



SIZE

90,888 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	12,481	112,720	233,516
Households	5,932	45,820	90,829
Median HH Income (\$)	85,052	104,642	114,142

MAJOR TENANT(S)

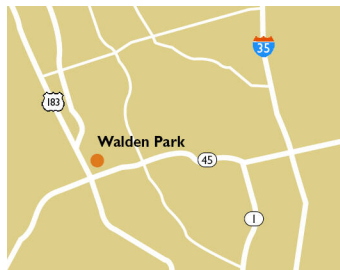
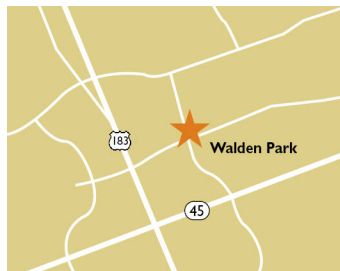
HomeGoods
 Ulta
 First Watch
 Massage Envy
 Super Target

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

10900 Lakeline Mall Dr | Austin, TX 78717

PROPERTY HIGHLIGHTS

- 90,888-square-foot shopping center shadow-anchored by Target
- National tenants include First Watch, Massage Envy, Ulta, Sally Beauty Supply and Subway
- Located at the intersection of Lakeline Mall Drive and North Lake Creek Parkway in Austin



WALDEN PARK

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SPACE	TENANT	SQ. FT.			
A100	Kirkland's	7,500 SF	B300	Fit Body Boot Camp	2,679 SF
A200	Sally Beauty Supply	1,600 SF	B500	First Watch	3,606 SF
A250	Ardalan Zahedi, DDS	1,700 SF	B550	Sit Still Kids Salon	1,038 SF
A300	AVAILABLE	1,802 SF	B580	Frosty Fox	1,360 SF
A350	Lakeline Nails	1,120 SF	B600	China Cafe	2,850 SF
A400	The Good Feet Store	1,440 SF	B800	Rising Stars Pediatric Dentistry	4,516 SF
A500	Subway	2,000 SF	SHAD1	Super Target	
A550	Any Lab Test Now	1,187 SF	SHAD2	14005-B Research Blvd LLC (OP 1)	
A600	COMING AVAILABLE	2,078 SF	SHAD3	Steve and Audra Silon Austin LLC (OP2)	
A650	Nancy's Sky Garden	3,000 SF	SHAD4	Mill Creek Properties (OP 3)	
AC	Ulta	9,983 SF	SHAD5	Branch Banking Trust Co (OP 11)	
AD	HomeGoods	24,131 SF	TOTAL SQ. FT.		90,888
B100	Eden MedSpa	2,842 SF			
B1000	Sushi BangBang	2,315 SF			
B1200	Phenix Salon Suites	9,062 SF			
B200	Massage Envy	3,079 SF			

SITE LEGEND

- Available
- Leased (not occupied)
- Occupied
- Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

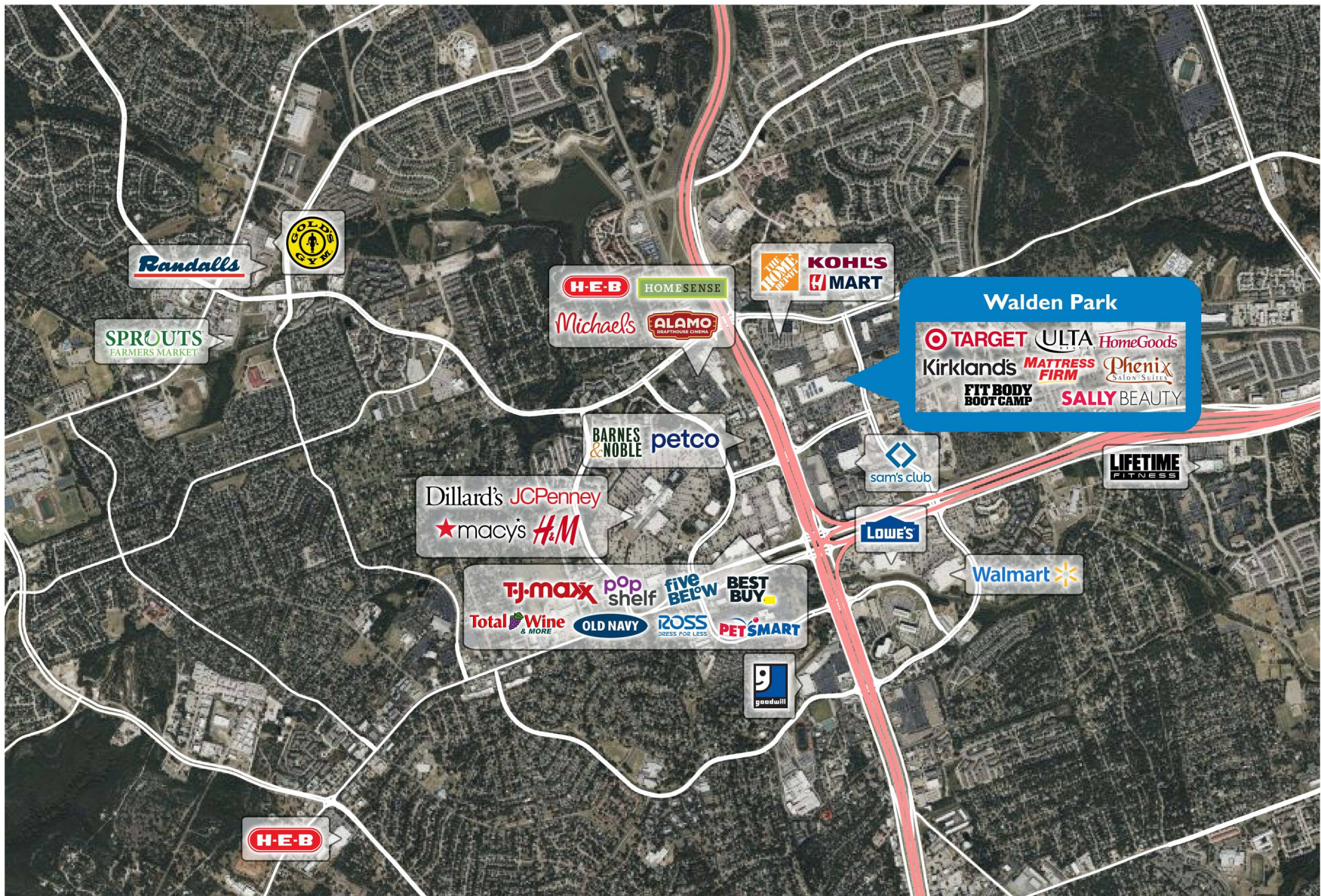
WALDEN PARK

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Jun 18, 2024



Latitude: 30.476533

Longitude: -97.796959

Walden Park Austin, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	12,481	112,720	233,516
	2028 Projected Population	12,714	106,113	220,782
	2010 Census Population	3,038	81,994	173,175
	2000 Census Population	2,117	57,204	116,041
	1990 Census Population	2,086	35,239	62,821
	Historical Annual Growth 1990 to 2000	0.15%	4.96%	6.33%
	Historical Annual Growth 2000 to 2010	3.68%	3.67%	4.08%
	Estimated Annual Growth 2010 to 2023	10.82%	2.34%	2.20%
	Projected Annual Growth 2023 to 2028	0.37%	-1.20%	-1.12%
	Median Age	35.1	37.2	37.7
Households	Q4 2023 Estimated Households	5,932	45,820	90,829
	2028 Projected Households	6,043	43,133	85,681
	2010 Census Households	1,392	32,687	67,754
	2000 Census Households	786	20,903	43,027
	1990 Census Households	702	12,729	22,963
	Historical Annual Growth 1990 to 2000	1.14%	5.09%	6.48%
	Historical Annual Growth 2000 to 2010	5.88%	4.57%	4.65%
	Estimated Annual Growth 2010 to 2023	11.12%	2.49%	2.15%
	Projected Annual Growth 2023 to 2028	0.37%	-1.20%	-1.16%
	Population per Household	2.06	2.45	2.56
Population by Race	White	46.9%	52.9%	54.2%
	Black or African American	7.0%	5.0%	4.7%
	Asian & Pacific Islander	21.3%	17.3%	18.2%
	Other Races	4.4%	5.2%	5.2%
	Hispanic Population	20.5%	19.6%	17.7%
Income	Average Household Income	\$111,306	\$129,398	\$140,280
	Median Household Income	\$85,052	\$104,642	\$114,142
	Per Capita Income	\$53,670	\$52,828	\$54,787
Education (Age 25+)	Elementary	4.9%	2.0%	1.5%
	Some High School	3.1%	2.7%	2.2%
	High School Graduate	12.4%	12.3%	11.5%
	Some College	17.8%	17.7%	16.8%
	Associates Degree Only	6.6%	8.0%	7.7%
	Bachelors Degree Only	34.5%	36.6%	36.8%
	Graduate Degree	20.8%	20.9%	23.4%
Business	Number of Businesses	405	3,016	6,204
	Total Number of Employees	5,169	40,233	83,563
	Employees per Business	12.77	13.34	13.47
	Residential Population per Business	30.83	37.38	37.64

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.