StreetFront
COMMERCIAL

BRYKER VILLAGE

1801–1805 W 35TH STREET, AUSTIN, TEXAS 78703



NOW LEASING

LIFESTYLE RETAIL & RESTAURANT IN CENTRAL AUSTIN

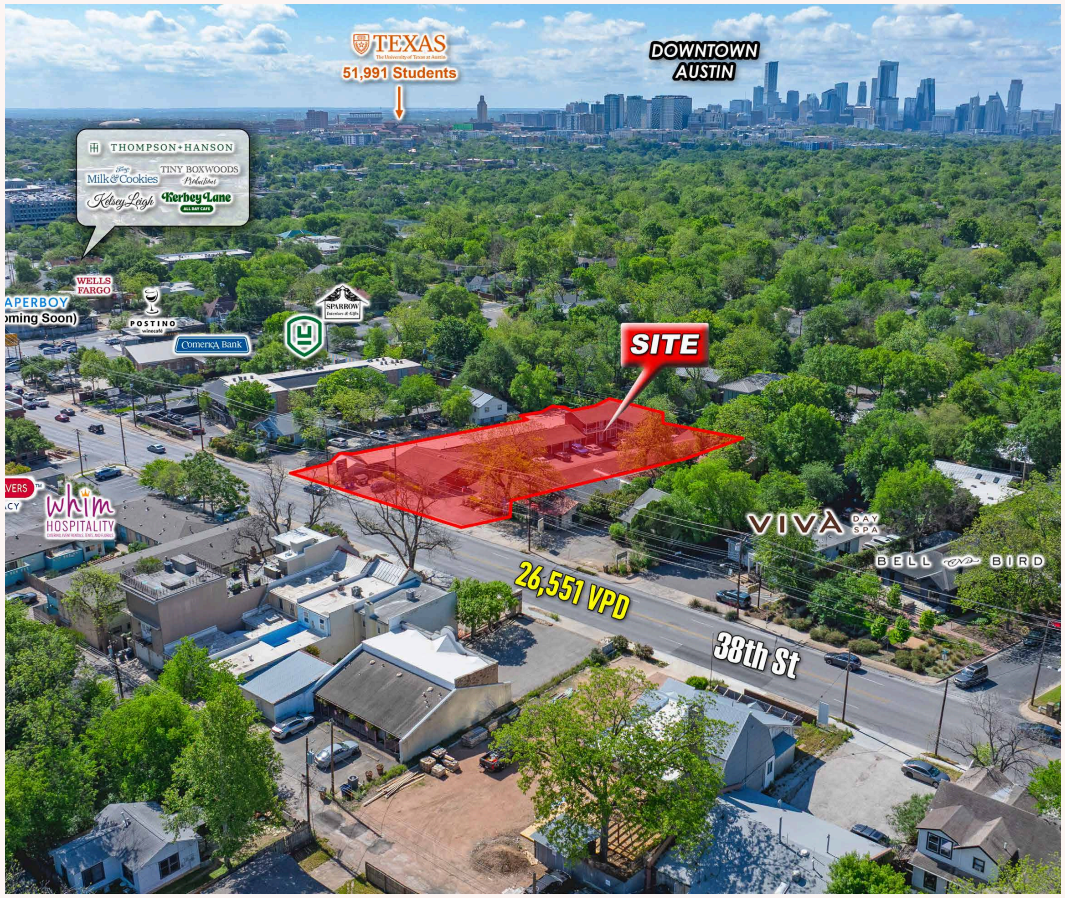
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StreetFront COMMERCIAL

PREMIER LIFESTYLE RETAIL & RESTAURANT OPPORTUNITY

1801–1805 W 35TH STREET, AUSTIN, TEXAS 78703



PROPERTY DETAILS

Located at 1803 W 35th Street in Central Austin, Bryker Village delivers a curated lifestyle environment within one of Austin's most affluent and walkable urban neighborhoods — drawing from Tarrytown, Pemberton Heights, Bryker Woods, and Rosedale.

- ±9,525 SF total GLA | design-forward renovation of existing structure
- Anchor restaurant opportunity with patio potential
- Boutique retail, fitness, and service suites
- Outdoor activated common areas
- Avg. household income exceeds $200K within 1-mile radius
- Dense, walkable residential base with a massive daytime population.

