

SHOPS at Ladlera

BEND



SHOPS at
Ladera
BEND

[SRSRE.COM/ShopsAtLaderaBend](https://srsre.com/ShopsAtLaderaBend)

EXCLUSIVELY MARKETED BY

CATHY NABOURS

Managing Principal, Capital Markets
South Central Investment Properties
512.236.4613
cathy.nabours@srsre.com
TX License No 479015

KYLE SHAFFER

Vice President, Capital Markets
South Central Investment Properties
512.838.4079
kyle.shaffer@srsre.com
TX License No 746245



Offering Overview

SRS Capital Markets has been exclusively retained to offer to qualified investors the rare opportunity to acquire **Shops at Ladera Bend** (the "Property"), a **trophy 43,847 SF retail center situated in West Austin** amongst some of the highest demographics of the city. The Property features **pristine construction and finishes** as well as grade-level parking for both stories allowing seamless access for customers.

Currently 100% leased, the Property features a diverse mix of traditional retailers, medical users and financial service-based tenants. The Property offers a tremendous **value-add opportunity** as none of the tenant's have fixed-rate extension options allowing for mark-to-market opportunities with current in-place leases approximately 29% below market.

Located in West Austin near the intersection of North Capital of Texas Highway (Loop 360) and Ranch Road 2222, the Property benefits from tremendous barriers to entry given the **surrounding topography and protected green space which make the Property nearly impossible to replicate.**

Shops at Ladera Bend offers investors an exceptional opportunity to acquire an institutional quality asset with a committed tenant base and value-add opportunities in one of Austin's most highly coveted submarkets.

SHOPS at **Ladera** BEND

<i>Address</i>	7300 RANCH ROAD 2222
<i>City, State</i>	AUSTIN, TX
<i>Zip Code</i>	78730
<i>Offering GLA (SF)</i>	43,847
<i>Land Area (AC)</i>	6.905
<i>Occupancy</i>	100%
<i>Year Built</i>	2008
<i>Zoning</i>	CANYON RIDGE PUD
<i>Parking Spaces</i>	240
<i>Parking Ratio (PSF)</i>	5.47 / 1,000



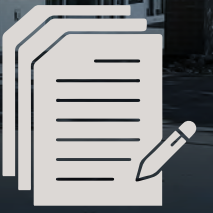
LAD JERA
BEND
7300 FM 2222



Irreplaceable Asset
in the Austin Hill Country



One of Austin's **Wealthiest**
Zip Codes



Stabilized Rent Roll
with Value-Add Opportunities



Committed Anchor
Tenants



Nearby **Market Drivers**
& Transportation Thoroughfares



Under-Retailed **Growing**
Austin Metro

Irreplaceable Asset in the Austin Hill Country

Institutional Quality
CONSTRUCTION & FINISHES



TOPOGRAPHY & DEDICATED PRESERVE LAND MAKES **New Development Extremely Challenging**



No New Retail Under Construction IN A 5-MILE RADIUS



Significant Discount to Replacement Costs



Built-In-Customer Base WITH 275K SF OF CLASS A OFFICE SURROUNDING THE PROPERTY



SHOPS at
Ladera
BEND

Under-Retailled Growing Austin Metro

#1 City for Economic Growth

#1 Hub for Headquarters Relocations

2.5M Population FASTEST GROWING AMONG TOP 50 METROS

#2 in Net Migration AMONG TOP 50 METROS

Lowest Retail SF Per Capita OF MAJOR SUNBELT MARKETS



One of Austin's Wealthiest Zip Codes

\$226,000

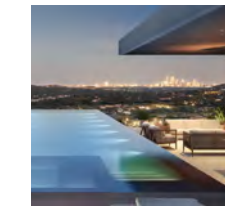
Average HH Income

\$875,000+

Projected HH Income Growth Next 5 Years

\$1,000,000+

Average Home Value



Four Seasons Private Residences

NEW DEVELOPMENT ON LAKE AUSTIN

- Units Ranging from \$4M - \$50M
- Estimated Completion 2027
- Amenities Include Boat Docks, Private Theater, 60K SF Athletic Center



