

1601 E. 5TH STREET, SUITE 103 AUSTIN, TX 78702

STREET RETAIL/OFFICE

FOR LEASE

Located at the SEC of E. 5th and Comal Streets, this newly available lease space offers potential tenants a variety of permitted uses on the ground floor. Originally built in 2005 with 29 apartments units on three floors the project is very walk-able to countless east side establishments and amenities. The property is situated on the commuter Metro Rail Red Line and located directly across the street from the Saltillo Plaza Station. Hop on the rail or easily walk / bike less than a mile to downtown.



Perry Horton, CCIM
512.415.4565
perry@leadcommercial.com
leadcommercial.com



PROPERTY DETAILS

PROPERTY DETAILS

| | |
|-------------------|---------------------------|
| Property Type | Retail/Office |
| Property Sub Type | Street Retail |
| Zoning | TOD-NP |
| NNN | +/- \$14.00 |
| Parking | 2 Reserved Parking Spaces |

BUILDING INFORMATION

| | |
|-------------------------|--------------------|
| Building Size | 38,000 SF |
| Unit Size | 908 |
| Year Built | 2009 |
| Lot Size | 5 Acres |
| Walk Score [®] | Very Walkable (88) |

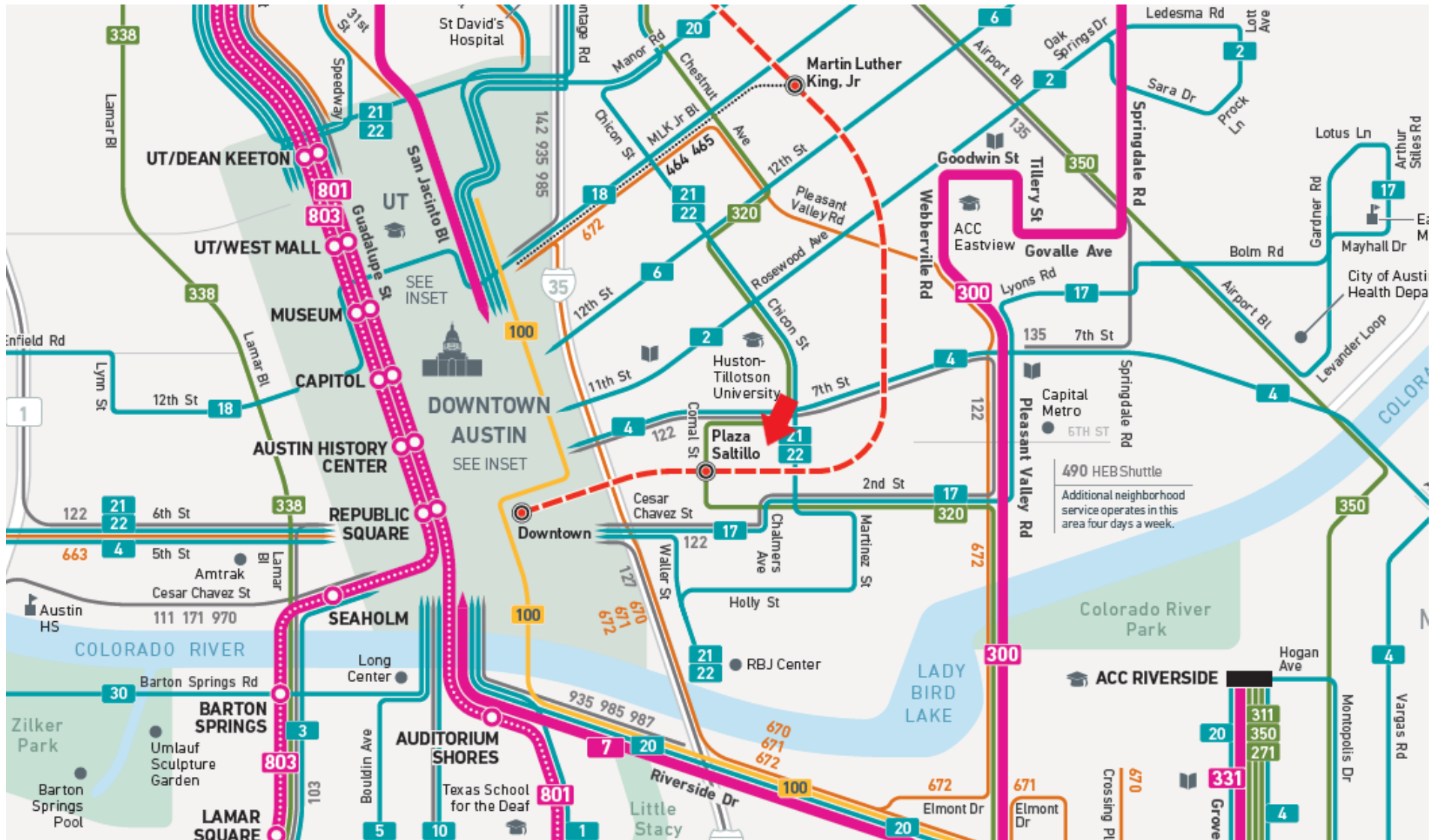
LEASE RATE

\$34.00 SF/YR

PROPERTY DETAILS

| | |
|------------------|-------------------------|
| Building Name | Saltillo Lofts |
| Street Address | 1601 E. 5th Street |
| Suite | 103 |
| City, State, Zip | Austin, Texas 78702 |
| City/Township | Travis |
| Cross Streets | E. 5th and Comal Street |

AUSTIN METRO MAP



RETAILER MAP

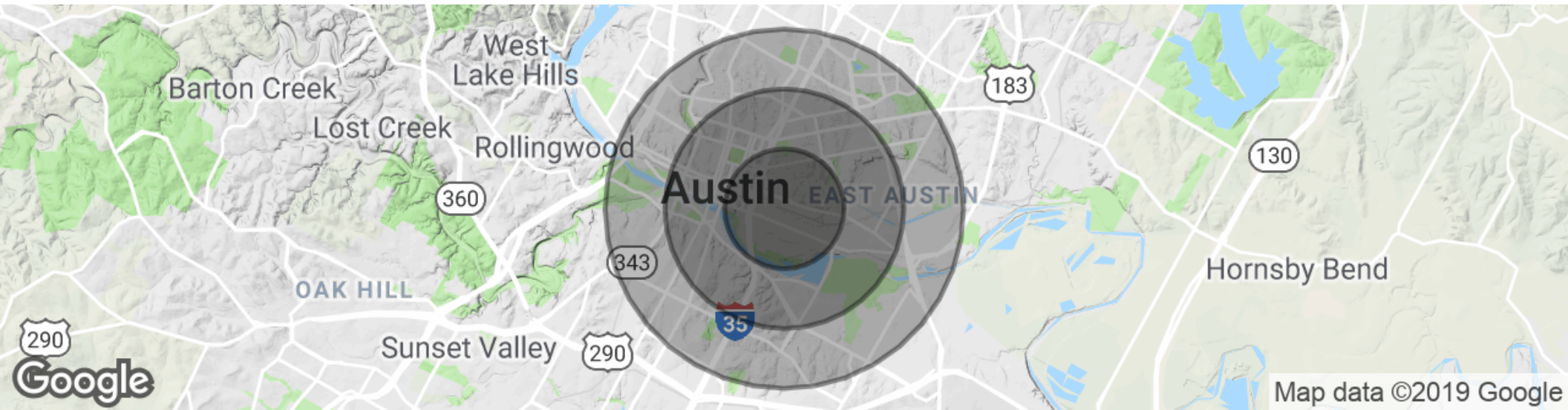


1601 E. 5TH STREET

ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT



POPULATION

| | 1 MILE | 2 MILES | 3 MILES |
|---------------------|--------|---------|---------|
| Total population | 14,508 | 64,584 | 145,170 |
| Median age | 32.2 | 29.7 | 28.4 |
| Median age (Male) | 32.3 | 29.9 | 28.7 |
| Median age (Female) | 31.2 | 29.3 | 28.0 |

HOUSEHOLDS & INCOME

| | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 5,658 | 25,476 | 61,123 |
| # of persons per HH | 2.6 | 2.5 | 2.4 |
| Average HH income | \$62,556 | \$59,122 | \$54,294 |
| Average house value | \$204,868 | \$268,052 | \$312,571 |

* Demographic data derived from 2010 US Census

CONTACT INFORMATION



PERRY HORTON, CCIM

Agent

perry@leadcommercial.com

Cell: 512.415.4565

LEAD COMMERCIAL

2007 S. 1st Street
Austin, TX 78704
512.467.2222