

# WESTGATE CENTER

4526 West Gate Blvd., Austin, TX 78745-1491



CONFIDENTIAL OFFERING MEMORANDUM

## CONFIDENTIALITY & DISCLAIMER

Please note that the use of this Offering Memorandum and the Information ("Information") provided is subject to the terms, provisions and limitations of the confidentiality agreement which we have provided to you ("Buyer") and requested an executed copy.

**Brokerage Relationships:** By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of RESOLUT RE ("Brokers") are acting as Seller's Agent in the disposition assignment for the property. Buyer acknowledges receipt of the form entitled Information About Brokerage Services.

**Non-disclosure of Information:** By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner ("Owner") to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase "within the firm" shall be deemed to include outside attorneys, accountants and investors.

**Disclaimer and Waiver:** By taking possession of and reviewing the Information contained herein, Buyer understands and acknowledges that neither Brokers nor Owner make any representations or warranty, expressed or implied, as to the accuracy or completeness of any Information provided.

Neither the Broker or the Owner shall have any liability whatsoever for the accuracy or completeness of the Information contained herein or any other written or oral communication or Information transmitted or made available or any action taken or decision made by the Buyer with respect to the Property. Buyer understands and acknowledges that they should make their own investigations, projections and conclusions without reliance upon the Information contained herein. Buyer assumes full and complete responsibility for confirmation and verification of all information received and expressly waives all rights of recourse against Owner, Brokers and RESOLUT RE.





PRICE  
**\$3,100,000**



CAP RATE  
**6.44%**



OCCUPANCY  
**100%**

### PROPERTY KEY INFORMATION

PROPERTY ADDRESS	4526 West Gate Blvd., Austin, TX 78745-1491
LOCATION	SWQ of Hwy 71/290 & West Gate Blvd.
COUNTY	Travis (PID: 509343)
GROSS LEASEABLE AREA	6,054 Sq. Ft.
LOT SIZE	.5165 Acre (22,500 Sq. Ft.)
YEAR BUILT	1979
OCCUPANCY	100%
LEASE TYPE	NNN
# OF TENANTS	3
Legal Description	LOT IIA 4TH RESUB OF BLK A-1 WESTGATE SQUARE COMMERCIAL (Travis County, TX) PHOTO 561





[www.juiceland.com](http://www.juiceland.com)

- Tenant here since 2014
- Founded: 2011 in Austin
- 33 corporate stores (25 in Austin, 5 in Houston & 3 in Dallas)
- Juiceland is an Austin darling with stores in all prominent parts of the city. This store was open during the pandemic because it has a drive-thru

## Relax Day Spa

[relaxdayspaustin.com](http://relaxdayspaustin.com)

- Relax Day Spa provides massage therapy that will ease sore muscles, stiff necks, and other aches you may be experiencing.
- They offer a variety of massage modalities including Swedish, hot stone, deep tissue, and foot massage, all in a comfortable environment
- Tenant does not have a lease renewal option



[www.austinvapeandsmoke.com](http://www.austinvapeandsmoke.com)

- Tenant here since 2013
- Three locations
- Founded 2012

## INVESTMENT HIGHLIGHTS

- Very strong demographics: Population over 108k with Avg. HH income \$154k+ within 3 miles. 214k+ population with Avg. HH income \$161k+ within 5 miles
- Median area household income has dramatically increased here. More than doubling from 2000–2025

Median Household Income	1 Mile	3 Mile	5 Mile
Estimated Median Household Income (2025)	\$89,293	\$107,042	\$112,272
Census Median Household Income (2010)	\$46,128	\$52,455	\$55,666
Census Median Household Income (2000)	\$40,171	\$46,355	\$47,310
Historical Annual % Change (2000-2025)	4.90%	5.20%	5.50%
<b>Total % Change (2000-2025)</b>	<b>222%</b>	<b>231%</b>	<b>237%</b>

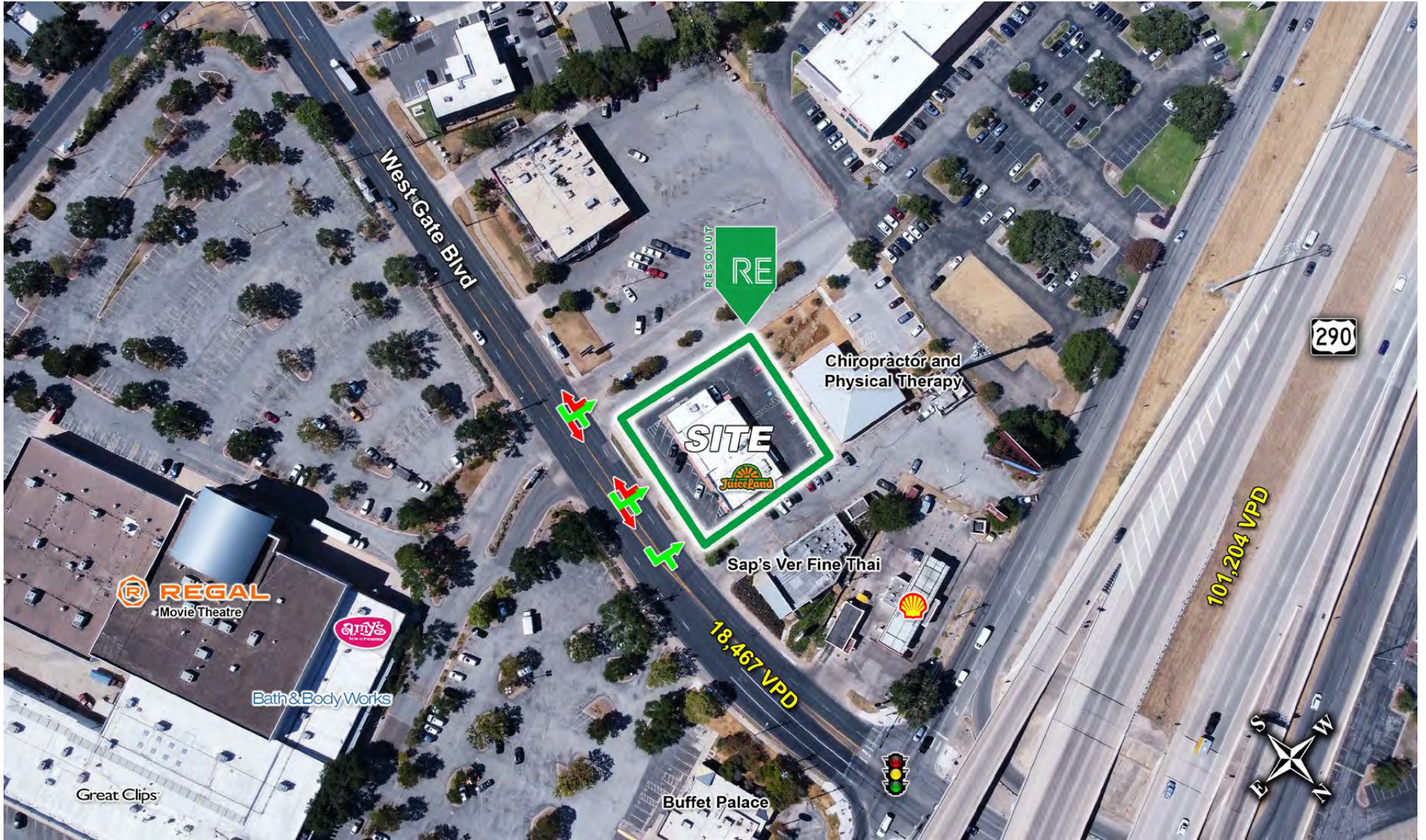
- All tenants have annual base rent increases
- 100% NNN leased
- Juiceland: A tenant since 2014 doubled the size of their space in 2022
- Vape Shop: A tenant since 2013 in their 2nd 5-year lease renewal
- Excellent road front visibility & easy access to hwy 290/71, Mopac, 360 and S. Lamar Blvd
- In an area with high residential density and very strong daytime employment population
- Located across the street from a Central Market anchored shopping center. One of only 2 Central Markets (HEB's upscale format stores) in all of Austin

