

Barton Creek Village

2700 Barton Creek Blvd., Austin TX 78735

BARTON CREEK
VILLAGE

The Dentists
of Barton Creek

512 NAILS & SPA

THE COSMETIC DENTISTS

WESTBANK



OFFERING MEMORANDUM



Barton Creek Village

BARTON CREEK
VILLAGE

Exclusively Marketed by:

Kevin Levine

Executive Vice President
(866) 357-1031
kevinl@peakexchange.com
DRE#01330855

Charlie Romanak

(512) 658-0049
Charlie.R@peakcommercial.com
DRE#02076851
TREC: 688141



5900 Canoga Ave Suite 110, Woodland Hills, CA 91367

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OFFERING SUMMARY

ADDRESS	2700 Barton Creek Blvd. Austin TX 78735
COUNTY	Travis
MARKET	Austin
SUBMARKET	Southwest
BUILDING SF	22,366 SF
LAND ACRES	4
LAND SF	174,140 SF
YEAR BUILT	2006
APN	01133807010000
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$10,700,000
PRICE PSF	\$478.41
OCCUPANCY	100 %
NOI (CURRENT)	\$691,737
CAP RATE (CURRENT)	6.5 %

DEMOGRAPHICS

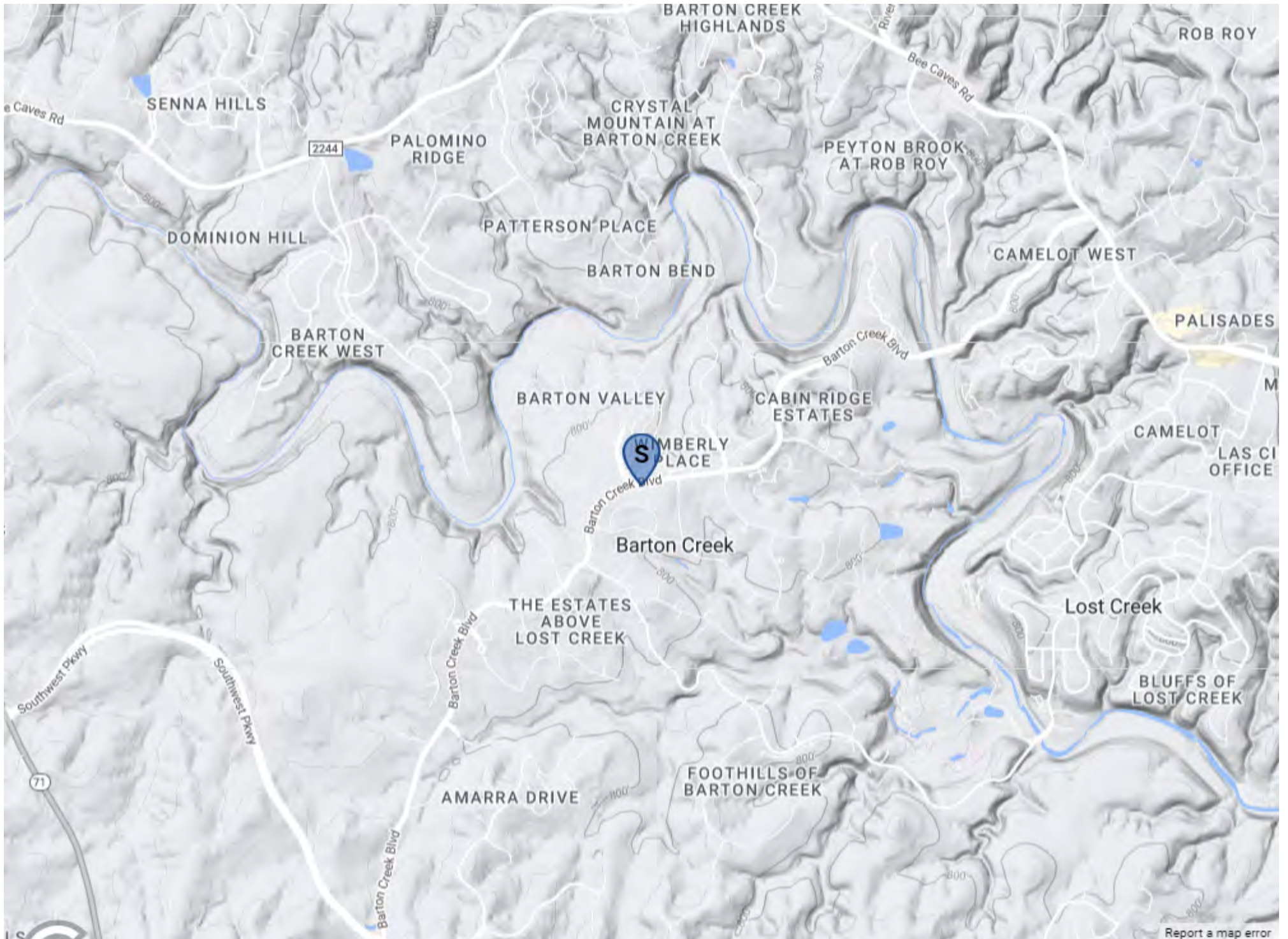
	1 MILE	3 MILE	5 MILE
2022 Population	3,152	22,558	89,896
2022 Median HH Income	\$199,466	\$174,401	\$146,917
2022 Average HH Income	\$277,843	\$236,329	\$198,920

