

CANNON WEST

NWC OF WILLIAM CANNON & WEST GATE
6800 WESTGATE BLVD, AUSTIN TX 78745



**FOR
LEASE**

AVAILABLE SPACE

2nd Gen Hair Salon - 1,440 SF
Occupied but Available - 720 SF

RATE

Base: \$30.00-\$31.00 PSF
NNNs: \$13.41 PSF

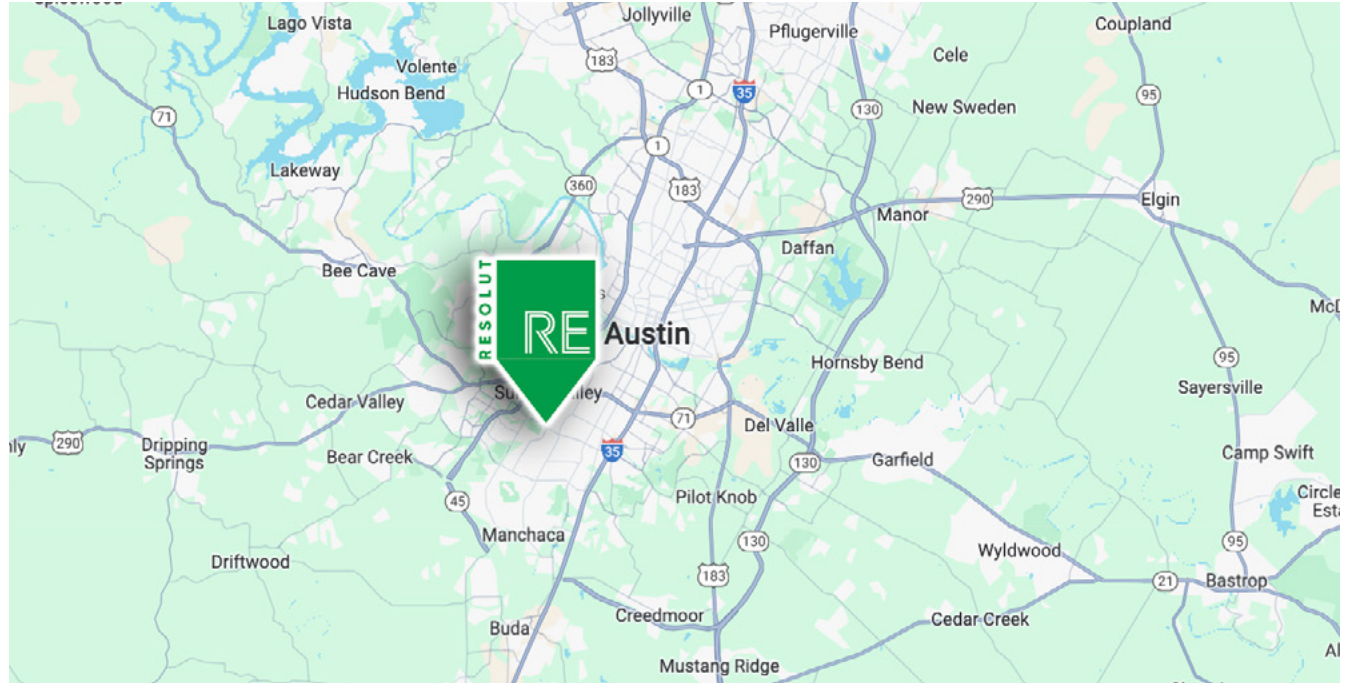
* Estimate provided by Landlord and subject to change

Davis Paone

dpaone@resolutre.com
512.474.5557

PROPERTY HIGHLIGHTS

- 2nd Gen Salon available
- Located in the heart of the rooftops of South Austin
- Huge parking field
- GR zoning
- Come join Planet Fitness, Starbucks, Dollar General, Marco's Pizza & Cuba 512



