

FOR SALE & LEASE | HISTORIC AUSTIN OFFICE / RETAIL PROPERTY

The B. J. Smith House

610 Guadalupe St, Austin, TX 78701



PRIMARY CONTACT



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PROPERTY AT A GLANCE

ADDRESS	610 GUADALUPE ST
CITY, STATE, ZIPCODE	AUSTIN, TX 78701
LAND ACRES	.14 AC
BUILDING SIZE	3,880 SF
YEAR BUILT	1850
PARCEL NUMBER	206010904
ZONING,	CBD-H-ETOD-DBETOD
COUNTY	TRAVIS

EXECUTIVE SUMMARY

This exceptional Historic commercial property is strategically located at one of the busiest intersections in the city at the corner of 7th and Guadalupe St, just off West 6th St. With its prime positioning, this site benefits from a significant volume of both vehicular and pedestrian traffic, making it an ideal opportunity for businesses looking to capitalize on high visibility and accessibility. This location offers unparalleled potential in one of the city's most dynamic neighborhoods. Dedicated parking is included in addition to ample street parking, making this property ideal for a wide range of office or retail users seeking the opportunity to call a piece Austin history their home.

Please contact Sean Anderson for More information at (512) 647-1541



OFFERING DETAILS



SALE PRICE
Contact Broker



LEASE PRICE
\$42.50 PSF + NNN



ANNUAL NNN EXPENSE ESTIMATE
\$11.50 PSF



TOTAL ESTIMATED GROSS RENT
\$54.00 PSF



OCCUPANCY
Single



LOT SIZE
0.14 AC



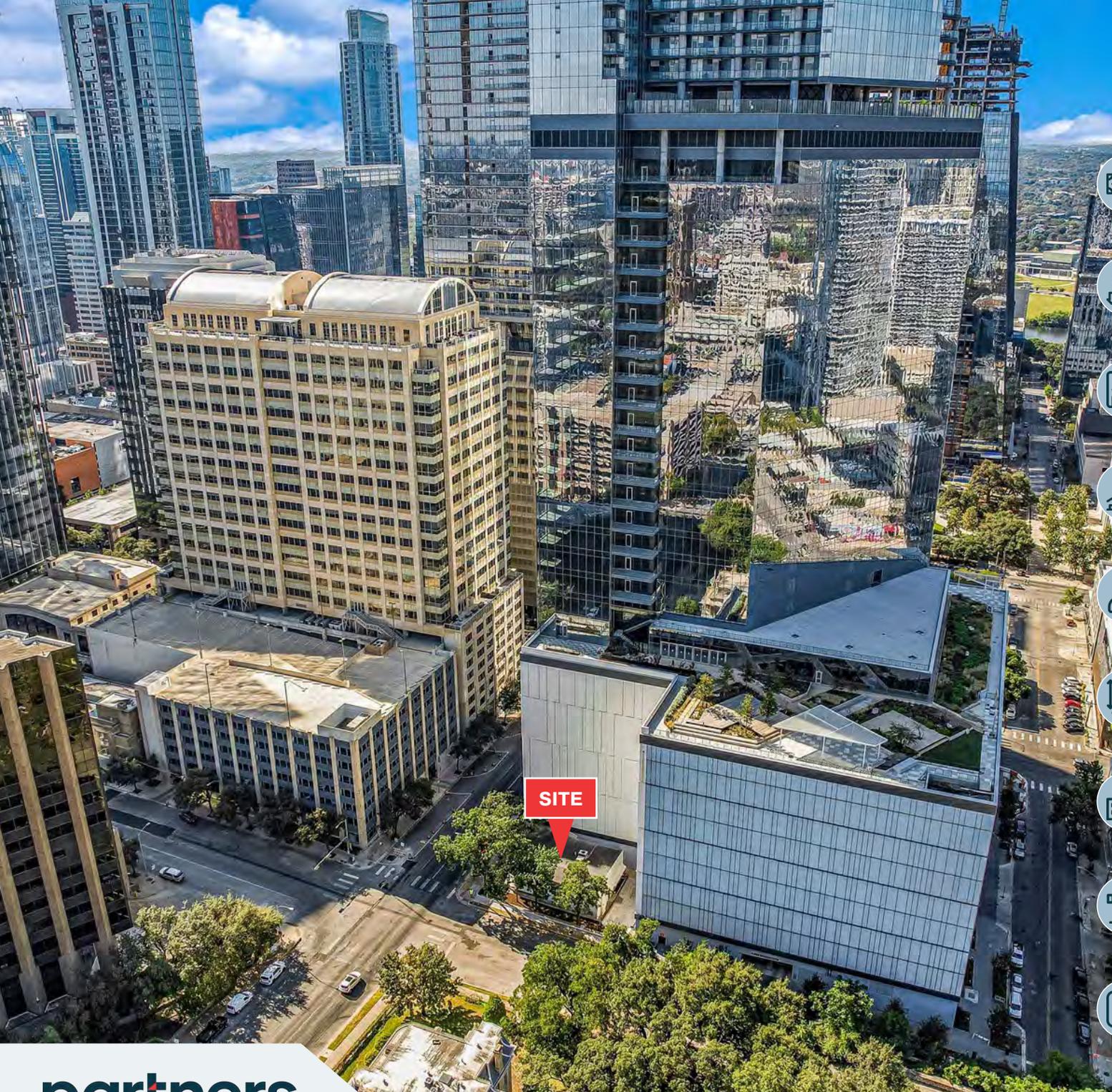
TOTAL BUILDING SIZE
3,880 SF



YEAR BUILT
1850



PARKING RATIO
2.32 (9 Spaces)



PROPERTY HIGHLIGHTS

■ IRREPLACABLE REAL ESTATE | 6TH ST CORRIDOR

Located immediately off West 6th St at the southwest corner of 7th and Guadalupe St, this property is exposed to a tremendous amount of vehicular and pedestrian traffic.

■ HISTORIC BUILDING | DOWNTOWN AUSTIN, TX

Constructed in 1850, this property offers one-of-a-kind old Austin character in the middle of the Central Business District.

■ HARD CORNER | EXCELLENT VISIBILITY

Guadalupe Street is one of downtown's major South-bound arteries, and 6th St. is the busiest pedestrian thoroughfare in the city.

■ AMPLE PARKING

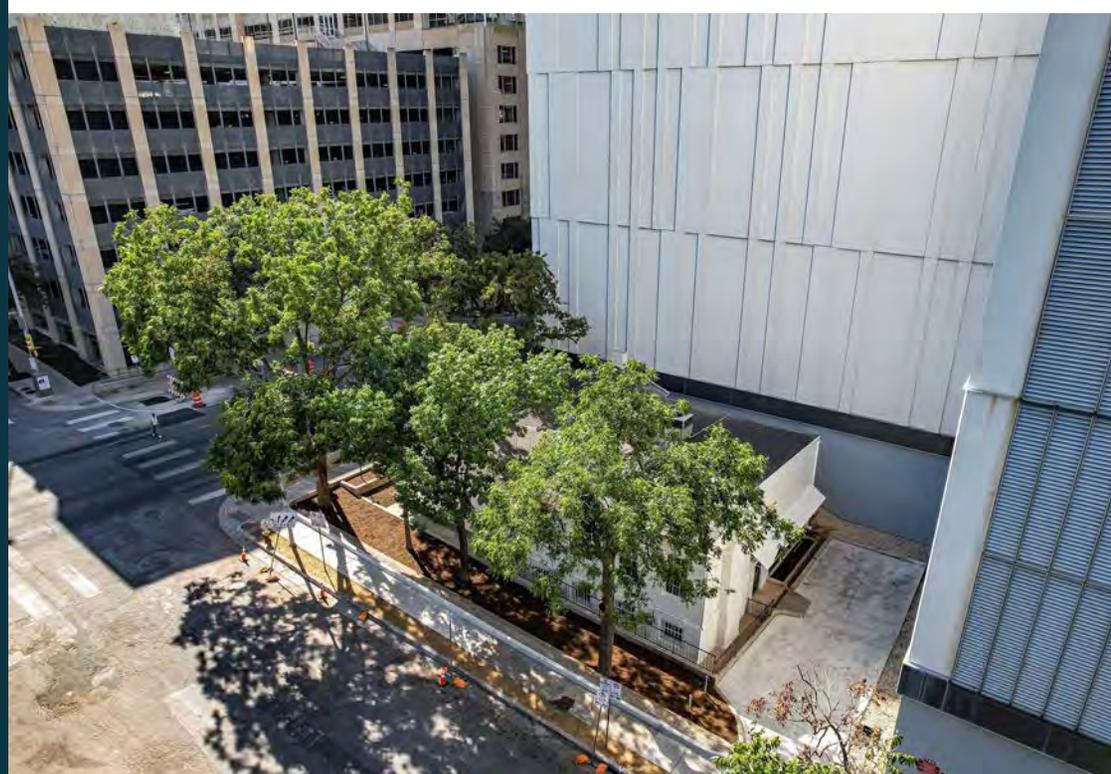
In addition to ample street parking on the surrounding Bremond Block, the property has 4 driveway parking spaces behind the office, plus 5 reserved spaces in the neighboring Sixth and Guadalupe building.

■ UNPARALLELED MARKET GROWTH

In Downtown Austin, Texas, retail and office buildings present a prime investment opportunity in one of the nation's fastest-growing urban markets. With a thriving business ecosystem, high foot traffic, and proximity to major employers, these mixed-use properties offer strong tenant demand and long-term value. Modern office spaces cater to tech firms, startups, and professional services, while ground-floor retail benefits from a vibrant dining, entertainment, and shopping scene. This positive trajectory highlights Downtown Austin's appeal as a dynamic hub for both business and retail, offering stability and growth potential for investors.

■ FAVORABLE STATE TAX LAWS

Texas is one of seven states that does not impose a state income or investment tax.



HISTORICAL OVERVIEW

610 Guadalupe Street, known as the James T. Brown House, is a significant historic property located within Austin's esteemed Bremond Block Historic District. Constructed in 1858, this one-story residence exemplifies the Greek Revival architectural style, characterized by its full-width front porch and symmetrical design. It stands as one of the earliest structures in the district, reflecting the architectural preferences of mid-19th-century Texas.



Historical Significance

The Bremond Block Historic District is a rare surviving example of an upper-class Victorian neighborhood from the mid to late 19th century in Texas. Comprising eleven historic homes built between the 1850s and 1910, the district showcases a variety of architectural styles and has been meticulously preserved. The district was added to the National Register of Historic Places in 1970, underscoring its importance in reflecting the social and economic history of Austin during that era.



Architectural Features

The James T. Brown House features hallmark elements of Greek Revival architecture, including a symmetrical façade and a prominent front porch supported by classical columns. These design elements contribute to its historical charm and aesthetic appeal, offering a glimpse into the architectural trends prevalent during its time of construction.



Current Use and Surroundings

Today, 610 Guadalupe Street serves as a professional office space, housing entities such as The Midtown Group, The Rasmus Firm and Meridian Exchange Property Management LLC. The property's adaptive reuse for commercial purposes aligns with the broader trend within the Bremond Block Historic District, where several historic homes have been repurposed for modern functionalities while retaining their historical integrity.



Location and Accessibility

Situated in downtown Austin, the property benefits from a prime location with a Walk Score of 99, indicating a walker's paradise. This central positioning offers convenient access to a plethora of amenities, including dining, entertainment, and cultural venues, making it an attractive site for both commercial tenants and visitors.

