



# BARRINGTON OAKS SHOPPING CENTER

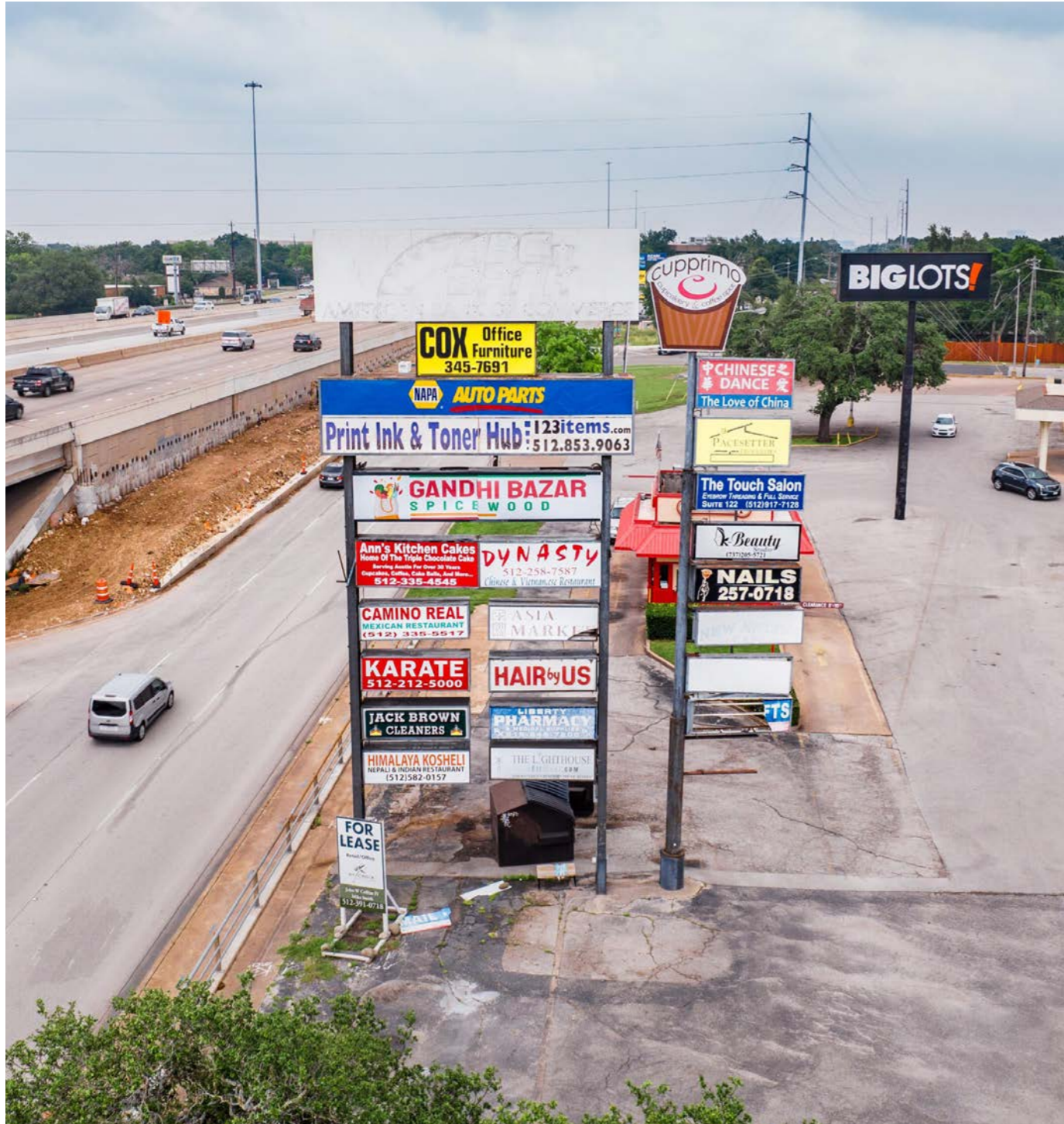
8650 Spicewood Springs Rd | Austin, TX 78759

RETAIL/OFFICE | FOR LEASE





# OVERVIEW



Barrington Oaks 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:	Suite 8668: 2,500 SF Suite 112: 900 SF Suite 114-B: 3,000 SF Suite 117: 1,080 SF Suite 128: 1,000 SF Suite 210: 665 SF Call for pricing
Lease Rate:	Call for pricing
Opex:	\$7.02 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>

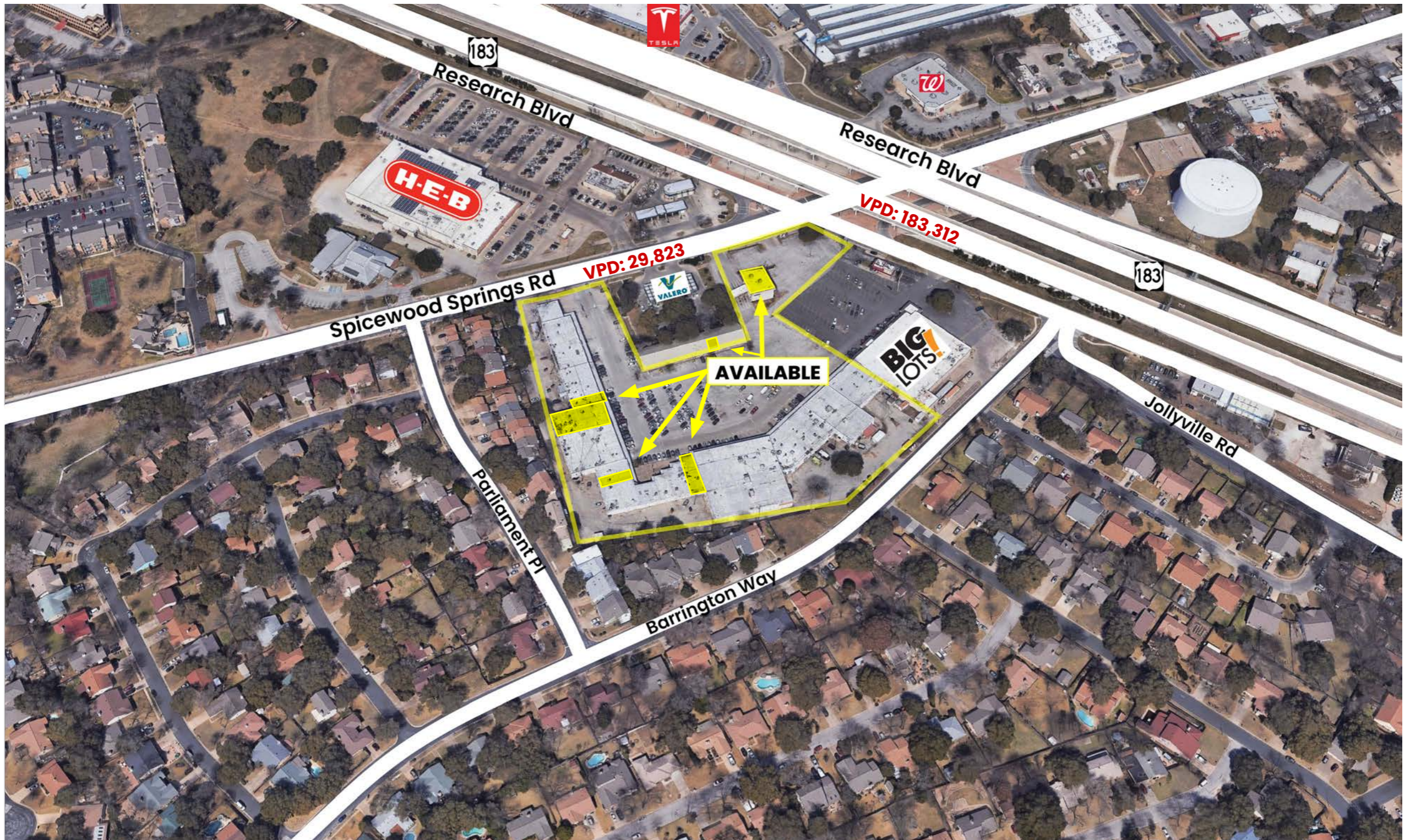


John W. Collins IV | jcollins@stcroixca.com, (512) 391-0718  
Michael Smith | msmith@stcroixca.com, (817) 995-5639

