

For Lease

CBRE

2nd Generation Restaurant

Tree Hill Apartments | 2,500 SF

3715 S 1st St | Austin, TX 78704 | www.cbre.com



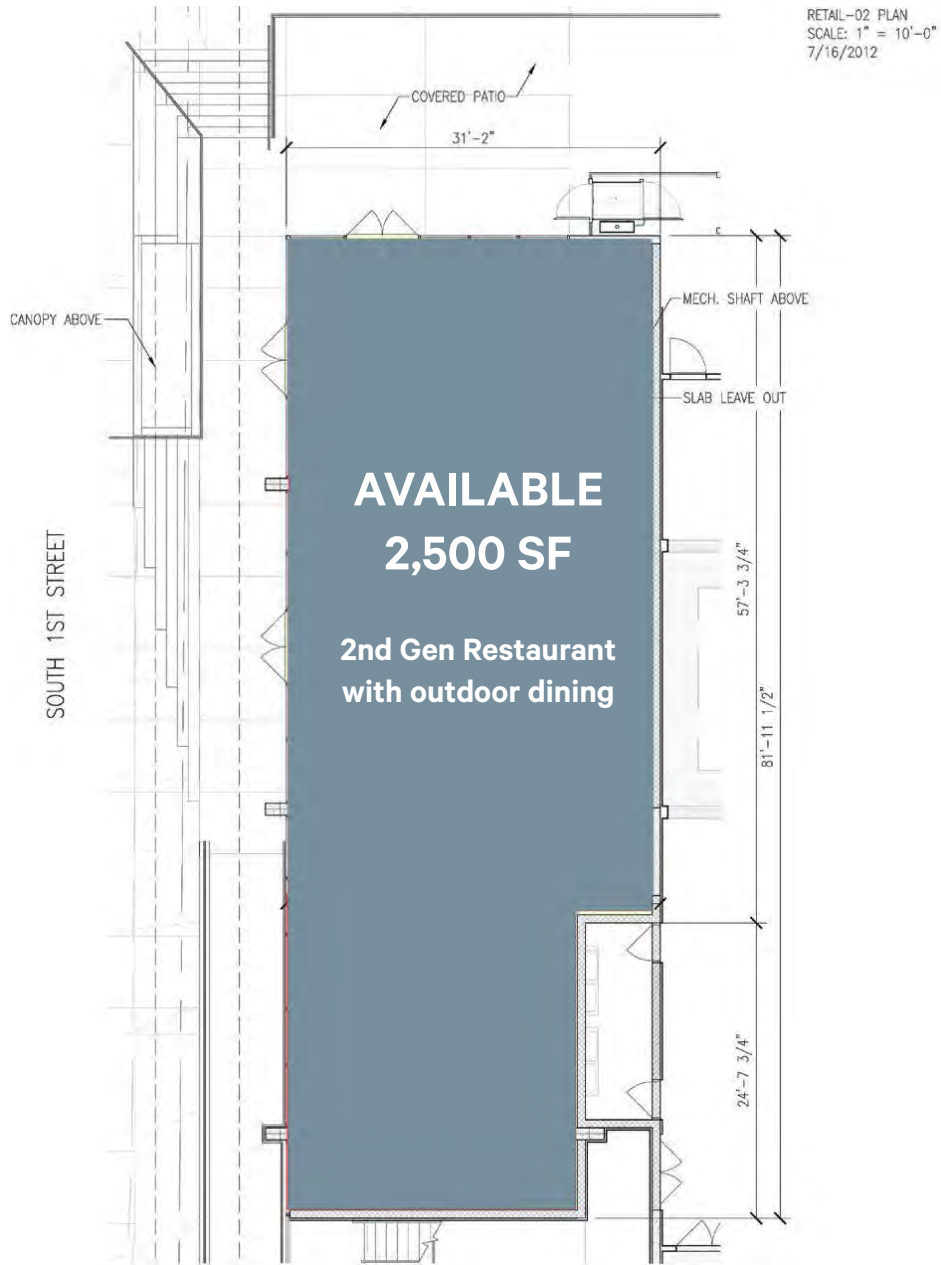
Retail

Come see this unique opportunity to acquire a second-generation restaurant with outdoor seating and prime visibility on South First Street.

Tree Hill Apartments is a premier mixed-use development featuring three ground-floor retail suites and 355 residential units above. Situated on S 1st St, a major north-south route linking Downtown Austin with south Austin and nearby suburbs, the location offers excellent service to morning commuters and ample covered retail parking.

Nearby Retailers

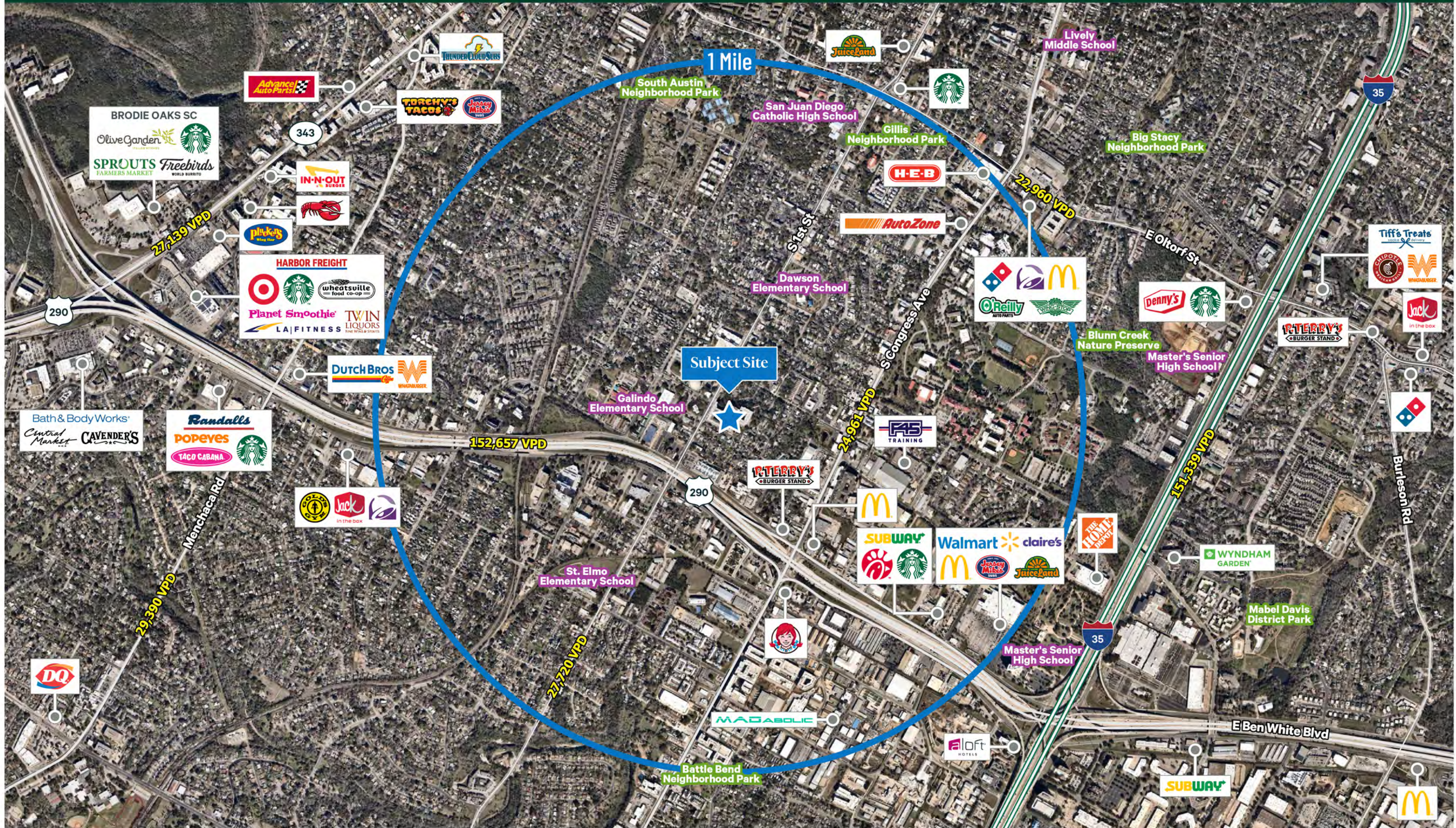




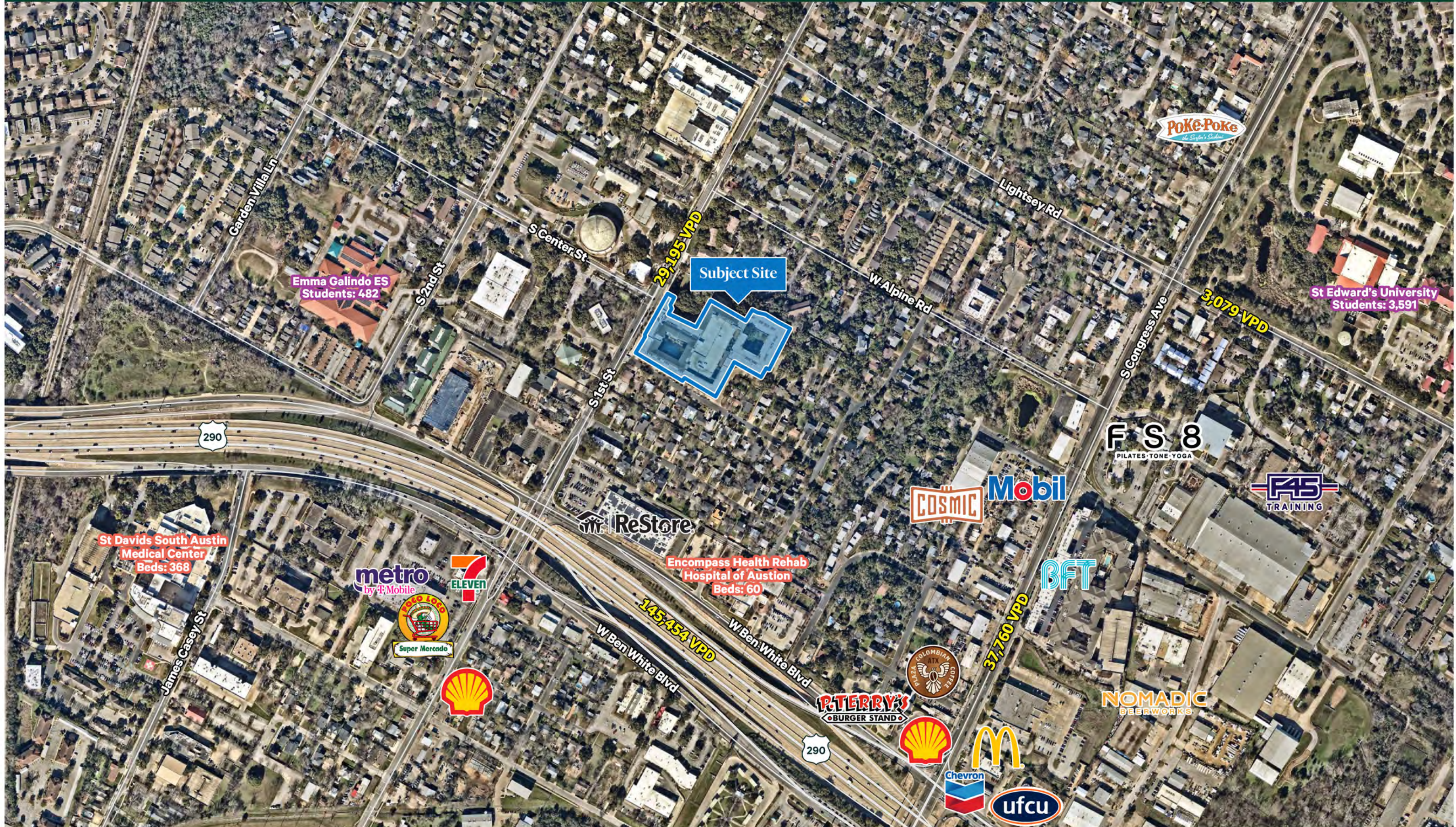
2nd Generation Restaurant
3715 S 1st St | Austin, TX 78704

