

# SHOPS AT Jefferson



# Offering Overview

**SRS Capital Markets, National Multi-Tenant Advisory** has been exclusively retained to offer qualified investors the unique opportunity to acquire **Shops at Jefferson** (or the "Property"), a **17,074 SF retail center** on 1.27 acres in Central West Austin.

**Located in the heart of Central Austin** on Jefferson Street, the Property offers immediate access to 35th Street — a primary connector between Central and West Austin. Just minutes from Bryker Woods, Tarrytown, and Rosedale, it sits amid some of the city's most desirable neighborhoods and within a 1-mile radius of households with an average income exceeding \$200K.

Given the infill nature, the Property is one of the few surface parked retail centers as surrounding sites have made way for vertical mixed-use. Nearby economic drivers include Ascension Seton Main Hospital, The Grove mixed use development, and adjacent medical office buildings providing continued daytime traffic to the center.

Currently 49% leased, the Property features one contiguous 8,774 that was recently vacated. In addition to ownership allowing the purchaser to lease-up the vacant space, in-place rents are approximately 65% below market.

**Shops at Jefferson offers investors an opportunity to acquire a value-add retail center in the heart of Central Austin well below replacement costs.**



[SRSRE.COM/ShopsAtJefferson](https://SRSRE.COM/ShopsAtJefferson)

# SHOPS AT Jefferson

3700-3708 Jefferson St | Austin, TX 78731



17,074± SF  
**Offering GLA**



1.27± AC  
**Land Area**



48.6%  
**Occupancy**



1969  
**Year Built**



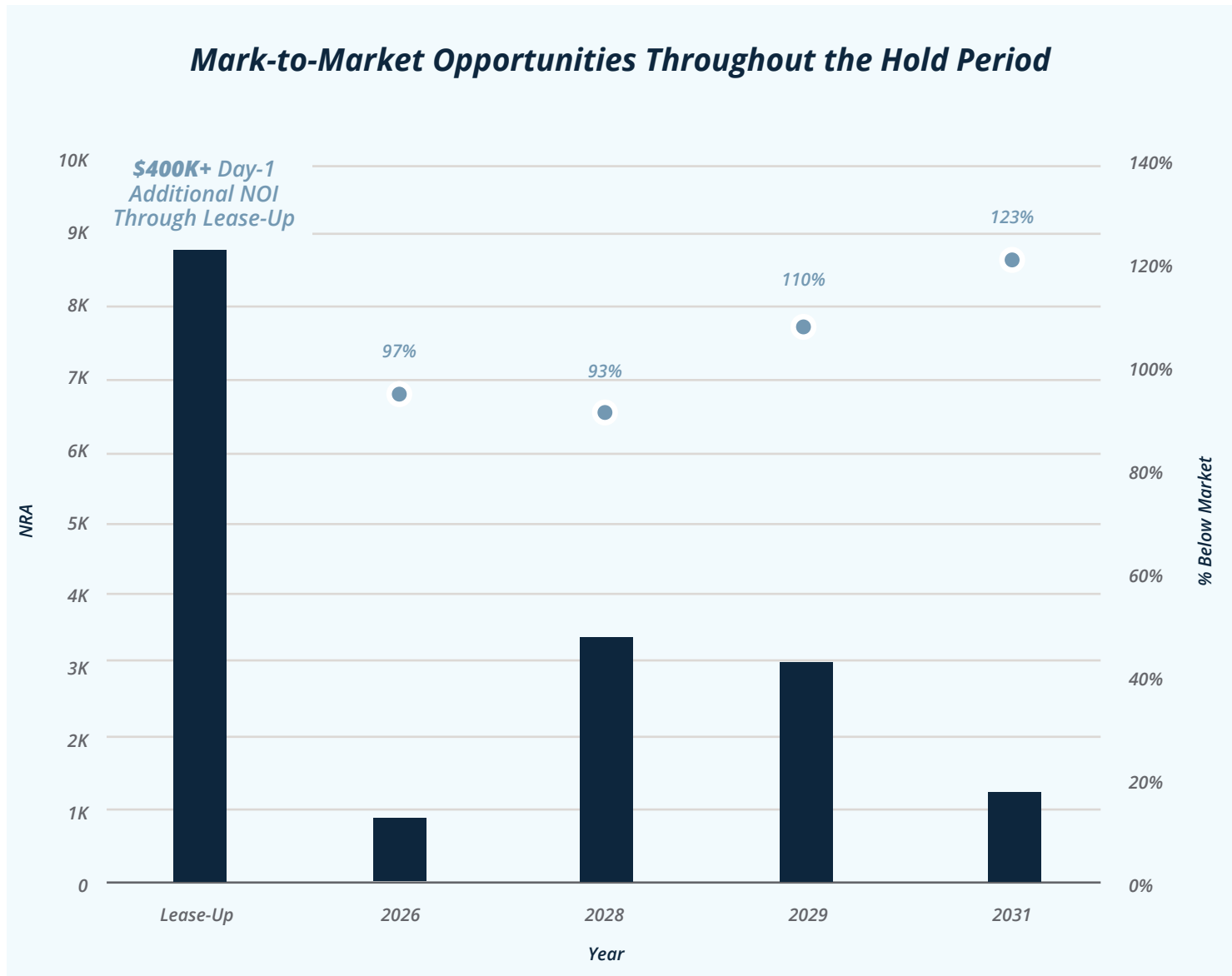
89  
**Parking Spaces**  
(5.21 Per 1,000 SF)



