



**CENTRO**  
Restaurant & Retail Opportunity

Developed by:



Retail Leased by:



**CENTRO** is a modern-industrial commercial property located in the center of the East Austin entertainment district. Where work meets play, office life meets nightlife, and commerce and community co-mingle with the ease of old friends.

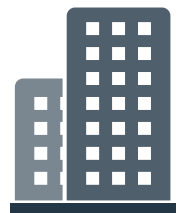
Located just steps from food trucks, outdoor patios and live music, Centro is a mixed-use facility that blends historical inspiration with modern design; treats indoor and outdoor spaces with equal obsession; and offers tenants a fully amenitized retail and restaurant environment that always feels like home.



**Retail at Centro**

Phase I **6,623 SF** (divisible)

Phase II **14,270 SF** (divisible)



**Office Space 320k SF**



# East Austin Area Amenity

## Hotels

Fairmont Austin	Hotel Eleven	Peregrine Hotel
Heywood Hotel	Hotel Van Zandt	ARRIVE Hotel
Hilton Austin	Native Hostel	

## Residential

1305 Lofts	Saltillo Lofts	Candela
1615 E 7th St	6th & Brushy	Indie
Corazon	Spire East 5th	
Eastside Station	The Arnold	

## Offices

1021 E 7th	501 Studios	1645 E 6th (C3 Presents)
2021 E 5th	901 E 6th	
310 Comal	Saltillo Office	

## Food & Drinks

Angie's Mexican Restaurant	Franklin BBQ	Shangri-La
Banger's Sausage House & Beer Garden	Fukumoto	Suerte
Blue Dahlia Bistro	G'Raj Mahal	Takoba
Brew & Brew	Geraldine's	Tamale House
Buenos Aires Café	Grackle	Texas Coffee Traders
Bufalina	Hi Hat Public House	The B's Kitchen
Cenote	Hillside Farmacy	The Liberty
Chicon	Il Brutto	The White Horse
Clive Bar	Juan in a Million	Veracruz
Container Bar	Kuneho	Via 313 Pizza
Counter Cafe	la Barbecue	Violet Crown Social Club
Cuvée Coffee	Launderette	Vixen's Wedding
East Side Pies	Lazarus Brewing Co.	Weather Up
Easy Tiger	Lou's	Whisler's
El Chilito	Lustre Pearl	Yellow Jacket Social Club
El Naranjo	Mr. Natural	
Emmer & Rye	Old Thousand	
Flat Track Coffee	Oseyo	
	Salt & Time	
	Scout Inn	