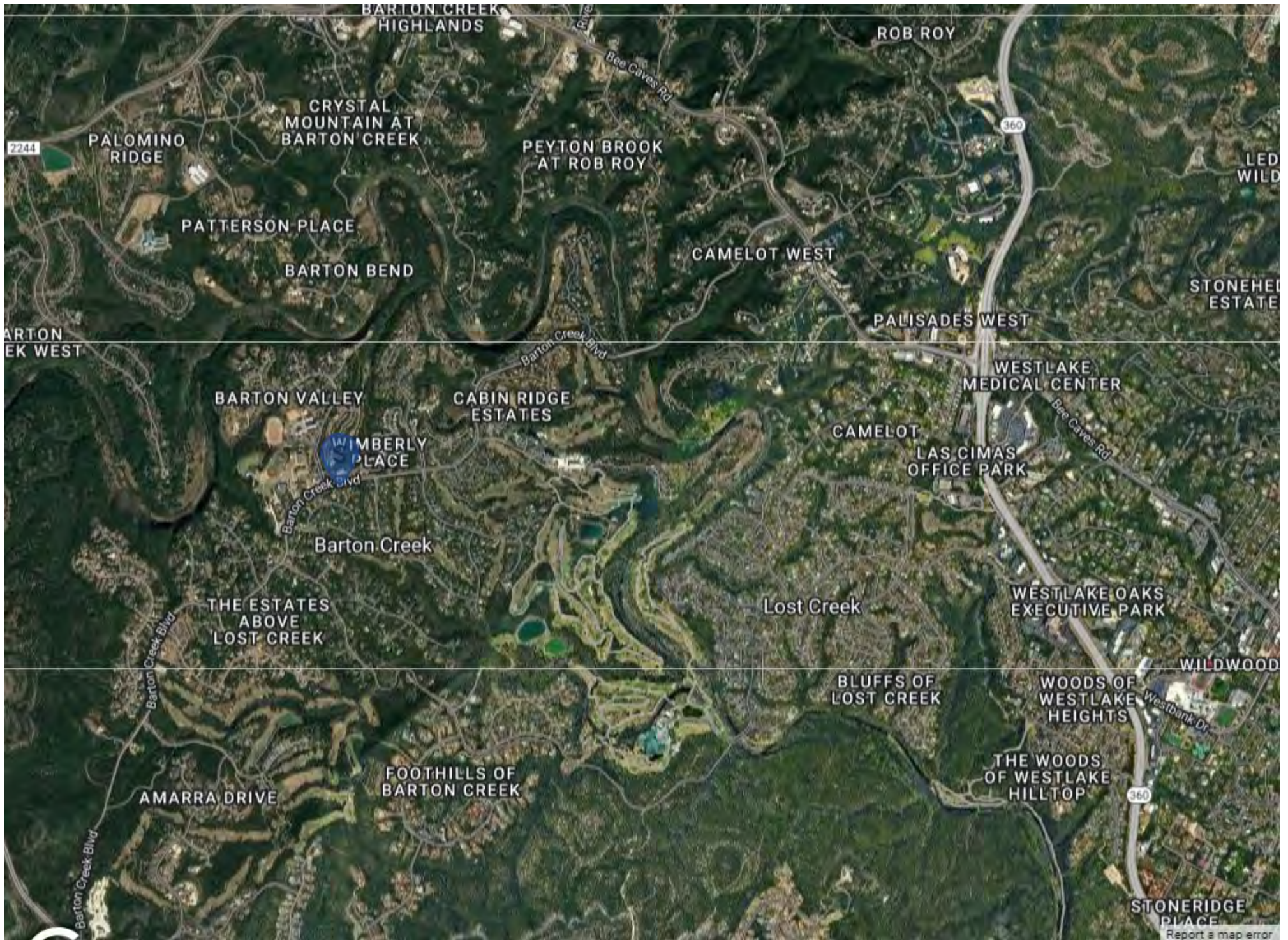
GLOBAL

NUMBER OF UNITS	9
BUILDING SF	22,366
LAND SF	174,140
LAND ACRES	4
# OF PARCELS	1
YEAR BUILT	2006
ZONING TYPE	F1
LOCATION CLASS	Suburban
BUILDING CLASS	A
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	2
PARKING RATIO	4.56/1,000 SF

Highlights

- Irreplaceable real estate located in one of the most affluent neighborhoods in Austin (Avg 1 mile household income of \$277,000)
- 8 miles from downtown Austin
- Great mix of long term retail/ medical/ and office tenants
- Oversized land parcel with excess parking and parking garage (174,140 SF land size)
- Proximity to Omni Barton Creek Resort Spa (446 rooms) and County Club with 3 championship golf courses
- Adjacent to Querencia at Barton Creek, a 38 acre independent senior living facility
- Adjacent to new build to suit veterinary development
- Proximity to top rated private schools St Michaels and St Gabriels catholic