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# AERIAL

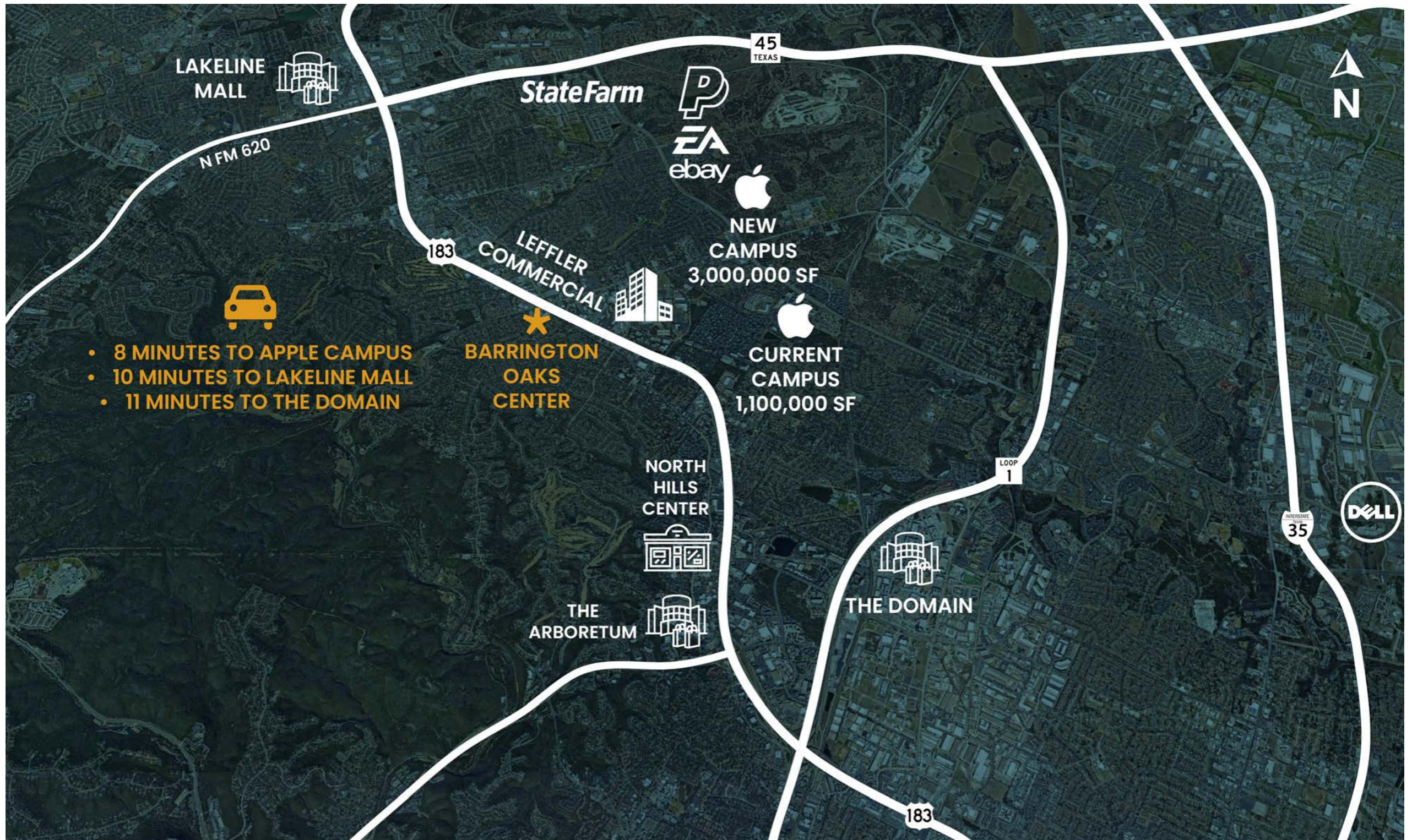


John W. Collins IV | [jcollins@stcroixca.com](mailto:jcollins@stcroixca.com), (512) 391-0718  
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# LOCATION