ESTIMATED POPULATION  
3 MILES

194,721

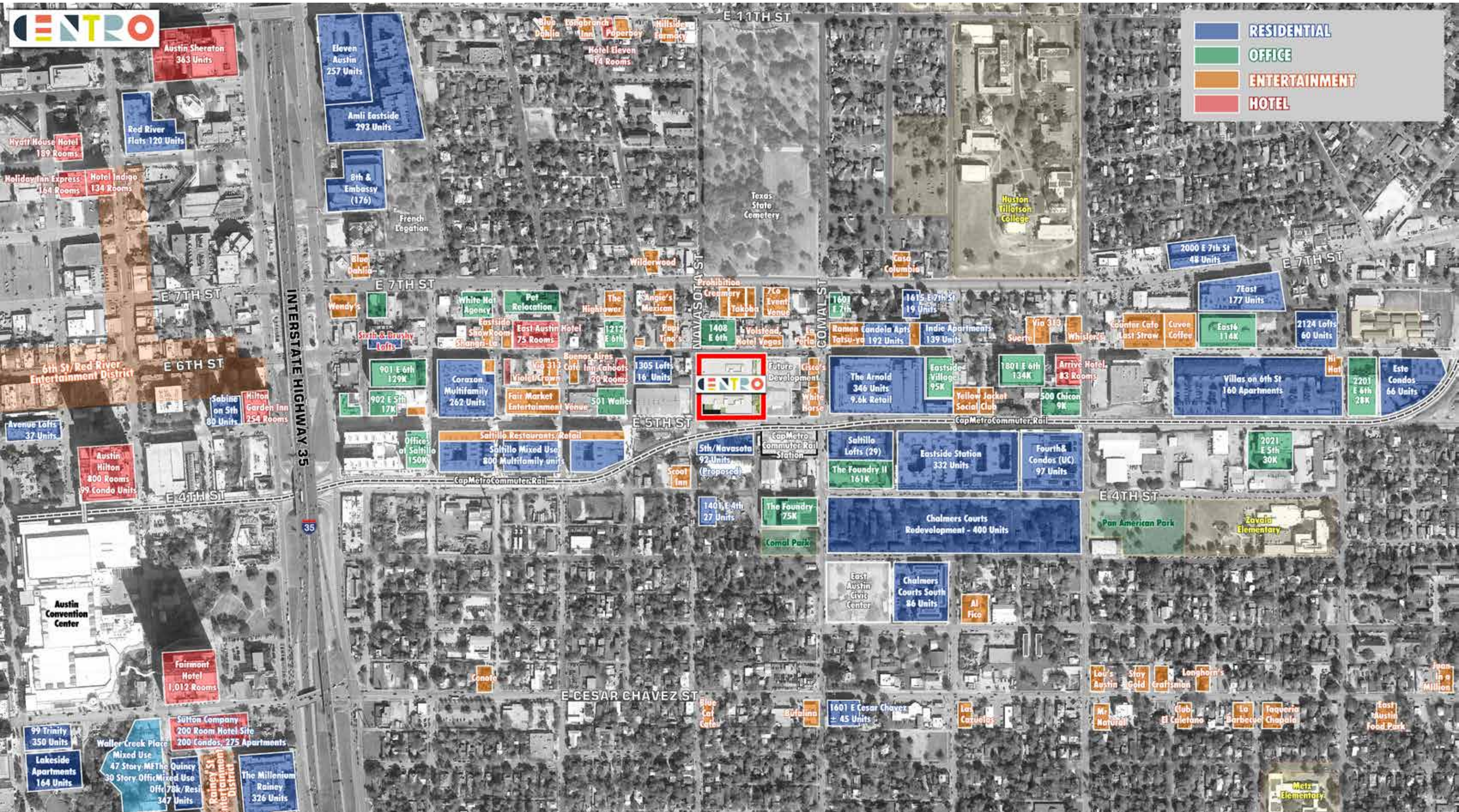
DAYTIME POPULATION  
3 MILES

254,500

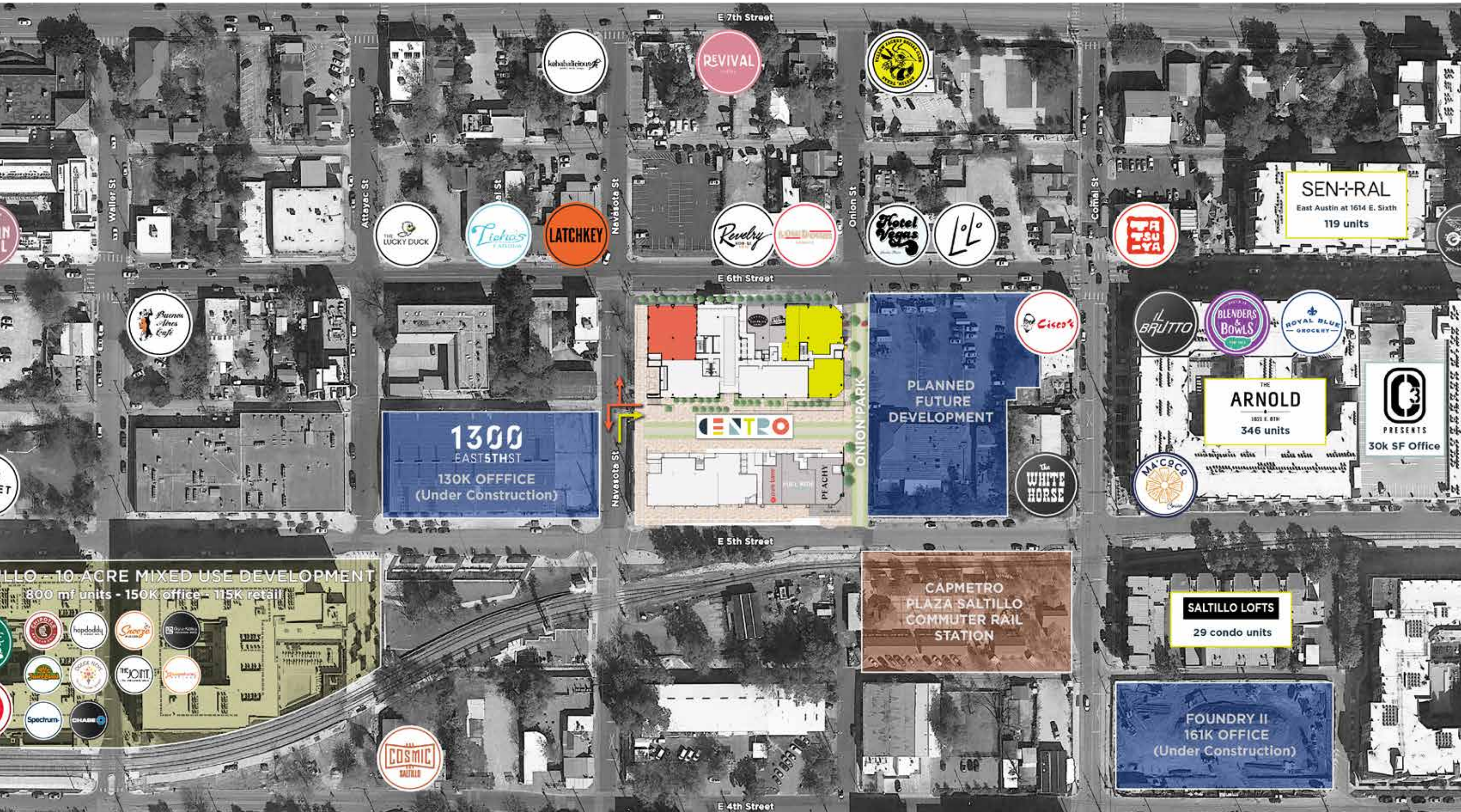
AVERAGE HOUSEHOLD INCOME  
1 MILE

\$101,720

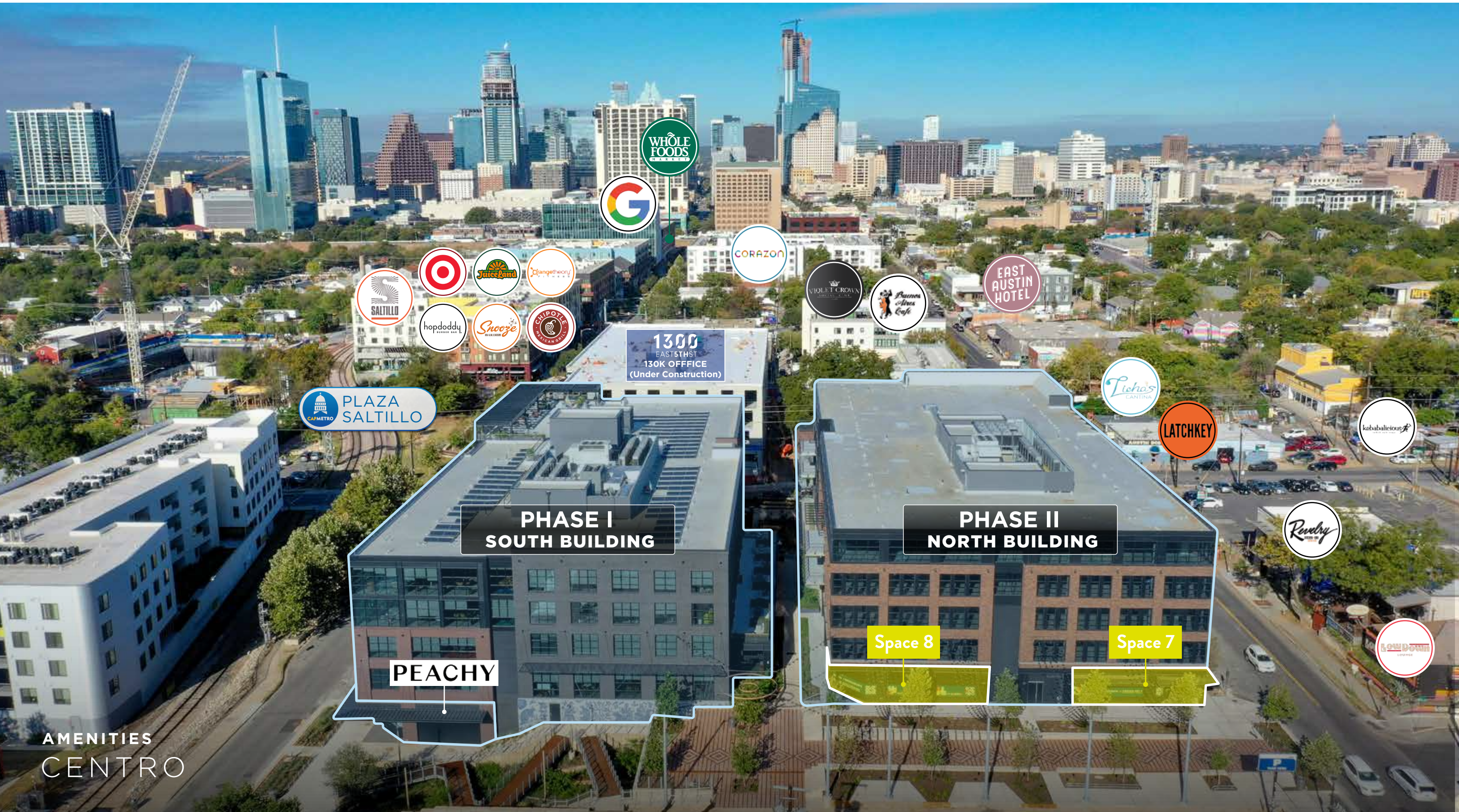