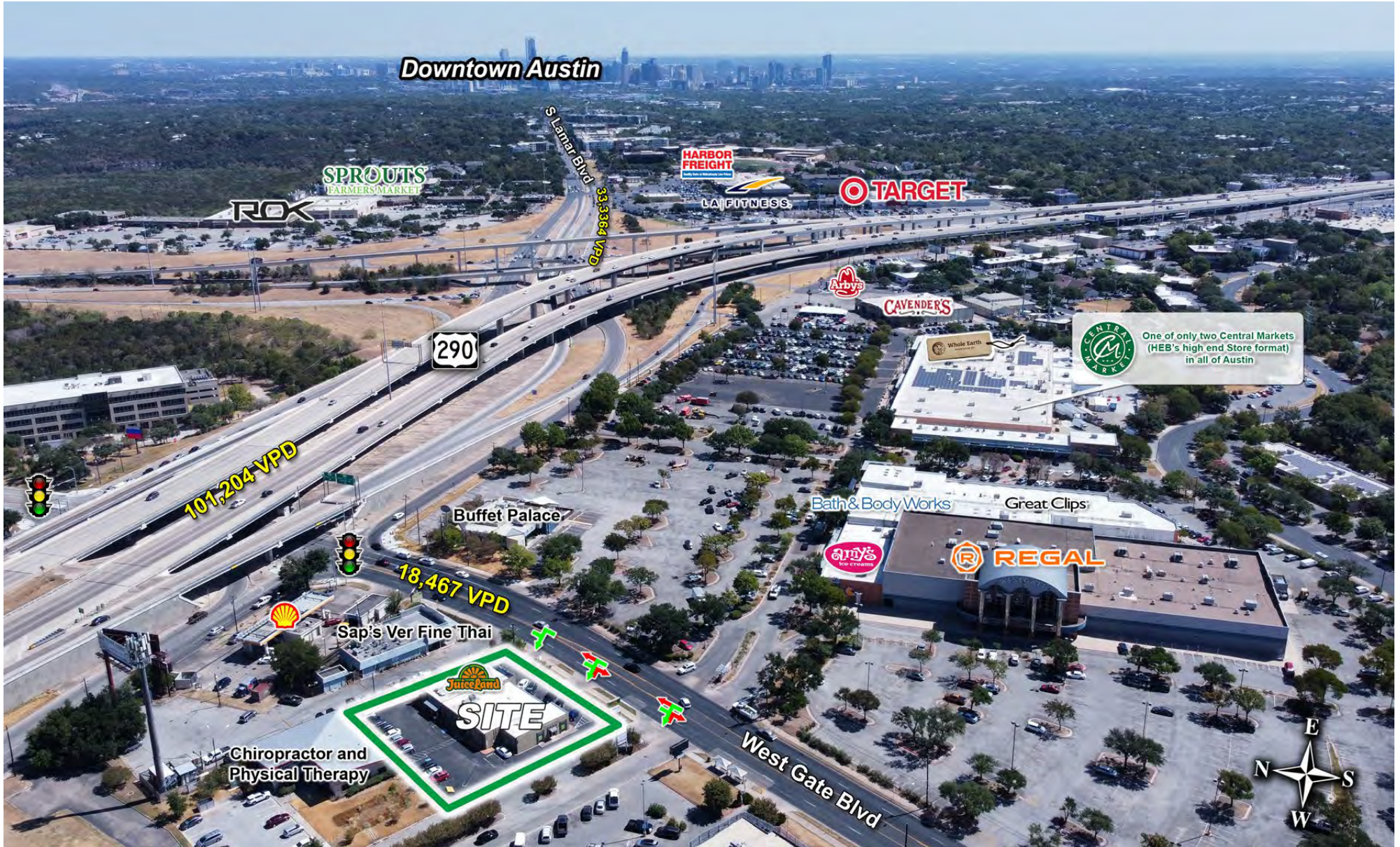
WEST GATE CENTER – RENT ROLL									
TENANT	SUITE	% OF GLA	SF	LEASE START	LEASE END	BASE RENT ANNUAL RATE PSF	BASE RENT ANNUAL	BASE RENT MONTHLY	NOTES
Juiceland - Westgate	A	34.69%	2,100	11/1/2014	8/31/2032	\$33.56	\$70,485	\$5,874	<ul style="list-style-type: none"> <li>- Tenant renewed their lease early. Renewal without negotiation per terms specified in original lease (5 year term with 2% annual base rent increases). They also expanded into double their original space.</li> <li>- CAM increases capped at 7% annually</li> <li>-Base rent increases:               <ul style="list-style-type: none"> <li>- 9/1/2025 \$5,758.61/mo</li> <li>- 9/1/2026 \$5,873.78/mo</li> <li>- 9/1/2027 \$5,991.26/mo</li> <li>- 9/1/2028 \$6,111.09/mo</li> <li>- 9/1/2029 \$6,233.31/mo</li> <li>- 9/1/2030 \$6,357.98/mo</li> <li>- 9/1/2031 \$6,485.14/mo</li> </ul> </li> <li>- Tenant has one five year option to renew their lease continuing 2% annual base rent increases</li> </ul>
Vape Store G& K Wholesale	C	24.81%	1,502	12/12/2013	5/31/2030	\$33.20	\$49,872	\$4,156	<ul style="list-style-type: none"> <li>- Tenant has executed two 5-year lease extension</li> <li>- 3.0% annual base rent increases</li> <li>- Base rent Increases:               <ul style="list-style-type: none"> <li>- 6/1/2025 \$4,035/mo</li> <li>- 6/1/2026 \$4,156/mo</li> <li>- 6/1/2027 \$4,280/mo</li> <li>- 6/1/2028 \$4,409/mo</li> <li>- 6/1/2029 \$4,541/mo</li> </ul> </li> </ul>
Relax Day Spa	D	40.50%	2,452	5/1/2023	4/30/2028	\$32.31	\$79,212	\$6,601	<ul style="list-style-type: none"> <li>- 2.5% annual base rent increases</li> <li>- Base rent Increases:               <ul style="list-style-type: none"> <li>- 5/1/2025 \$6,440/mo</li> <li>- 5/1/2026 \$6,601/mo</li> <li>- 5/1/2027 \$6,766/mo</li> </ul> </li> <li>- Tenant does not have a lease renewal option</li> </ul>
<b>Totals:</b>		<b>100%</b>	<b>6,054</b>				<b>\$199,569</b>	<b>\$16,631</b>	

