

Retail | For Lease

CBRE

Westgate Shopping Center

4477 S Lamar Blvd
Austin, TX 78745
www.cbre.com

3,000 SF Retail Space Available



Westgate Shopping Center
4477 S Lamar Blvd | Austin, TX 78745

For Lease

3,000 SF

Suite 9

Retail

Property Type

\$6.50 PSF

NNN

- + Retail space available for lease
- + Unique tenant mix anchored by HEB Central Market
- + Ample, dedicated retail and restaurant parking
- + Easily accessible to and from US HWY 290 and US HWY 71, Mopac Expressway, Lamar Blvd, and Southwest Parkway

Nearby Retailers

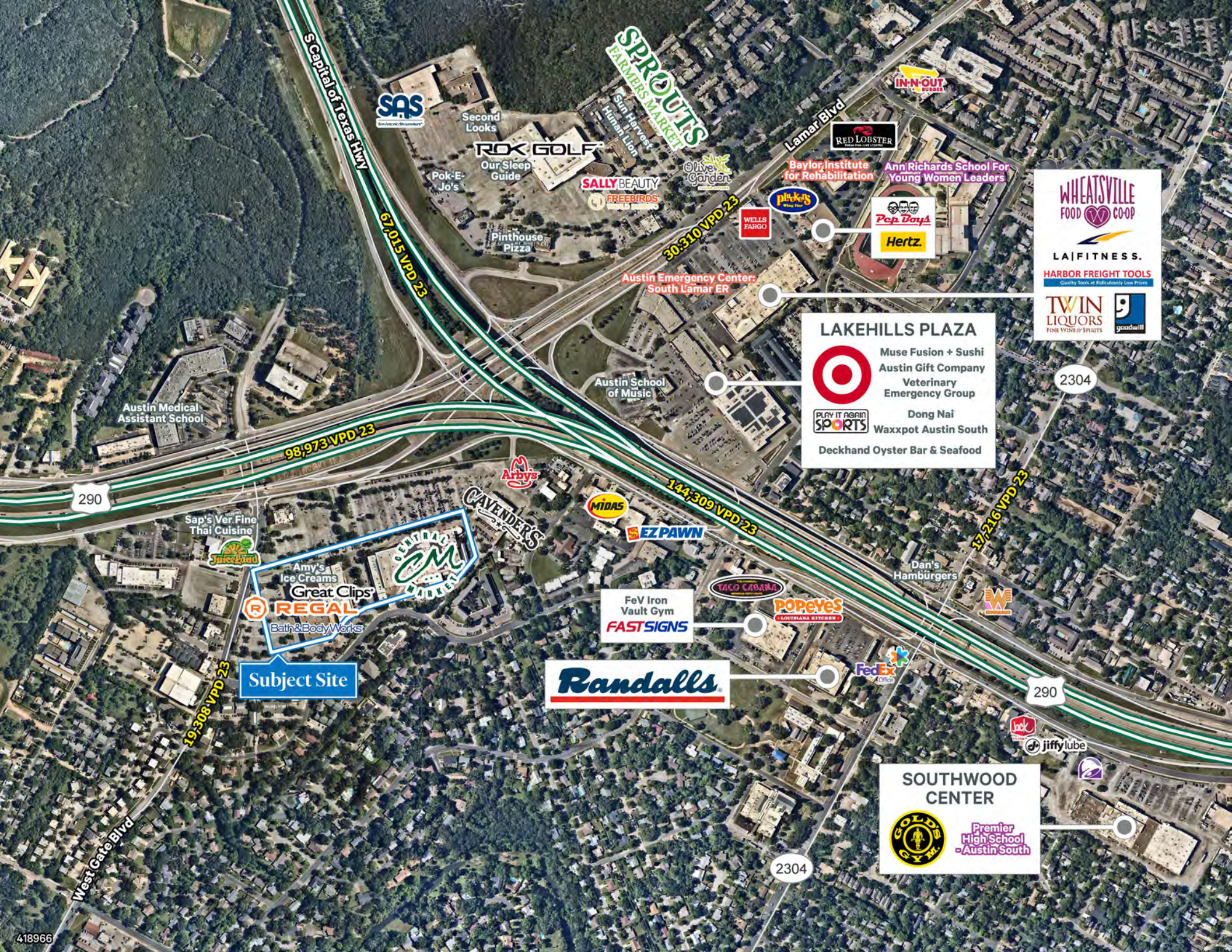


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S Capital of Texas Hwy
67,015 VPD 23

30,310 VPD 23

144,309 VPD 23

17,216 VPD 23

19,308 VPD 23

LAKEHILLS PLAZA

- Muse Fusion + Sushi
- Austin Gift Company
- Veterinary Emergency Group
- Dong Nai
- Waxspot Austin South
- Deckhand Oyster Bar & Seafood

Subject Site

Randalls

SOUTHWOOD CENTER

- GOLDS GYM
- Premier High School - Austin South

WHEATSVILLE FOOD CO-OP

LAIFITNESS.

HARBOR FREIGHT TOOLS
Quality Tools at Radically Low Prices

TWIN LIQUORS
FINE WINE & SPIRITS

gradwell

SAS
Small Business Solutions

ROK GOLF

SPROUTS FARMERS MARKET

RED LOBSTER

IN-N-OUT

SALLY BEAUTY

Olive Garden

Pepper's

WELLS FARGO

Pep Boys

Hertz

Austin Emergency Center: South Lamar ER

Austin School of Music

Austin Medical Assistant School

Sap's Ver Fine Thai Cuisine

Amy's Ice Creams

Great Clips

REGAL

Bath & Body Works

CAVENDER'S

MIDAS

EZ PAWN

FeV Iron Vault Gym

FAST SIGNS

TACO CASABA

POPEYES

LOUISIANA KITCHEN

Dan's Hamburgers

FedEx

Jack

jiffy lube

W

290

2304

290

2304

2024 Demographics

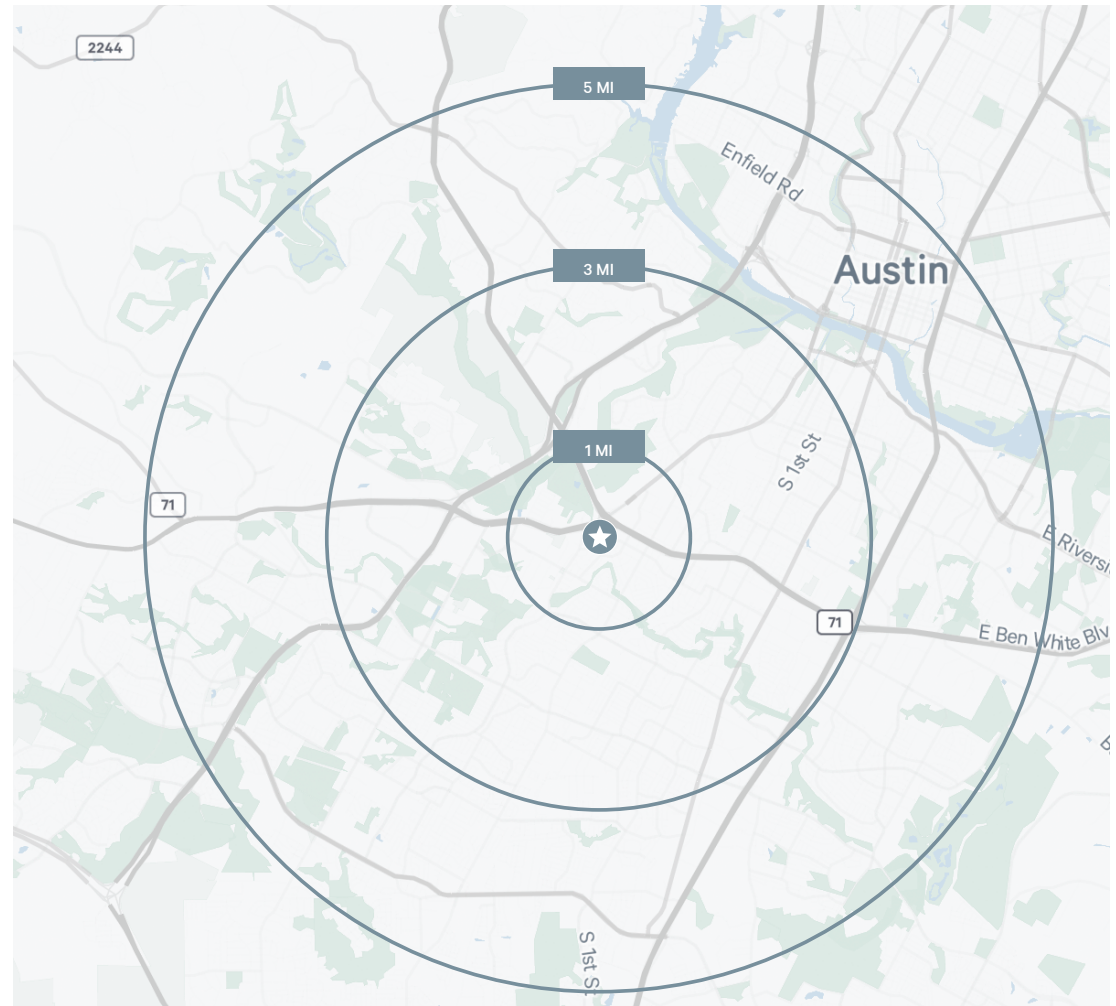
Miles	1	3	5
Population	11,008	112,498	327,771
Daytime Population	13,638	130,707	463,869
Median Age	34.9	35.0	34.0
Average Household Income	\$115,756	\$142,622	\$143,202
Average Household Size	1.74	1.97	2.04
Businesses	883	6,934	22,771
Employees	8,115	69,091	266,928

Traffic Counts

Ben White Blvd	152,657 VPD
HWY 290	105,938 VPD
Loop 360	98,648 VPD

Year: 2021

Source: ESRI



Contact Us

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