# East Austin Vicinity Aerial



# East Austin The Site & Access



# East Austin 6th & Onion facing West



**1300**  
EAST 5TH ST  
130K OFFICE  
(Under Construction)

**PHASE I**  
SOUTH BUILDING

**PHASE II**  
NORTH BUILDING

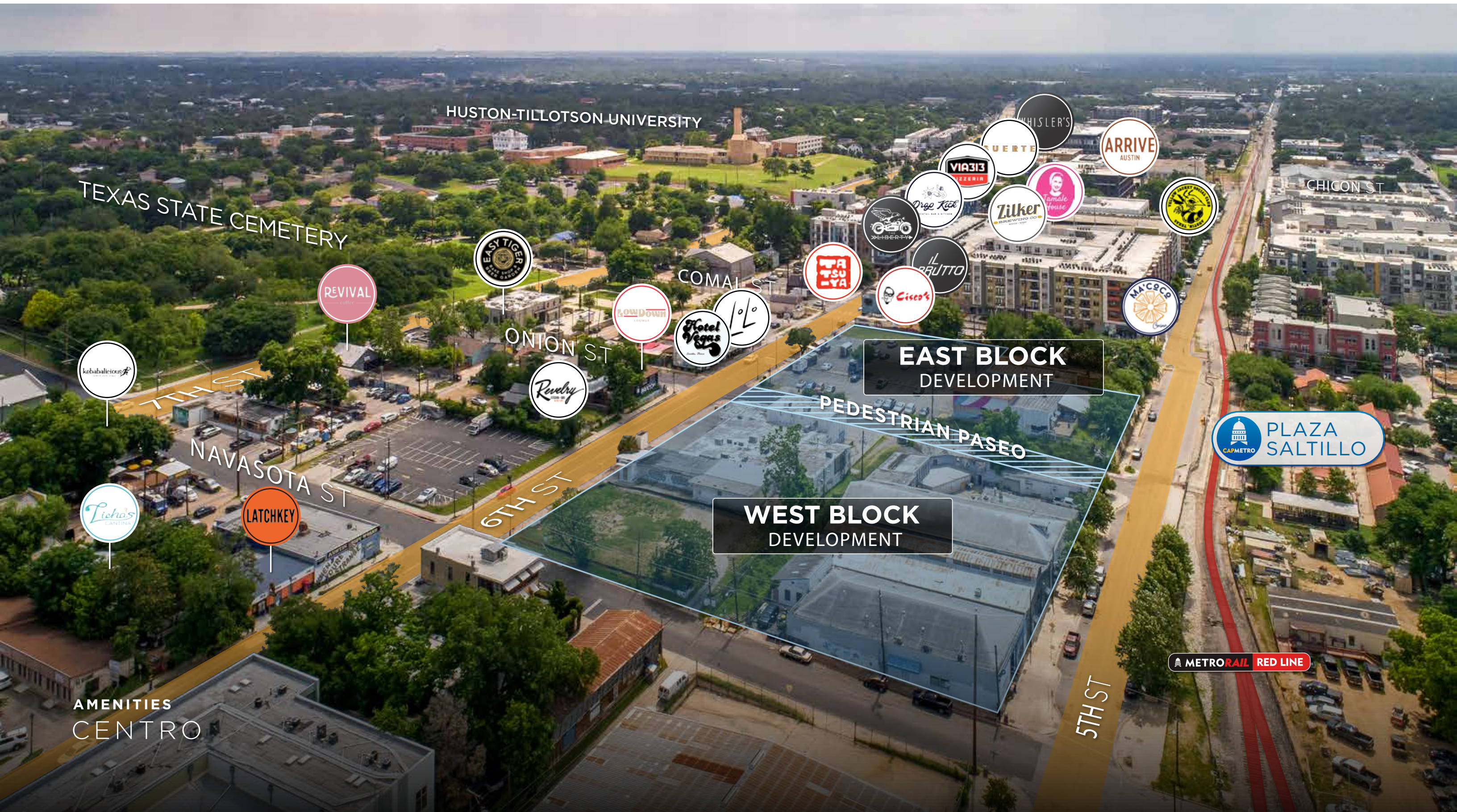
**PEACHY**

**Space 8**

**Space 7**

AMENITIES  
