

# 3101 GUADALUPE STREET

AUSTIN, TX 78705

A CUSHMAN & WAKEFIELD PRIVATE CAPITAL GROUP INVESTMENT OPPORTUNITY



PREMIER RETAIL OWNER USER OR RE-POSITIONING OPPORTUNITY NEAR UT CAMPUS | 15,969 SF ACROSS TWO BUILDINGS ON 1.0438 ACRES



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## EXECUTIVE SUMMARY

Cushman & Wakefield's Central Texas Private Capital Group is pleased to present 3101 Guadalupe Street, an exceptional owner-user or retail re-positioning opportunity situated along one of Central Austin's most iconic corridors. The property consists of a 13,507 square foot primary building and a 2,462 square foot adjacent retail building positioned on a 1.0438 acre site within the desirable Central submarket, directly adjacent to the University of Texas campus area and surrounded by dense, walkable amenities.

The property is currently occupied by the beloved Wheatville Co-Op Grocery Store, who plans to vacate at the end of their lease term on December 31, 2026, providing near-term availability for an owner-user to occupy or for an investor to pursue a range of repositioning or redevelopment strategies. The site features a rare combination of high-visibility frontage along Guadalupe Street, strong surrounding demographics, and inclusion within favorable zoning overlays enhancing current usability with long-term development potential.

With approximately 46 on-site parking spaces and an efficient existing building footprint, the property is well-suited for adaptive reuse, creative retail, medical, specialty grocery, or service-oriented concepts. For developers, the site represents a generational opportunity to deploy a mixed-use or multifamily project in one of Austin's most supply-constrained trade areas—supported by exceptional retail fundamentals, including 96%+ occupancy in both the Austin MSA and Central submarket.

Further enhancing its investment profile, the asset benefits from proximity to 55,000+ students and 4,800+ faculty/staff at UT Austin, driving consistent daily demand and foot traffic. The surrounding neighborhood has evolved into a vibrant retail hub with restaurants, vintage shops, campus-serving retailers, and dense residential development.

3101 Guadalupe represents a rare opportunity to acquire a generational retail or covered land site in the heart of Central Austin—offering immediate usability, long-term appreciation potential, and a premier address along one of the city's most enduring commercial corridors.

- Generational Owner User or Repositioning Opportunity for Prominent Retail Site**
- Coveted Guadalupe Address**
- 15,969 SF Across Two Buildings  
1.0438 Acre Site  
Tenant Vacating 12/31/26**
- Prime Central Location in the Heart of Austin**
- Existing Improvements Offer Adaptive Reuse, Repositioning, or Owner User Opportunity**
- Favorable CS Zoning Supports Variety of Retail Uses & Density for Redevelopment**
- Amenity Rich Location Adjacent to the University of Texas Campus**

## OFFERING OVERVIEW

- PROPERTY SIZE:**  
13,507 SF Building  
2,462 SF Building  
15,969 Total SF
- YEAR BUILT:**  
1940
- LAND AREA:**  
±1.0438 Acres
- PARKING:**  
±46 Surface Parking Spaces  
2.90:1,000 Parking Ratio
- ZONING:**  
CS - General Commercial Services  
NCCD - Neighborhood Conservation  
Combining District  
ETOD - Equitable Transit-Oriented Development  
DBETOD - Density Bonus for ETOD  
NP - North University Neighborhood Plan
- OCCUPANCY:**  
100% - Wheatville Co-Op  
Tenant Vacating 12/31/26



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