Barton Creek Village



Build to Suit for
Veterinary Practice









**Barton Creek Rent Roll
2700 Barton Creek Blvd**

#	TENANT	Usable SQ FT	BASE RENT \$ PSF	BASE RENT	NNN	TOTAL RENT	ANNUAL BASE RENT	ANNUAL GPR	ANNUAL INCREASES	SECURITY DEPOSIT	LEASE COMM.	LEASE EXPIRES
120	AustinDEEP	3,029	\$33.00	\$8,329.75	\$4,543.50	\$12,873.25	\$99,957.00	\$154,479.00	2.50%	\$14,766.00	5/10/2024	5/31/2031
130	SOH Dental, LLC	2,586	\$35.64	\$7,680.42	\$4,310.00	\$11,990.42	\$92,165.04	\$143,885.04	3.00%	\$9,161.84	12/01/2014	11/30/2031
140	Bibbentuckers, LLC	962	\$38.25	\$3,066.01	\$1,603.33	\$4,669.34	\$36,792.12	\$56,032.08	1.50%	\$3,352.10	08/01/2017	7/31/2027
150	Prasla Enterprise	3,671	\$32.73	\$10,012.65	\$6,118.33	\$16,130.98	\$120,151.80	\$193,571.76	3.00%	\$9,575.20	05/29/2014	7/31/2029
200	Mirador Software Group	2,310	\$24.00	\$4,620.00	\$3,590.13	\$8,210.13	\$55,440.00	\$98,521.56	\$1 sf annually	\$16,400.00	1/17/2025	5/31/2030
210	NorCap Investment Management, LP	3,790	\$24.00	\$7,580.00	\$6,316.67	\$13,896.67	\$90,960.00	\$166,760.04	3.00%	\$25,000.00	3/1/2025*	2/28/2035
230	Bedrock Fund Management	2,067	\$22.00	\$3,789.50	\$3,445.00	\$7,234.50	\$45,474.00	\$86,814.00	3.00%	\$7,000.00	10/1/2024	9/30/2029
240	Monarch Midstream, LLC.	1,974	\$25.46	\$4,188.43	\$3,290.00	\$7,478.43	\$50,261.16	\$89,741.16	3.00%	\$14,038.60	06/15/2019	7/31/2028
250	Metro-Cap Ventures, LLC	2,439	\$24.00	\$4,878.00	\$4,065.00	\$8,943.00	\$58,536.00	\$107,316.00	N/A	\$0.00	3/1/2025	2/29/2028
PARKING	Querencia Barton Creek			\$3,500.00	N/A	\$3,500.00	\$42,000.00	\$42,000.00	N/A	\$0.00	09/01/2010	2/28/2025
TOTALS		22,828		\$57,644.76	\$37,281.96	\$94,926.72	\$691,737.12	\$1,139,120.64				

Notes: Rent roll calculations are based on 12 months of income for each tenant and do not factor in periods of free rent.
Admin fees referenced in leases are not collected by property management and have not been included.
NorCap (#210) commencement and termination dates may change slightly as commencement is based on the date that suite improvements are complete.

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,564	12,600	54,803
2010 Population	3,002	19,216	72,890
2022 Population	3,152	22,558	89,896
2027 Population	3,255	23,241	91,829
2022 African American	28	297	1,609
2022 American Indian	8	86	313
2022 Asian	176	2,264	9,226
2022 Hispanic	285	3,677	13,711
2022 Other Race	53	1,183	3,526
2022 White	2,589	15,937	63,693
2022 Multiracial	297	2,784	11,494
2022-2027: Population: Growth Rate	3.25 %	3.00 %	2.15 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	33	210	740
\$15,000-\$24,999	11	149	689
\$25,000-\$34,999	17	169	755
\$35,000-\$49,999	51	245	1,544
\$50,000-\$74,999	82	687	3,724
\$75,000-\$99,999	140	706	3,611
\$100,000-\$149,999	170	1,294	6,984
\$150,000-\$199,999	182	1,233	5,836
\$200,000 or greater	683	3,609	11,604
Median HH Income	\$199,466	\$174,401	\$146,917
Average HH Income	\$277,843	\$236,329	\$198,920

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	684	4,473	21,544
2010 Total Households	1,238	7,128	28,658
2022 Total Households	1,368	8,301	35,487
2027 Total Households	1,421	8,658	36,598
2022 Average Household Size	2.24	2.65	2.49
2000 Owner Occupied Housing	483	3,779	15,253
2000 Renter Occupied Housing	167	540	5,266
2022 Owner Occupied Housing	1,070	6,041	23,458
2022 Renter Occupied Housing	297	2,260	12,029
2022 Vacant Housing	85	430	2,389
2022 Total Housing	1,453	8,731	37,876
2027 Owner Occupied Housing	1,079	6,167	24,103
2027 Renter Occupied Housing	341	2,492	12,495
2027 Vacant Housing	122	669	3,421
2027 Total Housing	1,543	9,327	40,019
2022-2027: Households: Growth Rate	3.80 %	4.25 %	3.10 %