## OPERATING EXPENSES &amp; NET OPERATING INCOME (NOI) | WESTGATE CENTER

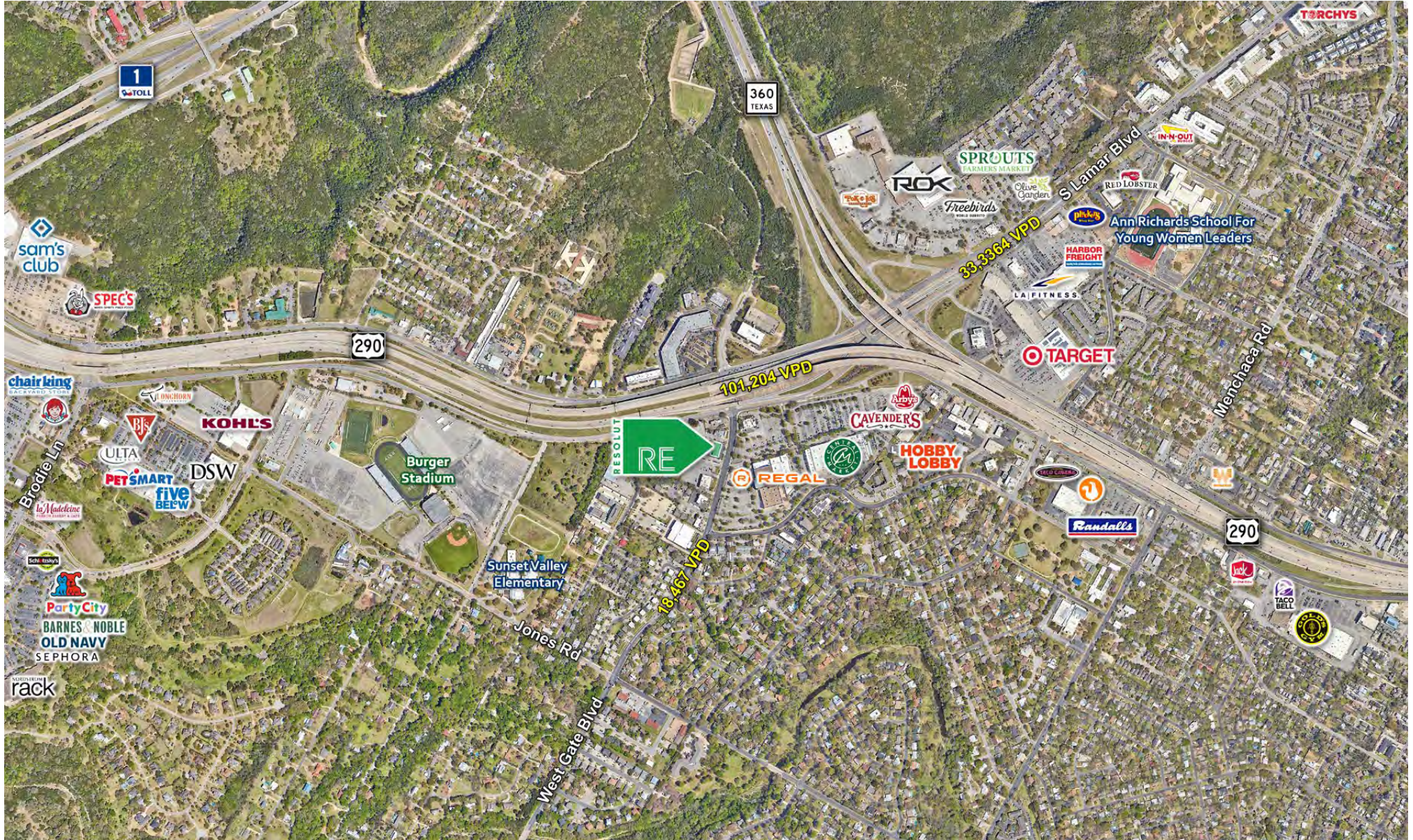
2025 Actual Operating Expense		
Expense Categories	Total Expense	PSF
Property Management Services		
Property Mgmt Fees	\$8,950	\$1.48
Management Labor	\$1,359	\$0.22
Accounting Fee	\$1,800	\$0.30
Mileage Reimbursements	\$243	\$0.04
<b>TOTAL PROPERTY MGMT SERVICES</b>	\$12,351	\$2.04
CAM Maintenance Repair & Trash		
Landscape Exterior	\$4,601	\$0.76
Landscape Lighting & Fixtures	\$141	\$0.02
Pest Control	\$747	\$0.12
<b>TOTAL CAM</b>	\$5,489	\$0.91
Utilities		
Trash	\$9,339	\$1.54
Electricity	\$1,489	\$0.25
Water & Wastewater	\$3,726	\$0.62
<b>TOTAL UTILITIES</b>	\$14,554	\$2.40
<b>SECURITY</b>	\$6,587	\$1.09
<b>PROPERTY TAXES</b>	\$27,219	\$4.50
<b>INSURANCE</b>	\$15,016	\$2.48
<b>TOTAL OPERATING EXPENSES</b>	<b>\$81,217</b>	<b>\$13.42</b>

