

6555 Burnet Road

6555 Burnet Road, Austin, TX



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- Located in the heart of the Burnet Road Corridor Revitalization
- Anchored by Austin's Best Restaurants

Space Available

- 3,066 SF 2nd Gen Retail — Available Today
- [Please click here to view a virtual tour of this suite](#)

Lease Rates

- Call broker for pricing

2021 Estimated NNN Expenses

- \$13.23 PSF (estimate provided by Landlord & subject to adjustment)

Area Highlights

- Vibrant and trendy area
- Neighboring Austin's finest restaurants and retailers



2020 Demographics



Population Estimate

1 mi	3 mi	5 mi
14,605	143,512	343,802

Daytime Population

1 mi	3 mi	5 mi
9,391	139,278	399,638



Average Household Income

1 mi	3 mi	5 mi
\$106,323	\$96,581	\$96,846



Traffic Counts

• 32,320 VPD (Burnet Rd)



Lick Honest Ice Creams was founded in 2011 by Anthony Sobotik and Chad Palmatier, with a commitment to Texas sourced and inspired, seasonal, and all natural ice creams. Lick has received accolades from GQ Magazine - 50 Best Things to Eat & Drink Right Now, been named one of America's

Best Ice Cream Shops by Travel + Leisure and featured on Cooking Channel's Unique Sweets. They have also been recognized by the NY Times, Parade Magazine, Austin Chronicle, and Edible Austin.

Accolades

- Culture Trip, May 4, 2017 - Top Things to See and Do
- The Austinot, February 13, 2017 - 7 Austin Spots That Make Outsiders Jealous

Photo credits:

ilickelick.com, Istylestyle.com, Austin Chronicle - John Anderson, Zagat

barley SWINE



Owned by chef Bryce Gilmore, Barley Swine has received critical acclaim including GQ Magazine's Best New Restaurant 2012 and numerous First Plate Awards from the Austin Chronicle. Chef Gilmore is known for his commitment to buying ingredients from small, local farms and will be building his

own small, organic garden on-site. Gilmore is a James Beard Award finalist (Best Chef Southwest 2013 and 2014) and was named one of Food & Wine's 'Best New Chefs' in 2011.

Accolades

- 2013-2017 James Beard Foundation Restaurant and Chef Awards - Best Chef Southwest: Nominee Finalist
- GQ Best New Restaurant 2013

Photo credits:

Knox Photographics





Founded by Steven Dilley in 2013 on E. Cesar Chavez, customers have flocked to Bufalina from day one for amazingly delicious Neopolitan pizza pulled from a wood-stoked Stefano Ferrara oven. Bufalina has received an Austin Chronicle First Plates Award and Steven Dilley was recently honored by Eater

National with entry into their 2014 Young Guns Class with 15 other preeminent chefs & restaurateurs from across the country. The Food Network also recently featured Bufalina among the top-10 pizzas in the U.S.

Accolades

- Food & Wine | Mar 17, 2017 - Steven Dilley is one of Food & Wine's 2017 Sommeliers of the Year

Photo credits: Eater, Food Network, Serious Eats, Bufalina



PAZ Veterinary's story begins in 2011 when Dr. Nicholas Vaughan began providing excellent, concierge-style mobile veterinary services. The practice quickly gained a reputation for being weird, fun, and most importantly, respected for what they wanted to achieve with wellness in their four-legged friends.

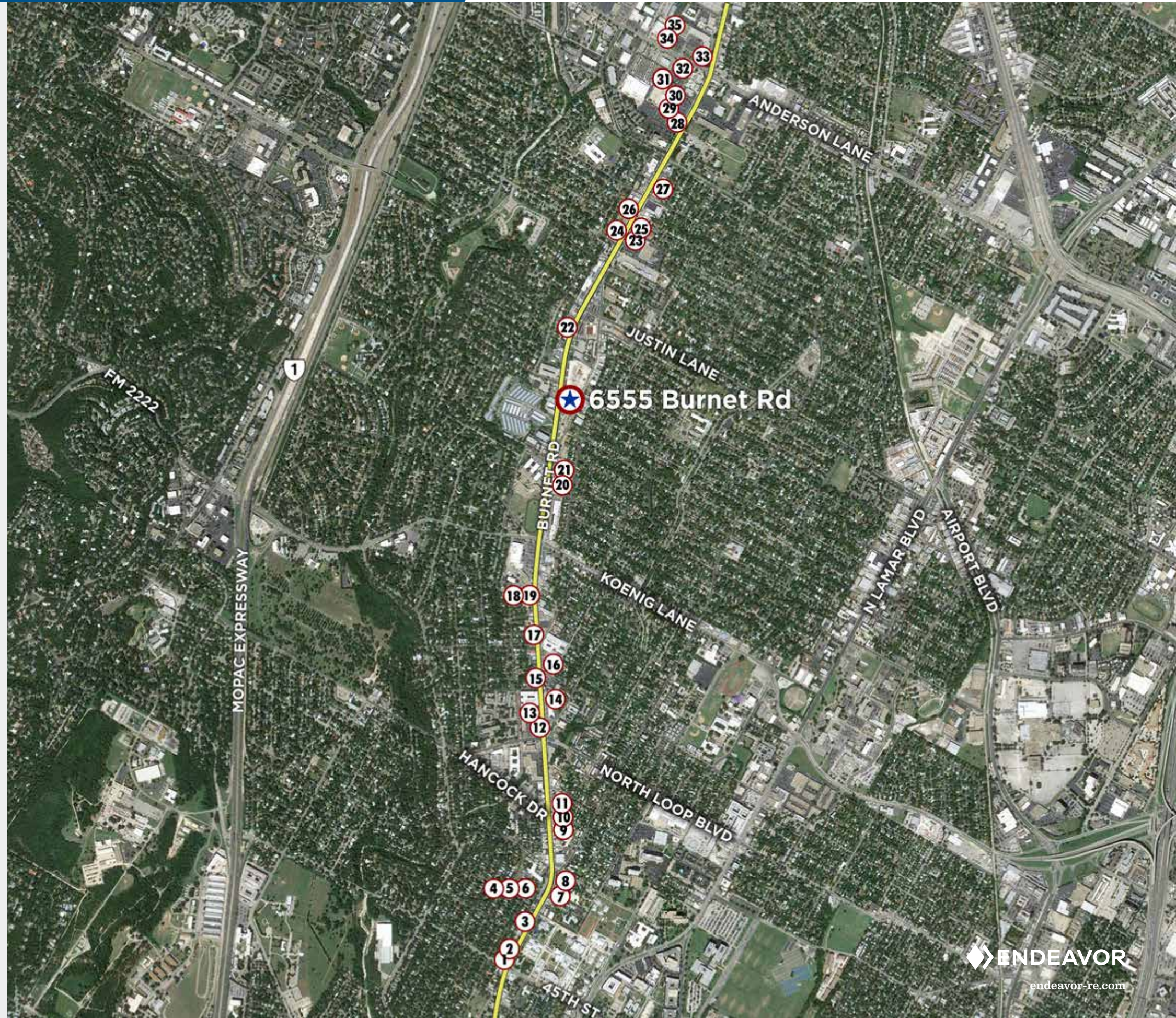
2014 marks the year that Corner Vet was born. Clients quickly learned they not only receive excellent veterinary care, but great customer service from fun, friendly, hip ATX staff. After two straight years of being awarded Austin's

Best Vet, PAZ decided to open a second practice.

In May of 2017, a beautiful second practice opened on South 1st and was rebranded as PAZ Veterinary. Proudly a Texas family owned and operated business, and couldn't have asked for better love and support than what the ATX community has offered, "We're incredibly happy and excited to be a part of you and your pets' life journeys, and hope to keep your pets happy and healthy for years to come. PAZ - "peace" to all!"



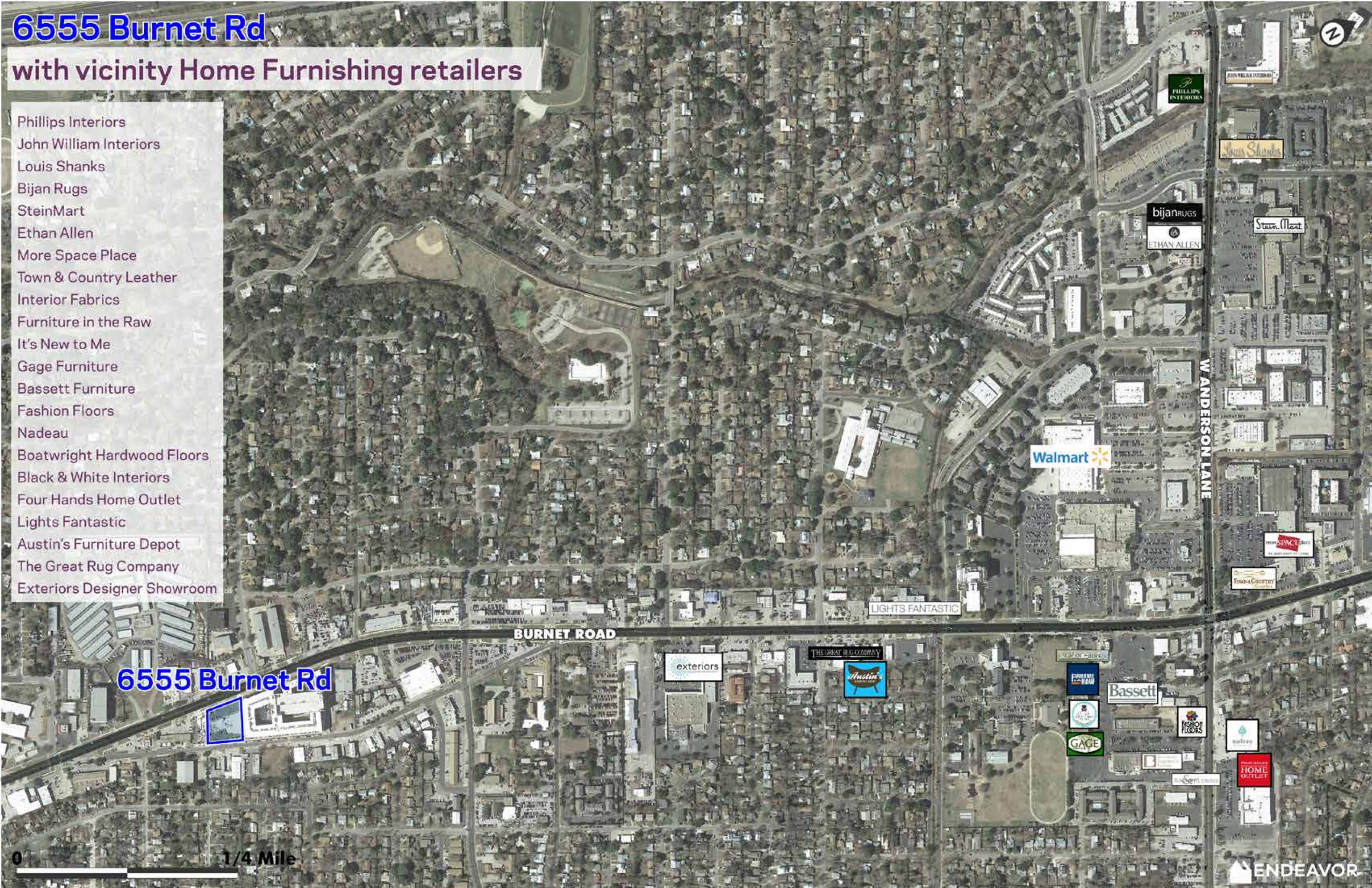
1. Upper Crust Bakery
2. Where Art Thou
3. Pacha Cafe
4. Blue Star Cafeteria
5. Sparkle Kids
6. Gusto
7. Pinthouse Pizza
8. Noble Sandwich Co.
9. Russell Korman Fine Jewelry
10. Tiny Pies
11. Torchy's Tacos
12. Cake Ball
13. Dancer's Shape
14. Monkey Nest Coffee
15. Hat Creek Burger
16. Brooklyn Pie
17. Taco Flats
18. Phil's Ice House
19. Amy's Ice Cream
20. Cross Fit Central
21. Expressions Home Gallery
22. Birds Barbershop
23. Taco Deli
24. Ichiban
25. Juiceland
26. El Mercado
27. Top Notch Hamburgers
28. Panda Express
29. Hanabi
30. McAllister's Deli
31. Yoga Yoga
32. Schlotzsky's/Cinnabon
33. Bartlett's
34. Hopdoddy
35. Verts



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with vicinity Home Furnishing retailers

- Phillips Interiors
- John William Interiors
- Louis Shanks
- Bijan Rugs
- SteinMart
- Ethan Allen
- More Space Place
- Town & Country Leather
- Interior Fabrics
- Furniture in the Raw
- It's New to Me
- Gage Furniture
- Bassett Furniture
- Fashion Floors
- Nadeau
- Boatwright Hardwood Floors
- Black & White Interiors
- Four Hands Home Outlet
- Lights Fantastic
- Austin's Furniture Depot
- The Great Rug Company
- Exteriors Designer Showroom



6555 Burnet Rd



1/4 Mile



- Available
- Signed LOI/Negotiating Lease
- LOI Working

6555 Burnet Road

6555 Burnet Road, Austin, TX

Burnet Lane

The Marq on Burnet



Multifamily 343 Units



Burnet Road - 32,320 VPD



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