

” A New  
Anthem  
For Austin



# EAST VILLAGE

RETAIL, DINING AND  
ENTERTAINMENT OPPORTUNITIES  
3500 E PARMER LANE  
AUSTIN, TEXAS



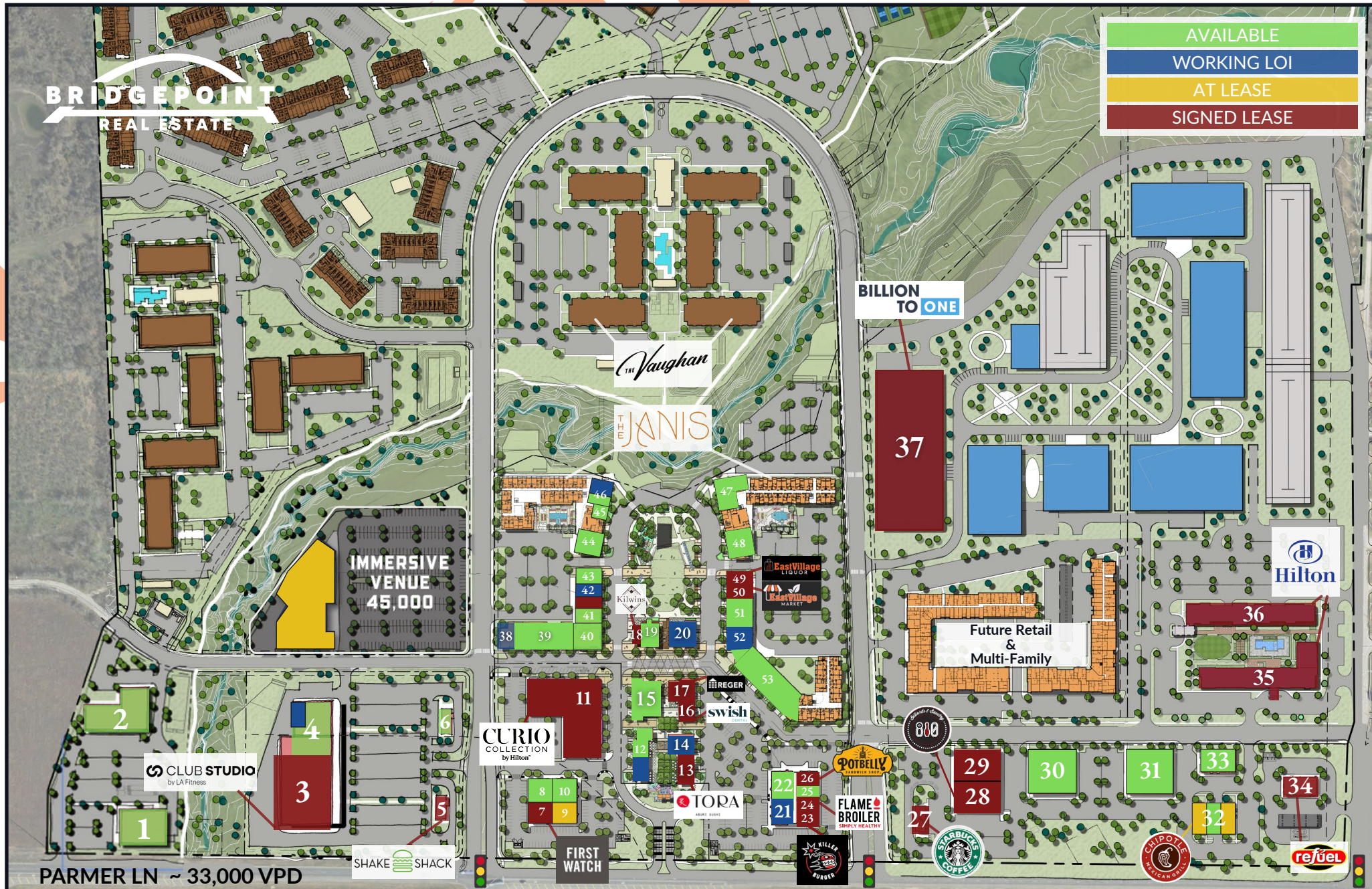
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# Merchandise Plan





# Space Availability



Space	Tenant	Status	SF
1		Available	16,000
2		Available	6,000 to 38,000
3	Club Studio by LA Fitness	Leased	
4		Available	1,200 to 16,000
5	Shake Shack	Leased	
6	QSR w/ Drive Thru	Available	2,000 to 4,000
7	First Watch	Leased	
8		Available	1,925 to 3,489
9		At Leases	
10		Available	1,687 to 10,170
11	Hilton Curio	Leased	
12		Available	2,980 to 6,315
13	Aburi Tora	Leased	
14		Working LOI	2,895
15	Office Use	Available	1,365 to 7,449
16	Swish Dental	Leased	
17	Reger	Leased	
18	Kilwins	Leased	
19	Restaurant	Available	2,895 (1L)/3,080 (2L)
20		Working LOI	9,747
21		Available	1,729 to 8,338
22		Available	1,602
23	Killer Burger	Leased	
24	Flame Broiler	Leased	
25		Available	1,262 to 2,930
26	Potbelly	Leased	
27	Starbucks	Leased	

Space	Tenant	Status	SF
28	810 Billiards & Bowling	Leased	
29	Nail Salon	Leased	
30		Available	1,500 to 25,000
31		Available	1,500 to 25,000
32		Available	1,500
33	Standalone w/ Drive Thru	Available	2,000 to 4,000
34	Refuel	Leased	
35	Homewood Suites by Hilton	Leased	
36	Hampton Inn & Suites by Hilton	Leased	
37	BillionToOne	Leased	
38		Available	2,366 to 5,104
39		Available	1,978 to 8,739
40		Available	3,103
41		Available	2,129
42		Working LOI	1,754
43		Available	1,754 to 3,923
44		Available	3,872
45		Available	1,634
46		Working LOI	2,620
47		Available	2,303 to 5,502
48		Available	2,507 to 5,237
49	EastVillage Liquor	Leased	
50	EastVillage Market	Leased	
51		Available	1,404 to 7,252
52		Working LOI	1,654 to 4,426
53		Available	1,441 to 16,490



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## SHOPPING

435k SF  
Retail & Restaurants  
38k SF  
Entertainment Space  
37k SF  
Grocery Store

## ENTERTAINMENT

1.5 Acres  
Village Green + Center Stage  
150 Acres  
Natural Preserve  
5+ Miles  
Hiking + Biking Trails

## LIVING

2,400  
Multi-Family Units  
466  
Single-Family Homes  
Hotels  
Three (3) with 417 Rooms

## WORKING

Office  
Five Multi-Level Buildings  
1.5M SF  
Class A Office/Life Science  
5.5k  
Parking Spaces





## Residential Growth Projections 5-Mile Radius

Current	Units/Lots	Residents
Households	77,562	206,388
In Construction & Planning	Units/Lots	Projected Residents
Single-Family	12,192	37,917
Multi-Family	26,090	57,398
Total	115,844	301,703

\*Data Provided by Placer.ai, & BCI BuildCentral

2025 Workplace Data	5-Mile	7-Mile
Total Businesses	4,895	12,478
Total Employees	99,037	230,052

\*Data Provided by Placer.ai

2024 Demographics	5-Mile	7-Mile
Est. Population	206,681	426,833
Est. Median Age	33.9	34.4
Est. Households	82,297	178,687
Median Home Value	\$445,184	\$483,473
Average HH Income	\$105,992	\$116,105
Total HH Expenditure	\$5.99B	\$13.92B

\*Data Provided by Sites USA

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