CS  
**Zoning**

# Value-Add Opportunity

Ability to Lease-Up  
8,776 SF Immediately,  
\$400K in NOI Growth



## Void Analysis / Logical Backfill

**Small Grocer**

- TRADER JOE'S
- EREWHON
- FRESH PLUS
- ROYAL BLUE GROCERY

**Local Restaurant**

- MML Hospitality
- GUY+LARRY RESTAURANTS
- HOSPITALITY GROUP

**Medical Services**

- ATI PHYSICAL THERAPY
- WESTLAKE DERMATOLOGY & Cosmetic Surgery

**Liquor Store**

- Total Wine & MORE
- CORK & BREW MARKET.

# Generational Infill Real Estate



**Infill Austin Retail Center**



**5.2 Spaces Per 1,000 SF**  
Attracts Medical & Traditional Users



**Well Maintained Legacy Asset**  
Under Continuous Ownership for 35+ Years

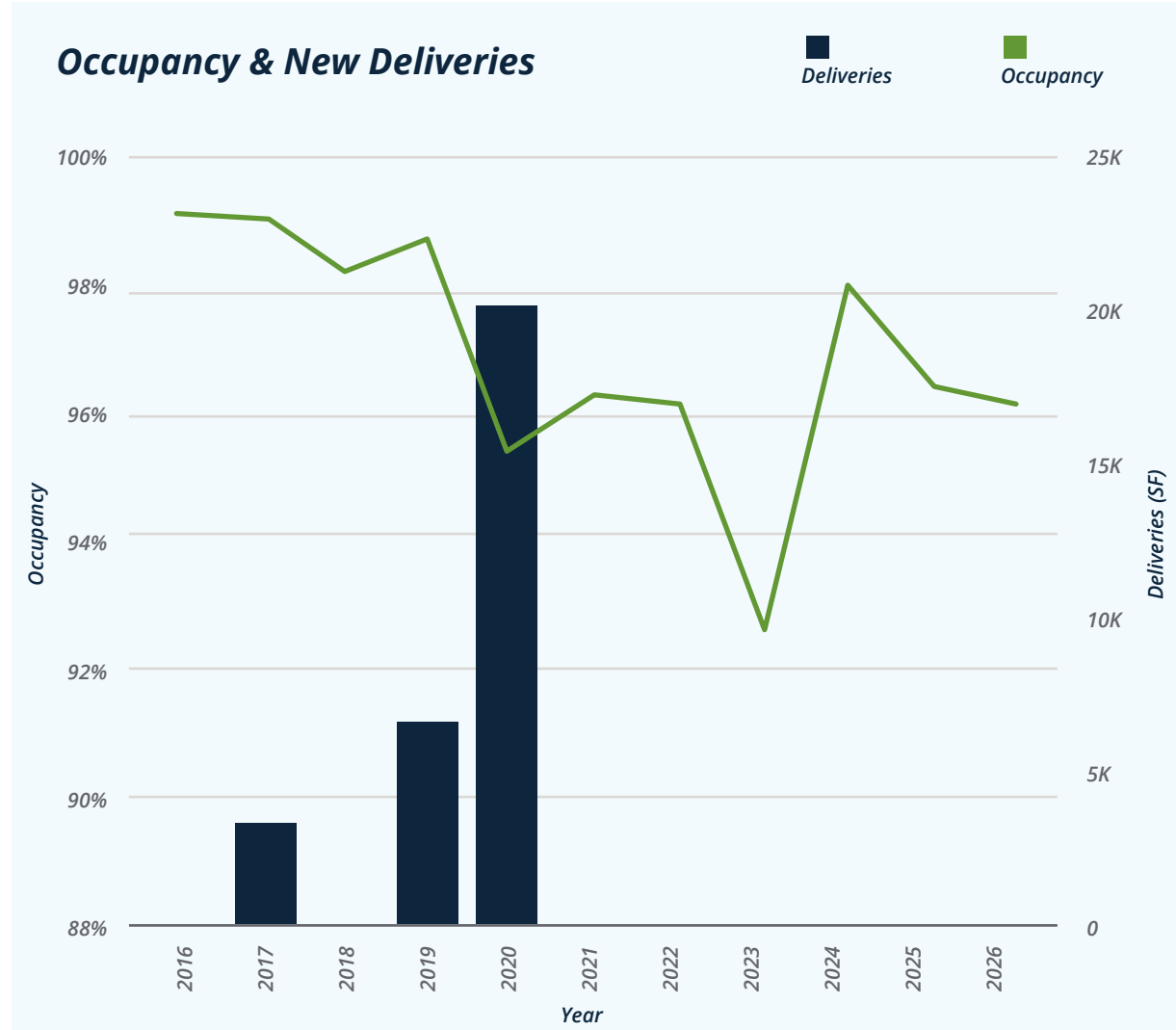


**Multiple Points of Ingress/Egress** Along Jefferson Street



# Iron Clad Retail Market

**1M SF / 96.2% Leased**  
**0 SF Under Construction**  
<50K SF Delivered in Last 20 Years



# Proximity to Economic Drivers

## Ascension Seton Medical Center



**513** Beds | **1,830** Employees  
**178** Bed Women's Hospital Opening 2026

## University of Texas at Austin



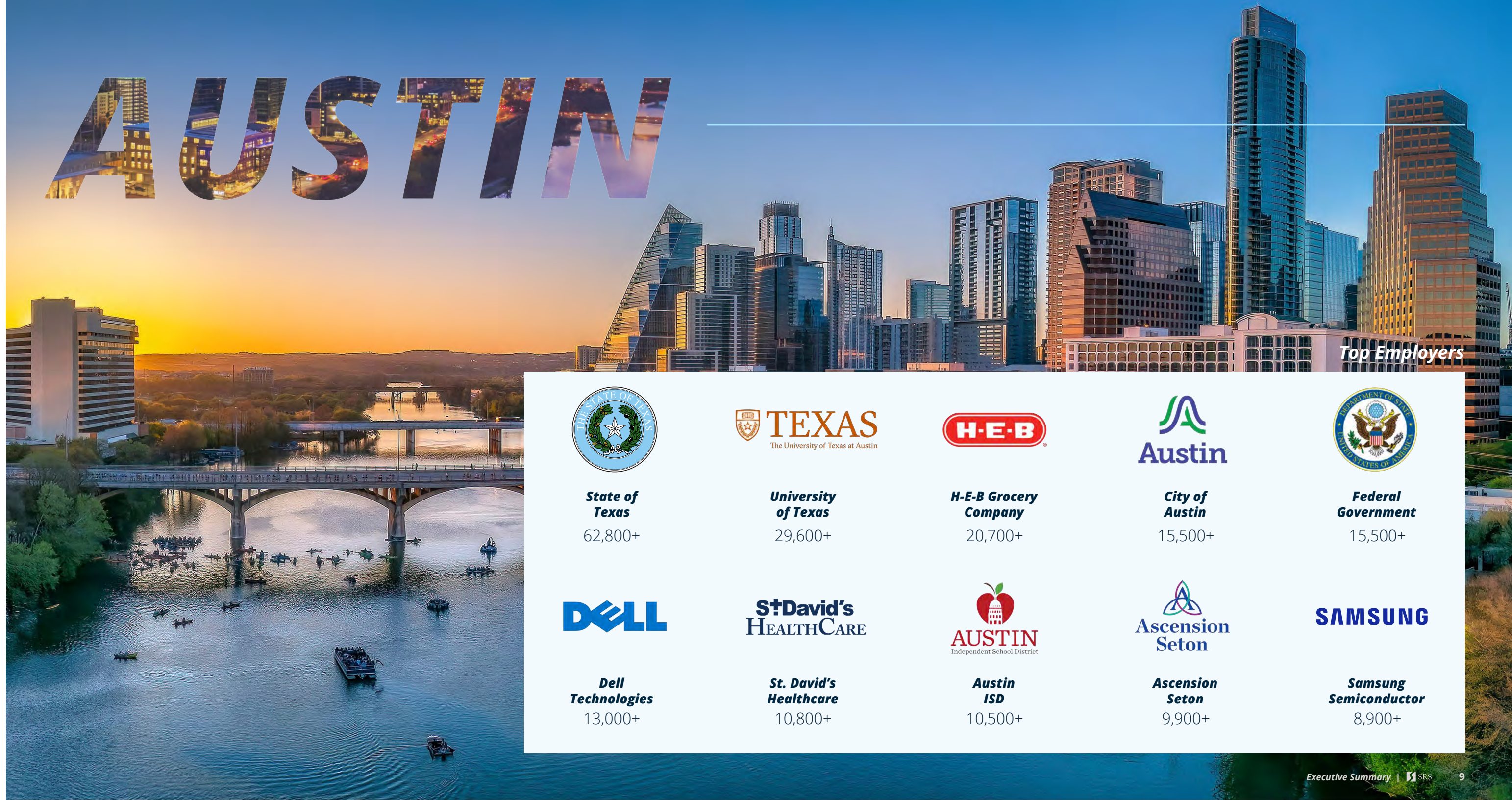
**52K+** Students | **\$7BN+** Endowment

## State Capitol/Public Services



**185K+** Employees

# AUSTIN



## Top Employers

 <b>State of Texas</b> 62,800+	 <b>University of Texas</b> 29,600+	 <b>H-E-B Grocery Company</b> 20,700+	 <b>City of Austin</b> 15,500+	 <b>Federal Government</b> 15,500+
 <b>Dell Technologies</b> 13,000+	 <b>St. David's Healthcare</b> 10,800+	 <b>Austin ISD</b> 10,500+	 <b>Ascension Seton</b> 9,900+	 <b>Samsung Semiconductor</b> 8,900+

**Jefferson**  
NAILS

**29.5+ Years Tenure**

**123%± Below Market Rent**

Recently Executed **5 Year Extension**

**26.5+ Years Tenure**

**110%± Below Market Rent**

Committed In-Place  
**Tenancy**



**23± YEARS**  
Average Tenant Tenure



**25+ YEARS**  
Tenure for Three  
Tenants



**14+ YEARS**  
Shortest Tenure

**Quest**  
Diagnostics™

**14+ Years Tenure**

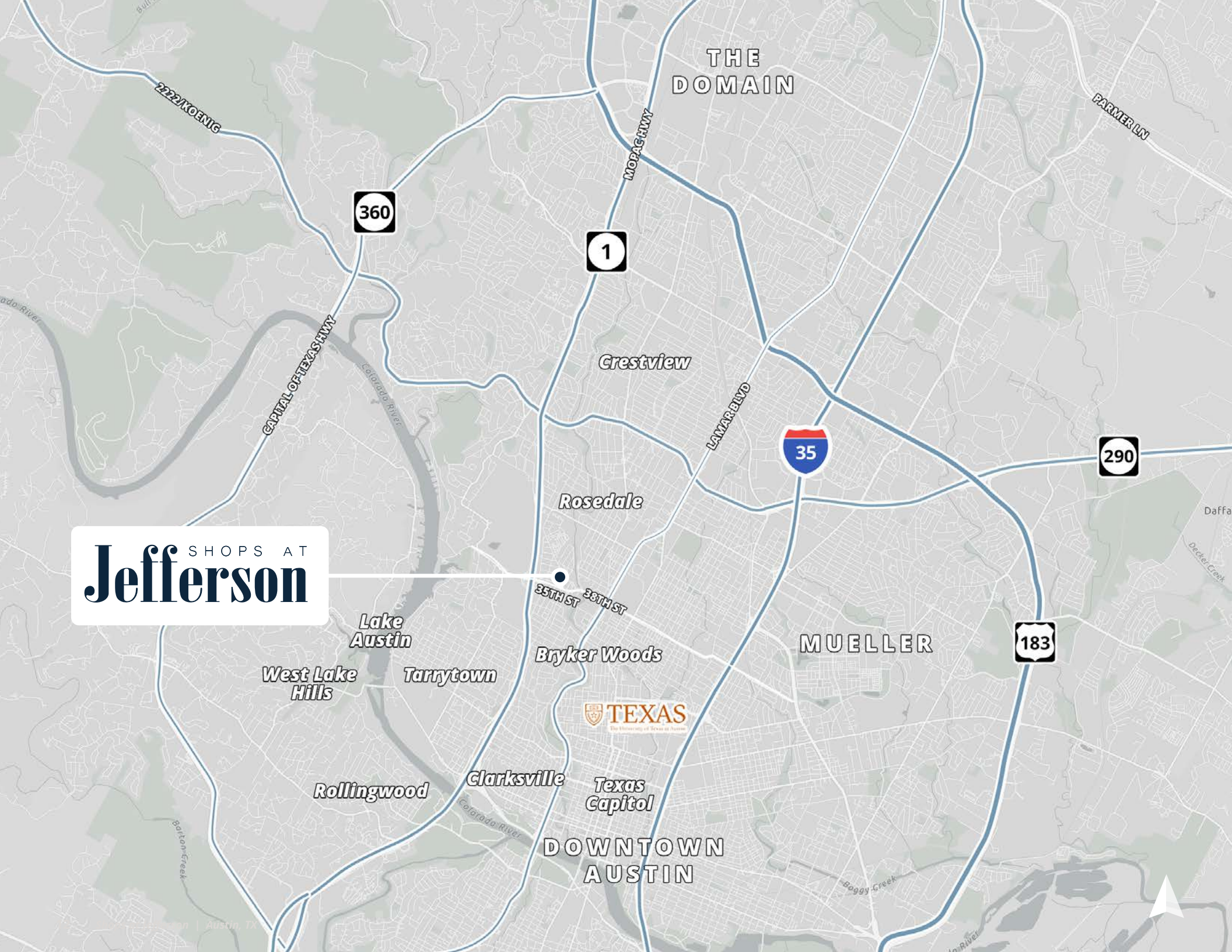
**90%± Below Market Rent**

**Sportsman's**  
Barbershop

**30+ Years Tenure**

**97%± Below Market Rent**  
with 2026 Expiration





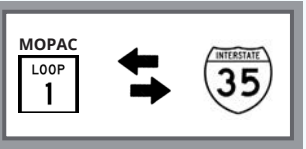
# Conveniently Located

in Central West Austin

Located on Jefferson & 35th St, just before it turns to 38th St with **Prominent Building & Dedicated Monument Signage**

**35TH STREET** & **38TH STREET** are **Major East/West Thoroughfares**

North of Downtown Austin Connecting Mopac/Loop 1 with Interstate 35



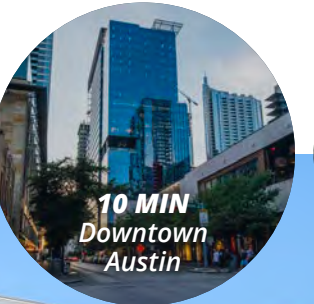
**JEFFERSON STREET** Provides **Connectivity to Affluent Residential Neighborhoods** in West Austin



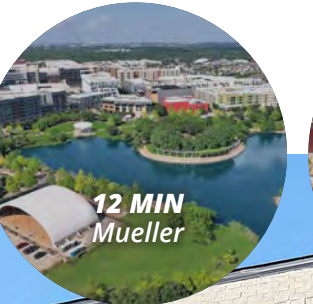
**2 MIN**  
Ascension Seton  
Main Campus



