

# SAN CLEMENTE AT DAVENPORT

3600A NORTH CAPITAL OF TEXAS HIGHWAY  
AUSTIN, TX 78746

RETAIL PROPERTY FOR LEASE

**RICHARD JACKSON**

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## PROPERTY DESCRIPTION

Discover the vibrant retail opportunities surrounding the San Clemente at Davenport location in Austin, TX. Nestled in the upscale 78746 zip code, this bustling area is a beacon for retailers and dining establishments. Just minutes away, you'll find the iconic Barton Creek Square mall, home to an array of fashionable shops and popular eateries. With its affluent and discerning residents, this prime location presents an exceptional opportunity for retailers seeking to establish or expand their presence in Austin's dynamic retail landscape.

## PROPERTY HIGHLIGHTS

- High-visibility location
- Modern and well-appointed
- Customizable spaces to meet your needs
- Ideal for retail, professional services, or tech startups

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## OFFERING SUMMARY

Available SF:	1,700 - 4,289 SF
Number of Units:	12
Building Size:	31,832 SF
Major Tenants:	Fresas Chicken, Subway, Iron Fitness, Greenlake Energy Ventures

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Average HH Income	\$272,855	\$252,655	\$194,331
Total Population	3,616	27,271	147,601
Total Households	1,334	11,131	66,695



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### LEGEND

Available

Unavailable

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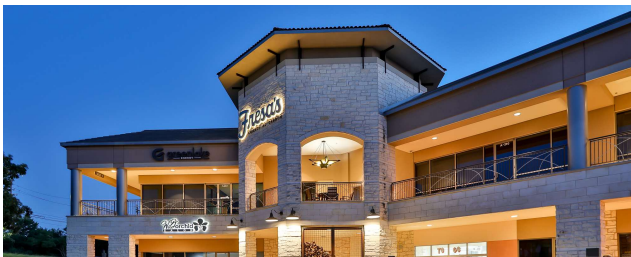
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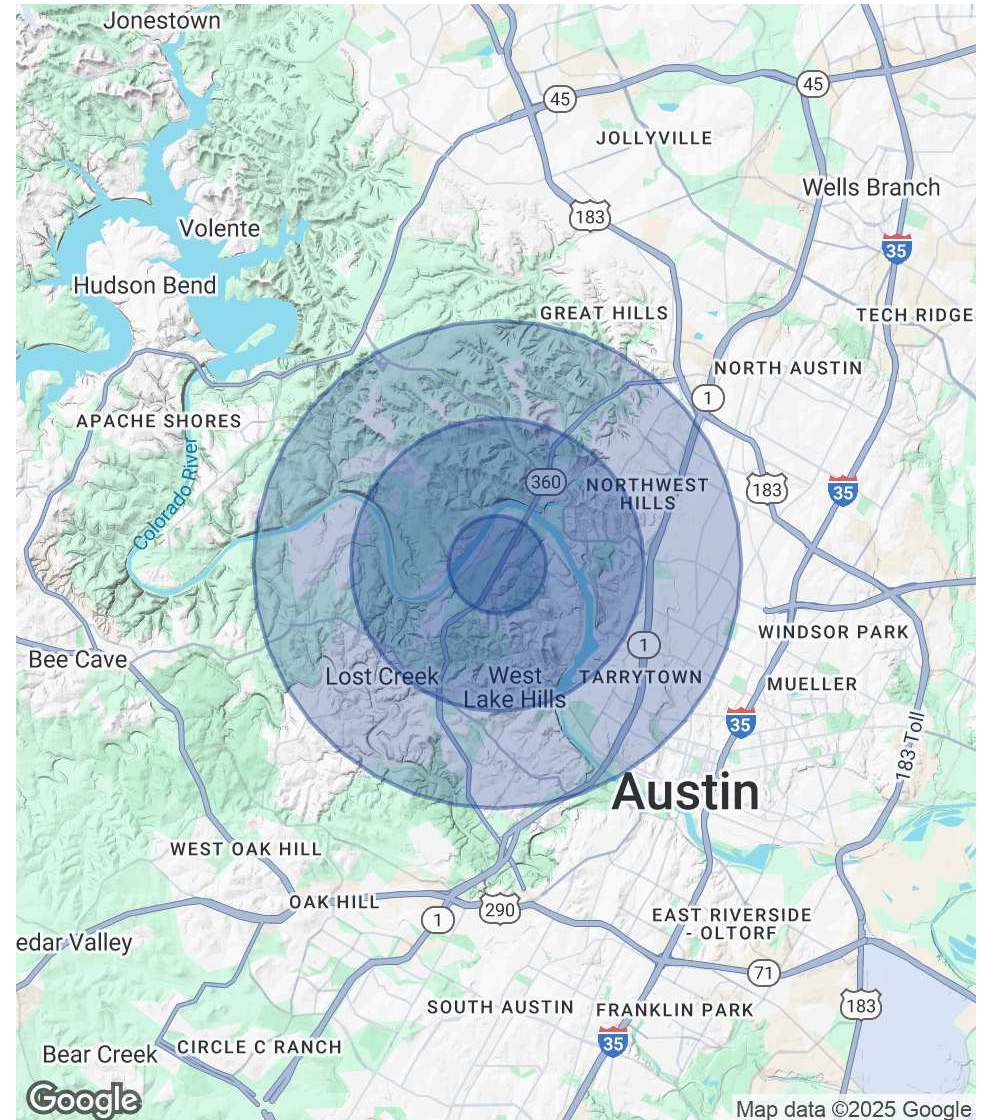


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,616	27,271	147,601
Average Age	42	44	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,334	11,131	66,695
# of Persons per HH	2.7	2.5	2.2
Average HH Income	\$272,855	\$252,655	\$194,331
Average House Value	\$1,568,533	\$1,332,972	\$1,096,539

Demographics data derived from AlphaMap



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