

FOR LEASE

2300 GUADALUPE

23RD STREET & GUADALUPE, AUSTIN, TX, 78705



Retail Science from CBRE

www.cbre.com/TXretail

CBRE



PROPERTY INFO

- + Main and main location for University of Texas on "The Drag"
- + Join Tyler's, Chipotle, Urban Outfitters and University CO-OP
- + Reserved Parking Available for \$150 a month
- + 1-2 hour validations for customer parking through the university CO-OP

AVAILABLE SPACE

- + 1,200 SF

RATES | NNN

- + \$65 NNN (NNN's=\$14.84)
- + Negotiable TI



Traffic Counts

Guadalupe St	21,871 vpd
24th Street	13,092 vpd
Martin Luther King Blvd	15,533 vpd

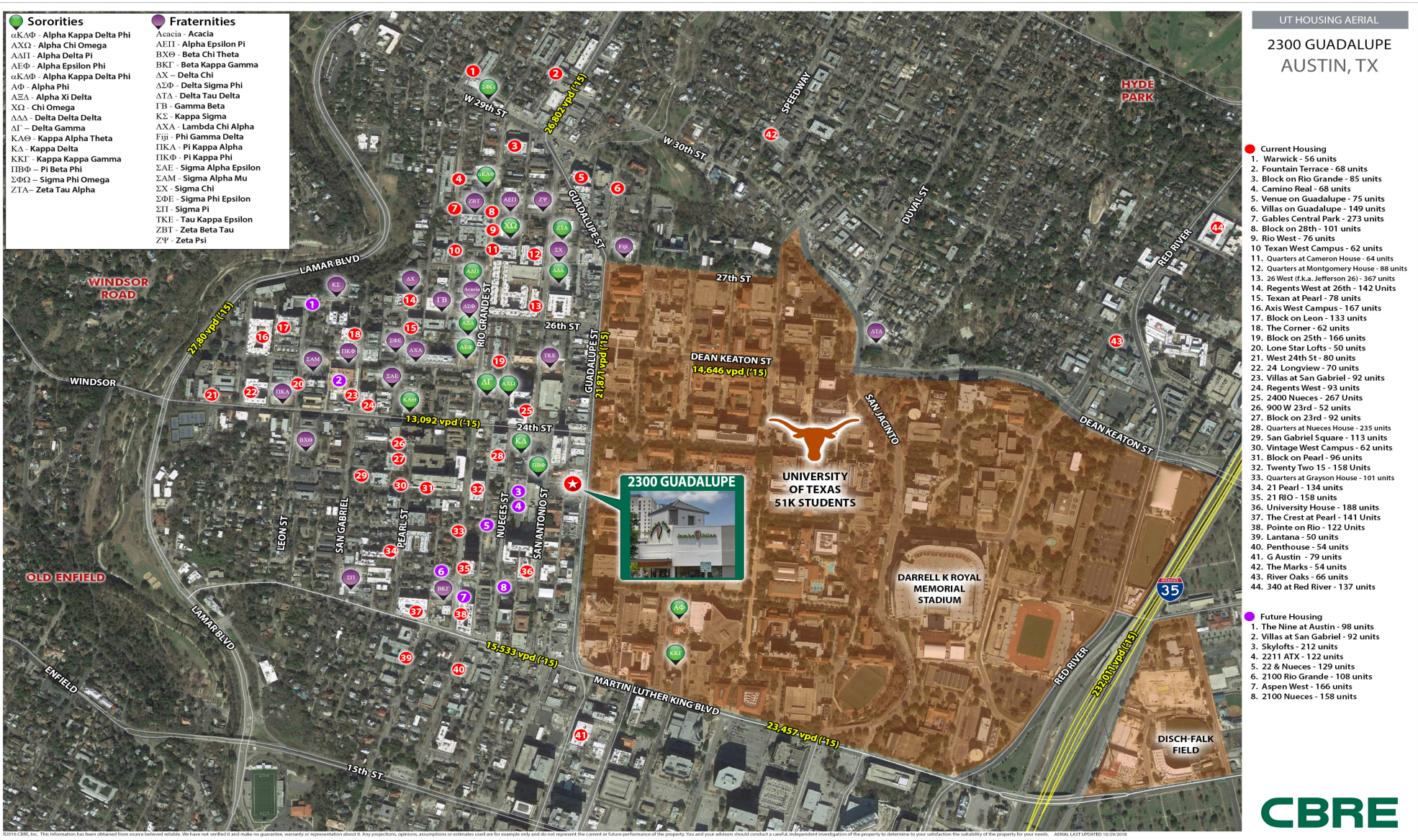
Source: TxDot 2015

2019 Demographic Summary

	1 Mile	3 Miles	5 Miles
Total Population	36,837	161,574	366,624
Daytime Population	100,908	340,157	574,487
Avg HH Income	\$42,663	\$91,813	\$85,807
Median Age	22.1	29.6	30.9