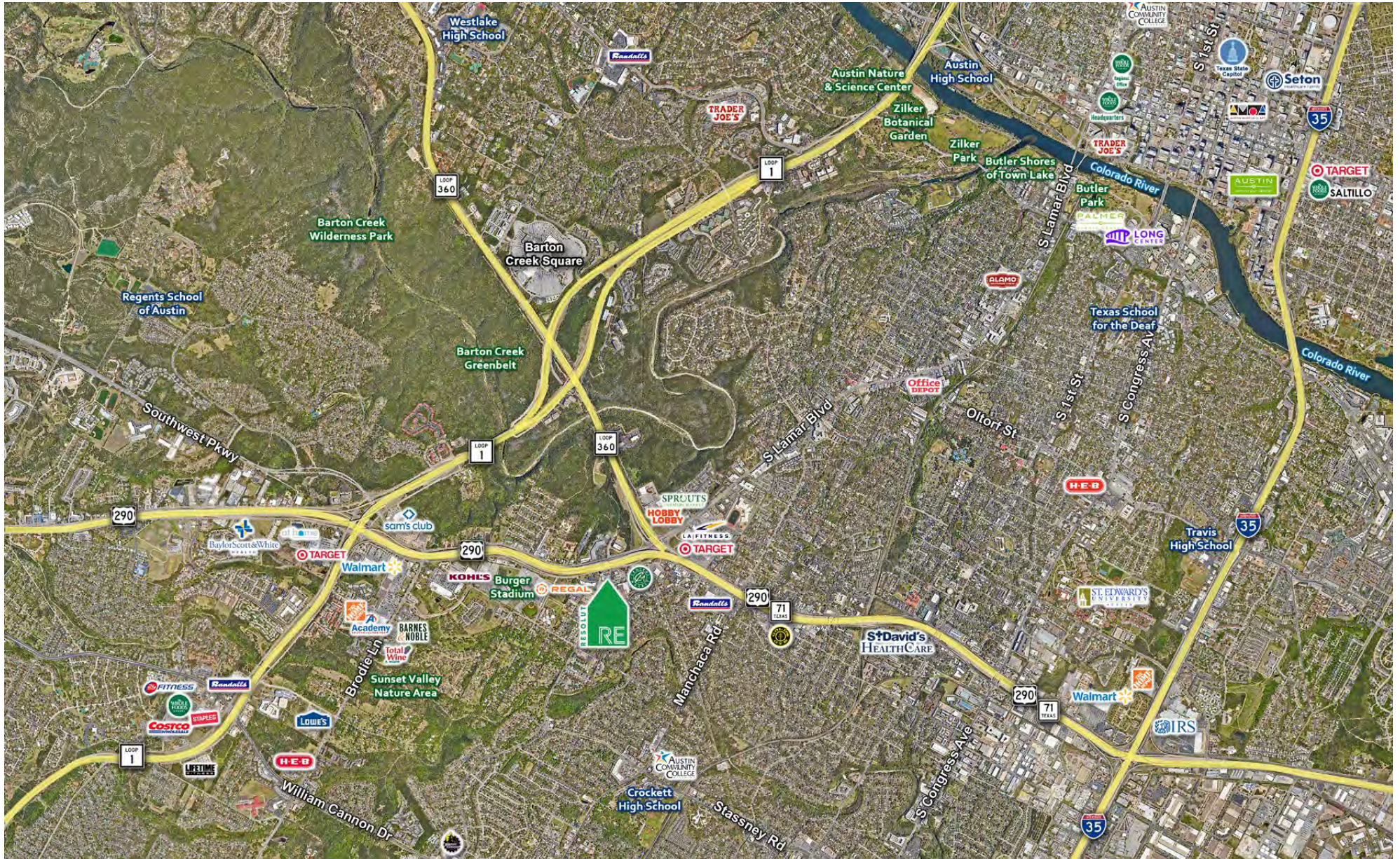
NET OPERATING INCOME (NOI)			
Income			Notes
	Base Rent	\$199,569	Current rent annualized
	NNN Reimbursements	\$81,217	Actual 2025
<b>Total Income</b>		<b>\$280,786</b>	
	Operating Expenses	\$81,217	Actual 2025 Operating Expenses
<b>Net Operating Income (NOI)</b>		<b>\$199,569</b>	

