

BARSHOP & OLES

COMPANY

LAKELINE MARKET



AVAILABILITY

SPACE #18 4,000 SF

Lakeline Market is a 253,000 SF regional shopping center that was constructed in 2012. The property is located at the northwest corner of US Highway 183 North and Lakeline Boulevard in northwest Austin, directly across the street from the Lakeline Mall, which is the only enclosed super regional mall in the northern part of the Austin MSA. The center is anchored by HEB Plus! Grocery, Homesense, Michaels, and Alamo Drafthouse Cinema, and includes a quality mix of national, regional and local retail, restaurant and service tenants.

rental rates

please email leasing associate for information

LAKELINE MARKET

TENANT	SF
1 HEB GROCERY STE. A	124,140
2 HOMESENSE STE. B	33,000
3 MICHAELS STE. C	21,110
4 EUROPEAN WAX STE. 100	1,693
5 YOGASIX STE. 110	2,450
6 ELEMENTS MASSAGE STE. 120	2,000
7 BEVERLY NAIL SALON STE. 130	2,200
8 SPRINT STE. 140	3,000
9 THE JOINT STE. 150	1,219
10 HEALTHY PET STE. 155	2,800
11 MENCHIE'S YOGURT STE. 165	1,400
12 SNOW PEA RESTAURANT STE. 170	3,500
13 LA MADELINE STE. 230	4,568
14 CEDRO ITALIAN STE. 210	2,276
15 STARBUCKS COFFEE STE. 410	1,850
16 TWIN LIQUORS STE. 420	3,900
17 PACIFIC DENTAL STE. 430	3,288
18 AVAILABLE STE. 340	4,000
19 AMAZING LASH STE. 330	1,918
20 GREAT CLIPS STE. 320	1,120
21 RAMEN TATSUYA STE. 310	2,000
22 CAPITAL ONE PADa	3,535



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

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LAKELINE MARKET

NNN's

\$11.34/sf

TI ALLOWANCE

Negotiable

TRADE AREA &
PROPERTY
HIGHLIGHTS

- Strong Anchor tenant is dominant market leader
- Adjacent to Lakeline Mall
- Strategic location at the intersection of two (2) major arterials – US 183 and Lakeline Blvd
- Ample surface customer parking
- “Regional” type presence for retailers
- Unique and quality mix of regional and national tenants

DEMOGRAPHICS

	1-mile	3-miles	5-miles
<i>Population</i>	15,471	115,545	236,900
<i>Av. Household Income</i>	\$102,884	\$129,760	\$139,856
<i>Households</i>	7,464	47,161	93,000

Source: Environics 2023 Pop Facts Summary Report

TRAFFIC COUNTS

US Highway 183 North of SH 45	89,000 VPD
SH 45 east of US Highway 183 North	46,994 VPD

Source: Texas Department of Transportation 2023 Average Daily Traffic Counts

CONTACTS

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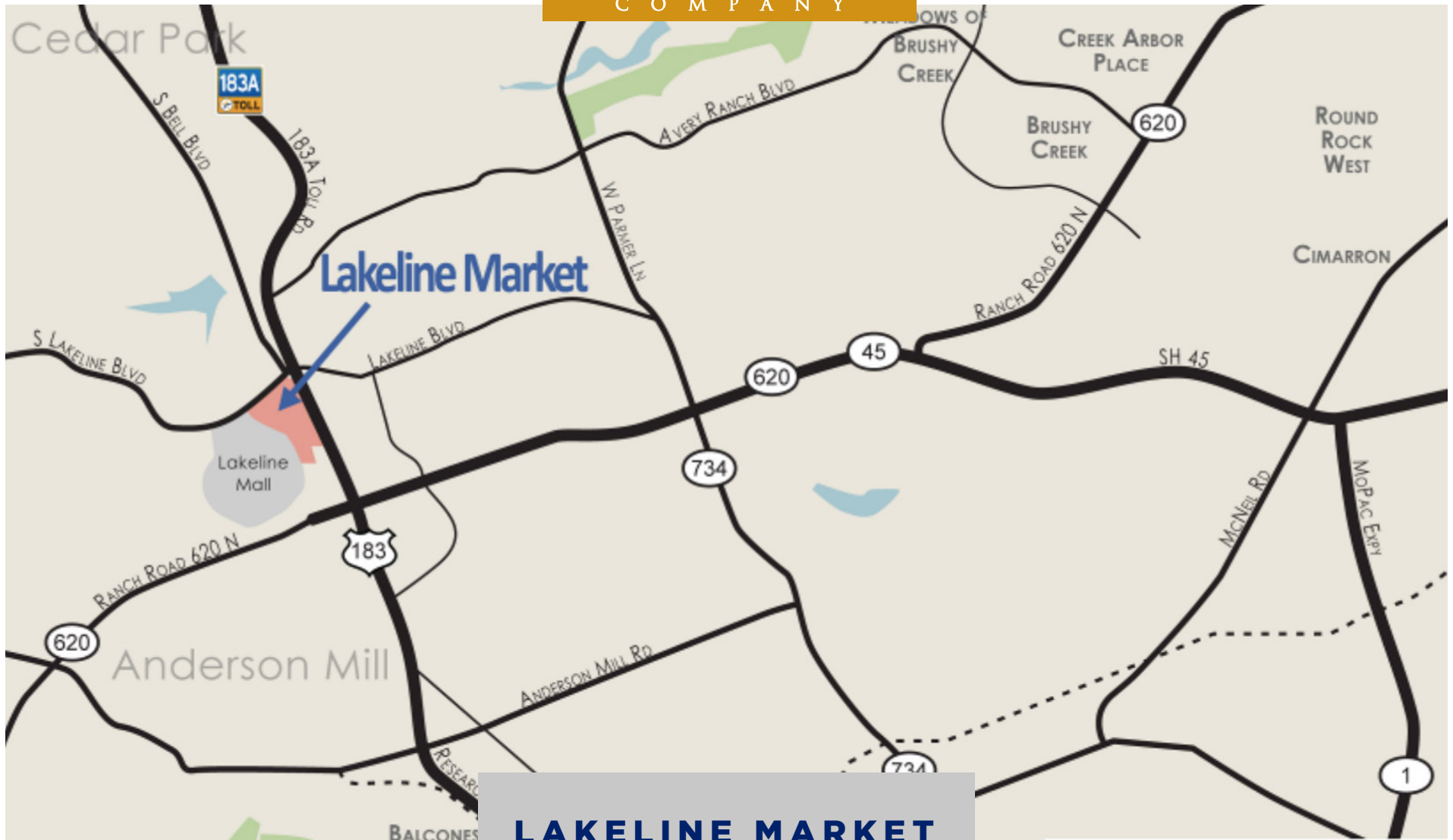


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11-2-2015



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.

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
Daniel P. Wheat IV	324322	dwheat@barshop-oles.com	512-637-0483
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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