

WESTBANK MARKET



AVAILABILITY

SPACE #4	1,534 SF
SPACE #11	2,508 SF
SPACE #12	4,011 SF
SPACE #15	1,222 SF
SPACE #18	1,600 SF

The Westbank Market Shopping Center

is a 138,412 square foot neighborhood community retail center that was constructed in 1988. Located in the affluent West Lake Hills trade area of west Austin, the project is anchored by a 58,132 square foot Randalls “Flagship” Grocery store that has continuously ranked as one of the most productive Randalls stores in the Austin area. The center boasts a quality mix of national, regional and local specialty and restaurant tenants, and is well positioned to serve the surrounding neighborhoods, which possess some of the strongest demographics in the city.

rental rates

please email leasing associate for information

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1 PERSPIRE STE. 100	2,045 SF
2 BALDINUCCI PIZZA STE. 110	1,200 SF
3 THE BOARDROOM SALON STE. 130	1,800 SF
4 AVAILABLE STE. 140	1,534 SF
5 FLOWER CHILD STE. 150	3,500 SF
6 ORANGE THEORY FITNESS STE. 200	3,100 SF
7 ALLURE NAILS STE. 210	1,778 SF
8 LIZZYLU STE. 240	1,432 SF
9 DAILY JUICE STE. 245	1,260 SF
10 STARBUCKS STE. 250	2,100 SF
11 AVAILABLE STE. 290	2,508 SF
12 AVAILABLE STE. 370	4,011 SF
13 CHURCHILL'S FURNITURE STE. 375	3,389 SF
14 WESTBANK DRY CLEANING STE. 380	1,037 SF
15 AVILABLE STE. 390	1,222 SF
16 SOUTHWEST VISION CENTER STE. 395	2,750 SF
17 BEEHIVE STE. 400	1,750 SF
18 AVAILABLE STE. 420	1,600 SF
19 CARBON HEALTH STE. 440	2,550 SF
20 THE BEAUTY STORE STE. 470	3,498 SF
21 TOMLINSON'S STE. 490	2,750 SF
22 RANDALLS FLAGSHIP STE. 500	58,12 SF
23 MODERN ACUPUNCTURE STE. 610	3 SF
24 SCHORS JEWELRY STE. 620	1,250 SF
25 LASH LOUNGE STE. 630	1,000 SF
26 PINKBERRY STE. 640	1,000 SF
27 MAIL CENTER USA STE. 650	1,000 SF
28 CHIPOTLE STE. 670	1,000 SF
29 FEDEX OFFICE STE. 715	2,383 SF
30 JERSEY MIKE'S STE. 735	5,851 SF
31 DECO WINDOW FASHIONS STE. 750	1,206 SF
32 THE PILATES MOVEMENT STUDIO STE. 745	1,700 SF
33 AUSTIN SHOE HOSPITAL STE. 750/755	1,387 SF
34 VERIZON WIRELESS STE. 765	1,039 SF
35 SUPERCUTS STE. 775	1,400 SF
36 BANK OF AMERICA STE. 795	1,260 SF
37 MCDONALD'S TR	7,350 SF



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NNN's

\$13.35/sf/year

TI ALLOWANCE

Negotiable

TRADE AREA &
PROPERTY
HIGHLIGHTS

- Strong grocery anchor tenant
- Strategically located in the heart of West Lake Hills
- Attractive brick architecture with wooden storefronts and extensive landscaping
- Ample surface customer parking
- Excellent mix of national, regional and local tenants

DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
<i>Population</i>	7,433	69,483	246,931
<i>Av. Household Income</i>	\$216,004.27	\$163,230.12	\$128,022.26
<i>Households</i>	2,968	34,593	113,249

Source: Claritas - Pop-Facts Premier 2019

TRAFFIC COUNTS

Bee Caves Road (west of Rollingwood Drive) 48,000 VPD
Walsh Tarlton Lane (south of Bee Cave Road) 19,000 VPD

Source: Texas Department of Transportation 2016 Average Annual Daily Traffic Counts