**8 MIN**  
University of Texas  
at Austin



**10 MIN**  
Downtown  
Austin



**12 MIN**  
Mueller



**12 MIN**  
The Domain























**14 MIN**  
Westlake  
Hills



# Austin's Best

## Demographics

	Total Population	Average Household Income	Bachelor's Degree	Average Home Value
0 Min Drive Time <b>ROSEDALE</b>	 7,333	 \$147,769	 81%	 \$1,004,528
0 Min Drive Time <b>BRYKER WOODS</b>	 1,675	 \$172,021	 78%	 \$1,603,090
5 Min Drive Time <b>TARRYTOWN</b>	 7,647	 \$202,085	 88%	 \$2,021,817 4+ Homes Currently Listed for \$8M+
5 Min Drive Time <b>PEMBERTON HEIGHTS</b>	 1,516	 \$198,391	 72%	 \$2,533,454 Some Home Values Exceed \$20M
6 Min Drive Time <b>ALLANDALE</b>	 7,510	 \$137,994	 75%	 \$930,333



**Lease Expiration Table**

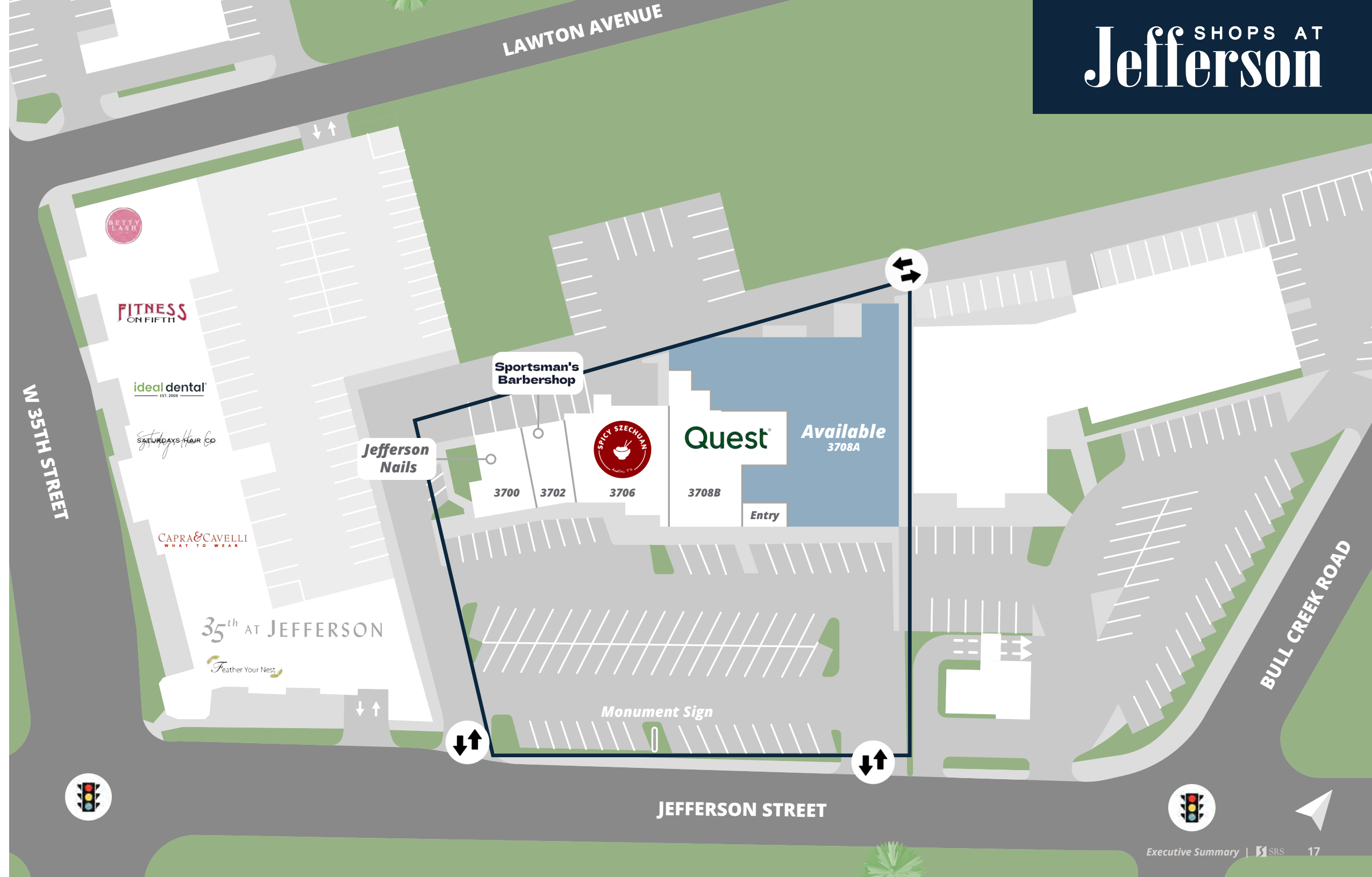
Year	Tenant	Suite	Lease Start	Lease Expiration	SF	% of GLA	Cumulative GLA (SF)	Cumulative % of GLA
2026	Sportsman's Barber Shop	3702	07/19/96	09/30/26	720	4.22%	720	4.22%
<b>Total 2026</b>					<b>720</b>	<b>4.22%</b>	<b>720</b>	<b>4.22%</b>
2028	Quest Diagnostics	3708B	12/01/11	12/31/28	3,320	19.44%	4,040	23.66%
<b>Total 2028</b>					<b>3,320</b>	<b>19.44%</b>	<b>4,040</b>	<b>23.66%</b>
2029	Spicy Szechuan	3706	10/01/99	09/30/29	3,000	17.57%	7,040	41.23%
<b>Total 2029</b>					<b>3,000</b>	<b>17.57%</b>	<b>7,040</b>	<b>41.23%</b>
2031	Jefferson Nails	3700	01/01/97	01/31/31	1,260	7.38%	8,300	48.61%
<b>Total 2031</b>					<b>1,260</b>	<b>7.38%</b>	<b>8,300</b>	<b>48.61%</b>

17,074±  
**Offering GLA (SF)**

8,300±  
**Occupied (SF)**

8,774±  
**Available (SF)**

49%  
**Occupancy**



# Market Overview

# Central West Austin

Located near the Corner of 35th Street and Jefferson, a Lighted Intersection with Nearly 30K VPD. 35th / 38th Street Serves as a Major Connecting Street Between Central and West Austin and Major Thoroughfares such as MoPac/Loop 1, Lamar Boulevard, Guadalupe Street, and Interstate 35.

## Proximate to Austin's Most Coveted Neighborhoods & Schools



**Bryker Woods Elementary**  
AISD, 8/10 Great Schools



**O. Henry Middle School**  
AISD, 6/10 Great Schools



**St. Andrew's Episcopal**  
Private, \$40-\$55K Annual Tuition



**Austin High School**  
AISD, 7/10 Great Schools

## Demographic Snapshot

	1 Mile
<b>Population Summary</b>	
2025 Total Population	13,087
2024-2029 Annual Growth Rate	0.11%
<b>Housing Unit Summary</b>	
2025 Average Household Income	\$207,575
2025 Median Home Value	\$983,721

SOURCE esri

**Central West Austin** is constrained by Mopac, the University of Texas, public land, and the inefficient city streets. This limits the development of quality infill mixed-use buildings near Austin's most affluent economic base.



