



## Vista Ridge Steiner Ranch

4300 N Quinlan Park Rd, Austin, TX 78732

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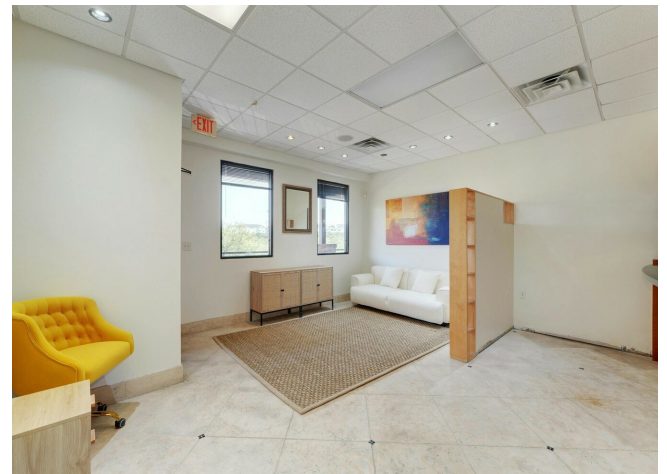


# Vista Ridge Steiner Ranch

\$26.00 /SF/YR

Shopping center has new owner & under new management. Great opportunity to negotiate lease terms! Perfect location to showcase your business to captive audience. Steiner Ranch has approx. 20,000 residents; 78732 was most affluent zip code in 2022. 3 restaurants draw traffic to retail center. Medical / office space located on 2nd floor app 1900 sqft available. Large apartment complex residents & church congregation much drive thru center in order to get to their destination daily....

- 3 restaurants drive traffic to retail center
- Located 3 miles from the intersection of RR 620 & FM 2222
- Low NNN and Great Management Team
- Steiner Ranch located in 78732 - The most affluent zip code in Austin area, Steiner Ranch has approx. 20,000 residents



Rental Rate:	\$26.00 /SF/YR
Property Type:	Shopping Center
Center Type:	Neighborhood Center
Levels:	2
Center Properties:	3
Frontage:	547' on N Quinlan Park Rd
Gross Leasable Area:	28,110 SF
Walk Score ®:	42 (Car-Dependent)
Rental Rate Mo:	\$2.17 /SF/MO

2nd Floor Ste 225

Space Available	1,900 SF
Rental Rate	\$26.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Healthcare
Space Type	Relet
Space Use	Medical
Lease Term	Negotiable

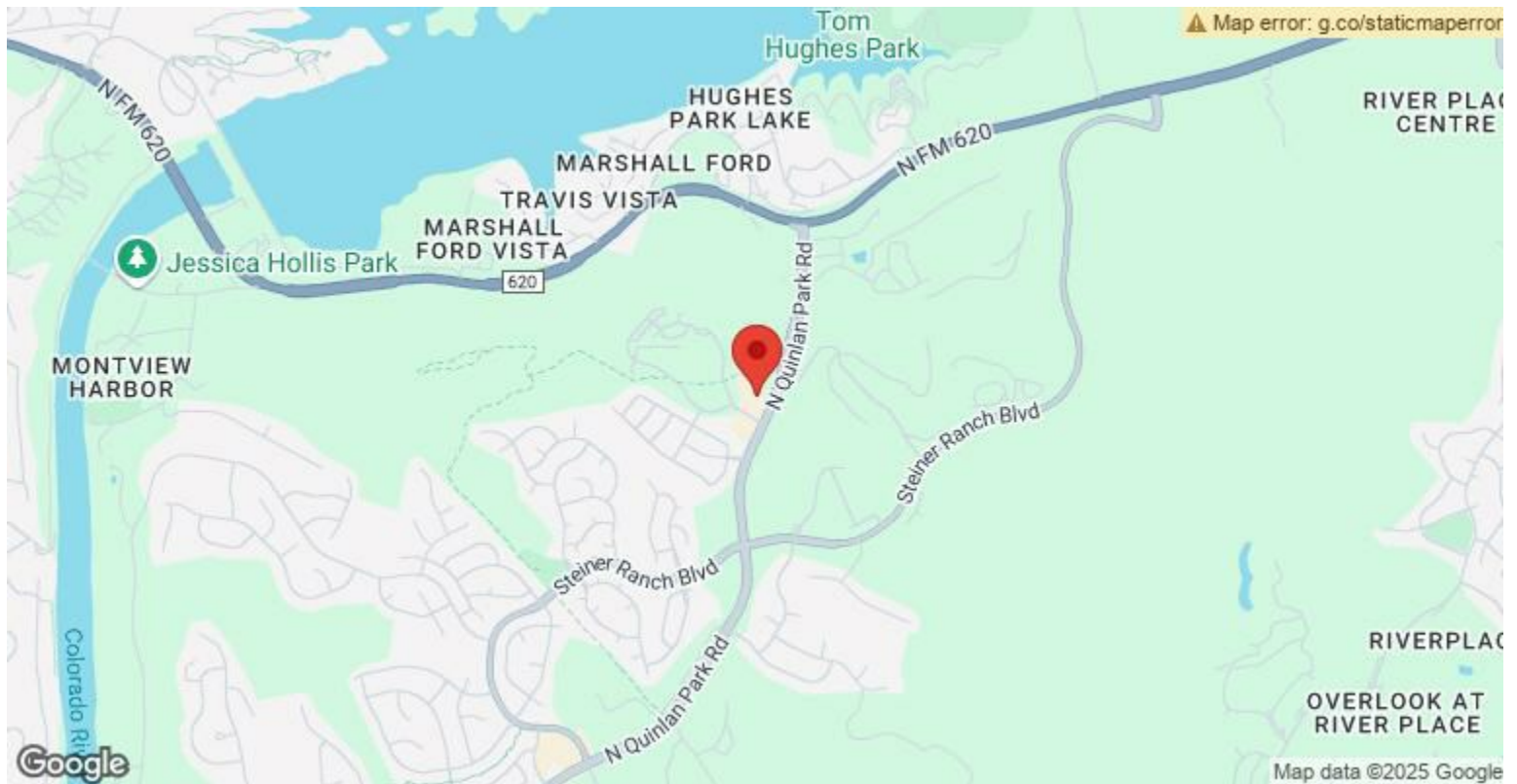
Triple Net is \$12.00 per square foot.

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Austin Curls LLC	-	
Bull and Pizza Company	-	
Cho Sushi	-	
Glamour Nails	-	
Prout Insurance Agency LLC	-	
Refined Barber Co	-	
Soho Asian Fusion	-	
T&A Cleaners LLC	-	
Vista Ridge Dental	-	
West, Webb Allbritton & Gentry, P.C.	-	



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