CONTACTS

Pat Wheat

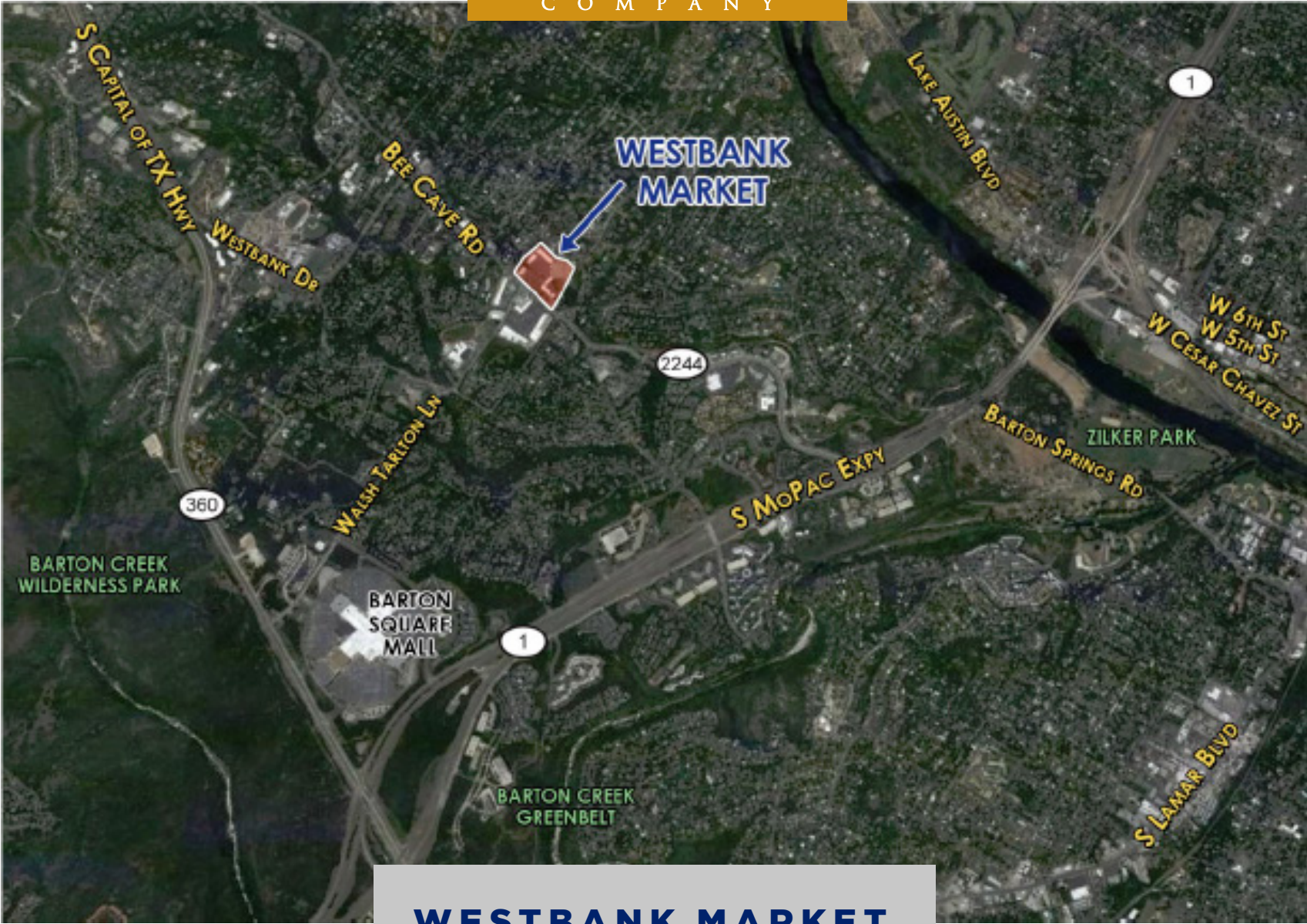
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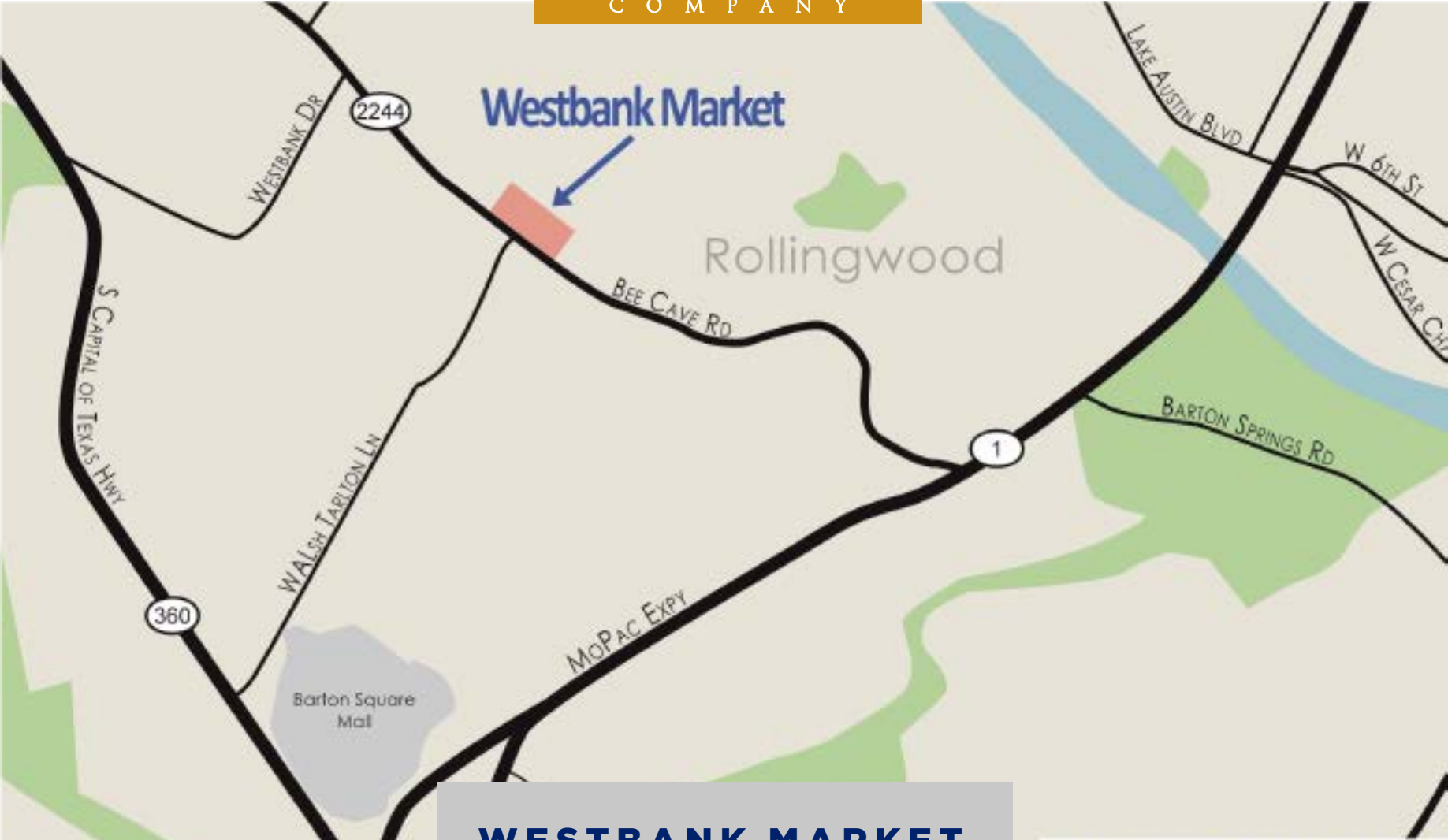


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11-2-2015



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.

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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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