



# BARRINGTON OAKS SHOPPING CENTER

8650 Spicewood Springs Rd | Austin, TX 78759

RETAIL/OFFICE | FOR LEASE



# OVERVIEW



Barrington Oaks Shopping Center is a neighborhood shopping center located in a highly sought after retail market. The greater shopping center consists of 103,309 square feet of rentable retail space. Barrington Oaks has a diverse tenant base including popular Asian, Mexican, Indian and American restaurants. These multicultural restaurant users bring in strong customer traffic, which in turn benefits the broader mixed-use tenant base. It is over-parked with 610 spaces. The site is located along Hwy 183 on a high-transit corridor.

## OFFERING SUMMARY

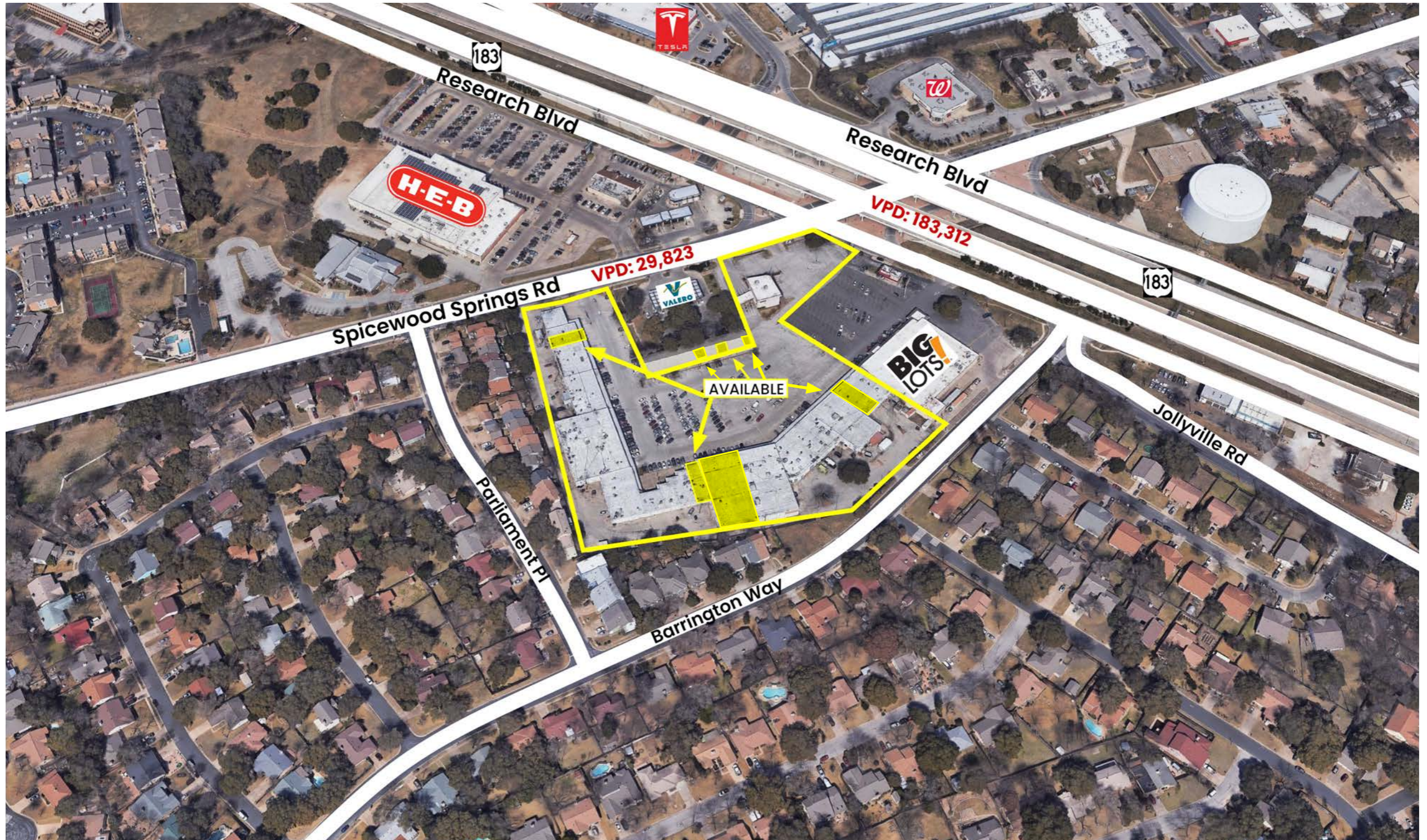
<b>Address:</b>	8650 Spicewood Springs Rd, Austin, TX 78759
<b>Availability:</b>	Suite 103: 1,500 SF Suite 128: 1,000 SF Suite 130: 11,125 SF Suite 145: 2,240 SF Suite 206/207: 1,330 SF Suite 210: 665 SF Suite 213/214: 1,330 SF
<b>Lease Rate:</b>	Call for pricing
<b>Opex:</b>	\$9.03 PSF/Yr
<b>Submarket:</b>	Northwest
<b>Parking Ratio:</b>	5.9/1,000 SF
<b>Year Built:</b>	1976
<b>Traffic Count:</b>	<ul style="list-style-type: none"> <li>• +/- 183,312 VPD (US Hwy 183)</li> <li>• +/- 29,823 VPD (Spicewood Springs Rd)</li> </ul>