Source: esri

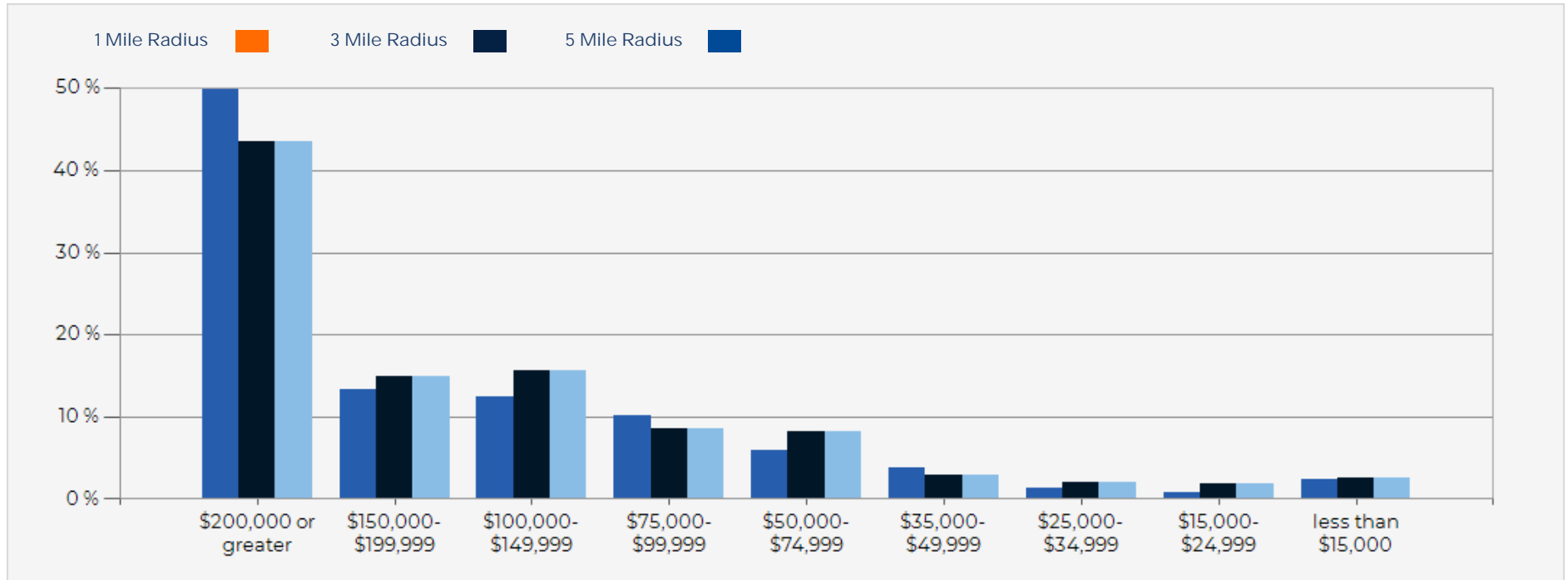
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	90	1,193	5,401
2022 Population Age 35-39	168	1,436	6,394
2022 Population Age 40-44	159	1,586	6,563
2022 Population Age 45-49	186	1,649	6,465
2022 Population Age 50-54	194	1,592	6,102
2022 Population Age 55-59	250	1,664	6,329
2022 Population Age 60-64	280	1,548	5,984
2022 Population Age 65-69	249	1,307	5,077
2022 Population Age 70-74	238	945	3,656
2022 Population Age 75-79	178	583	2,106
2022 Population Age 80-84	99	312	1,184
2022 Population Age 85+	141	332	1,215
2022 Population Age 18+	2,523	16,835	68,345
2022 Median Age	51	41	40