**Nearby Retail** is a Mix of Austin's Coveted Staples & New Concepts



**Kerbey Lane**  
Opened 1980  
First Location



**Tiny's Milk and Cookies**  
Opened 2019



**Teddy's**



**Postino Bryker Woods**  
Opened 2025  
2nd Austin Location



**Tiny Boxwoods**  
Opened 2017



**Mendocino Farms**  
Opened 2025, 2nd Austin Location



**Local Foods**  
Opening 2026, 2nd Austin Location



**Ling Wu**



**Tancho**



**Verdad**



**Carve**



**Fonda San Miguel**  
Opened 1975



**Tzintzuntzan**



**Uchiko** Opened 2010  
James Beard Award Winning



**Flo's Wine Bar and All Day Pizza**



**Taco Flats**

< 3 Min Walk

< 10 Min Walk

< 20 Min Walk

< 10 Min Drive



## Retail Fundamentals | West Central Submarket



**1.4M SF**  
Existing Inventory



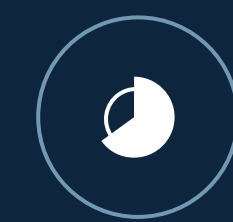
**0 SF**  
Under Construction



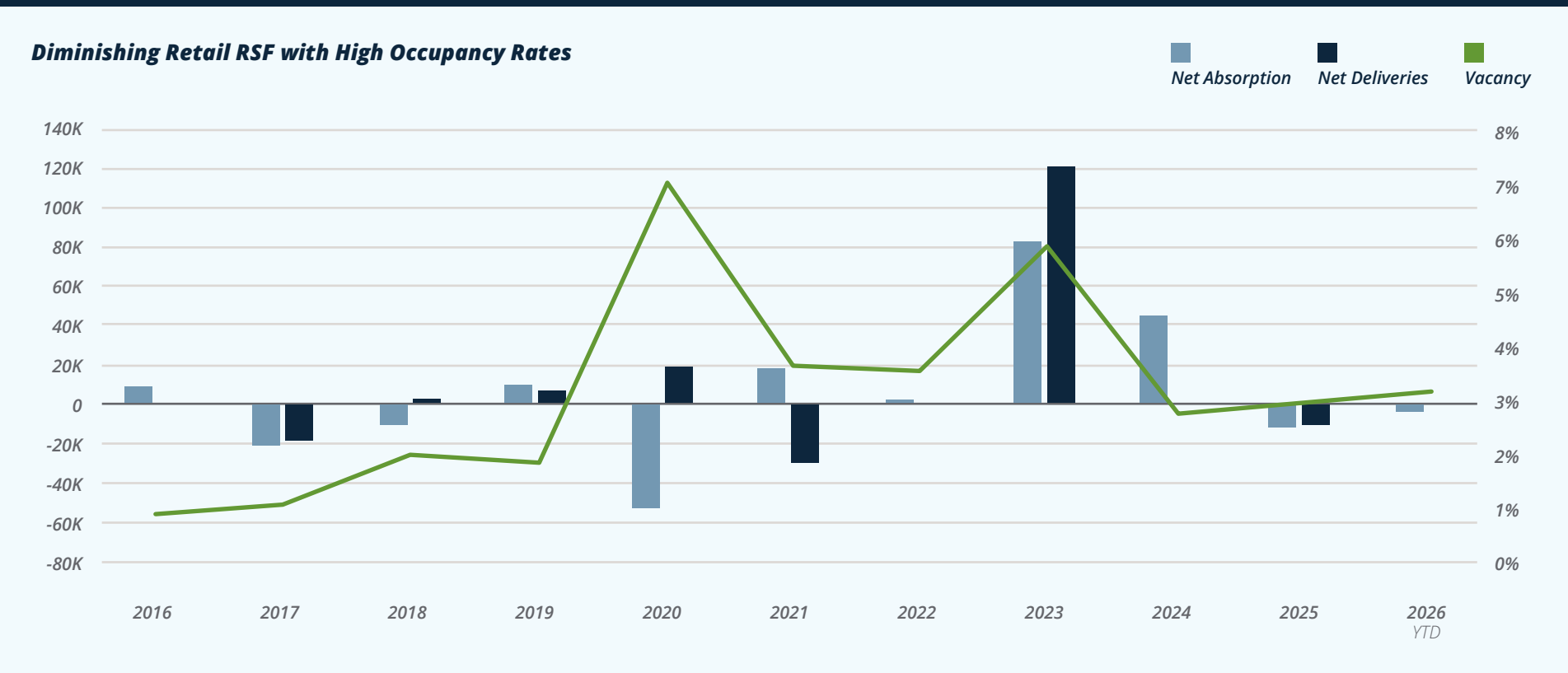
**0 SF**  
Delivered Last Two Years



**12K+ SF**  
Demolished Last Two Years



**96.9%**  
Occupancy Rate



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# SHOPS AT Jefferson

EXCLUSIVELY MARKETED BY

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OF GOING THE EXTRA MILE

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