AVAILABILITY

1,200 SF – 3,000 SF

PRICING

Call Broker for Pricing

AREA ATTRACTIONS

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2025 POPULATION	13,041	140,238	345,912
DAYTIME POPULATION	32,741	303,411	593,765
TOTAL HOUSEHOLDS	6,014	66,860	164,888
AVERAGE HH INCOME	$218,163	$158,323	$154,256

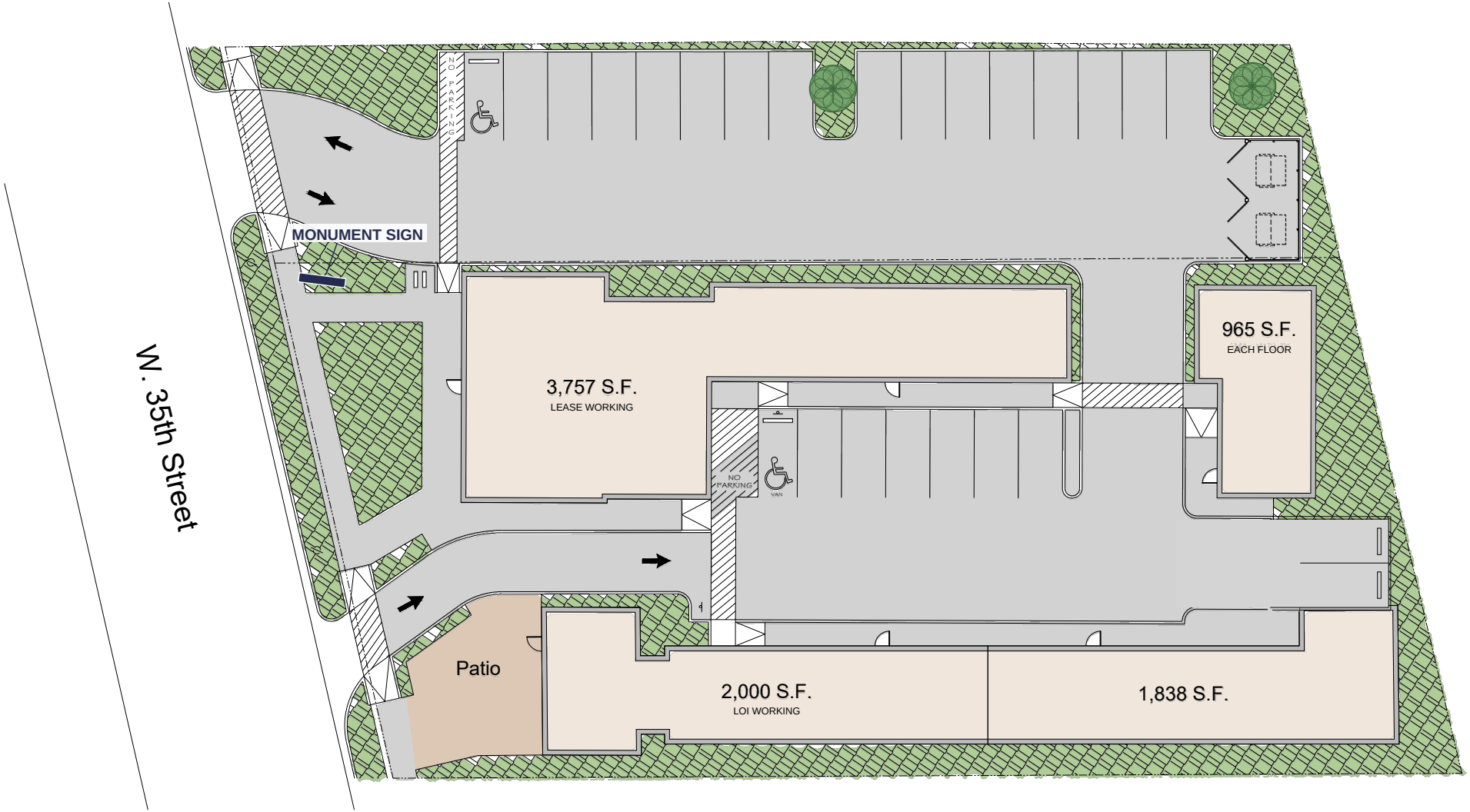
THE GROVE · LOCAL Foods · TINY BOXWOODS Productions · Tiny's Milk & Cookies · 32 CAFE & WINE BAR · CENTRAL MARKET · Seton Family of Hospitals · MENDOCINO FARMS sandwich market · Snooze · POSTINO winecafé · uchiko · VIVA DAY SPA + MED SPA · BELL BIRD