Source: FastReport

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- Sororities**
- αΚΑΦ - Alpha Kappa Delta Phi
 - ΑΧΩ - Alpha Chi Omega
 - ΑΑΠ - Alpha Delta Pi
 - ΑΕΦ - Alpha Epsilon Phi
 - αΚΑΦ - Alpha Kappa Delta Phi
 - ΑΦ - Alpha Phi
 - ΑΞΔ - Alpha Xi Delta
 - ΧΩ - Chi Omega
 - ΔΔΔ - Delta Delta Delta
 - ΔΓ - Delta Gamma
 - ΚΑΘ - Kappa Alpha Theta
 - ΚΑ - Kappa Delta
 - ΚΚΓ - Kappa Kappa Gamma
 - ΠΒΦ - Pi Beta Phi
 - ΣΦΩ - Sigma Phi Omega
 - ZTA - Zeta Tau Alpha
- Fraternities**
- Αααα - Acacia
 - ΑΕΠΙ - Alpha Epsilon Pi
 - ΒΧΘ - Beta Chi Theta
 - ΒΚΓ - Beta Kappa Gamma
 - ΔΧ - Delta Chi
 - ΔΣΦ - Delta Sigma Phi
 - ΔΤΑ - Delta Tau Delta
 - ΓΒ - Gamma Beta
 - ΚΣ - Kappa Sigma
 - ΑΧΑ - Lambda Chi Alpha
 - Φιγ - Phi Gamma Delta
 - ΠΚΑ - Pi Kappa Alpha
 - ΠΚΦ - Pi Kappa Phi
 - ΣΑΕ - Sigma Alpha Epsilon
 - ΣΑΜ - Sigma Alpha Mu
 - ΣΧ - Sigma Chi
 - ΣΦΕ - Sigma Phi Epsilon
 - ΣΠ - Sigma Pi
 - ΤΚΕ - Tau Kappa Epsilon
 - ZBT - Zeta Beta Tau
 - ZΨ - Zeta Psi

UT HOUSING AERIAL
2300 GUADALUPE
AUSTIN, TX

- Current Housing**
1. Warwick - 56 units
 2. Fountain Terrace - 68 units
 3. Block on Rio Grande - 85 units
 4. Camino Real - 68 units
 5. Venue on Guadalupe - 75 units
 6. Villas on Guadalupe - 149 units
 7. Gables Central Park - 273 units
 8. Block on 28th - 101 units
 9. Rio West - 76 units
 10. Texan West Campus - 62 units
 11. Quarters at Cameron House - 64 units
 12. Quarters at Montgomery House - 88 units
 13. 26 West (f.k.a. Jefferson 26) - 367 units
 14. Regents West at 26th - 142 Units
 15. Texan at Pearl - 78 units
 16. Axis West Campus - 167 units
 17. Block on Leon - 133 units
 18. The Corner - 62 units
 19. Block on 25th - 166 units
 20. Lone Star Lofts - 50 units
 21. West 24th St - 80 units
 22. 24 Longview - 70 units
 23. Villas at San Gabriel - 92 units
 24. Regents West - 93 units
 25. 2400 Nueces - 267 Units
 26. 900 W 23rd - 52 units
 27. Block on 23rd - 92 units
 28. Quarters at Nueces House - 235 units
 29. San Gabriel Square - 113 units
 30. Vintage West Campus - 62 units
 31. Block on Pearl - 95 units
 32. Twenty Two 15 - 158 Units
 33. Quarters at Grayson House - 101 units
 34. 21 Pearl - 134 units
 35. 21 RIO - 158 units
 36. University House - 188 units
 37. The Crest at Pearl - 141 units
 38. Points on Pearl - 122 Units
 39. Lantana - 50 units
 40. Penthouse - 54 units
 41. G Austin - 79 units
 42. The Marks - 54 units
 43. River Oaks - 66 units
 44. 340 at Red River - 137 units
- Future Housing**
1. The Nine at Austin - 98 units
 2. Villas at San Gabriel - 92 units
 3. Skylofts - 212 units
 4. 2211 ATX - 122 units
 5. 22 & Nueces - 129 units
 6. 2100 Rio Grande - 108 units
 7. Aspen West - 166 units
 8. 2100 Nueces - 158 units



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CONTACT US

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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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

_____	_____	_____	_____
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
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	