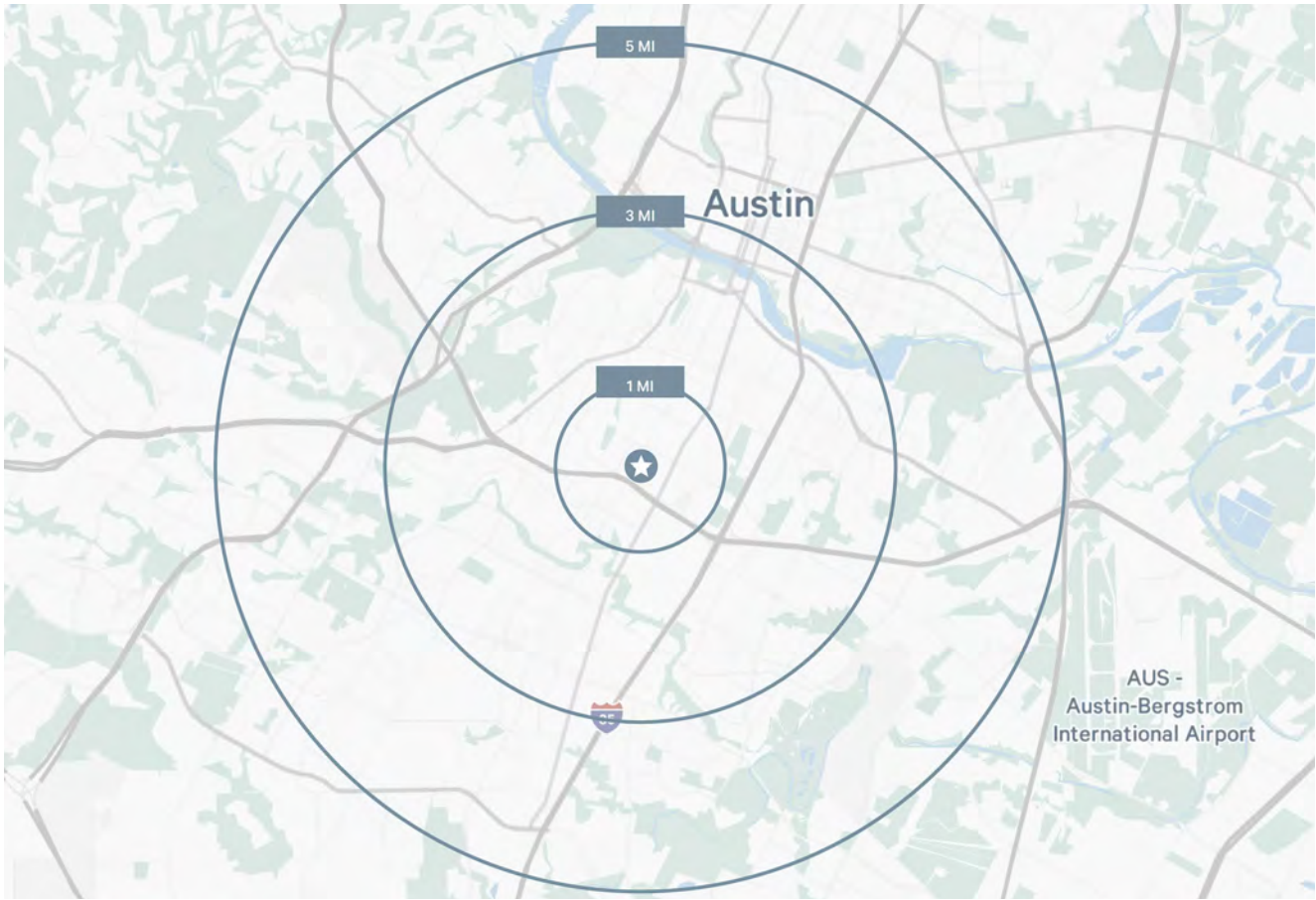
For Lease





© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document, the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. 03/20/2025 - 432111





2024 Demographics	1 Mile	3 Miles	5 Miles
Population	19,399	161,255	360,498
Median Age	32.9	33.7	32.4
Average Household Income	\$134,621	\$133,914	\$131,019
Average Household Size	1.86	1.92	2.07
Daytime Population	23,072	199,193	524,368
Businesses	1,188	9,572	23,306

Traffic Counts	
US 290	152,657 VPD
S 1st St	28,351 VPD
W Ben White Blvd	12,513 VPD
<i>Source: Costar</i>	

Contact Us

Carson Hawley
 Vice President
 +1 512 482 5601
 carson.hawley@cbre.com

Adelaide Ehrlich
 Senior Associate
 +1 512 482 5600
 first.lastname@cbre.com

Davis Franklin
 Associate
 +1 512 418 3239
 davis.franklin@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.