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SITE PLAN

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PROPOSED RENDERINGS

1801–1805 W 35TH STREET, AUSTIN, TEXAS 78703









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AREA RETAILERS

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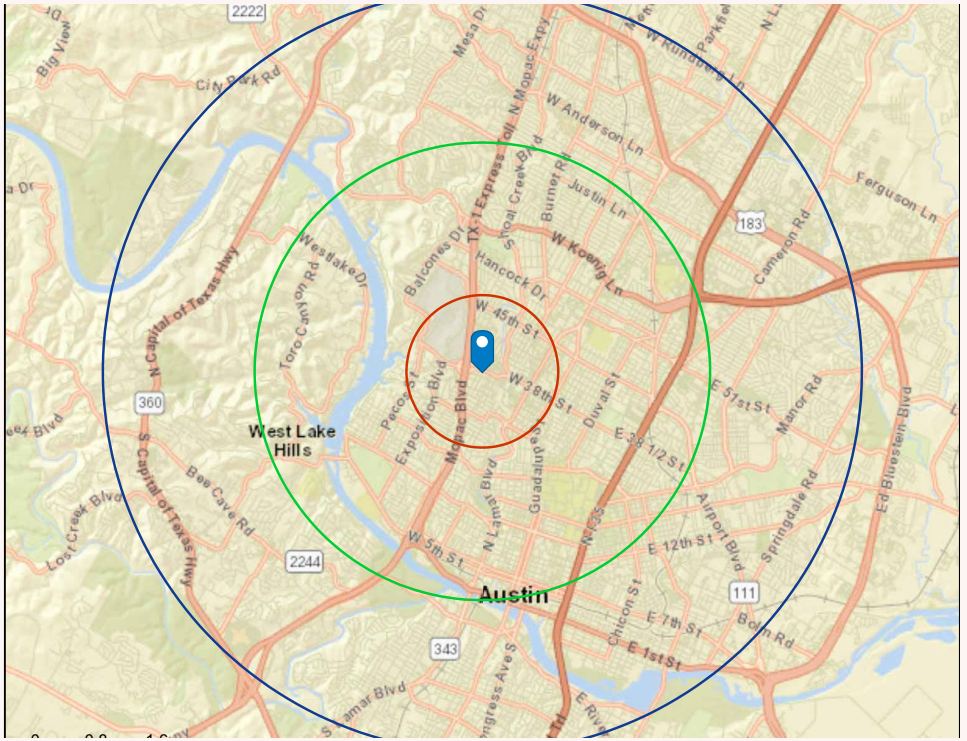
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DEMOGRAPHICS

1801–1805 W 35TH STREET, AUSTIN, TEXAS 78703

	1 MILE	3 MILES	5 MILES
POPULATION			
2010 Total Population	11,066	114,894	288,697
2020 Total Population	12,163	134,629	332,289
2025 Total Population	13,041	140,238	345,912
2030 Total Population	13,110	143,958	360,052
2025–2030 Annual Rate	0.11%	0.52%	0.80%
2025 Daytime Population	32,741	303,411	593,765
Workers	26,937	247,850	461,956
Residents	5,804	55,561	131,809
HOUSEHOLDS			
2020 Total Households	5,339	61,447	150,884
2025 Households	6,014	66,860	164,888
2025 Avg. Household Size	2.07	1.89	1.99
2030 Households	6,146	70,556	176,935
2025 Families	2,906	22,774	64,122
2025 Avg. Family Size	2.85	2.71	2.90
HOUSING UNITS (2025)			
Total Housing Units	6,633	75,366	184,800
Owner Occupied	48.7%	31.5%	34.2%
Renter Occupied	42.0%	57.3%	55.0%
Vacant	9.3%	11.3%	10.8%
2025 HOUSEHOLDS BY INCOME			
<$15,000	5.3%	12.3%	9.8%
$15,000–$24,999	2.8%	4.8%	5.1%
$25,000–$34,999	4.7%	4.2%	4.1%
$35,000–$49,999	7.1%	7.1%	8.1%
$50,000–$74,999	9.4%	12.1%	13.0%
$75,000–$99,999	7.0%	9.1%	9.6%
$100,000–$149,999	14.8%	15.5%	15.7%
$150,000–$199,999	12.2%	9.8%	10.0%
$200,000+	36.7%	25.2%	24.6%
Average Household Income	$218,163	$158,323	$154,256



	1 MILE	3 MILES	5 MILES
2025 EDUCATIONAL ATTAINMENT (25+)			
Total	9,223	86,186	236,466
High School Graduate	4.9%	5.9%	7.6%
Some College, No Degree	6.7%	8.9%	10.3%
Associate Degree	3.0%	3.2%	4.0%
Bachelor's Degree	41.5%	45.5%	41.6%
Graduate/Professional Degree	41.9%	33.5%	29.3%
2025 MARITAL STATUS (15+)			
Never Married	34.0%	58.1%	50.2%
Married	51.2%	32.2%	37.4%
Widowed	6.4%	2.5%	3.2%
Divorced	8.4%	7.2%	9.2%

Source: Esri forecasts for 2025 and 2030; U.S. Census Bureau. Rings centered on 1805 W 35th St.

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11-03-2025

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.

EQUAL HOUSING OPPORTUNITY

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Brett Maze	606414-B	maze@streetfrontcommercial.com	512-865-7400
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Britton J. Morrison	582800-SA	morrison@streetfrontcommercial.com	512-825-7172
Name of Sales Agent/Associate	License No.	Email	Phone

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