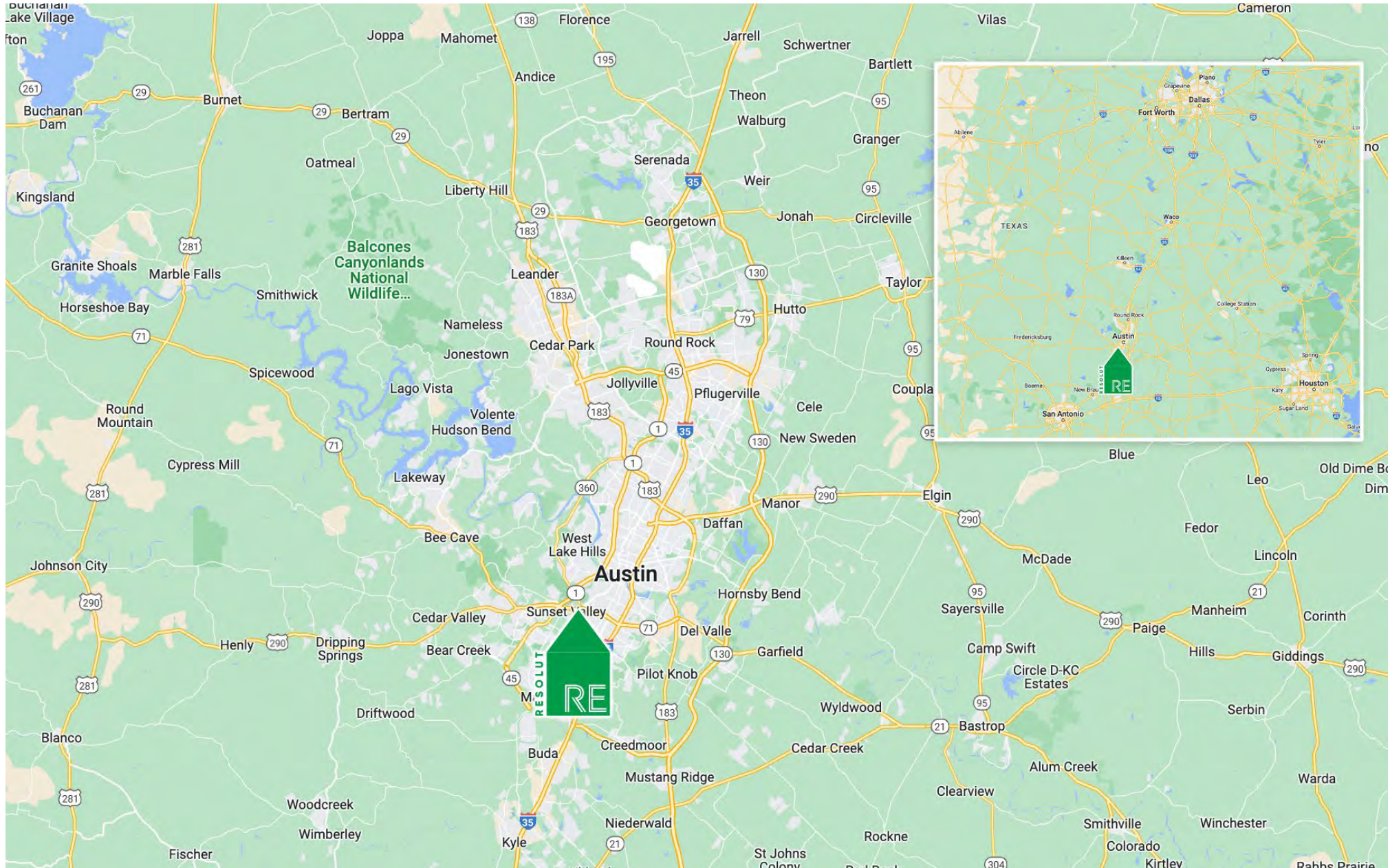


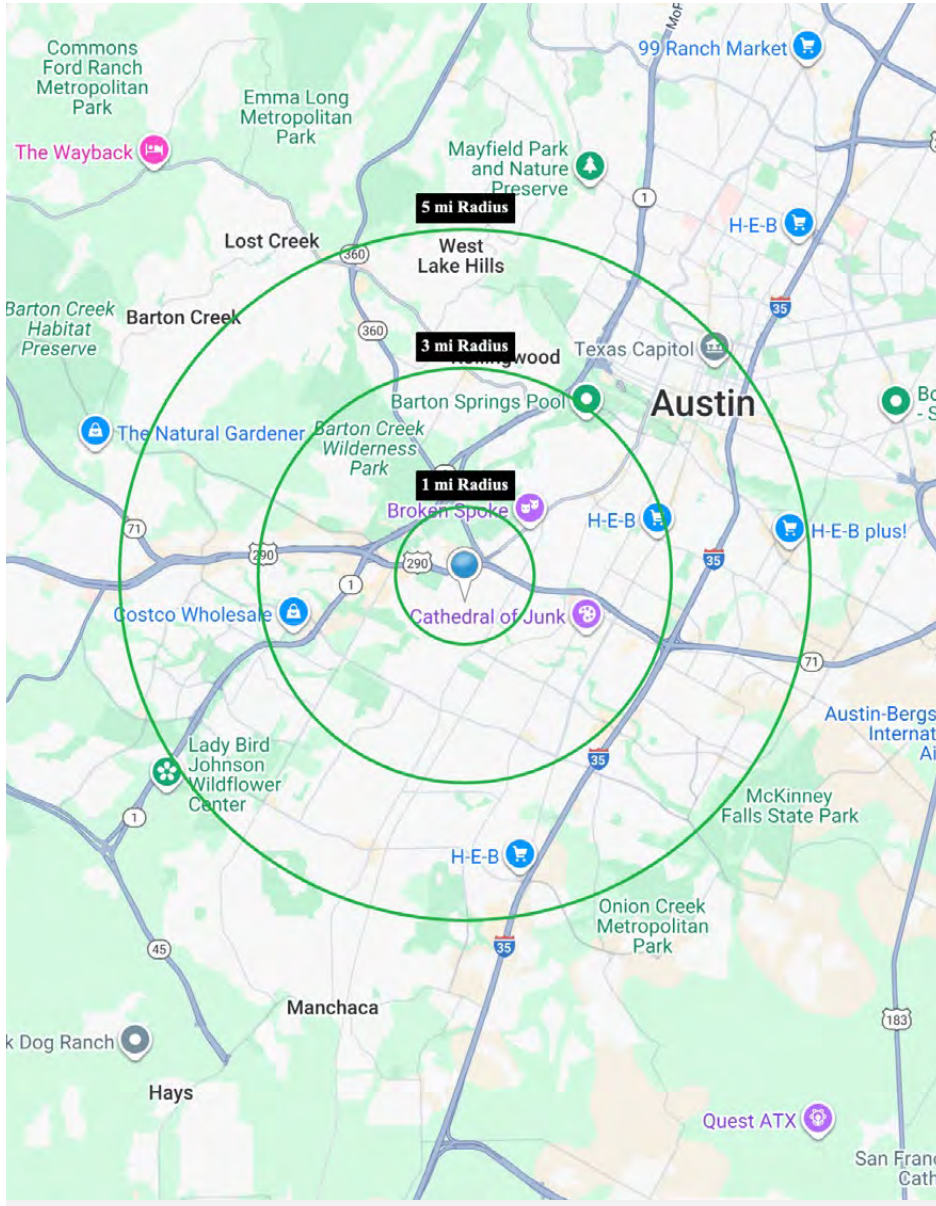












4526 West Gate Blvd Austin, TX 78745	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
Estimated Population (2025)	8,428	108,388	317,325
Projected Population (2030)	7,679	100,728	300,811
Census Population (2020)	9,173	112,381	319,219
Census Population (2010)	8,180	101,824	274,661
Projected Annual Growth (2025-2030)	-750 -1.8%	-7,659 -1.4%	-16,514 -1.0%
Historical Annual Growth (2020-2025)	-745 -	-3,993 -0.7%	-1,894 -0.1%
Historical Annual Growth (2010-2020)	993 1.2%	10,557 1.0%	44,557 1.6%
Estimated Population Density (2025)	2,684 psm	3,834 psm	4,041 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
<b>Households</b>			
Estimated Households (2025)	4,194	53,738	151,626
Projected Households (2030)	3,811	50,345	145,411
Census Households (2020)	4,468	53,558	143,050
Census Households (2010)	3,968	46,980	118,076
Projected Annual Growth (2025-2030)	-382 -1.8%	-3,393 -1.3%	-6,215 -0.8%
Historical Annual Change (2010-2025)	226 0.4%	6,758 1.0%	33,550 1.9%
<b>Average Household Income</b>			
Estimated Average Household Income (2025)	\$130,464	\$154,891	\$161,852
Projected Average Household Income (2030)	\$132,679	\$155,848	\$162,276
Census Average Household Income (2010)	\$57,368	\$65,277	\$70,705
Census Average Household Income (2000)	\$48,786	\$56,395	\$58,904
Projected Annual Change (2025-2030)	\$2,215 0.3%	\$957 0.1%	\$423 -