Jester Estates

AUSTIN ISD

- Known for Scenic Views & Upscale Homes
- Nearby Trails & Parks Provide Natural Amenities
- Average Home Sale of \$1.01M in Last 12 Months



Demographics

	1 Mile	3 Miles	5 Miles
Population			
2010 Total Population	4,186	32,138	132,119
2024 Estimated Population	4,649	34,450	147,435
Population Growth 2010-2024	11.1%	7.2%	11.6%
Household Income			
2024 Average Household Income	\$196,592	\$226,343	\$188,777
2029 Projected Average Household Income	\$210,143	\$248,895	\$209,430
Projected Household Income Growth 2024-2029	6.9%	10.0%	10.9%
2024 Average Home Value	\$952,353	\$1,011,431	\$913,799



100% Leased TO COMMITTED TENANCY WITH AN **Average Tenure of 9+ Years**



Synergistic Tenant Uses CONSISTING OF MEDICAL, FINANCIAL, & SERVICE ORIENTED RETAIL

13.8%
Service & Restaurant

51.9%
Medical

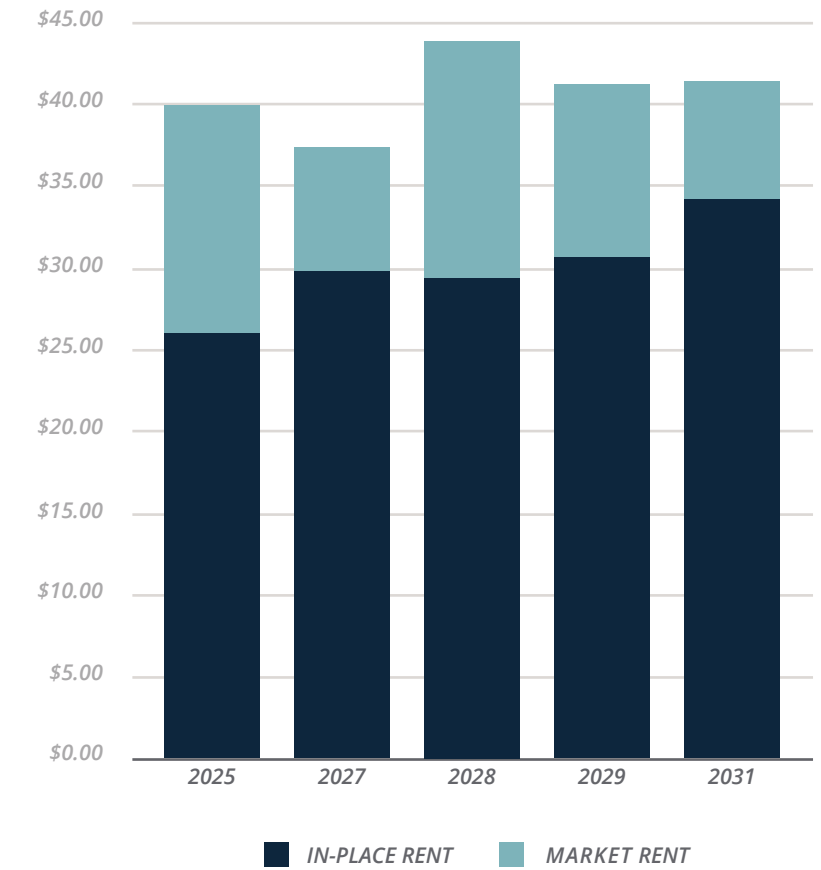
11.5% **Fitness**

Financial 22.9%

Stabilized Rent Roll with Value-Add Opportunities



NO FIXED-RATE OPTIONS ALLOWS FOR SIGNIFICANT **Mark-to-Market Opportunities**



Committed Anchor Tenants

The 3 Largest Tenants HAVE BEEN AT THE PROPERTY FOR **8+ Years**



Founded by PARTNERS FROM ESTABLISHED GULF COAST VETERINARY SPECIALISTS GROUP



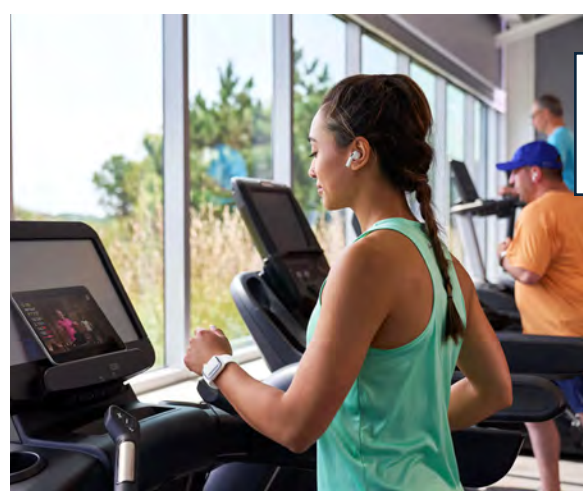
- Emergency Vet & Specialty Hospital
- Expanded Into 3 Different Suites
- Tenant at the Property **Since 2014**



IDEALLY LOCATED TO ACCESS THE **Affluent Customer Base** LOCATED IN WEST AUSTIN



- Tenant at the Property **Since 2016**
- Renewed Multiple Times
- Expanded Into Additional 3,109 SF
- Headquartered in Austin
- Operations in the UK, Canada, Ireland, & Australia
- Parent Company (AssetMark Financial Holdings Inc) Stock is Up 24% YoY



Fastest Growing Gym FRANCHISE IN THE WORLD



300 NEW GYMS PER YEAR | 4.2M MEMBERS | 4,800+ GYMS

- Tenant at the Property **Since 2009**
- Renewed Lease Multiple Times
- One of the original tenants since project completion



