

BARSHOP & OLES

COMPANY

ARBORETUM MARKET



AVAILABILITY

SPACE #1	931 SF
SPACE #9	7,002 SF
SPACE #14	1,299 SF

The Arboretum Market

is an 89,610 square foot open-air specialty retail center that was constructed in 1987. The property is located in northwest Austin at the intersection of Great Hills Trail and Jollyville Road, and is strategically located within the heart of the dynamic "Arboretum" retail trade district. The center is anchored by a highly successful Trader Joe's grocery store that enjoys strong customer traffic and that attracts shoppers from a wide geographic area. The center enjoys an appealing mix of national and local specialty and service tenants, which combine to create an intimate, pedestrian-friendly shopping environment unique to the Austin market. AllModern, owned by Wayfair, Inc. and offering modern furnite and designs, is under construction and planned to open in the center in late 2023.

rental rates

please email for information

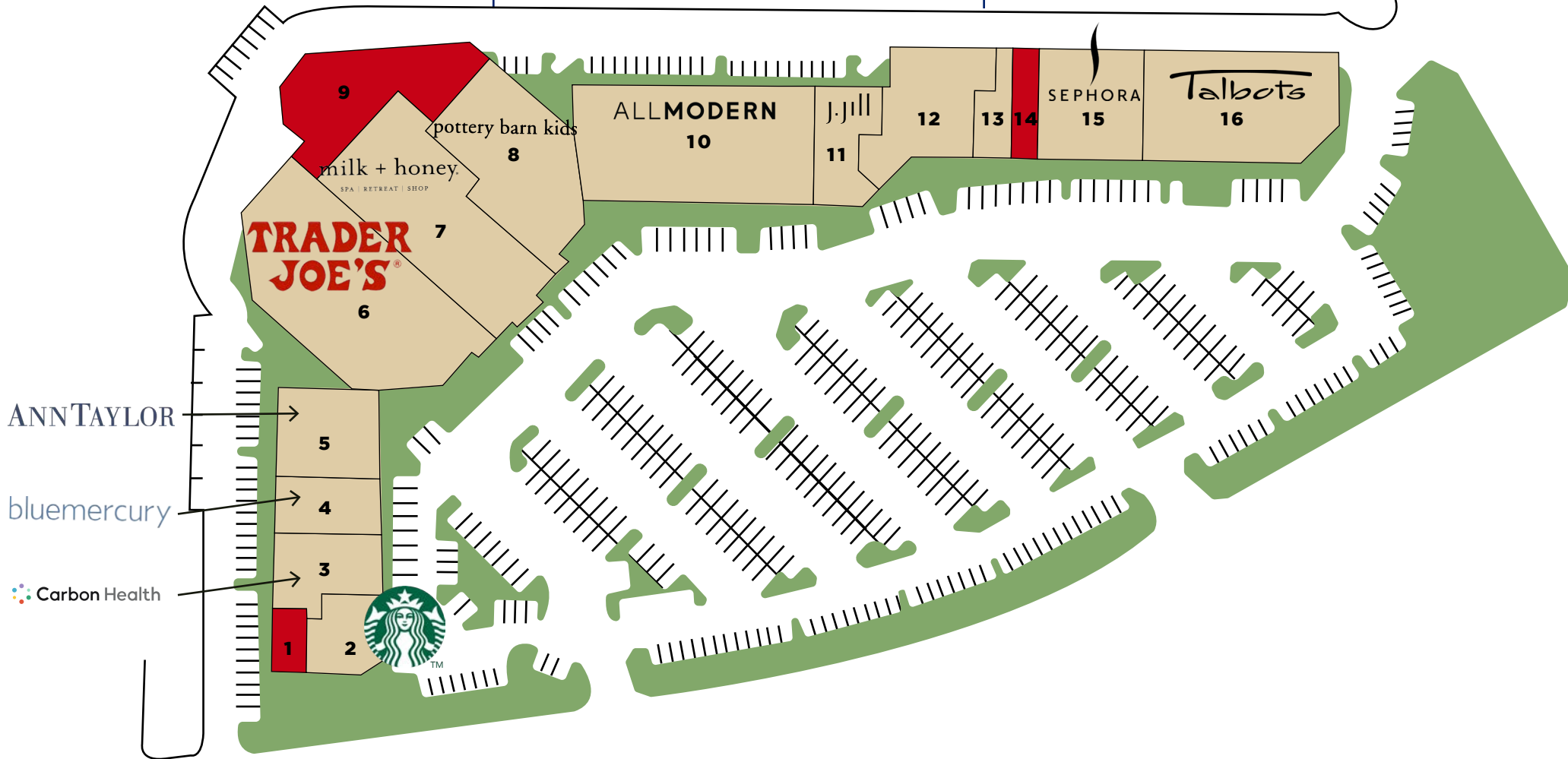
ARBORETUM MARKET

- 1 AVAILABLE** STE. 390 931 SF
- 2 STARBUCKS COFFEE** STE. 380 2,350 SF
- 3 CARBON HEALTH** STE. 375 3,592 SF
- 4 BLUEMERCURY** STE. 350 2,390 SF
- 5 ANN TAYLOR** STE. 325 4,273 SF

- 6 TRADER JOES** STE. 200
- 7 SALON BY MILK + HONEY** STE. 210
- 8 POTTERY BARN KIDS** STE. 220
- 9 AVAILABLE** STE. 215
- 10 ALLMODERN** STE. 150

- 11 J. JILL** STE. 140 13,630 SF
- 12 NEWK'S EATERY** STE. 130 10,722 SF
- 13 SANTE FE OPTICAL** STE. 128 8,034 SF
- 14 AVAILABLE** STE. 125 7,002 SF
- 15 SEPHORA** STE. 115 11,534 SF

- 16 TALBOTS** STE. 100 3,500 SF
- 12 NEWK'S EATERY** STE. 130 4,787 SF
- 13 SANTE FE OPTICAL** STE. 128 1,247 SF
- 14 AVAILABLE** STE. 125 1,299 SF
- 15 SEPHORA** STE. 115 4,698 SF
- 16 TALBOTS** STE. 100 9,621 SF



BARSHOP & OLES COMPANY | 901 S. MOPAC EXPWY. | BARTON OAKS PLAZA II, SUITE 550 | AUSTIN, TEXAS 78746

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ARBORETUM MARKET

NNN's

\$12.75/sf/yr

TRADE AREA & PROPERTY HIGHLIGHTS

- Highly successful Trader Joe's grocery anchor that is the only Trader Joe's store in operation in the northern portion of the Austin MSA
- Complimentary collection of upscale lifestyle tenants that includes Sephora, Salon by Milk + Honey, Starbucks Coffee, Talbots, J. Jill, Ann Taylor, AllModern, and Pottery Barn Kids
- Extensive landscaping, outside seating areas and pedestrian friendly setting that encourages cross-shopping
- Convenient and abundant surface parking near the tenant storefronts and good visibility from the roadway

DEMOGRAPHICS

5-Mile Radius

<i>Population</i>	283,642
<i>Av. Household Income</i>	\$120,844
<i>Households</i>	127,663

Source: Environics Analytics 2021 Demographic Report

TRAFFIC COUNTS

Great Hills Trail at Jollyville	14,400 VPD
U.S. Highway 183 @ Great Hills Trail	182,100 VPD

Source: Texas Department of Transportation 2019 Average Annual Daily Traffic Counts

CONTACTS

Pat Wheat

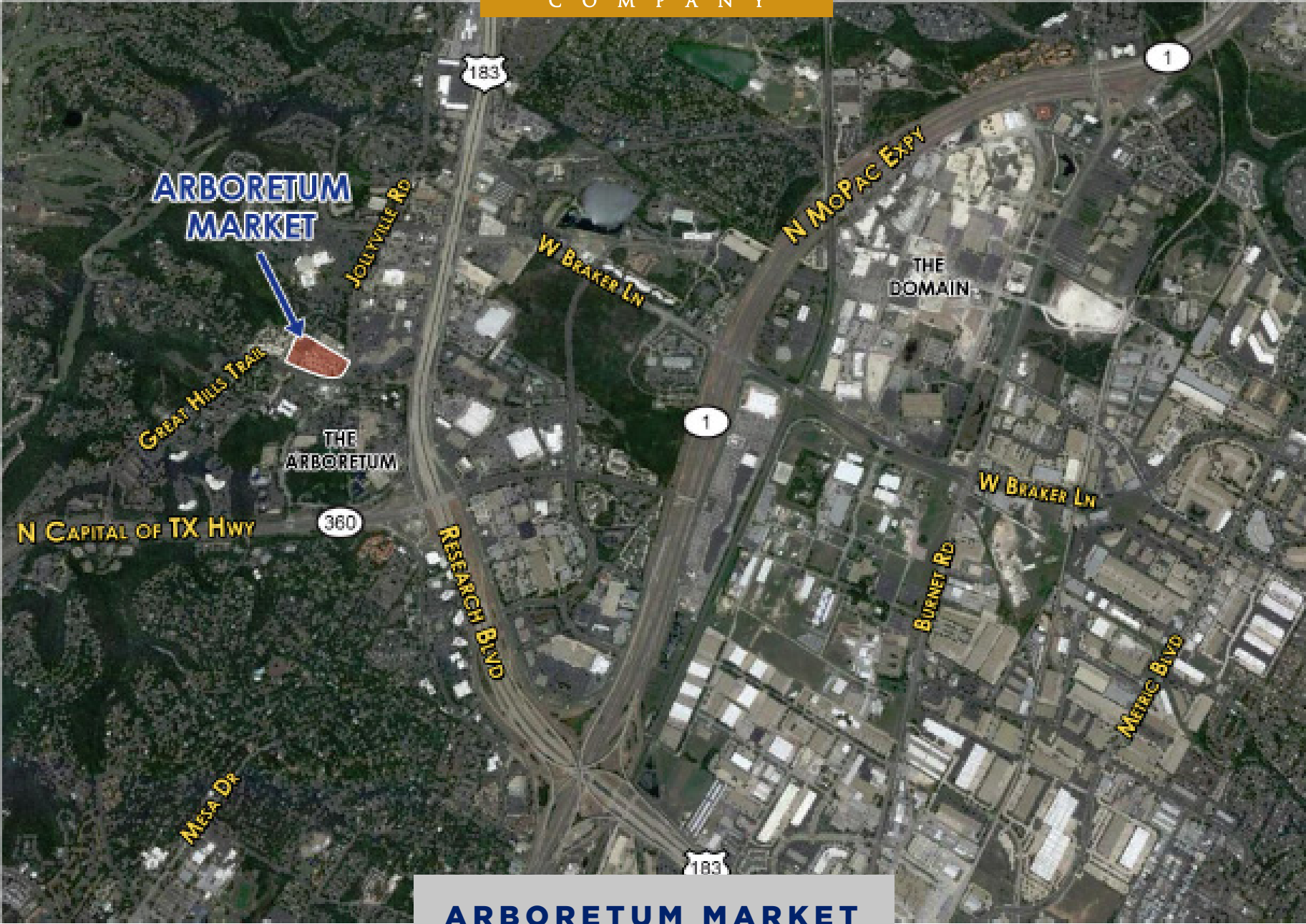
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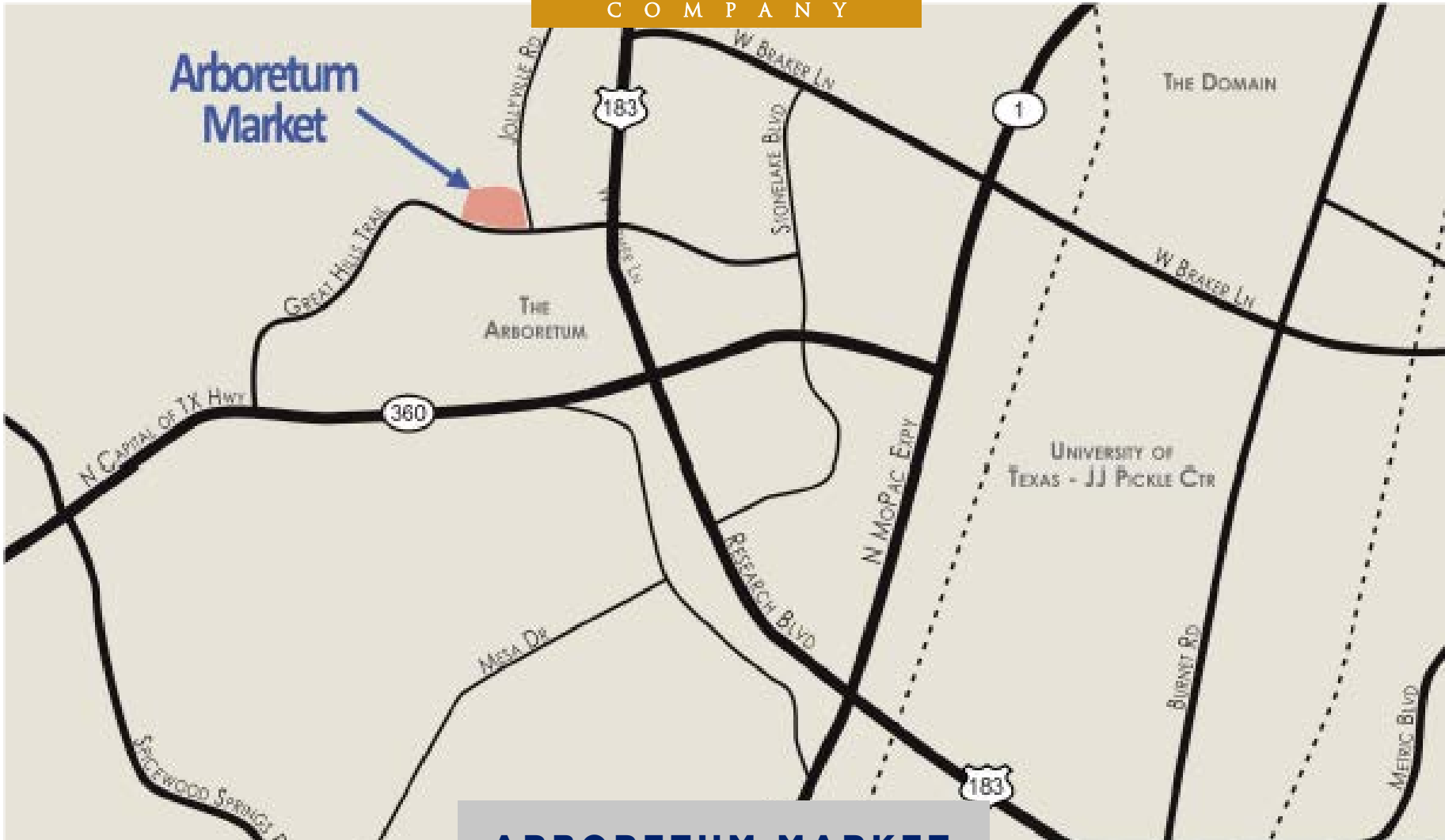


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Information About Brokerage Services

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

B&O Management Company, LLC	464888	dwheat@barshop-oles.com	512-637-0483
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Daniel P. Wheat V	644437	pwheat@barshop-oles.com	512-637-0488
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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