



StreetFront

COMMERCIAL

RETAIL SPACE AVAILABLE

529 W. OLTORF STREET, AUSTIN, TX 78704



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PROPERTY HIGHLIGHTS

529 W. OLTORF STREET, AUSTIN, TX 78704



AVAILABILITY

» 2,042 SF Endcap Space Available

LEASE RATES

Call for Details

TRAFFIC COUNTS (TXDOT)

Oltorf Street: 15,116 VPD ('20)

1st Street: 14,363 VPD ('20)

PROPERTY DETAILS

- » Located in the heart of 78704
- » Strong daytime density
- » Monument sign on-site

DEMOGRAPHIC SNAPSHOT

	1-MILE	3-MILE	5-MILE
2024 POPULATION	18,854	158,615	358,948
DAYTIME POPULATION	21,994	297,046	543,897
TOTAL HOUSEHOLDS	9,189	83,447	164,719
AVERAGE HH INCOME	\$170,543	\$144,138	\$134,751

NEARBY ATTRACTIONS



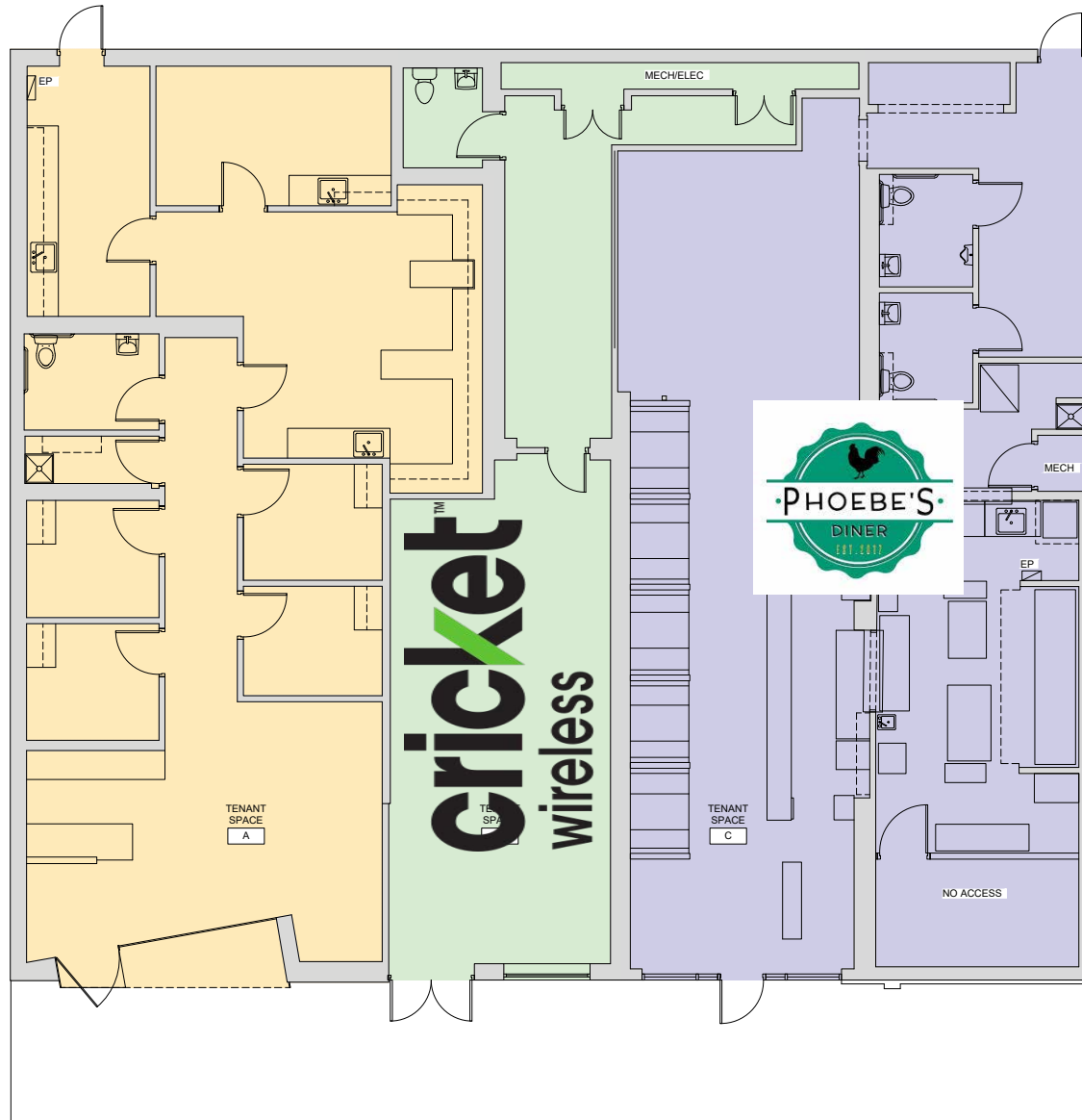
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RETAIL SPACE AVAILABLE | 2



AREAS:

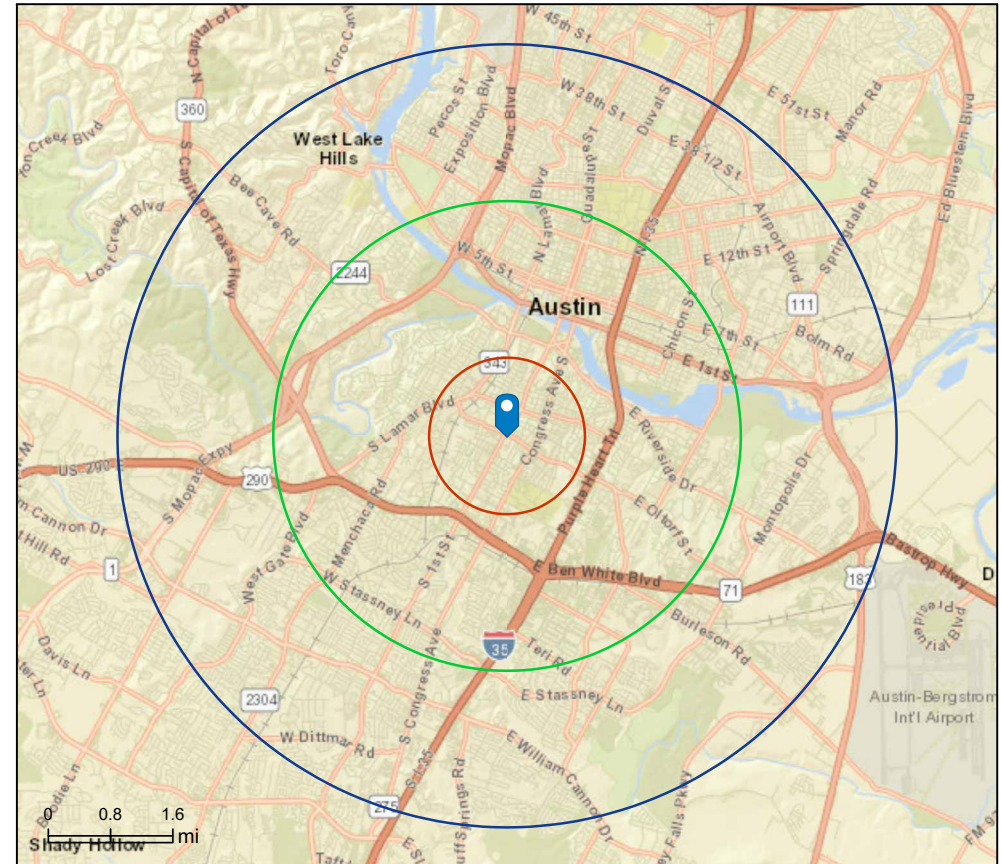
■	TENANT SPACE A: 1,855 sq. ft.
■	TENANT SPACE B: 966.40 sq. ft.
■	TENANT SPACE C: 2,042 sq. ft.