John W. Collins IV | jcollins@stcroixca.com, (512) 645-6353

**BARRINGTON OAKS SHOPPING CENTER**

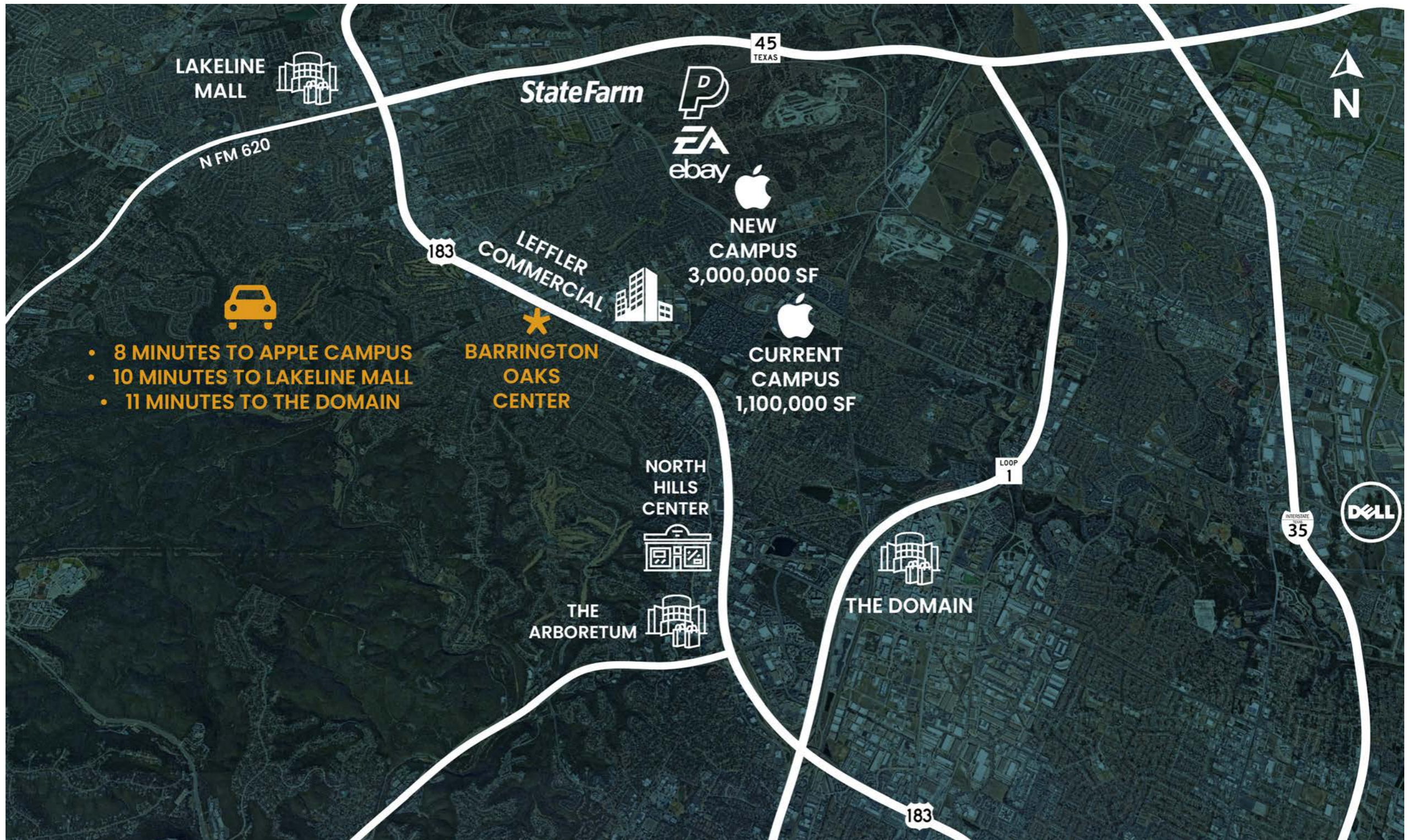
# AERIAL



John W. Collins IV | [jcollins@stcroixca.com](mailto:jcollins@stcroixca.com), (512) 645-6353

**BARRINGTON OAKS SHOPPING CENTER**

# LOCATION



John W. Collins IV | [jcollins@stcroixca.com](mailto:jcollins@stcroixca.com), (512) 645-6353

**BARRINGTON OAKS SHOPPING CENTER**

# SITE PLAN



## Current Tenants & Availabilities:

<b>101</b>	Jack Brown Cleaners	<b>130</b>	<b>11,125 SF - Available</b>
<b>102</b>	Hair By Us	<b>132</b>	Gandhi Bazaar
<b>103</b>	<b>1,500 SF - Available</b>	<b>133</b>	Card Traders
<b>104 /105</b>	Cupprimo Cupcakery	<b>134</b>	Lighthouse / A+A Fusion
<b>106/107</b>	Liberty Pharmacy	<b>135/137</b>	Camino Real
<b>108</b>	Indian Restaurant	<b>140/140</b>	Cox Office Furniture
<b>109/111</b>	Fat Dragon	<b>145</b>	<b>2,240 SF - Available</b>
<b>112/114-B</b>	Immortal Martial Arts	<b>148</b>	Himalaya Grill
<b>114-A</b>	Asia Cafe	<b>8668</b>	Bank
<b>115</b>	Asia Market	<b>213/214</b>	<b>1,330 SF - Available</b>
<b>116</b>	Famous Meats	<b>212</b>	K Beauty
<b>117</b>	Zenithal Cabinets	<b>211</b>	Kimo Mortgage
<b>118</b>	Monsoon Dance	<b>210</b>	<b>665 SF - Available</b>
<b>119/120</b>	AHA Indian	<b>208/209</b>	Nails Salon
<b>122</b>	Touch Salon	<b>206/207</b>	<b>1,330 SF - Available</b>
<b>123</b>	Ying Yoga	<b>205</b>	Austin Alt. & Cleaners
<b>124</b>	Graze Craze	<b>204</b>	Village Coin Shop
<b>125</b>	A&J Spa	<b>203</b>	Fur Oak Pet Grooming
<b>127</b>	Chen Noodle House	<b>202</b>	Pacesetter Properties
<b>128</b>	<b>1,000 SF - Available</b>	<b>201</b>	Fit ATX



John W. Collins IV | jcollins@stcroixca.com, (512) 645-6353

**BARRINGTON OAKS SHOPPING CENTER**

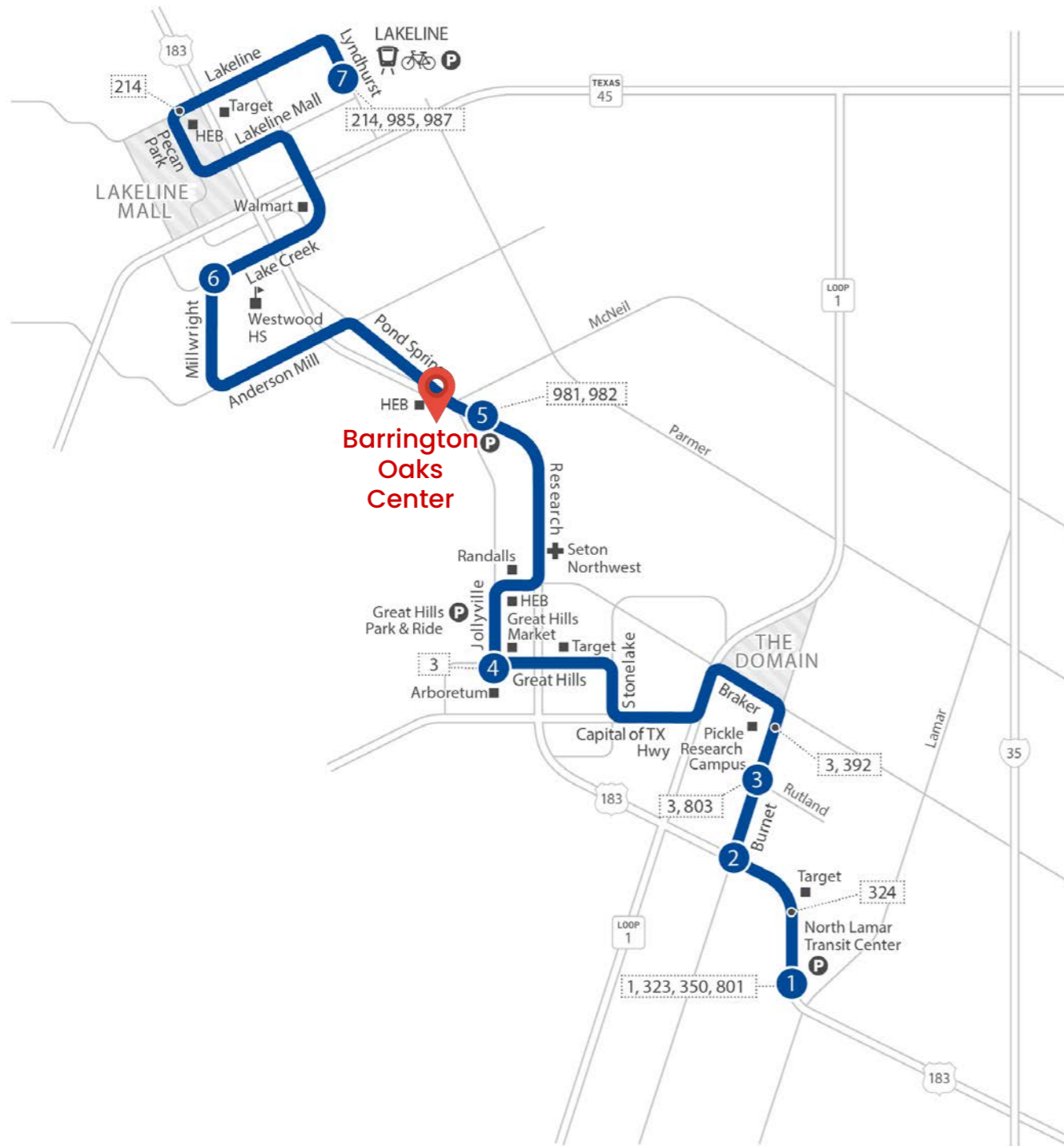
# PHOTOS



John W. Collins IV | [jcollins@stcroixca.com](mailto:jcollins@stcroixca.com), (512) 645-6353





**BARRINGTON OAKS SHOPPING CENTER**

# CAPITAL METRO ROUTE



## Capital Metro Destinations:

- North Lamar Transit Center
- Target (Arboretum, Lakeline)
- Pickle Research Campus
- The Domain
- Arboretum
- Great Hills Market
- HEB (Great Hills, Spicewood Springs, Lakeline)
- Great Hills Park & Ride
- Randalls
- Seton Northwest
- Pavillion Park & Ride
- Westwood High School
- Walmart
- Lakeline Mall
- Lakeline Station

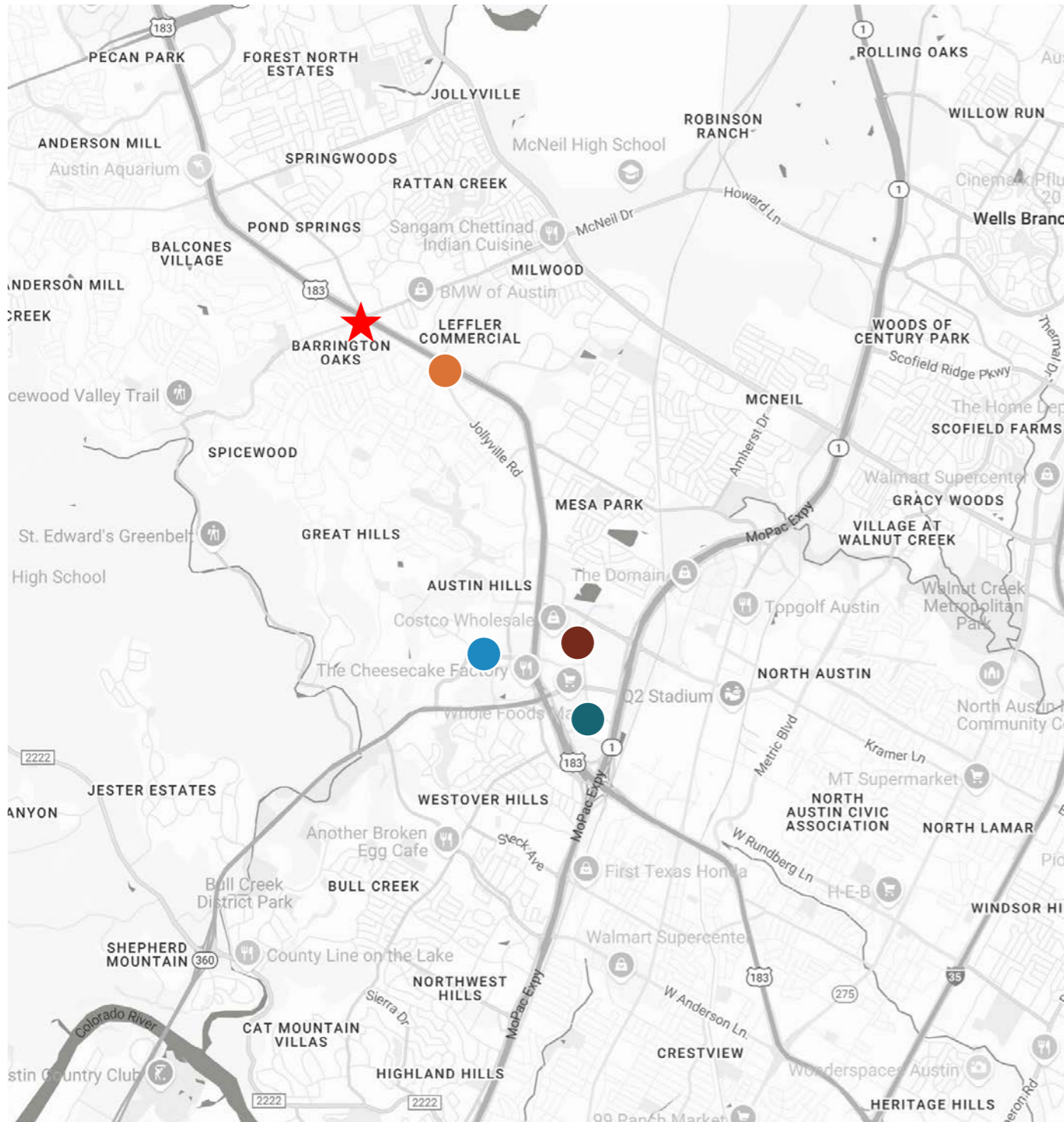
-  **Route Line and Timepoint**  
Buses makes additional stops between the points shown.
-  **Connecting Routes**
-  **MetroRail Station**
-  **MetroBike Shelter**



John W. Collins IV | jcollins@stcroixca.com, (512) 645-6353

**BARRINGTON OAKS SHOPPING CENTER**

# LOCAL AMENITIES



## The Arboretum

Zoe's Kitchen  
 Pottery Barn  
 Gap | Gap Kids  
 Z Gallerie  
 Francesca's  
 Everything But Water  
 Jos. A Bank  
 Sunglass Hut  
 Amy's Ice Creams  
 Five Guys Hamburgers  
 Barnes & Noble  
 The Cheesecake Factory  
 Renaissance Austin  
 Knotty Deck & Bar  
 Chico's  
 BRIO Tuscan Grille  
 Blue Baker  
 Estancia Churrascaria  
 BB&T  
 Corner Bakery Cafe  
 Chase Bank

## Stonelake Blvd & Great Hills

CostCo Wholesale  
 Target  
 Sam's Club  
 HomeGoods  
 Sprout's Farmers  
 Holiday Inn Express  
 Sonesta ES

## Hwy 183

Dimassi's Mediterranean Buffet  
 Krispy Kreme  
 Caspian Grill  
 P. Terry's Burger Stand  
 Rudy's Country Store & BBQ  
 Chuy's  
 Outbreak Steakhouse  
 Studio 6 Austin NW  
 Extended Stay America Austin NW  
 Tru by Hilton Austin NW  
 Hilton Garden Inn

## The Shops at Arbor Walk

Mighty Fine Burgers  
 Regal Gateway Cinema  
 Whole Foods Market  
 Crate & Barrel  
 Best Buy  
 Embassy Suites by Hilton  
 Courtyard Austin  
 Hyatt Place  
 Dave & Buster's Austin  
 Casa de Brasil  
 Marshall's  
 Home Depot