AREA TRAFFIC GENERATORS





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DEMOGRAPHIC SNAPSHOT 2025

 **115,443**
POPULATION
3-MILE RADIUS

 **\$137,636.00**
AVG HH INCOME
3-MILE RADIUS

 **73,281**
DAYTIME POPULATION
3-MILE RADIUS

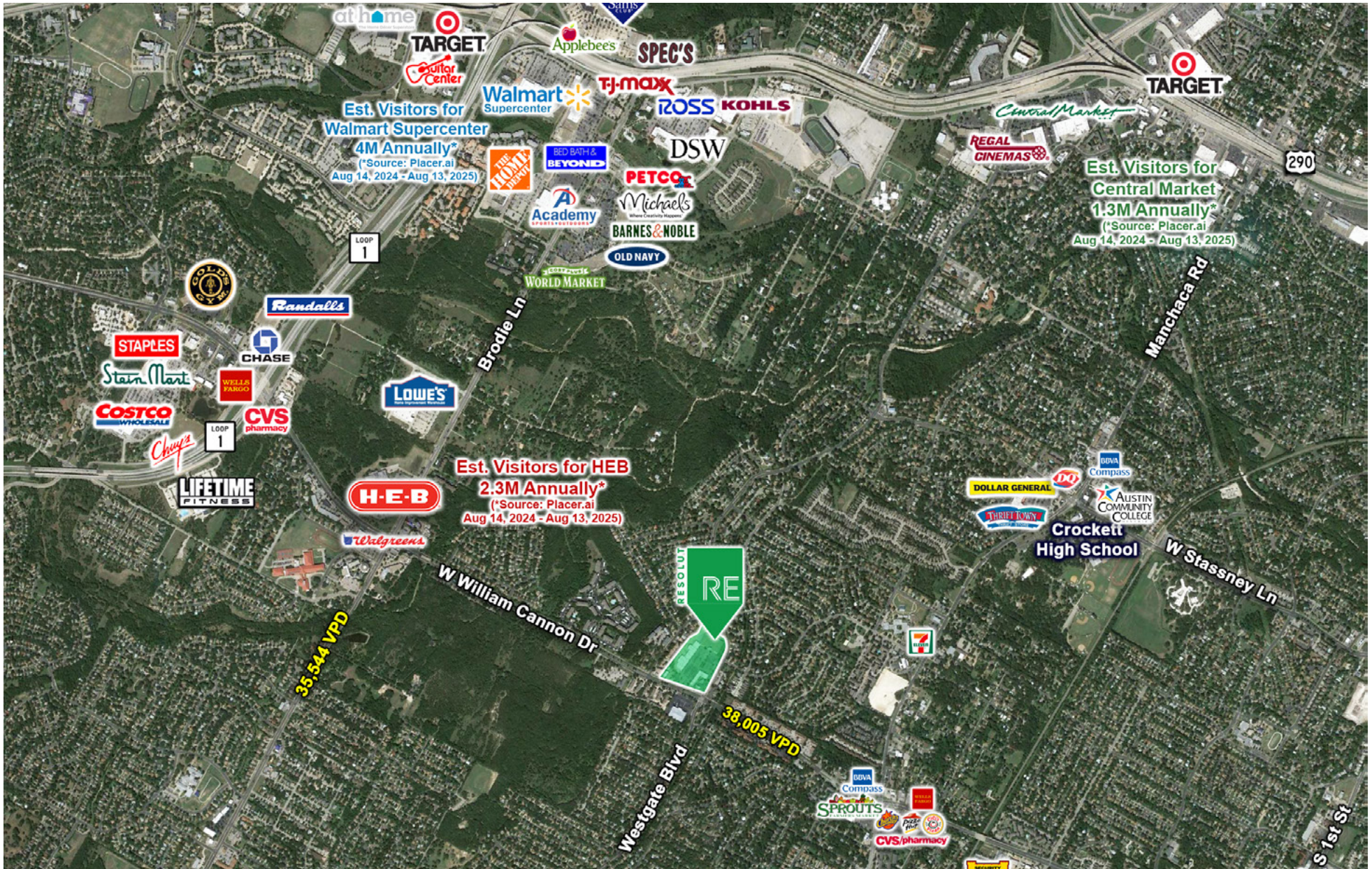
 **TRAFFIC COUNTS**
William Cannon Dr: 33,815 VPD
West Gate Blvd: 16,217 VPD
(COSTAR 2025)