INTERIOR PHOTOS



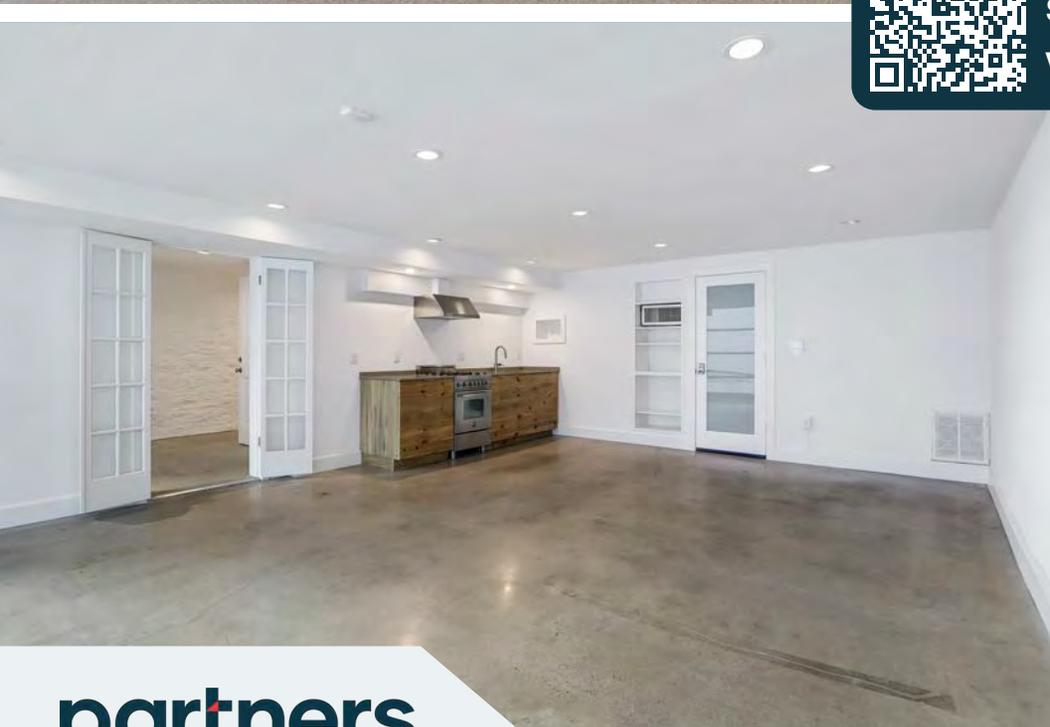
 Click or Scan for Virtual Tour



INTERIOR PHOTOS



Click or Scan for Virtual Tour

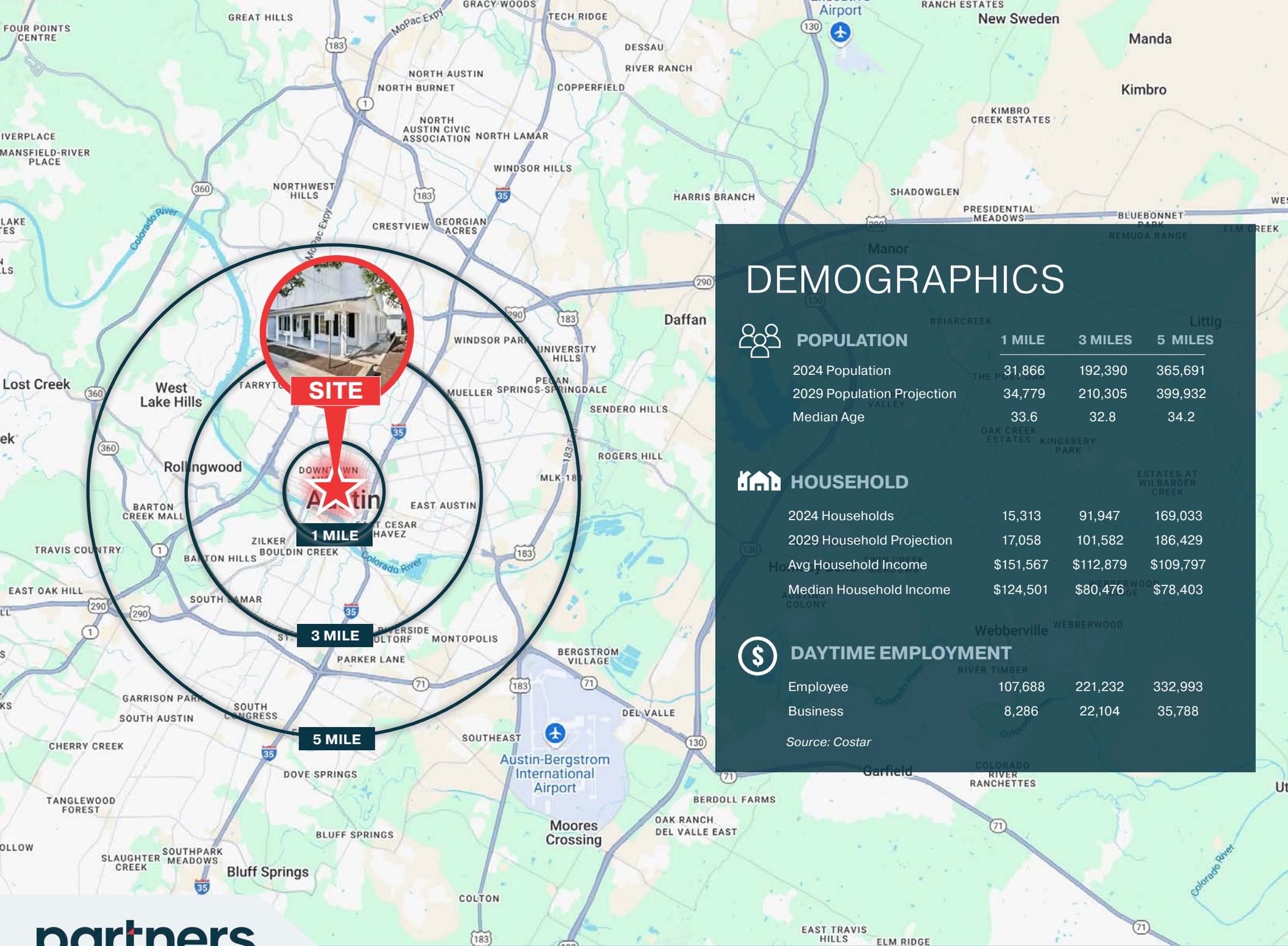


EXTERIOR PHOTOS



 Click or Scan for Virtual Tour





DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	31,866	192,390	365,691
2029 Population Projection	34,779	210,305	399,932
Median Age	33.6	32.8	34.2



HOUSEHOLD

2024 Households	15,313	91,947	169,033
2029 Household Projection	17,058	101,582	186,429
Avg Household Income	\$151,567	\$112,879	\$109,797
Median Household Income	\$124,501	\$80,476	\$78,403



DAYTIME EMPLOYMENT

Employee	107,688	221,232	332,993
Business	8,286	22,104	35,788

Source: Costar

AERIAL OVERVIEW

- = Residential
- = Hospitality
- = Office
- = Government/Public



Austin High School

Zilker Park

WHOLE FOODS MARKET

REI COOP

The Independent

Google

Auditorium Shores

Residences at 6G

Hanover Republic Square

Austin Convention Center

indeed

ATX Tower

415 Colorado St

FROST TOWER

OMNI HOTELS & RESORTS

THE WESTIN

Fairmont AUSTIN

TEXAS The University of Texas at Austin

MOODY CENTER THE UNIVERSITY OF TEXAS

Ascension Seton

Moody Amphitheater

Texas Capitol



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