Retail Desert

5 Miles FROM ANY MAJOR RETAIL HUB

8 Miles *The Domain*

1.2M SF UPSCALE STORES & RESTAURANTS

5K+ RESIDENTIAL UNITS

\$100+ PSF RETAIL RENTS

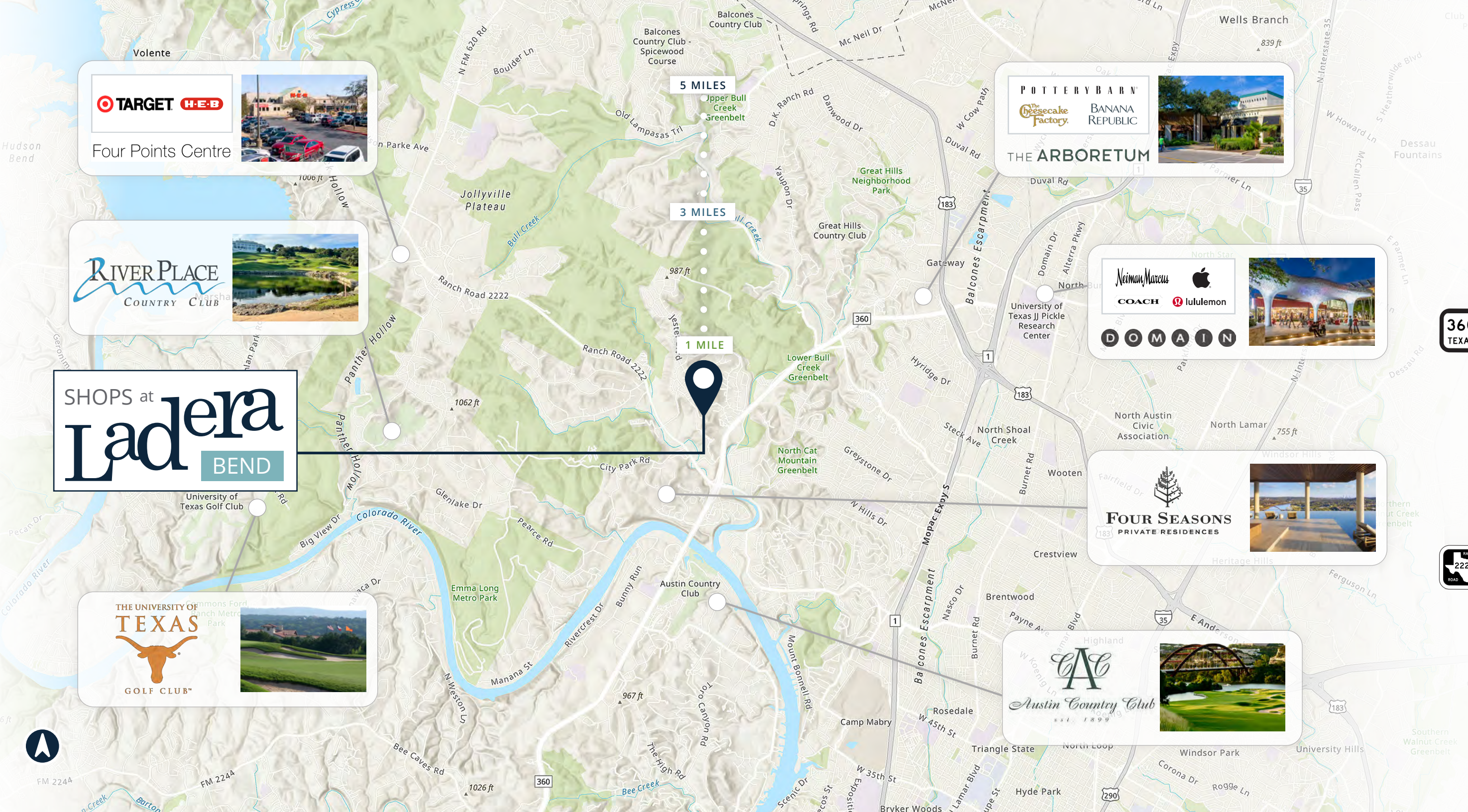
5 Miles *The Arboretum*

1M+ SF RETAIL SPACE

650K+ SF OFFICE SPACE

4 Miles *Four Points Centre*

350K+ SF RETAIL SPACE



TARGET H-E-B

Four Points Centre

RIVER PLACE COUNTRY CLUB

SHOPS at **Ladera BEND**

THE UNIVERSITY OF TEXAS GOLF CLUB

POTTERY BARN
THE BEEHIVE FACTORY
BANANA REPUBLIC

THE ARBORETUM

Neiman Marcus
COACH
Apple
lululemon

DOMAIN

FOUR SEASONS PRIVATE RESIDENCES

Austin Country Club

Transportation Thoroughfare

Located Near the Intersection of Loop 360 & Ranch Road 2222

360 TEXAS CAPITAL OF TEXAS HIGHWAY LOOP 360

- North/South Thoroughfare That Connects West Austin to Downtown
- Loop 360 Project: Upgrading Multiple Intersections to Improve Mobility, with Expected Completion Fall 2025

RANCH ROAD 2222

- East/West Thoroughfare That Runs from Loop 360 to U.S. 183
- Provides Access to Several Neighborhoods Including Northwest Hills, Jester Estates, and Cat Mountain

SRSRE.COM/ShopsAtLaderaBend

SHOPS at Ladera BEND



©2024 SRS Real Estate Partners LLC. All Rights Reserved.

This document has been prepared by SRS Real Estate Partners (SRS) and has been approved for distribution by all necessary parties. Although effort has been made to provide accurate information, SRS and those represented by SRS make no guarantees, warranties, or representations as to the completeness of the materials presented herein or in any other written or oral communications transmitted or made available. Documents may have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither SRS or those represented by SRS represent that this document is all inclusive or contains all of the information you may require. Any financial projections and/or conclusions presented herein are provided strictly for reference and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in economic performance, local market conditions, economic and demographic statistics, or further business activities since the date of preparation of this document. Recipients of this document are urged to undertake their own independent evaluation of the subject and/or asset(s) being shared in this document.