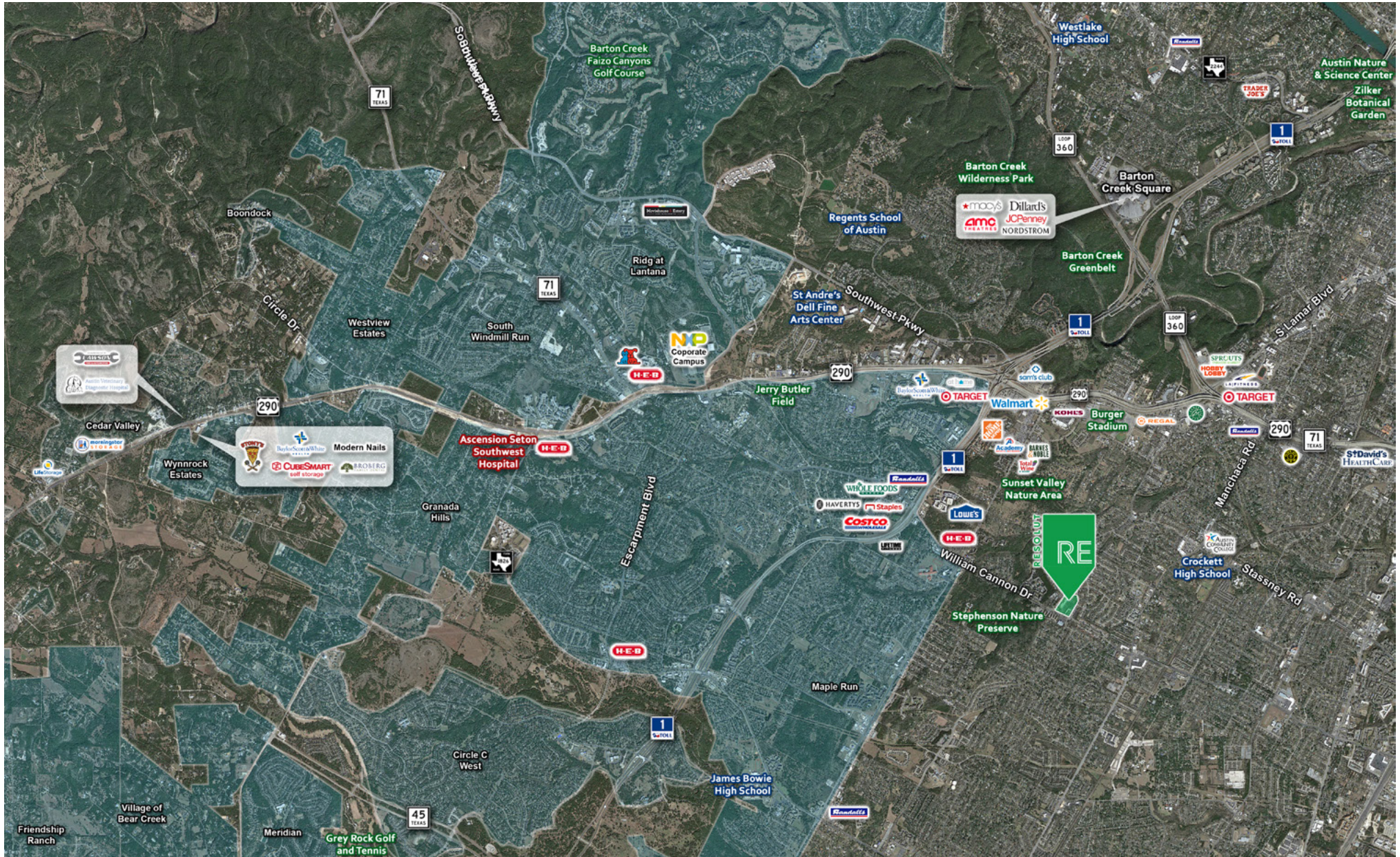


1. Bamboo Bistro
2. Starbucks Coffee
3. Chris Liquor
4. Ali Bleu Flowers
5. The Healing Vortex
6. La Posada Restaurant
7. La Posada Restaurant (Expansion)
8. Twisted K Nutrition
9. FairSide Insurance
10. Jackson Hewitt Tax Service
11. Greenbelt Botanicals
12. Total Relax Massage
13. J. Buccio Salon
14. Skinny's Barbershop
15. Occupied but Available
16. The UPS Store
17. Print Austin
18. Kwik Wash Laundry
19. Marco's Pizza
20. D&S Community Services
21. Planet Fitness
23. Available
24. Cuba 512
25. Cuba 512
26. Jump! Gymnastics
27. Dollar General
28. Karate
29. Family Chiropractic of Austin
30. Quarter to Ten
31. Gateway Church
32. Altitude Trampoline











Information About Brokerage Services

2-10-2025

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUTRE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov