

For Lease

CBRE

2nd Generation Restaurant

Tree Hill Apartments | 2,500 SF

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



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

Walmart

Chick-fil-A

COSMIC
SOUTH AUSTIN

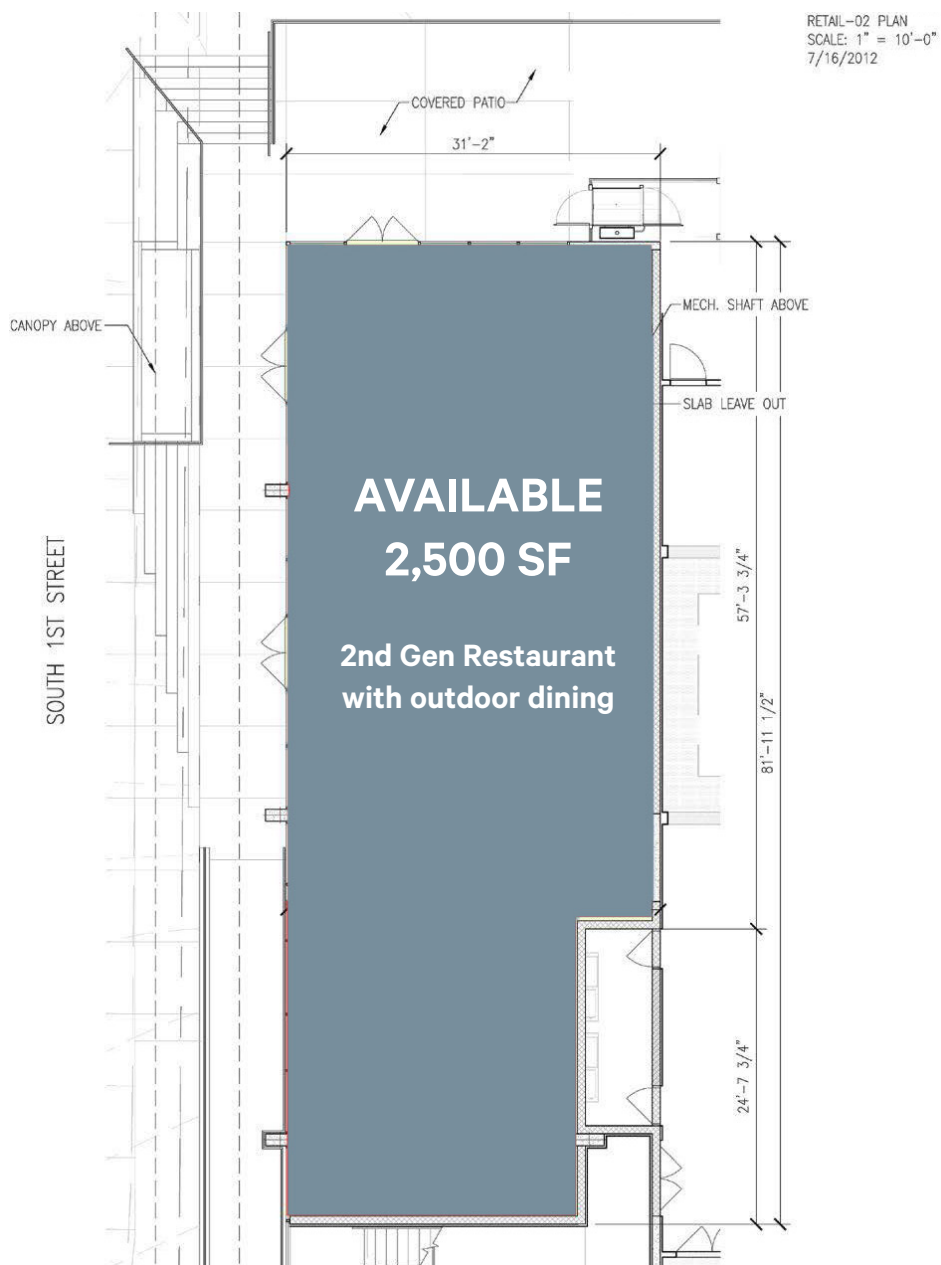


P. TERRY'S
BURGER STAND

KELLER TEXAS
Summer Moon
WOOD-FIRE
coffee

THE HOME DEPOT

SINCE 1920
Jersey Mike's
SUBS

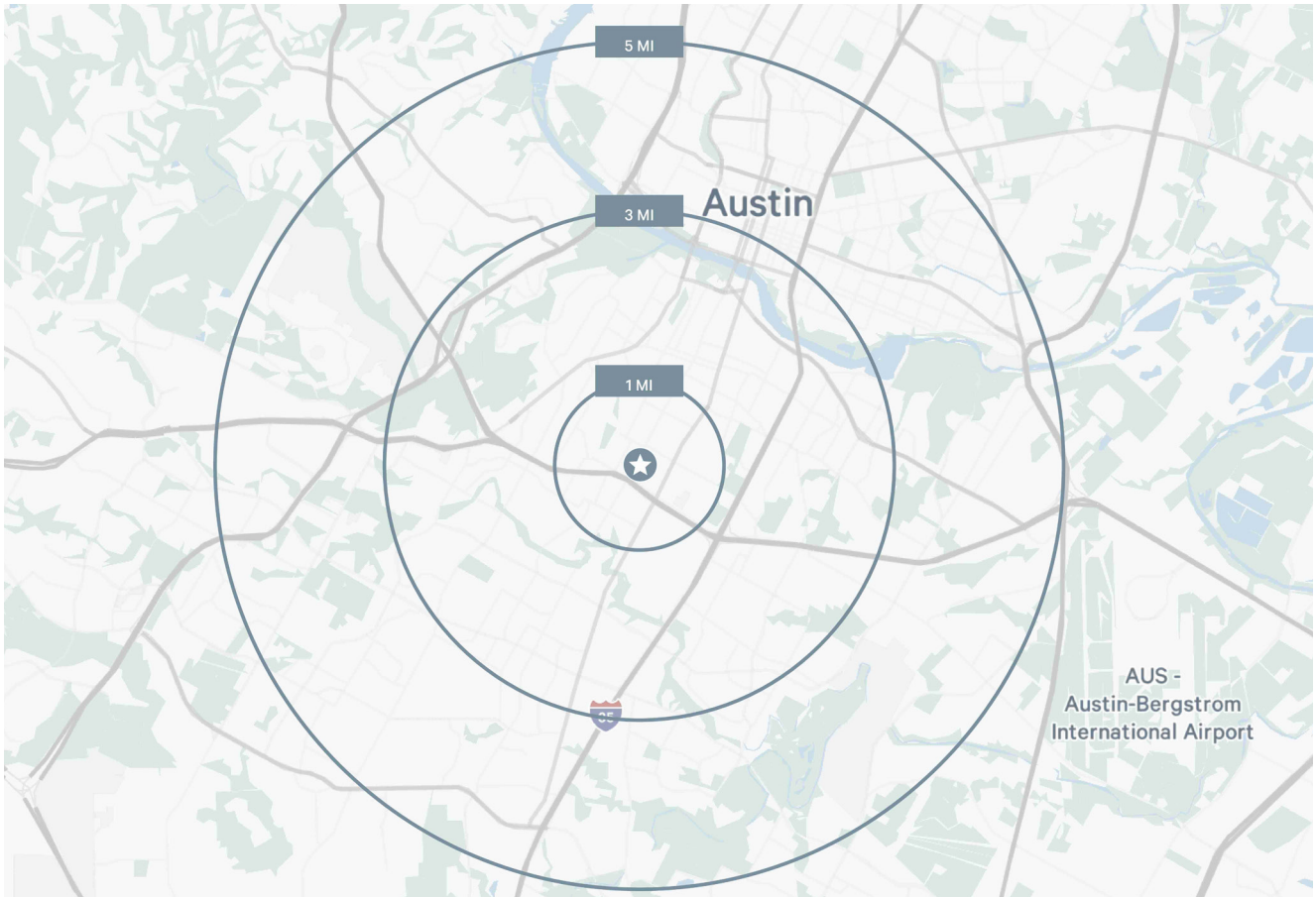


2nd Generation Restaurant
3715 S 1st St | Austin, TX 78704

For Lease



CBRE



| 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 |
| Source: Costar | |

Contact Us

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.