John W. Collins IV | [jcollins@stcroixca.com](mailto:jcollins@stcroixca.com), (512) 391-0718  
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# SITE PLAN



## Current Tenants & Availabilities:

<b>101</b>	Jack Brown Cleaners	<b>130</b>	NAPA Auto Parts
<b>102</b>	Hair By Us	<b>132</b>	Gandhi Bazaar
<b>103</b>	Immortal Tiger Karate	<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>	BeauTea Cafe	<b>140/140</b>	Cox Office Furniture
<b>109/111</b>	Fat Dragon	<b>145</b>	Hill Country Flooring
<b>112</b>	900 SF - Available	<b>148</b>	Himalaya Grill
<b>114-B</b>	3,000 SF - Available	<b>8668-A</b>	2,500 SF - Available
<b>114-A</b>	Asia Cafe	<b>8668-B</b>	AG&B
<b>115</b>	Asia Market	<b>213/214</b>	Spicewood Dental
<b>116</b>	Famous Meats	<b>212</b>	K Beauty
<b>117</b>	1,080 SF - Available	<b>211</b>	Kimo Mortgage
<b>118</b>	Monsoon Dance	<b>210</b>	665 SF - Available
<b>119/120</b>	AHA Indian	<b>208/209</b>	Nails Salon
<b>122</b>	Touch Salon	<b>206/207</b>	Foot Reflexology
<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>	1,000 SF - Available	<b>201</b>	Fit ATX



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# PHOTOS



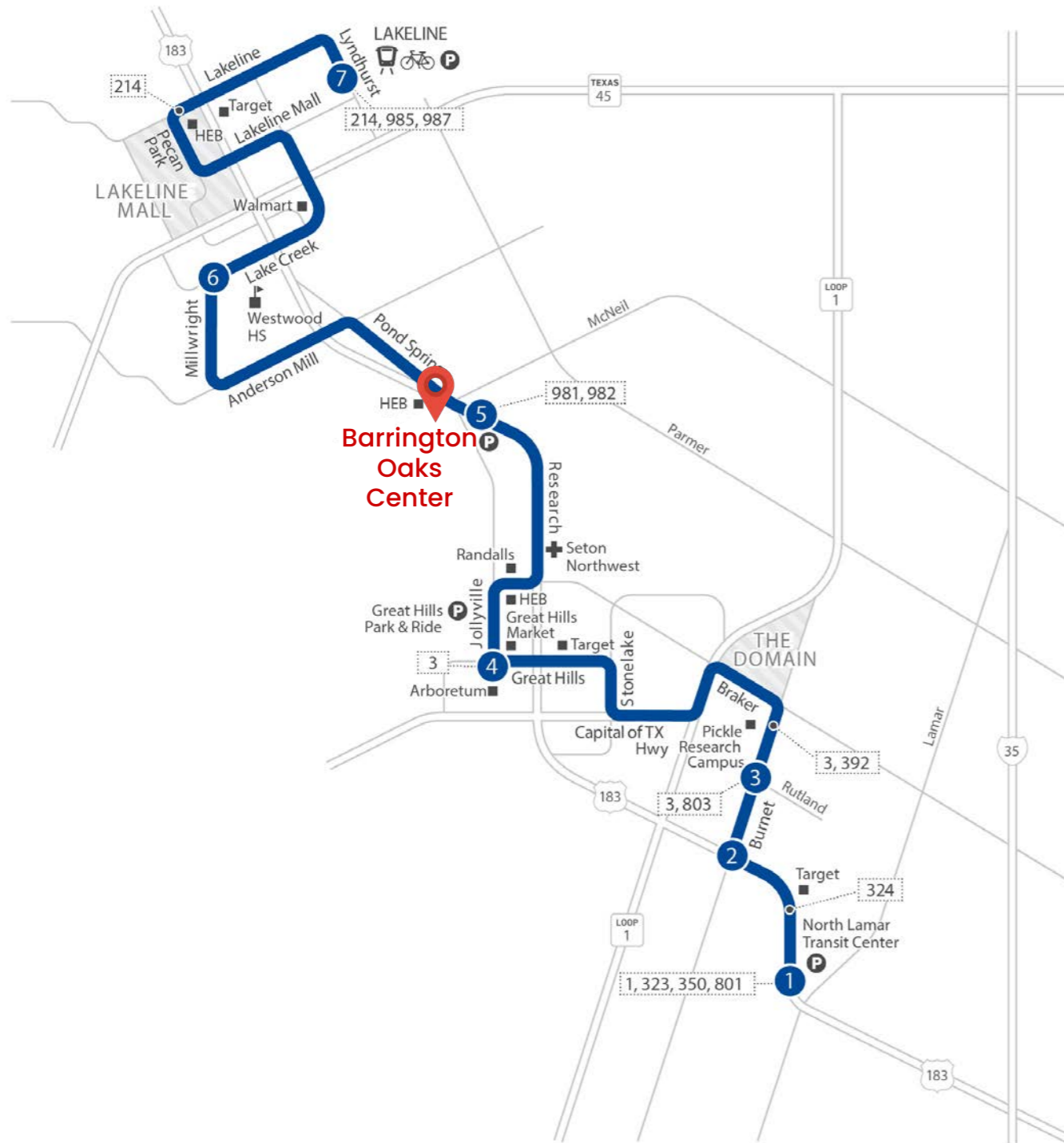
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# CAPITAL METRO ROUTE