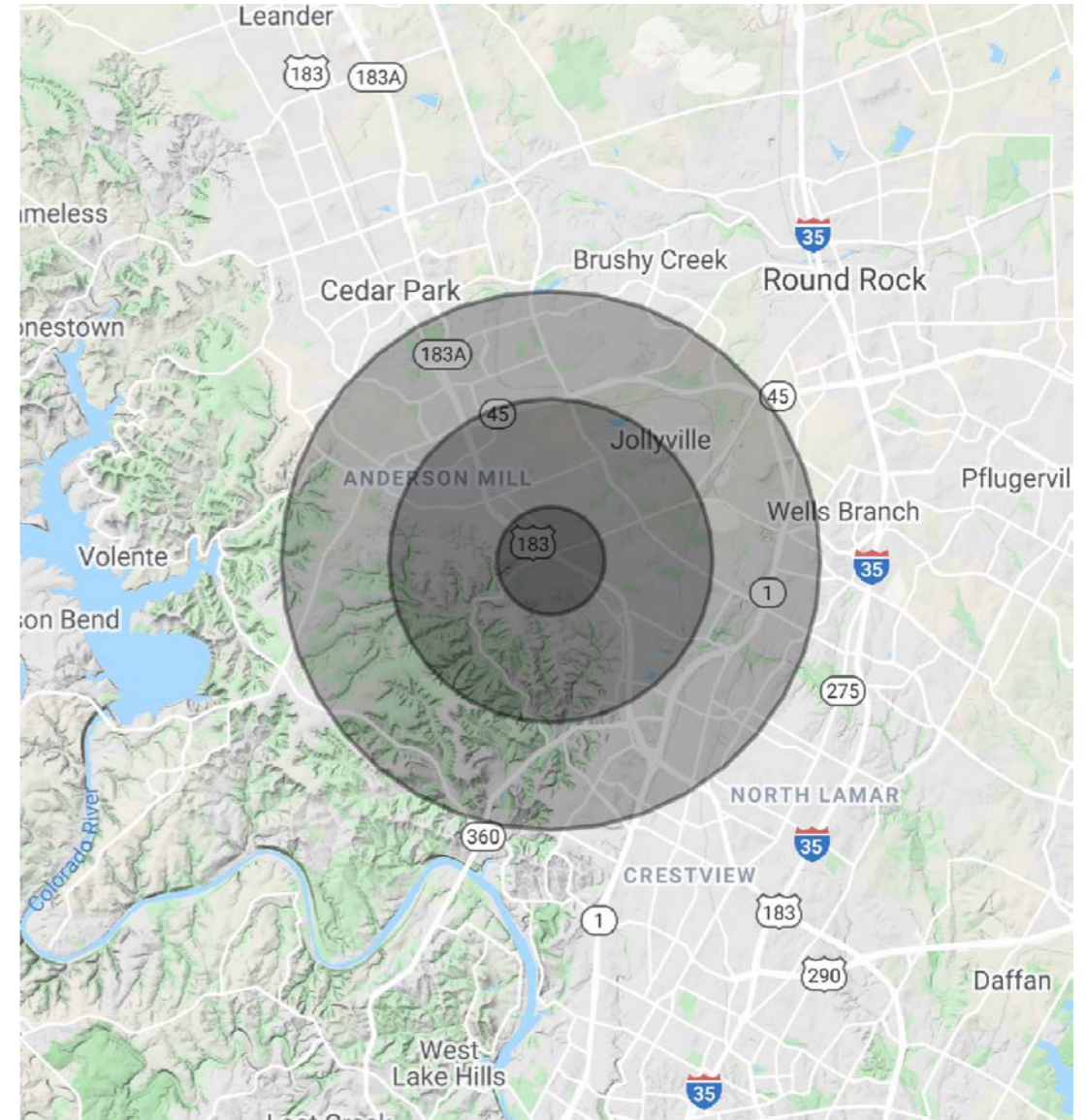


John W. Collins IV | jcollins@stcroixca.com, (512) 645-6353

**BARRINGTON OAKS SHOPPING CENTER**

# DEMOGRAPHICS

Radius	2 Mile	5 Miles	10 Miles
<b>Population:</b>			
2024 Population	56,031	234,760	887,793
2029 Population Projection	65,100	272,624	1,022,460
Growth 2020 - 2024	0.8%	1.3%	1.3%
Growth 2024 - 2029	3.2%	3.2%	3%
<b>Households:</b>			
2024 Households	24,493	105,177	359,353
2029 Household Projection	28,739	122,413	414,748
Growth 2020-2024	2.5%	2.6%	2.9%
Growth 2024-2029	3.5%	3.3%	3.1%
Owner Occupied	11,709	49,445	198,870
Renter Occupied	17,030	72,968	215,879
Avg Household Income	\$121,835	\$120,186	\$115,078
Med Household Income	\$91,170	\$91,775	\$87,785



John W. Collins IV | jcollins@stcroixca.com, (512) 645-6353

**BARRINGTON OAKS SHOPPING CENTER**



# Information About Brokerage Services

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.

**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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

St. Croix Capital Realty Advisors, LLC	9003153	officeadmin@stcroixca.com	512.391.0718
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John W. Collins IV	561707	jcollins@stcroixca.com	512.391.0718
Designated Broker of Firm	License No.	Email	Phone
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