CENTRO

# East Austin 6th & Onion facing East



HUSTON-TILLOTSON UNIVERSITY

TEXAS STATE CEMETERY

EAST BLOCK DEVELOPMENT

WEST BLOCK DEVELOPMENT

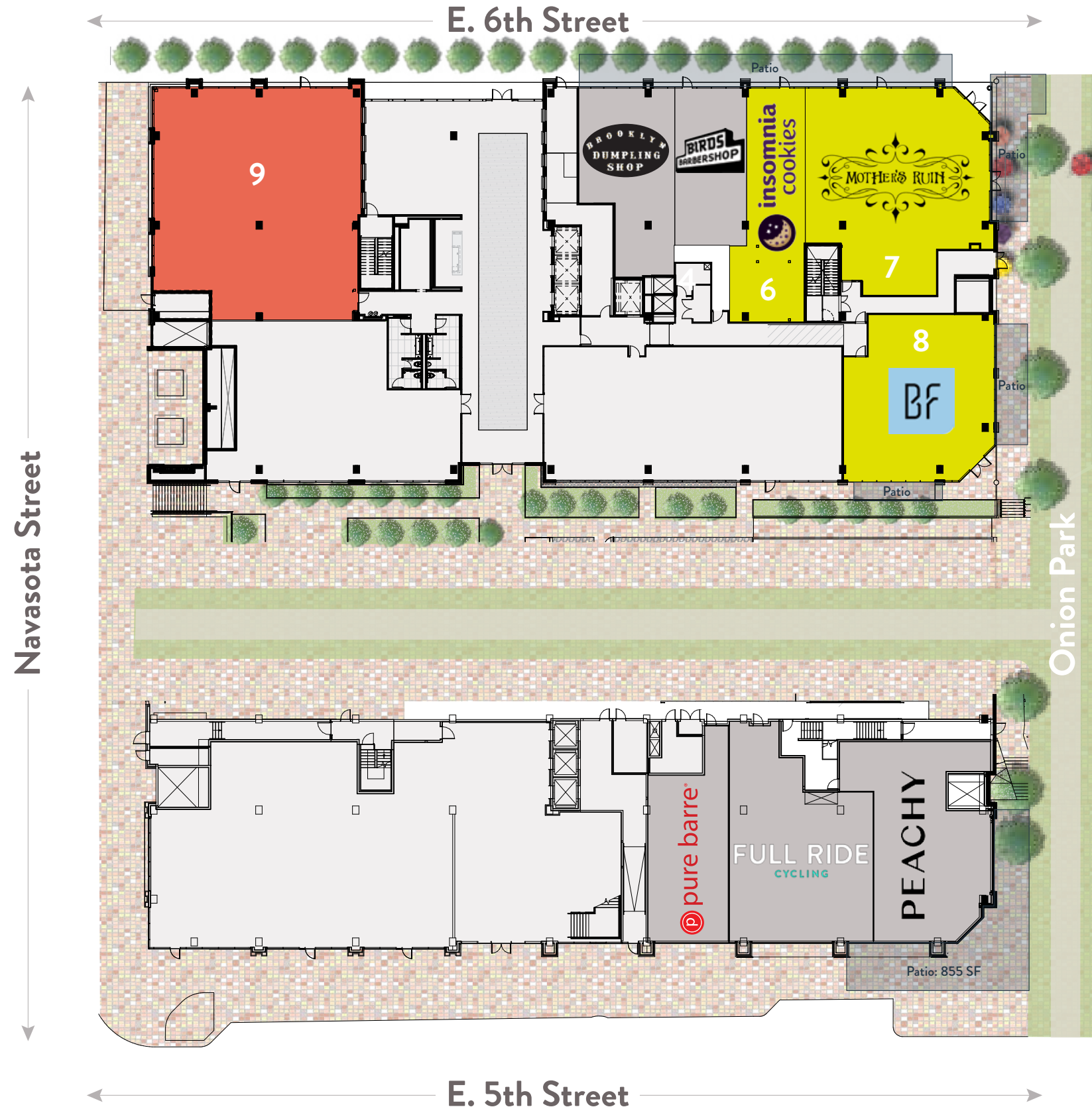
PEDESTRIAN PASEO

PLAZA SALTILLO

METRO RAIL RED LINE

AMENITIES CENTRO

# Full Siteplan North & South Buildings



## Available Retail Spaces

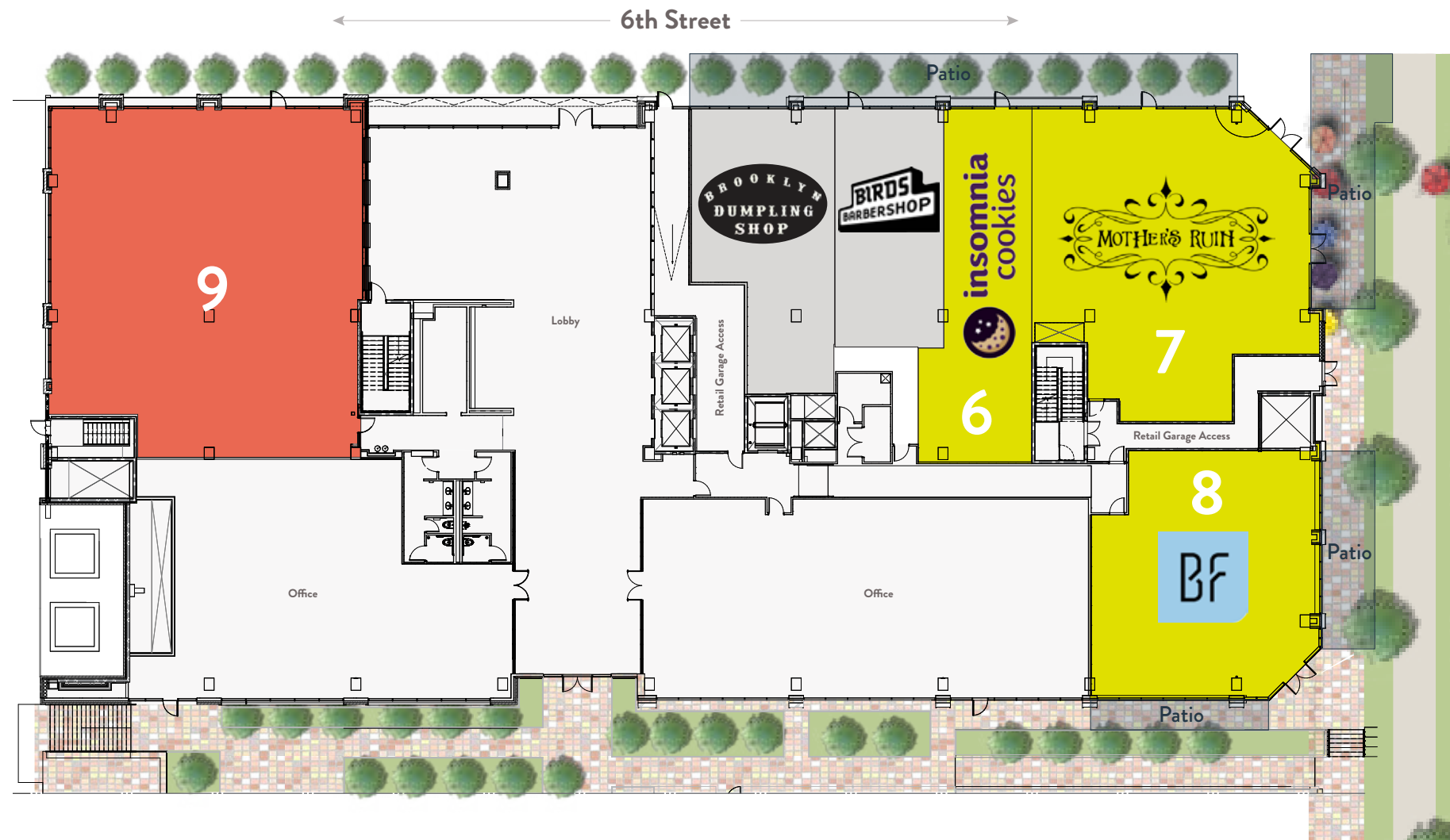
Space	Tenant	SF	
1	Pure Barre	1,445 SF	South
2	Full Ride Cycling	2,704 SF	
3	Peachy Studios	2,338 SF	
*includes 8.2% load factor			
4	Brooklyn Dumping Shop	1,757 SF	North
5	Birds Barbershop	1,259 SF	
6	Available - At Lease	1,500 - 5,074 SF	
7	Available - At Lease	1,500 - 5,074 SF	
8	Available - At Lease	2,493 SF	
9	Available	4,400 SF	

\*includes 8.6% load factor

- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working



# North Building



- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working

## Available Retail Spaces

NNN: \$15.20/SF

Space	Tenant	SF
4	Brooklyn Dumpling Shop	1,757 SF
5	Birds Barbershop	1,259 SF
6	Available - At Lease	1,500 - 5,074 SF
7	Available - At Lease	1,500 - 5,074 SF
8	Available - At Lease	2,493 SF
9	Available	4,400 SF