## 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

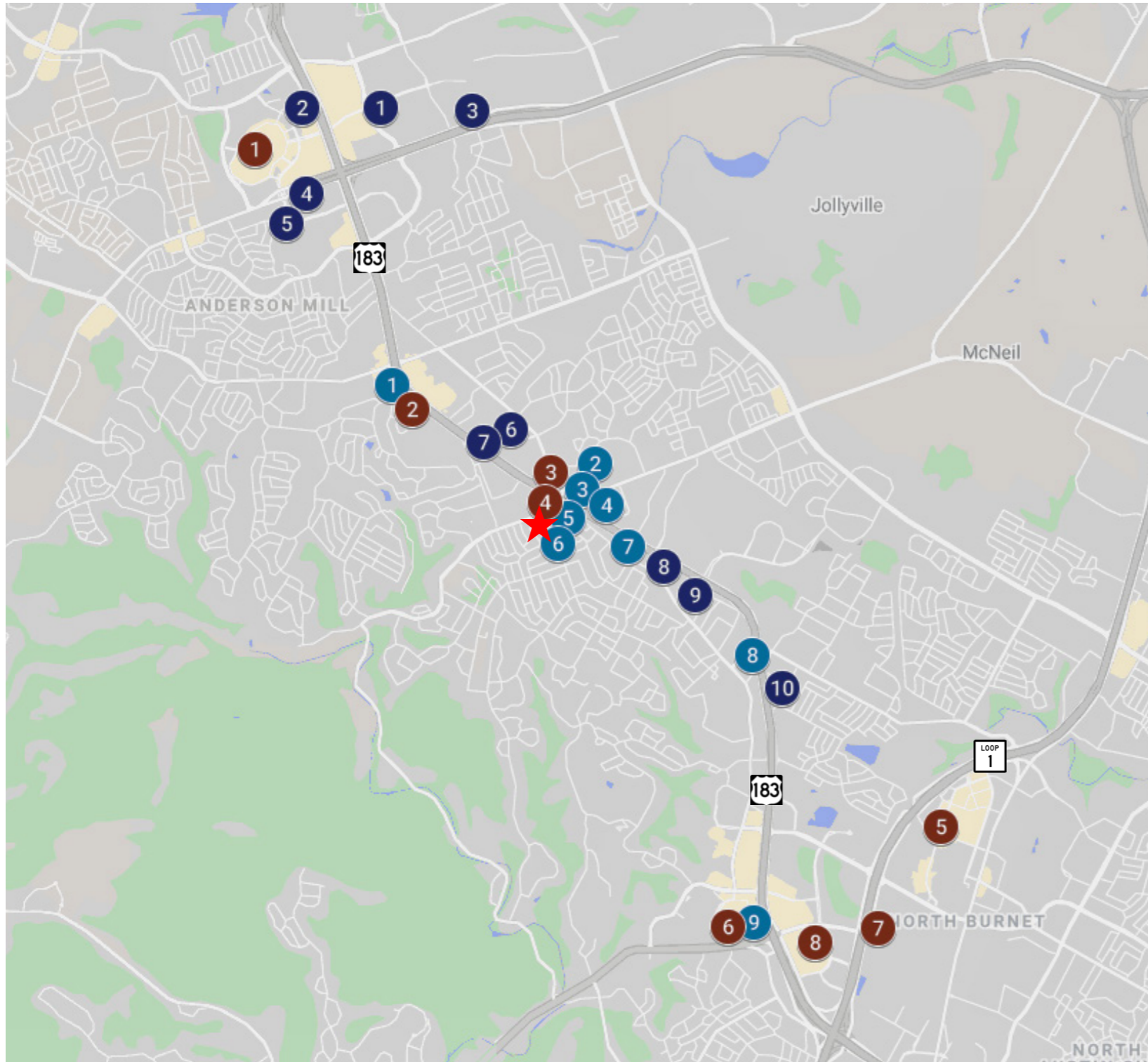
-  **Route Line and Timepoint**  
Buses makes additional stops between the points shown.
-  **Connecting Routes**
-  **MetroRail Station**
-  **MetroBike Shelter**



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# LOCAL AMENITIES



## RESTAURANTS

- 1 Reale's Italian Café
- 2 Jersey Giant Pizza
- 3 Jack in the Box
- 4 The Water Tank
- 5 Jim's
- 6 Asia Café
- 7 Krispy Kreme
- 8 Chuy's
- 9 Cheesecake Factory



## HOTELS

- 1 La Quinta Inn
- 2 Aloft
- 3 TownePlace Suites
- 4 Courtyard
- 5 Hampton Inn
- 6 Staybridge Suites
- 7 Fairfield Inn & Suites
- 8 Extended Stay
- 9 Studio 6
- 10 Hilton Garden Inn



## RETAILERS

- 1 Lakeline Mall
- 2 Galleria Oaks
- 3 Arbor Square
- 4 HEB
- 5 The Domain
- 6 The Arboretum Plaza
- 7 The Shops at Arbor Walk
- 8 Gateway Shopping Centers



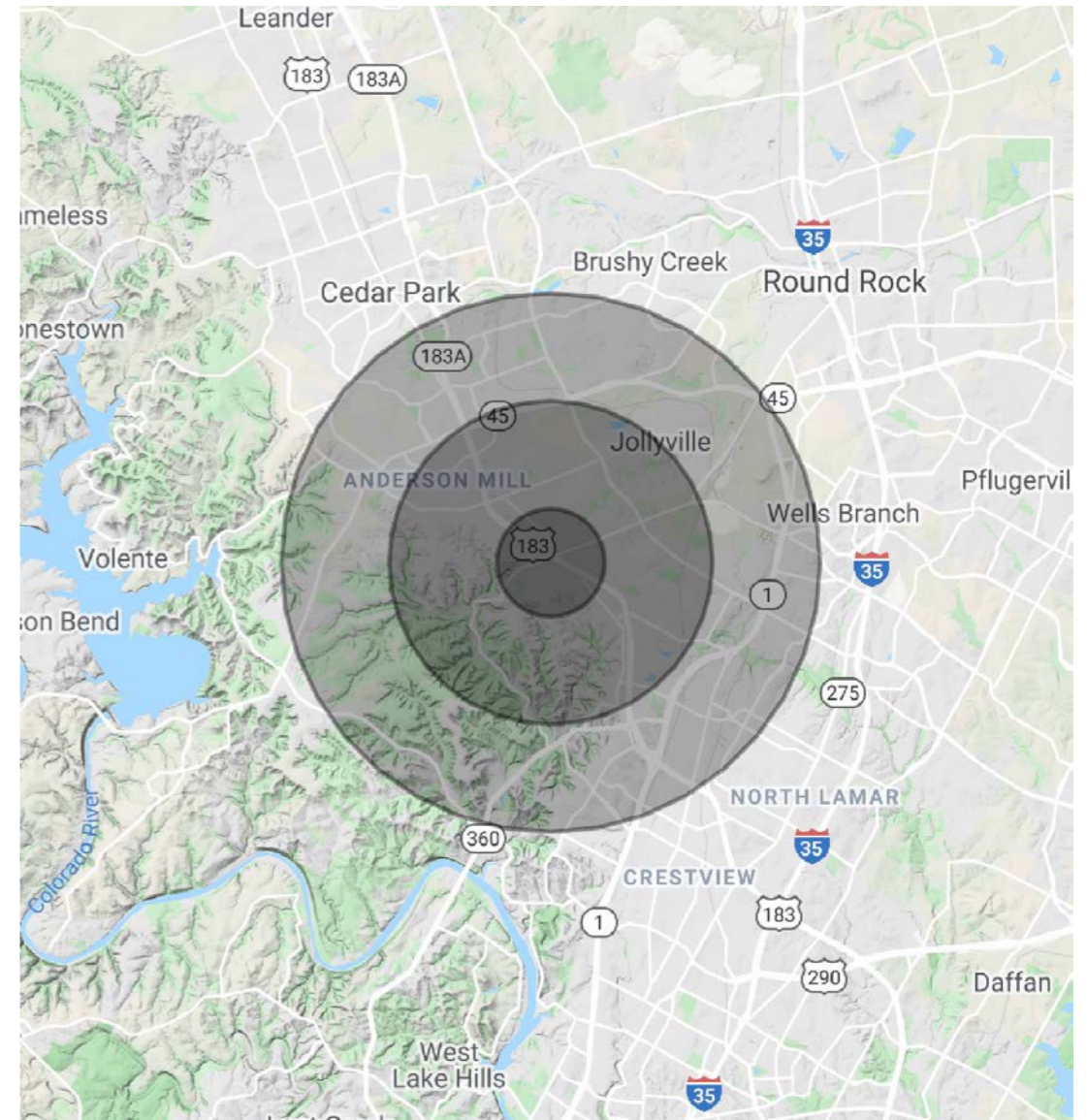
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# DEMOGRAPHICS

Radius	2 Mile	5 Miles	10 Miles
<b>Population:</b>			
2022 Population	49,722	204,486	881,352
2027 Population Projection	57,531	238,179	1,038,708
Growth 2010 - 2022	-0.10%	1.10%	2.30%
Growth 2022 - 2027	3.10%	3.30%	3.60%
<b>Households:</b>			
2022 Households	22,134	92,594	349,837
2027 Household Projection	25,470	107,212	409,340
Growth 2010-2022	-0.20%	1.20%	2.20%
Growth 2022-2027	3.00%	3.20%	3.40%
Owner Occupied	12,099	48,813	216,388
Renter Occupied	13,371	58,399	192,952
Avg Household Income	\$122,217	\$118,514	\$111,753
Med Household Income	\$93,580	\$91,835	\$86,153



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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

St. Croix Capital Realty Advisors, LLC	9003153	officeadmin@stcroixca.com	512.391.0718
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John W. Collins IV	561707	jcollins@stcroixca.com	512.391.0718
Designated Broker of Firm	License No.	Email	Phone
Michael Smith	692978	msmith@stcroixca.com	512.391.0718
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date