

Shops at the Galleria

12770 Shops Parkway, Bee Cave, TX 78738

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Small Shop and Junior Anchor Space Available for Lease

- Located across from the Hill Country Galleria, this regional power center draws from a wide trade area
- Shadow anchored by Lowe's, the powercenter benefits from a strong tenant mix including Marshall's, Best Buy, HomeGoods, and World Market
- Signal-controlled access directly from HWY 71

Space Available

- 3,000 SF
- 4,444 SF - 2nd Generation Restaurant
- 4,679 SF |  [View Virtual Tour Here](#)
- 4,789 SF |  [View Virtual Tour Here](#)
- 17,100 SF - Available April 2024

Lease Rates

- Estimated 2023 NNNs: \$13.95/SF
- Call broker for pricing



Tenants



Demographics



Population Estimate

5 mi	7 mi	10 mi
54,009	106,496	248,395

Daytime Population

5 mi	7 mi	10 mi
50,886	102,785	251,935



Average Household Income

5 mi	7 mi	10 mi
\$165,685	\$160,372	\$147,976



Traffic Counts

- 177,483 VPD (IH 35 N of SH 45)
- 102,948 VPD (SH 45 W of IH 35)

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Proposed Backyard Development

SHOPS AT THE GALLERIA

other quality Shops at the Galleria retailers



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■ Available
■ Signed LOI/Negotiating Lease
■ LOI Working

1	Spec's Liquor	15,000 SF	15	Decorum	5,994 SF	29	Total Men's	1,737 SF	43	ROK Golf	4,500 SF
2	Oh Yeah!	956 SF	16	Old Navy	15,000 SF	30	Subway	1,400 SF	44	Austintatious Blinds & Shutters	2,082 SF
3	Rick's Cleaners	1,200 SF	17	Best Buy	30,000 SF	31	Lowe's Home Centers	166,256 SF	45	Management Offices	3,062 SF
4	Huntington Learning Center	2,185 SF	18	Plate by Dzintra	5,480 SF	32	Maudie's Tex-Mex	6,432 SF	46	Faraday's Kitchen Store	4,996 SF
5	Cesar Custom Tailor Shop	1,140 SF	19	Available - 2nd Generation Restaurant	4,444 SF	33	Mattress Firm	5,145 SF	47	West Austin Dance Academy	4,182 SF
6	Austin Tea XChange Cafe	1,900 SF	20	Face to Face Spa	2,750 SF	34	Available	4,789 SF	48	C & C Dentistry	3,400 SF
7	Massage Envy	3,200 SF	21	Mandola's Italian Market	5,932 SF	35	Five Below	11,010 SF	49	Decorum	4,232 SF
8	Rao Chiropractic	1,600 SF	22	Chase	4,200 SF	36	HomeGoods	30,840 SF	50	Simply Ramen and Gyoza	3,000 SF
9	Sally Beauty Supply	1,500 SF	23	Sneeze Allergy & Cough Centers	3,235 SF	37	World Market	18,300 SF	51	KB Nails Spa	2,000 SF
10	Daylily Salon	1,200 SF	24	Hotworx	2,278 SF	38	Michael's	23,824 SF	52	Available	3,000 SF
11	Skinny Limits	1,200 SF	25	Woody's Tavern & Grill	4,487 SF	39	PetSmart	19,107 SF			
12	EyeCare Essentials	2,325 SF	26	Marble Slab Creamery	1,400 SF	40	Office Depot - Available April 2024	17,100 SF			
13	Ulta	9,300 SF	27	Available	4,679 SF	41	Signature Bridal	12,000 SF			
14	Marshalls	33,300 SF	28	Sport Clips	1,200 SF	42	Home Consignment Center	18,200 SF			





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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:
 - 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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Buyer/Tenant/Seller/Landlord Initials _____ Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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