\*includes 8.6% load factor

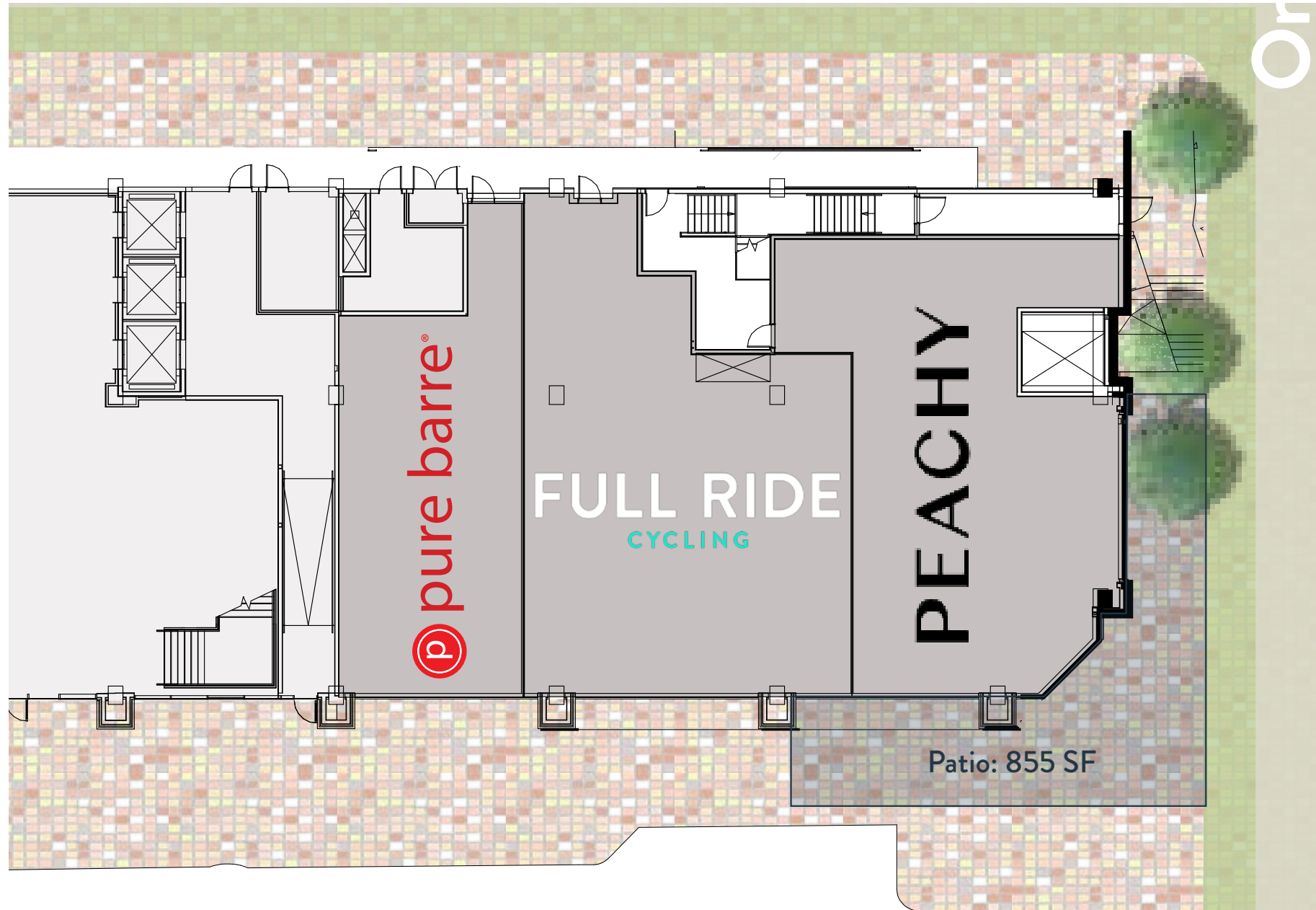


Space 7



Space 8

# South Building



- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working

## Available Retail Spaces

NNN: \$18.06/SF

Space	Tenant	SF
1	Pure Barre	1,445 SF
2	Full Ride Cycling	2,704 SF
3	Peachy Studios	2,338 SF

\*includes 8.2% load factor



Space 3





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Developed by:



Retail Leased by:

