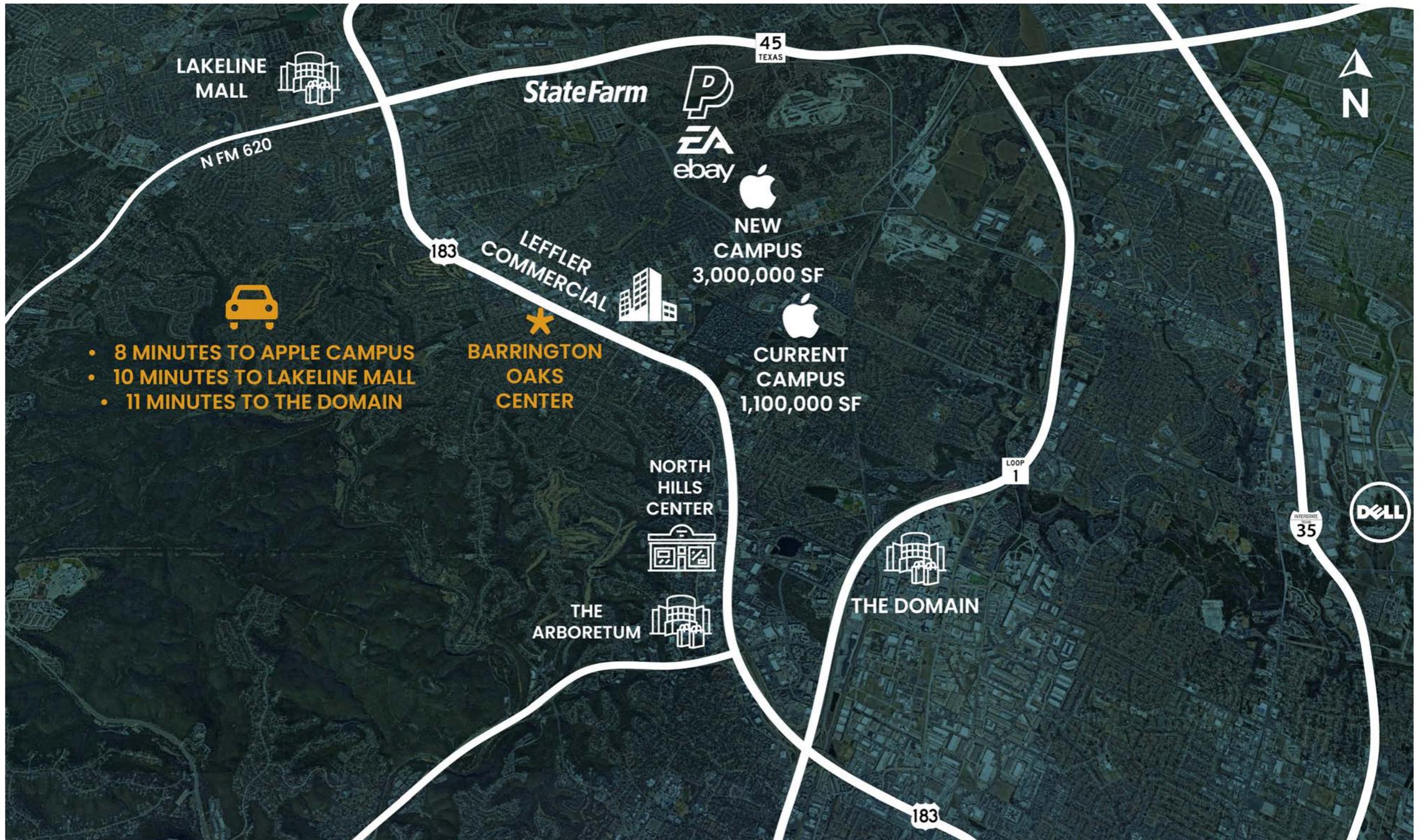
# AERIAL



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# LOCATION



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# SITE PLAN



## Current Tenants & Availabilities:

<b>101</b>	Jack Brown Cleaners	<b>130</b>	<b>11,125 SF - Available</b>
<b>102</b>	Hair By Us	<b>132</b>	Gandhi Bazaar
<b>103</b>	<b>1,500 SF - Available</b>	<b>133</b>	Card Traders
<b>104 /105</b>	Cupprimo Cupcakery	<b>134</b>	Lighthouse / A+A Fusion
<b>106/107</b>	Liberty Pharmacy	<b>135/137</b>	Camino Real
<b>108</b>	<b>1,680 SF - Available</b>	<b>140/140</b>	Cox Office Furniture
<b>109/111</b>	Fat Dragon	<b>145</b>	<b>2,240 SF - Available</b>
<b>112/114-B</b>	Immortal Martial Arts	<b>148</b>	Himalaya Grill
<b>114-A</b>	Asia Cafe	<b>8668</b>	<b>5,000 SF - Available</b>
<b>115</b>	Asia Market	<b>213/214</b>	<b>1,330 SF - Available</b>
<b>116</b>	Famous Meats	<b>212</b>	K Beauty
<b>117</b>	Zenithal Cabinets	<b>211</b>	Kimo Mortgage
<b>118</b>	Monsoon Dance	<b>210</b>	<b>665 SF - Available</b>
<b>119/120</b>	AHA Indian	<b>208/209</b>	Nails Salon
<b>122</b>	Touch Salon	<b>206/207</b>	<b>1,330 SF - Available</b>
<b>123</b>	Ying Yoga	<b>205</b>	Austin Alt. & Cleaners
<b>124</b>	Graze Craze	<b>204</b>	Village Coin Shop
<b>125</b>	A&J Spa	<b>203</b>	Fur Oak Pet Grooming
<b>127</b>	Chen Noodle House	<b>202</b>	Pacesetter Properties
<b>128</b>	<b>1,000 SF - Available</b>	<b>201</b>	Fit ATX



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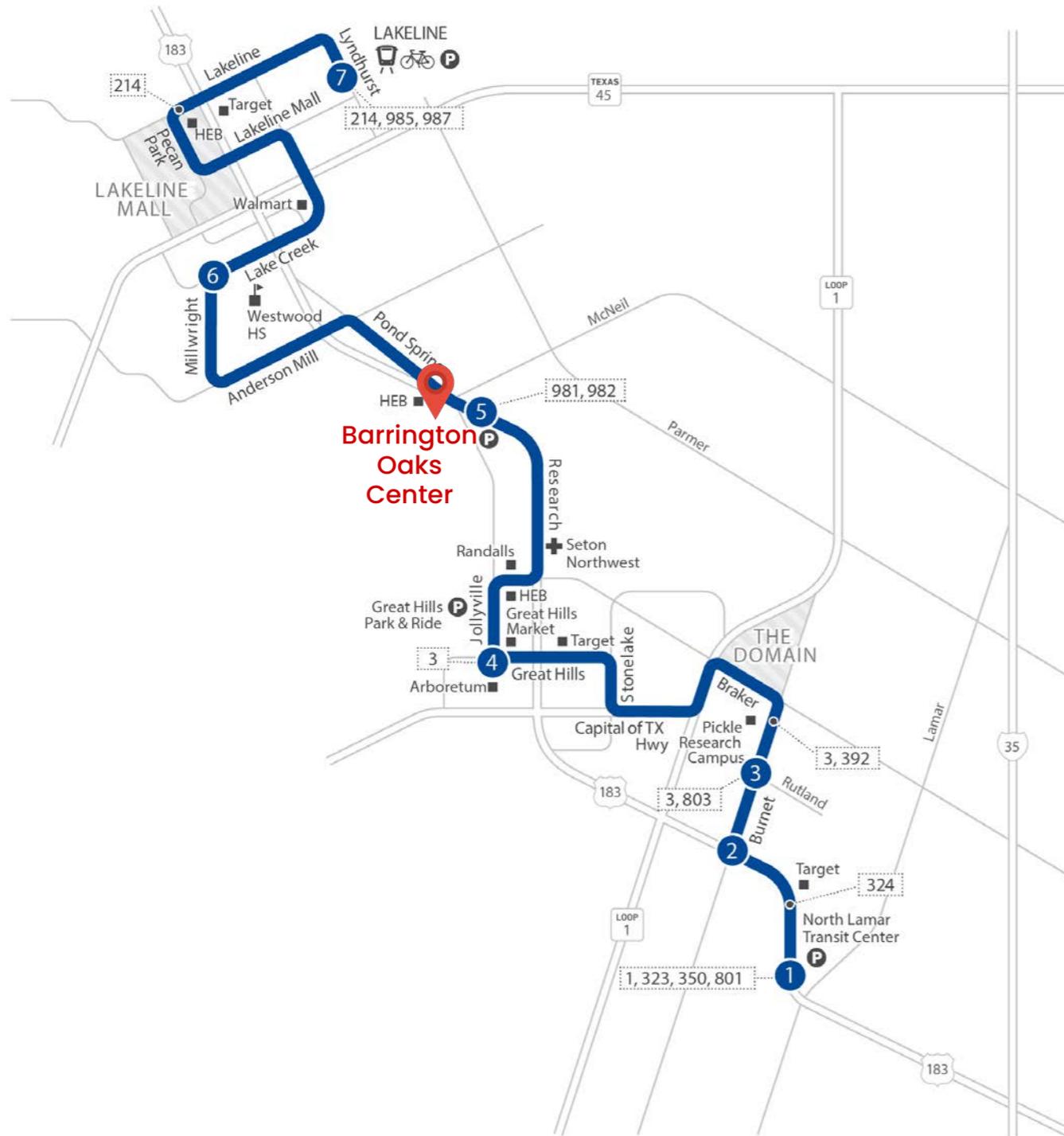
# PHOTOS



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# CAPITAL METRO ROUTE



## Capital Metro Destinations:

- North Lamar Transit Center
- Target (Arboretum, Lakeline)
- Pickle Research Campus
- The Domain
- Arboretum
- Great Hills Market
- HEB (Great Hills, Spicewood Springs, Lakeline)
- Great Hills Park & Ride
- Randalls
- Seton Northwest
- Pavillion Park & Ride
- Westwood High School
- Walmart
- Lakeline Mall
- Lakeline Station

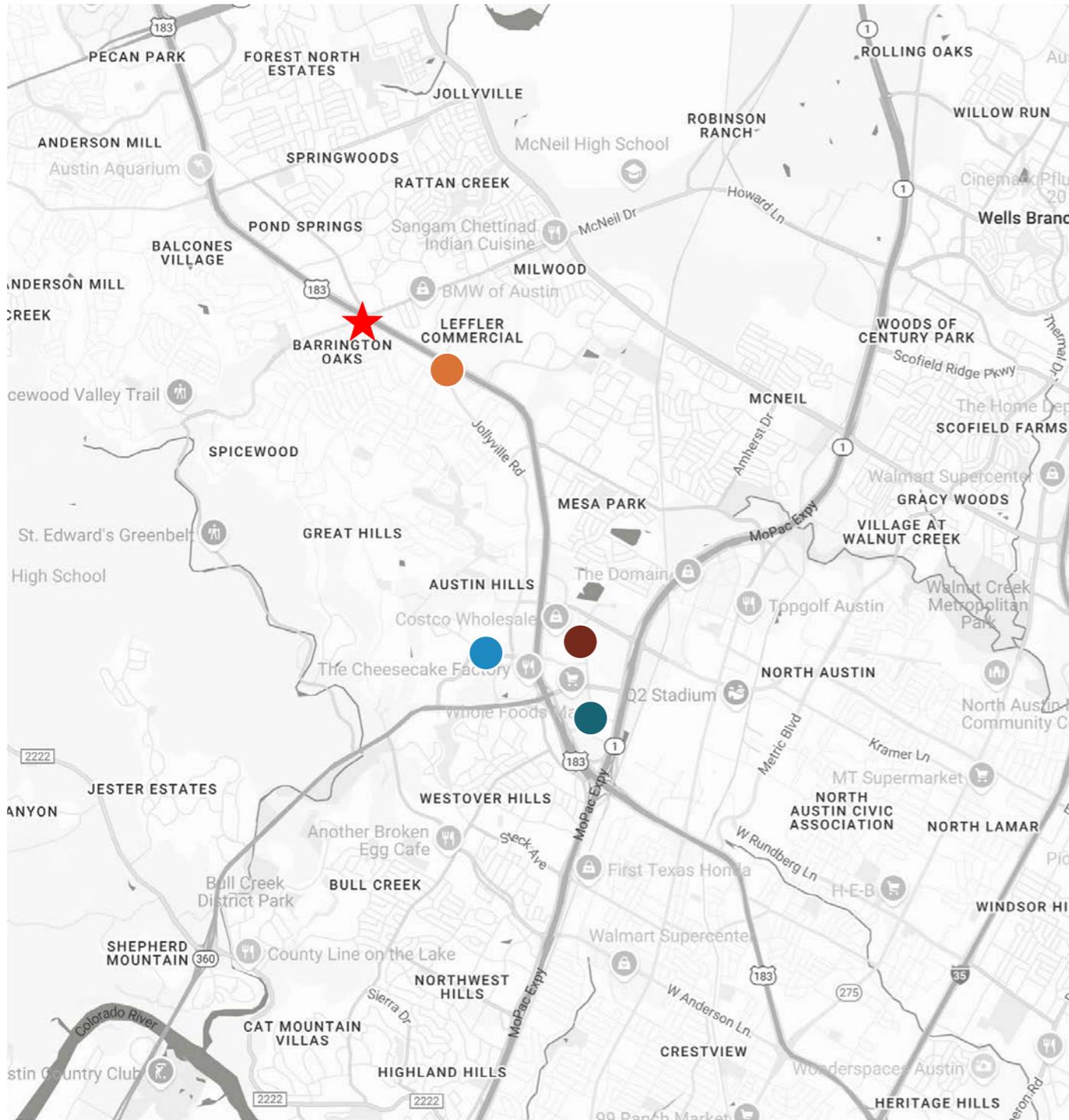
-  **Route Line and Timepoint**  
Buses makes additional stops between the points shown.
-  **Connecting Routes**
-  **MetroRail Station**
-  **MetroBike Shelter**



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# LOCAL AMENITIES



## The Arboretum

Zoe's Kitchen  
 Pottery Barn  
 Gap | Gap Kids  
 Z Gallerie  
 Francesca's  
 Everything But Water  
 Jos. A Bank  
 Sunglass Hut  
 Amy's Ice Creams  
 Five Guys Hamburgers  
 Barnes & Noble  
 The Cheesecake Factory  
 Renaissance Austin  
 Knotty Deck & Bar  
 Chico's  
 BRIO Tuscan Grille  
 Blue Baker  
 Estancia Churrascaria  
 BB&T  
 Corner Bakery Cafe  
 Chase Bank

## Stonelake Blvd & Great Hills

CostCo Wholesale  
 Target  
 Sam's Club  
 HomeGoods  
 Sprout's Farmers  
 Holiday Inn Express  
 Sonesta ES

## Hwy 183

Dimassi's Mediterranean Buffet  
 Krispy Kreme  
 Caspian Grill  
 P. Terry's Burger Stand  
 Rudy's Country Store & BBQ  
 Chuy's  
 Outbreak Steakhouse  
 Studio 6 Austin NW  
 Extended Stay America Austin NW  
 Tru by Hilton Austin NW  
 Hilton Garden Inn

## The Shops at Arbor Walk

Mighty Fine Burgers  
 Regal Gateway Cinema  
 Whole Foods Market  
 Crate & Barrel  
 Best Buy  
 Embassy Suites by Hilton  
 Courtyard Austin  
 Hyatt Place  
 Dave & Buster's Austin  
 Casa de Brasil  
 Marshall's  
 Home Depot

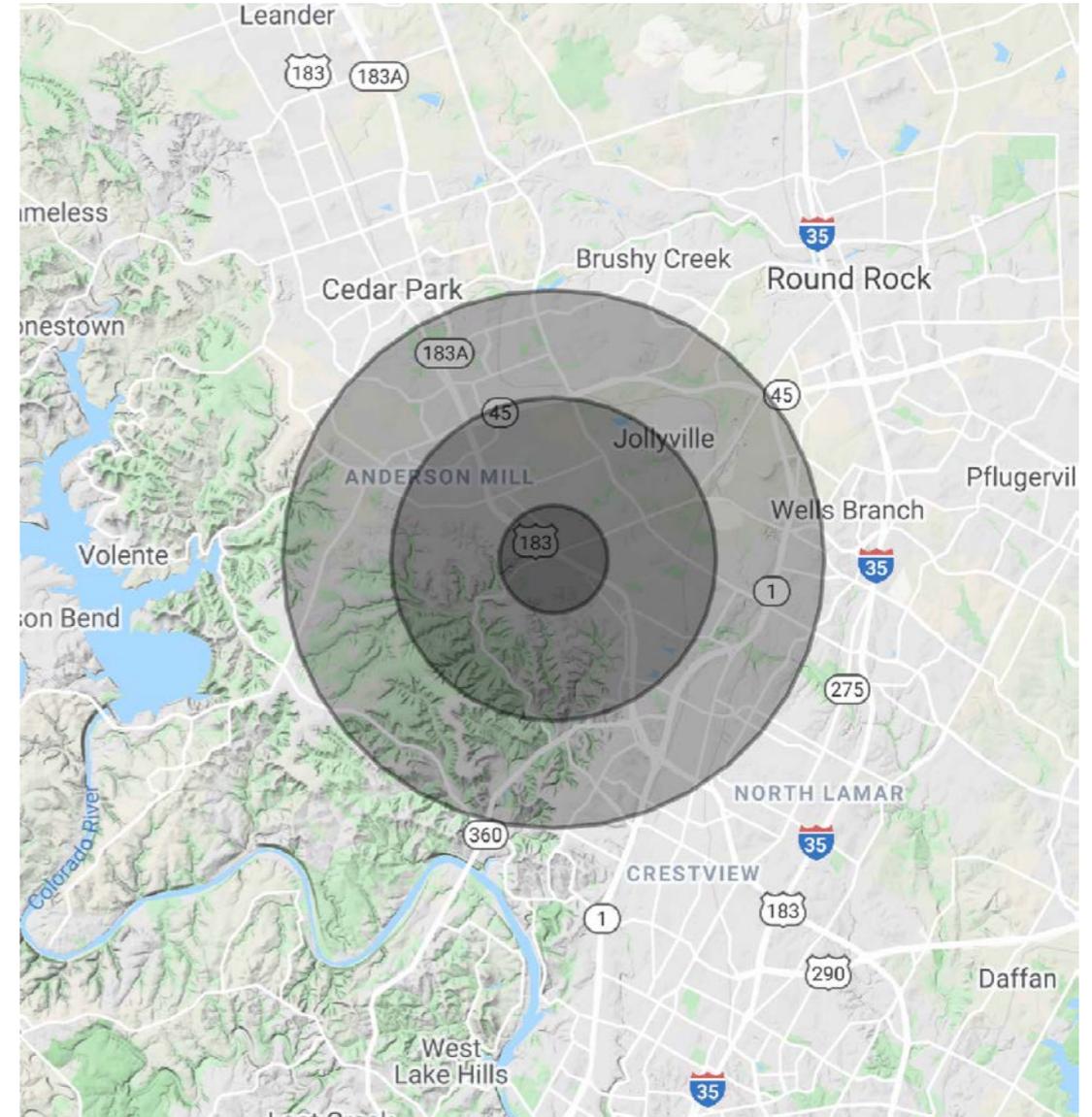


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# DEMOGRAPHICS

Radius	2 Mile	5 Miles	10 Miles
<b>Population:</b>			
2024 Population	56,031	234,760	887,793
2029 Population Projection	65,100	272,624	1,022,460
Growth 2020 - 2024	0.8%	1.3%	1.3%
Growth 2024 - 2029	3.2%	3.2%	3%
<b>Households:</b>			
2024 Households	24,493	105,177	359,353
2029 Household Projection	28,739	122,413	414,748
Growth 2020-2024	2.5%	2.6%	2.9%
Growth 2024-2029	3.5%	3.3%	3.1%
Owner Occupied	11,709	49,445	198,870
Renter Occupied	17,030	72,968	215,879
Avg Household Income	\$121,835	\$120,186	\$115,078
Med Household Income	\$91,170	\$91,775	\$87,785



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