



LEADCOMMERCIAL

1010 RIO GRANDE ST.

FOR SALE OR LEASE | AUSTIN, TEXAS 78701

1010 RIO GRANDE ST.

Tim Mooney
m. 512.658.4916
tim@leadcommercial.com

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

1010 Rio Grande Street presents an opportunity to acquire a centrally located, downtown property in the heart of Austin's West End District. The property offers exceptional proximity to transit corridors, professional services, and restaurants. With flexible LO-ETOD zoning and access to multiple overlays, the site is ideal for a variety of uses.

SUMMARY

Price	Contact Broker for Sale/Lease Pricing
Investment Type	Owner/User
Total Building Size	2,622 SF
First Floor	1,357 SF
Second Floor	1,265 SF
Year Built	1968
Lot Size	0.14 Acres
Zoning	LO-ETOD-DBETOD
Parking	8 spaces
Floodplain	No
Legal Description	S 64 FT OF LOT 5 *& S 64' OF E 23 FT OF LOT 6 BLOCK 130 ORIGINAL CITY

PHOTOS



PHOTOS



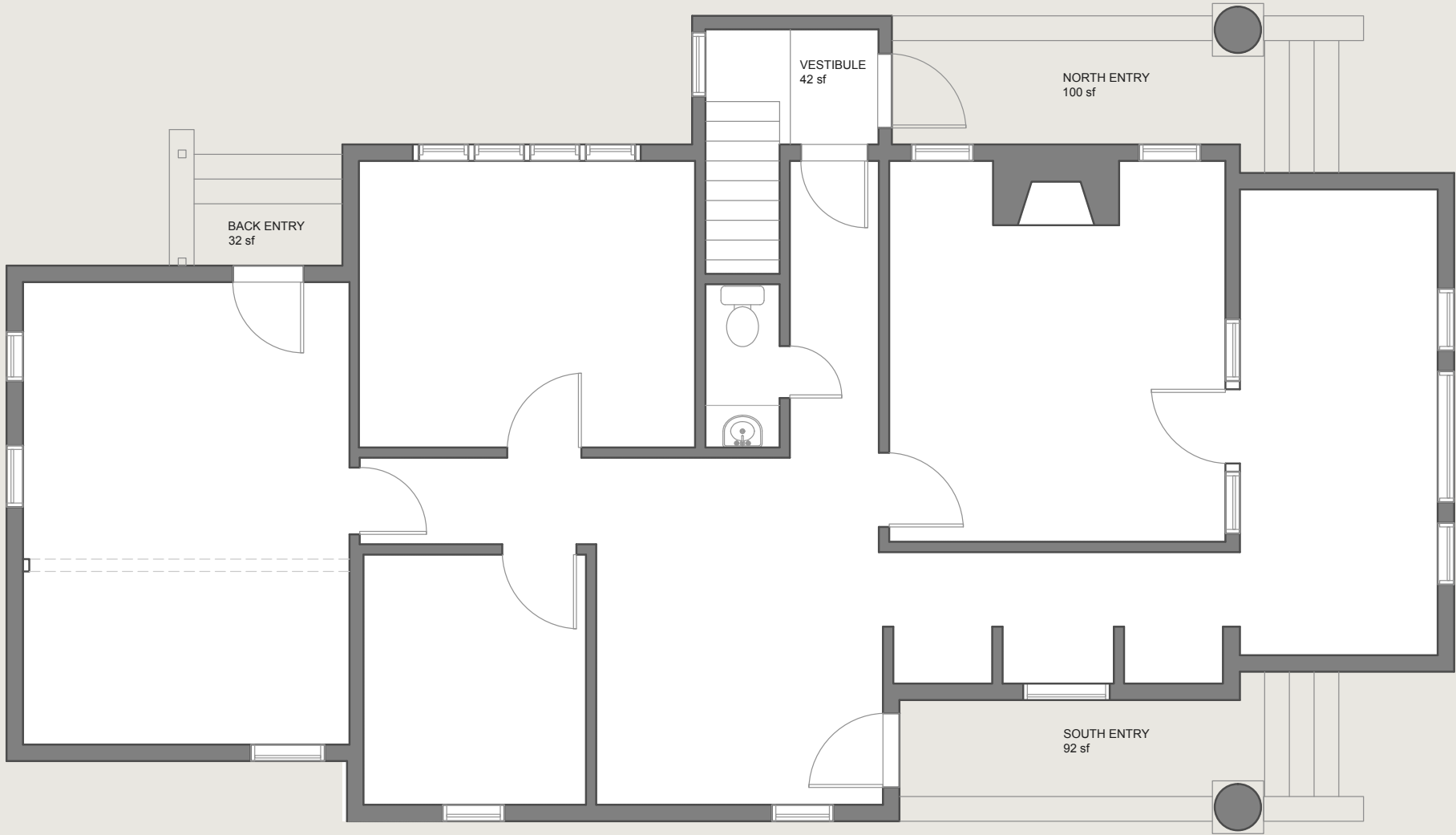
PHOTOS



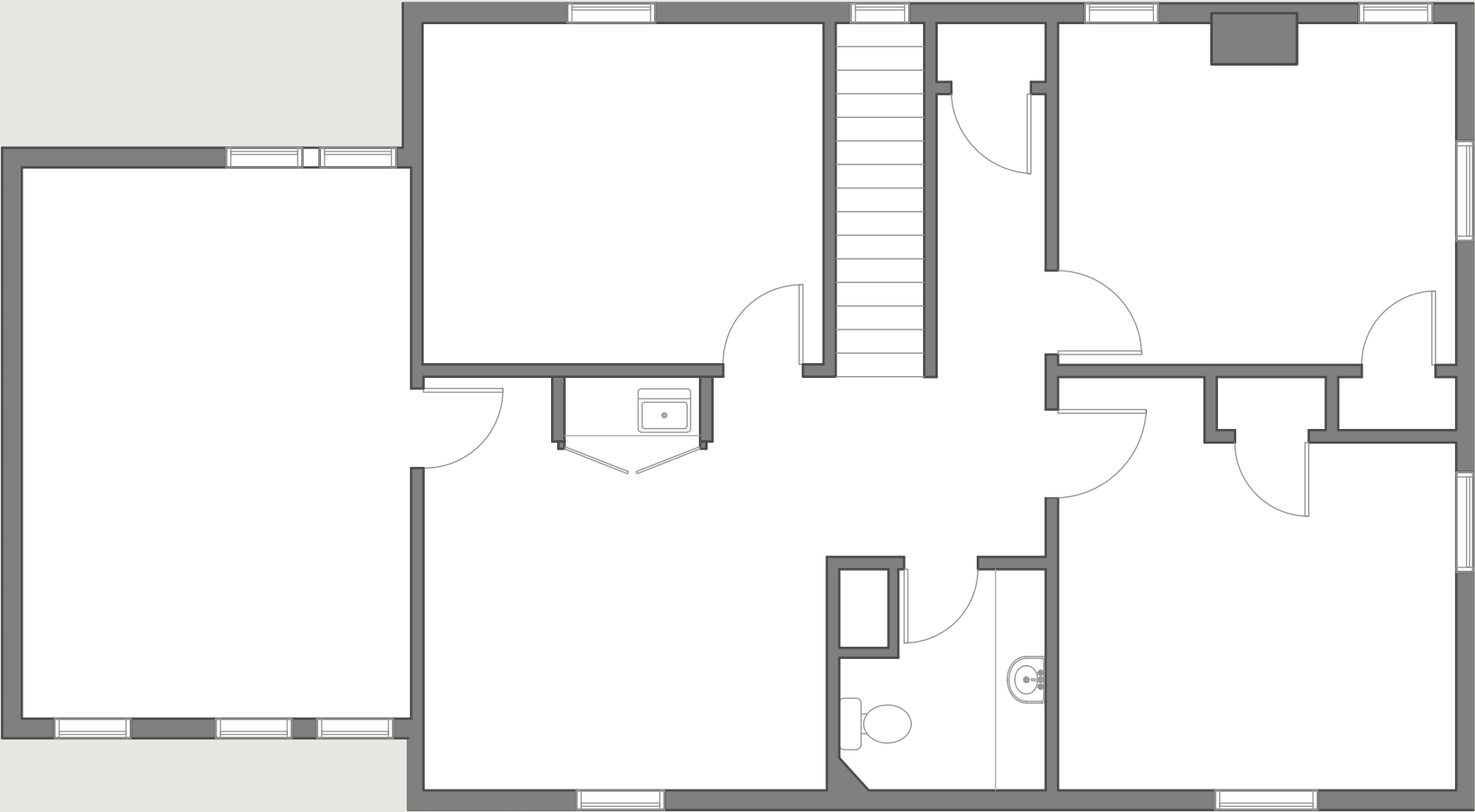
PHOTOS



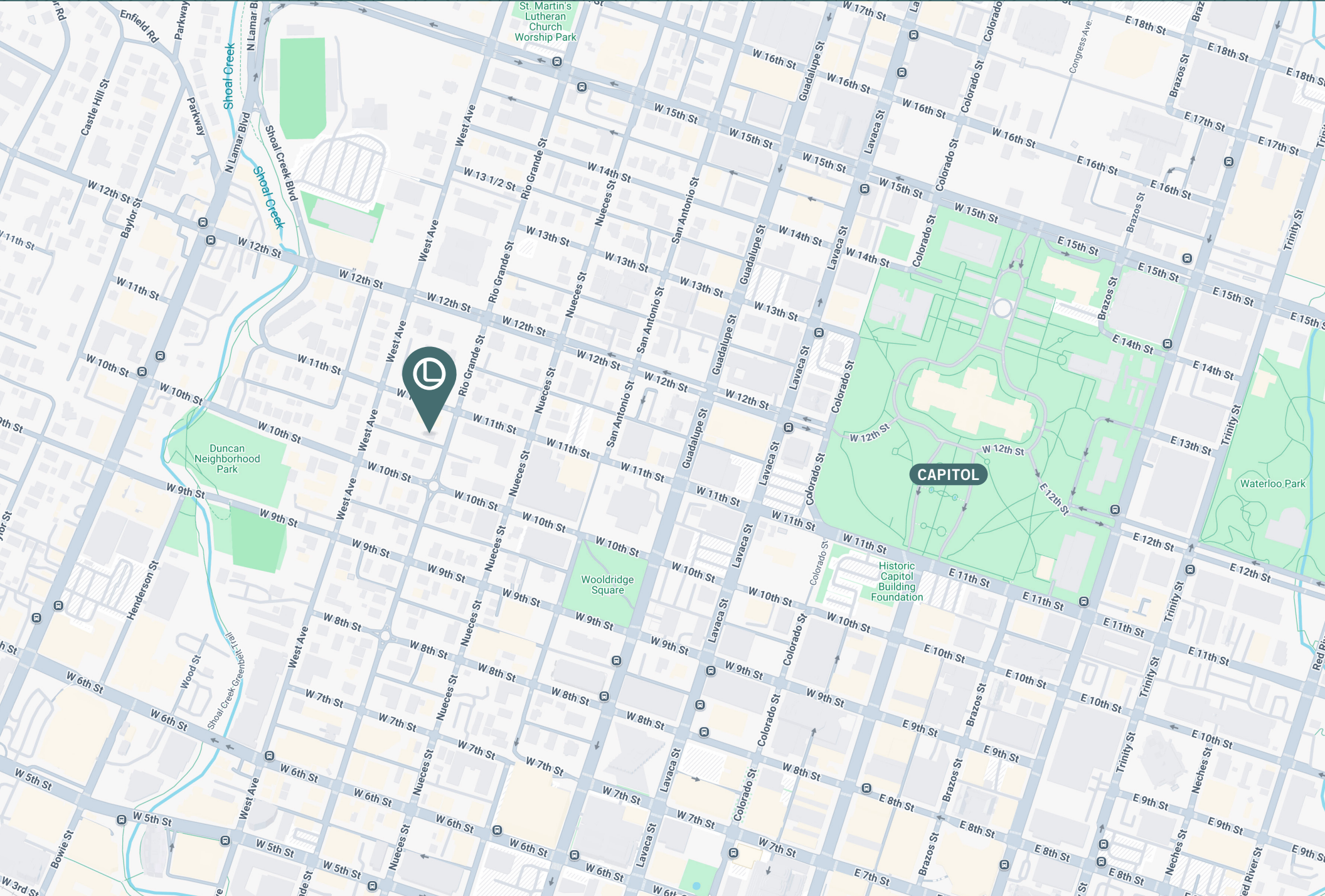
FLOOR PLAN - FIRST FLOOR