Historical Annual Change (2000-2025)	\$81,678 6.7%	\$98,496 7.0%	\$102,948 7.0%
<b>Median Household Income</b>			
Estimated Median Household Income (2025)	\$89,293	\$107,042	\$112,272
Projected Median Household Income (2030)	\$89,955	\$107,009	\$112,294
Census Median Household Income (2010)	\$46,128	\$52,455	\$55,666
Census Median Household Income (2000)	\$40,171	\$46,355	\$47,310
Projected Annual Change (2025-2030)	\$662 0.1%	-\$33 -	\$22 -
Historical Annual Change (2000-2025)	\$49,121 4.9%	\$60,686 5.2%	\$64,962 5.5%
<b>Per Capita Income</b>			
Estimated Per Capita Income (2025)	\$66,234	\$77,276	\$77,783
Projected Per Capita Income (2030)	\$67,304	\$78,413	\$78,914
Census Per Capita Income (2010)	\$27,824	\$30,118	\$30,397
Census Per Capita Income (2000)	\$22,683	\$23,976	\$24,020
Projected Annual Change (2025-2030)	\$1,070 0.3%	\$1,137 0.3%	\$1,131 0.3%
Historical Annual Change (2000-2025)	\$43,551 7.7%	\$53,300 8.9%	\$53,762 9.0%
Estimated Average Household Net Worth (2025)	\$956,776	\$1.09 M	\$1.12 M

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RFULL9

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



**ALAN RUST, CCIM  
PRINCIPAL  
INVESTMENT SALES**

alan@resolutre.com  
Office 512.373.2814

Alan Rust, CCIM, Principal of Investment Sales, specializes in the sale of investment real estate. He has led the charge for RESOLUT RE with its investment sales program, having assembled a long track record of success, selling a wide variety of assets across the state of Texas.

Alan has been a commercial broker since 2003 and earned the coveted Certified Commercial Investment Member (CCIM) designation in 2007. On multiple occasions, he has earned recognition as a "Heavy Hitter" in property sales and leasing from the Austin Business Journal, and he has been named a "Power Broker" as a top broker by the Costar Group.

Prior to moving to Austin in 2007, Alan was a commercial broker in Colorado, where he earned recognition as a "Heavy Hitter" in commercial investment sales from the Denver Business Journal. In addition, he founded and served as president of Snowshoe Ridge Properties, LLC, a successful real estate holding and development firm.

Alan is active in the industry as a long-standing member of the International Council of Shopping Centers (ICSC), the Central Texas Commercial Association of Realtors (CTCAR) and the international CCIM community.

FOR MORE INFORMATION PLEASE VISIT:

[resolutre.com](http://resolutre.com)

**AUSTIN**

901 S Mopac Expwy, Bldg 2,  
Suite 350  
Austin, Texas 78746

**DALLAS**

5151 Belt Line Rd  
Suite 620  
Dallas, Texas 75254

**HOUSTON**

12141 Wickchester Ln.  
Ste 125  
Houston, Texas 77079

**SOUTH TEXAS**

4900 W. Expwy 83,  
Ste 260-J  
South Texas 78501

**SAN ANTONIO**

10127 Morocco St.  
Ste 195  
San Antonio, Texas 78216

**ALBUQUERQUE**

2155 Louisiana Blvd N.E.  
Suite 7200  
Albuquerque, NM 87110

**EL PASO**

6006 N Mesa St.  
Ste 110  
El Paso, Texas 79912