NOTE: EXTERIOR WALLS THICKNESS HAS BEEN ASSUMED

1 FLOOR PLAN
SCALE: 1/4"=1'-0"



	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	17,216	131,162	301,540
2020 Total Population	18,402	150,539	340,609
2020 Group Quarters	1,475	7,122	20,593
2024 Total Population	18,854	158,615	358,948
2024 Group Quarters	1,498	7,270	21,045
2029 Total Population	18,915	165,506	370,519
2024-2029 Annual Rate	0.06%	0.85%	0.64%
2024 Total Daytime Population	21,994	297,046	543,897
Workers	15,635	249,120	407,033
Residents	6,359	47,926	136,864
Household Summary			
2010 Households	7,666	61,166	124,517
2010 Average Household Size	2.10	2.09	2.29
2020 Total Households	8,674	76,743	151,891
2020 Average Household Size	1.95	1.87	2.11
2024 Households	9,189	83,447	164,719
2024 Average Household Size	1.89	1.81	2.05
2029 Households	9,525	90,717	176,384
2029 Average Household Size	1.83	1.74	1.98
2024-2029 Annual Rate	0.72%	1.68%	1.38%
2010 Families	2,958	23,078	54,534
2010 Average Family Size	3.03	3.02	3.19
2024 Families	3,119	25,793	62,227
2024 Average Family Size	2.94	2.80	3.00
2029 Families	3,106	27,070	64,947
2029 Average Family Size	2.90	2.74	2.94
2024-2029 Annual Rate	-0.08%	0.97%	0.86%
Housing Unit Summary			
2000 Housing Units	7,818	59,691	119,388
Owner Occupied Housing Units	33.1%	27.6%	35.7%
Renter Occupied Housing Units	63.5%	67.9%	60.0%
Vacant Housing Units	3.5%	4.5%	4.3%
2010 Housing Units	8,387	69,190	137,381
Owner Occupied Housing Units	35.4%	26.5%	33.8%
Renter Occupied Housing Units	56.0%	61.9%	56.8%
Vacant Housing Units	8.6%	11.6%	9.4%
2020 Housing Units	9,552	85,097	167,244
Owner Occupied Housing Units	36.5%	25.3%	31.3%
Renter Occupied Housing Units	54.3%	64.9%	59.6%
Vacant Housing Units	9.3%	9.1%	9.1%
2024 Housing Units	10,107	93,809	184,230
Owner Occupied Housing Units	37.6%	25.9%	30.8%
Renter Occupied Housing Units	53.3%	63.0%	58.6%
Vacant Housing Units	9.1%	11.0%	10.6%
2029 Housing Units	10,491	101,558	196,887
Owner Occupied Housing Units	37.6%	24.7%	29.6%
Renter Occupied Housing Units	53.2%	64.6%	60.0%
Vacant Housing Units	9.2%	10.7%	10.4%
2024 Households by Income			
Household Income Base	9,189	83,447	164,717
<\$15,000	6.4%	7.7%	10.3%
\$15,000 - \$24,999	3.5%	3.8%	4.2%
\$25,000 - \$34,999	4.1%	4.7%	4.9%
\$35,000 - \$49,999	8.5%	9.3%	9.1%
\$50,000 - \$74,999	14.2%	15.9%	16.2%
\$75,000 - \$99,999	12.9%	12.1%	12.1%
\$100,000 - \$149,999	13.0%	14.6%	14.3%
\$150,000 - \$199,999	9.5%	10.9%	10.9%
\$200,000+	28.0%	20.9%	18.8%
Average Household Income	\$170,543	\$144,138	\$134,751



2024 Population 25+ by Educational Attainment			
Total	13,760	121,752	246,908
Less than 9th Grade	2.6%	3.7%	4.5%
9th - 12th Grade, No Diploma	1.8%	2.5%	3.1%
High School Graduate	10.3%	8.2%	10.3%
GED/Alternative Credential	1.2%	2.2%	2.7%
Some College, No Degree	10.3%	10.9%	12.0%
Associate Degree	4.5%	5.0%	5.0%
Bachelor's Degree	43.4%	43.9%	39.8%
Graduate/Professional Degree	25.9%	23.5%	22.4%
2024 Population 15+ by Marital Status			
Total	16,697	143,018	314,909
Never Married	54.8%	56.0%	53.9%
Married	33.1%	31.7%	34.8%
Widowed	2.3%	2.5%	2.7%
Divorced	9.8%	9.9%	8.7%



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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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
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