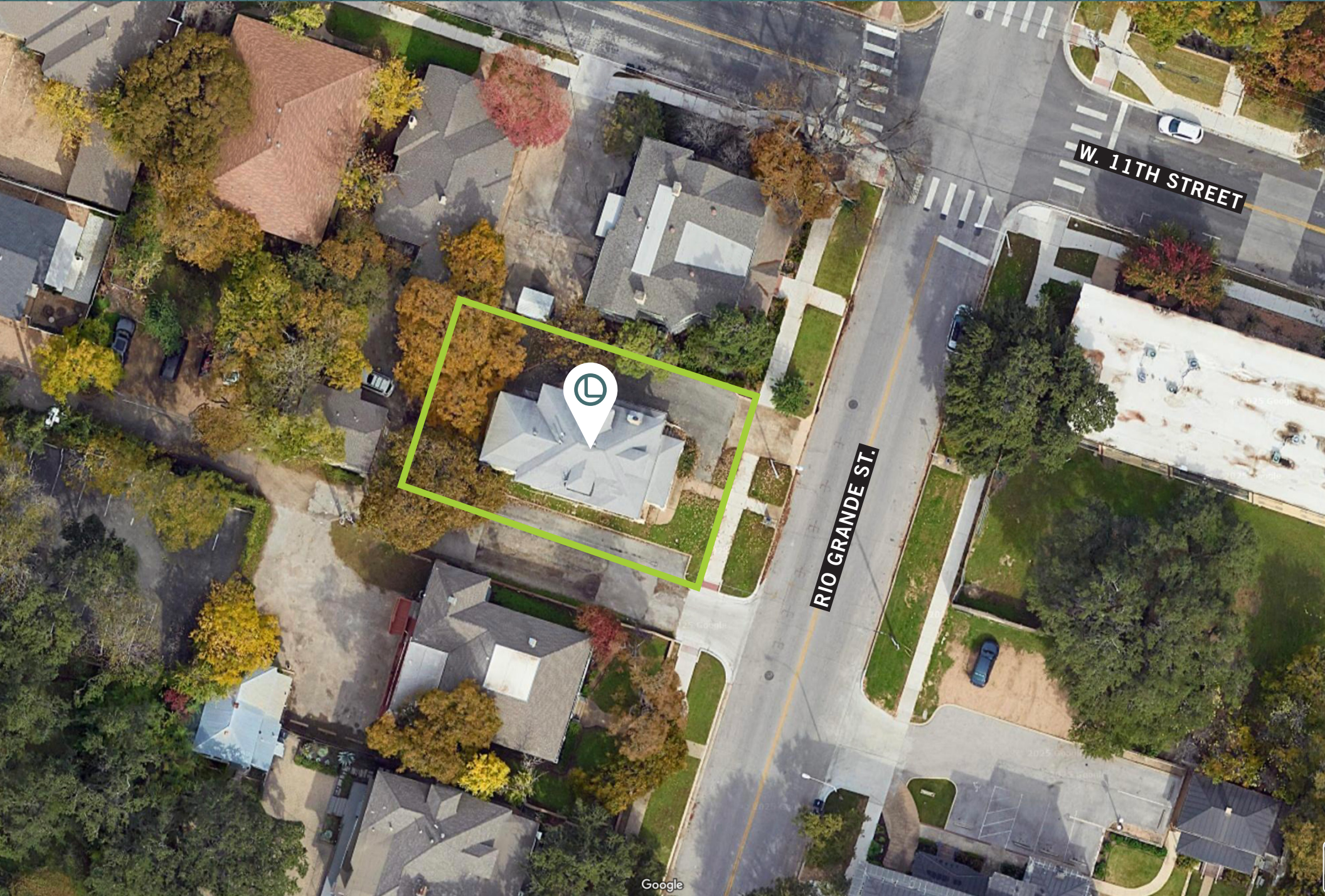
FLOOR PLAN - SECOND FLOOR



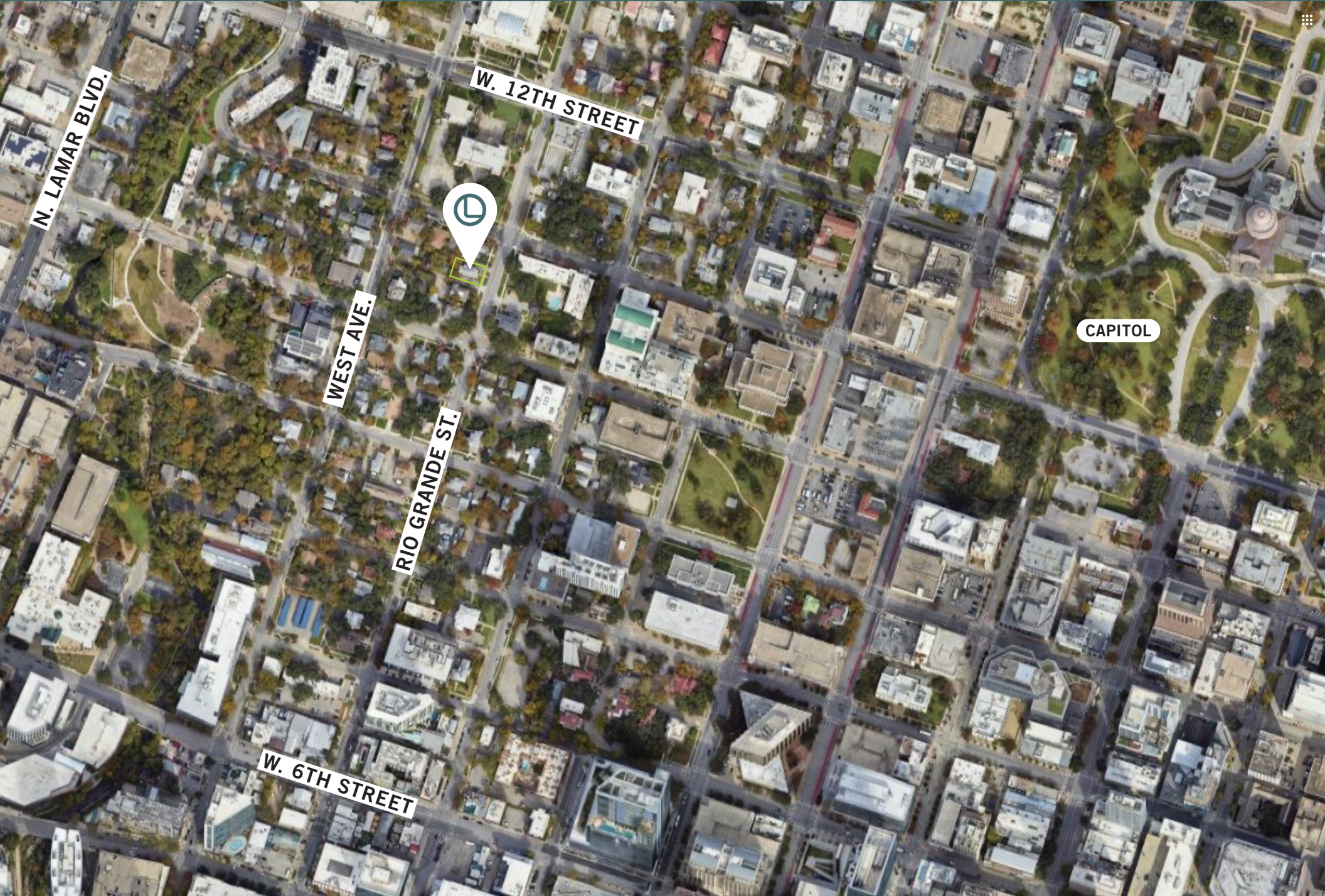
LOCATION MAP



AERIAL



AERIAL



AMENITY MAP

BARS

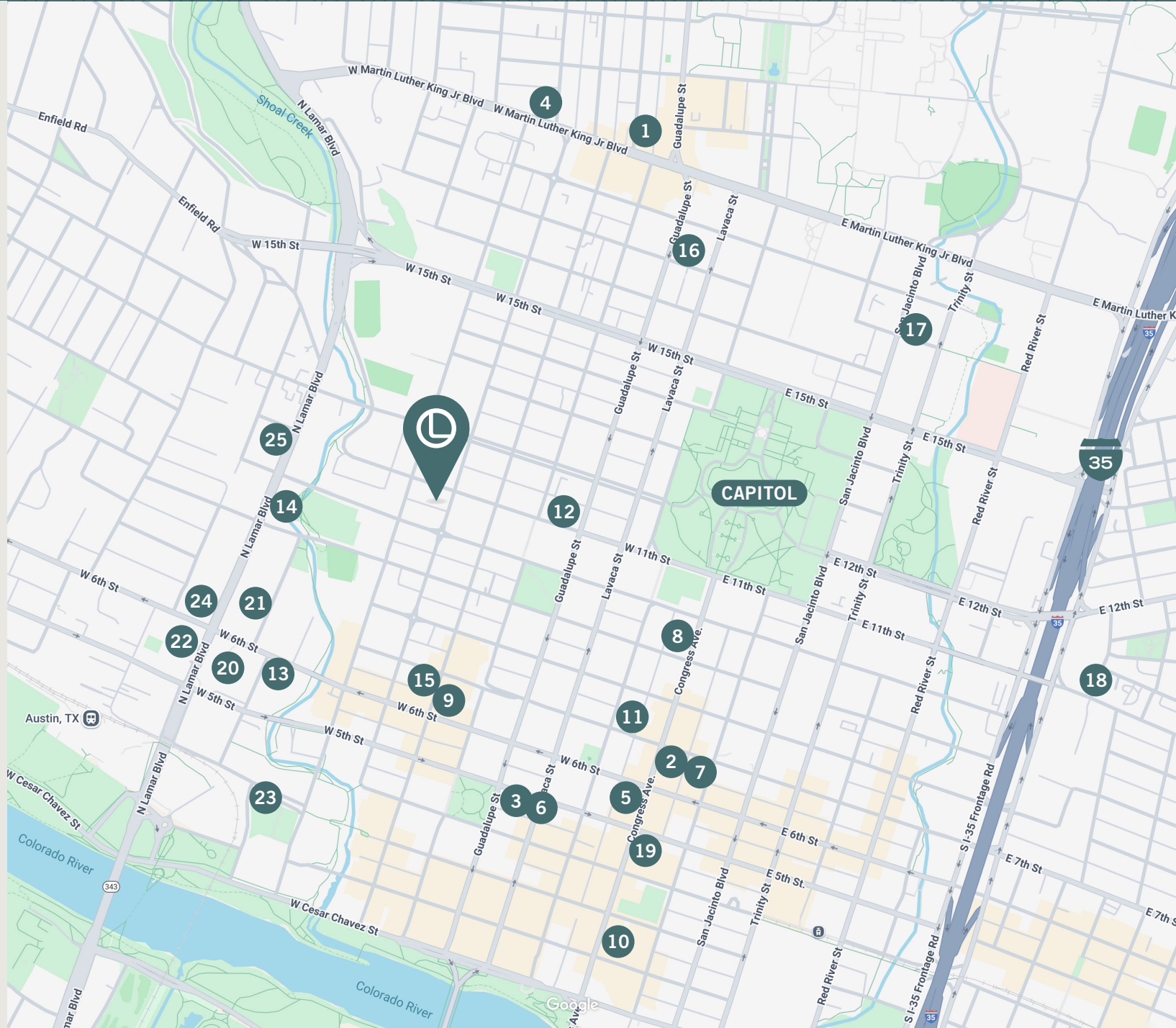
1. Otopia Rooftop Lounge
2. Upstairs at Caroline
3. The Roosevelt Room
4. Parlor Bar
5. Punch Bowl Social
6. Powder Room
7. Here Nor There
8. Saturn

RESTAURANTS

9. Little Woodrow's West 6th
10. Corner Restaurant
11. Perry's Steakhouse & Grille
12. Phoebe's Diner
13. Qi Austin
14. Shoal Creek Saloon
15. Ranch 616
16. Arturo's Underground Cafe
17. Scholz Garten
18. Franklin Barbecue
19. Modern Market

RETAIL & GALLERIES

20. Whole Foods Market
21. BookPeople
22. ByGeorge
23. Trader Joes's
24. Waterloo Records
25. Whole Earth Provision Co.





LEADCOMMERCIAL

LeadCommercial.com

Tim Mooney

m. 512.658.4916

tim@leadcommercial.com



Lead Commercial, LLC - We obtained the information in this package from sources we believe reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the project. You and your tax and legal advisors should conduct your own investigation of the property.