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$181,502	\$136,948	\$116,960
Average Household Income 25-34	\$259,723	\$188,156	\$157,092
Median Household Income 35-44	\$200,001	\$187,305	\$161,430
Average Household Income 35-44	\$315,959	\$243,814	\$210,626
Median Household Income 45-54	\$200,001	\$200,001	\$191,974
Average Household Income 45-54	\$346,080	\$287,975	\$247,627
Median Household Income 55-64	\$200,001	\$200,001	\$174,970
Average Household Income 55-64	\$339,881	\$285,161	\$235,191
Median Household Income 65-74	\$161,035	\$137,292	\$120,167
Average Household Income 65-74	\$240,867	\$201,168	\$173,947
Average Household Income 75+	\$159,680	\$147,397	\$123,266

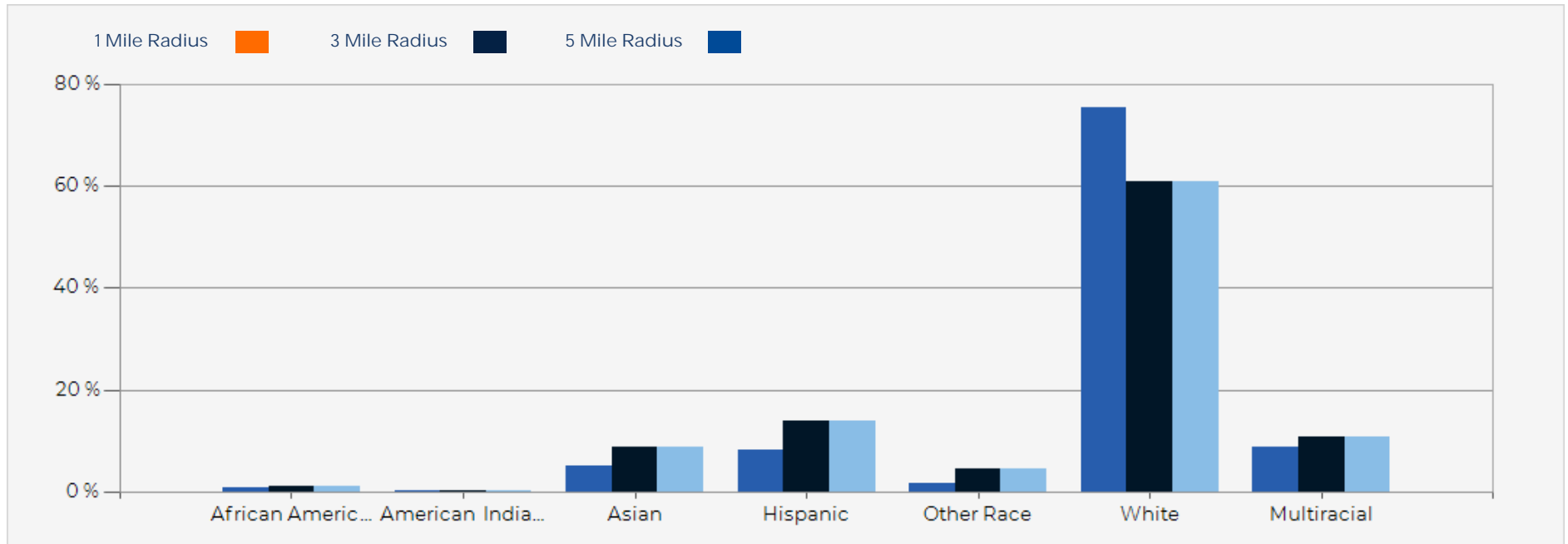
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	136	1,422	6,357
2027 Population Age 35-39	141	1,548	6,526
2027 Population Age 40-44	232	1,645	6,589
2027 Population Age 45-49	199	1,705	6,487
2027 Population Age 50-54	210	1,570	6,010
2027 Population Age 55-59	208	1,518	5,724
2027 Population Age 60-64	238	1,465	5,600
2027 Population Age 65-69	267	1,375	5,333
2027 Population Age 70-74	239	1,129	4,397
2027 Population Age 75-79	211	802	3,073
2027 Population Age 80-84	149	454	1,630
2027 Population Age 85+	145	375	1,358
2027 Population Age 18+	2,627	17,609	70,705
2027 Median Age	51	41	40

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$200,001	\$159,977	\$136,026
Average Household Income 25-34	\$295,506	\$219,058	\$181,868
Median Household Income 35-44	\$200,001	\$200,001	\$170,987
Average Household Income 35-44	\$348,523	\$273,122	\$233,012
Median Household Income 45-54	\$200,001	\$200,001	\$196,962
Average Household Income 45-54	\$382,135	\$313,247	\$266,225
Median Household Income 55-64	\$200,001	\$200,001	\$185,879
Average Household Income 55-64	\$371,695	\$314,570	\$258,242
Median Household Income 65-74	\$184,182	\$174,864	\$145,976
Average Household Income 65-74	\$278,753	\$247,106	\$205,428
Average Household Income 75+	\$193,597	\$196,562	\$159,842

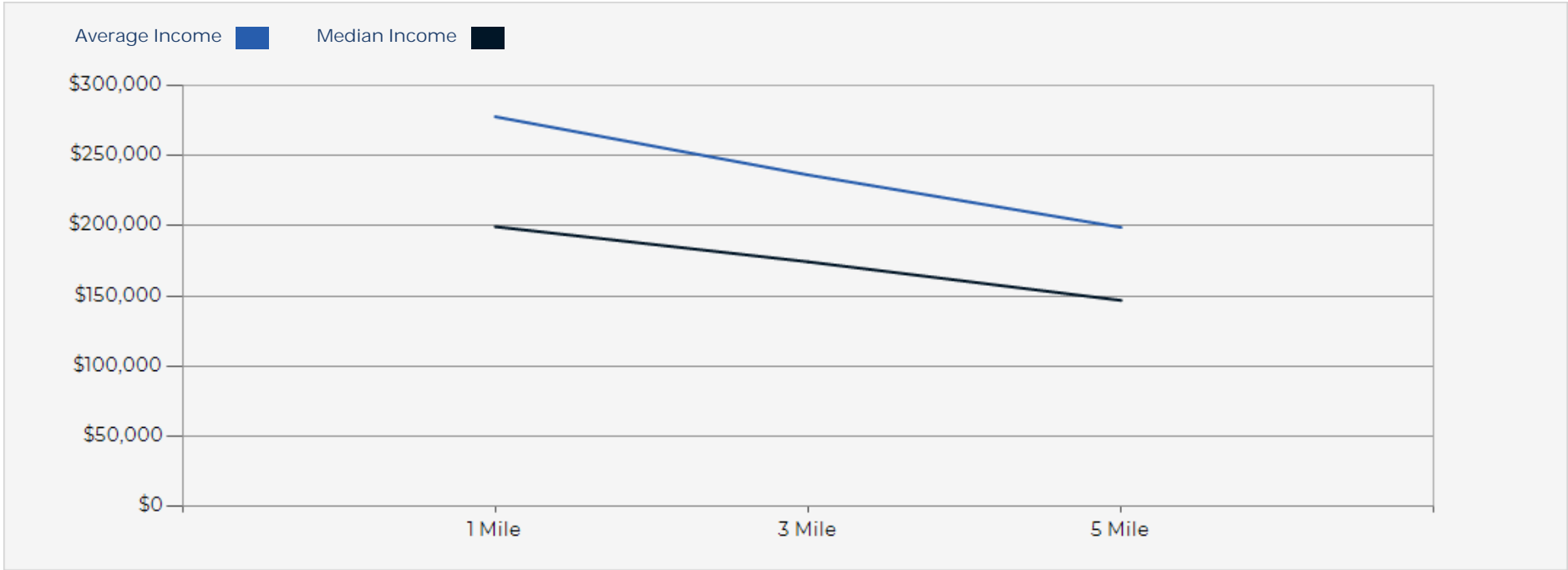
2022 Household Income



2022 Population by Race



2022 Household Income Average and Median



Barton Creek Village

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