

CENTENNIAL CENTER

7301 Burnet Rd • Austin, TX 78757



FOR LEASE

2,184 SF #101-B 2nd Gen Restaurant

2,491 SF #105 Available Jan-2018

5,150 SF #110 Value Retail Space

NORTHWEST AUSTIN

SEQ of Burnet Rd and Pasadena Dr

DESCRIPTION

Centennial Shopping Center is centrally located between downtown and North Austin on the Burnet Rd Corridor. A great Community Center in North Central Austin just south of Anderson Ln with high demographic neighborhoods of Brentwood, Allandale, and Crestview. A super trendy/fun area that radiates Austin spot-on and is surrounded by boutiques, great local dining, and high-end shopping for days.

PROPERTY/AREA DETAILS

- A 78,000 SF urban in-fill shopping center located on the sought after Burnet Road Corridor
- Great mix of national, regional, and local credit tenants
- Home to Back Door To The Trade—A high-end wholesale home furnishings and design center
- Recently renovated facade
- 420± Parking spaces
- Strong north central sector demographics

DEMOGRAPHIC (2015 Estimates)

	1-MILE	3-MILE	5-MILE
Population	15,669	140,997	324,247
Households	7,374	58,878	132,381
Avg. Household Income	\$76,918	\$74,487	\$78,023
Daytime Population	19,180	178,045	441,946

TRAFFIC COUNT (2015 Estimates)

32,209 VPD—Burnet Rd and St Joseph Blvd
32,630 VPD—Burnet Rd and W Anderson Ln



RUSS HOWARD

512.575.3577

rhoward@caswellcommercial.com

www.caswellcommercial.com

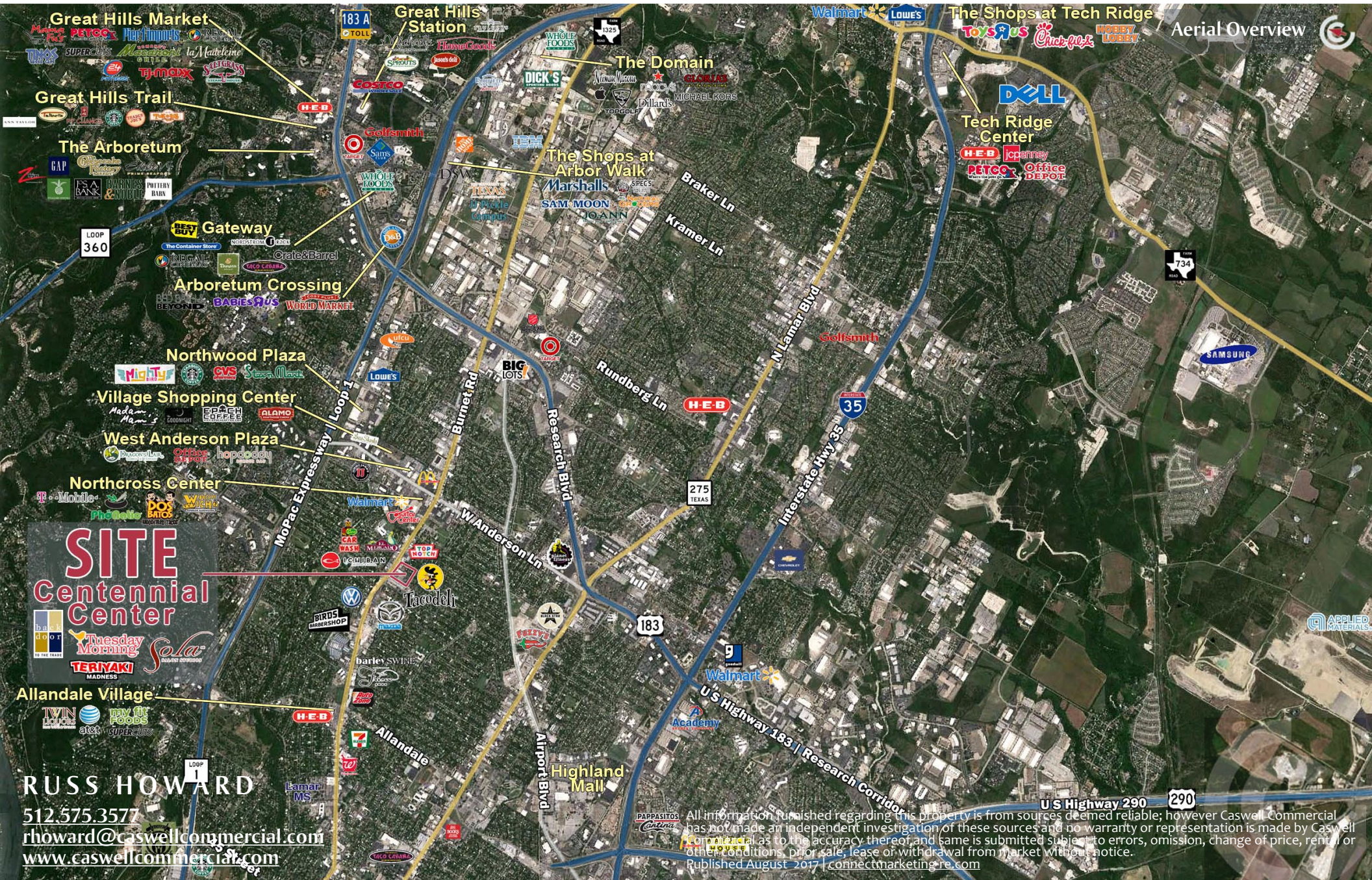
2711 W. Anderson Ln., Suite 210
Austin, Texas 78757

All information furnished regarding this property is from sources deemed reliable; however Caswell Commercial has not made an independent investigation of these sources and no warranty or representation is made by Caswell Commercial as to the accuracy thereof and same is submitted subject to errors, omission, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. Published Aug-2017 | connectmarketing-re.com

CENTENNIAL CENTER

7301 Burnet Rd • Austin, TX 78757 | SEQ of Burnet Rd and Pasadena Dr

AERIAL | NORTHWEST AUSTIN, TX



RUSS HOWARD
512.575.3577
rhoward@caswellcommercial.com
www.caswellcommercial.com

All information furnished regarding this property is from sources deemed reliable; however Caswell Commercial has not made an independent investigation of these sources and no warranty or representation is made by Caswell Commercial as to the accuracy thereof, and same is submitted subject to errors, omission, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice.
Published August 2017 | connectmarketing-re.com

CENTENNIAL CENTER

7301 Burnet Rd • Austin, TX 78757



FOR LEASE

2,184 SF #101-B 2nd Gen Restaurant

2,491 SF #105 Available Jan-2018

5,150 SF #110 Value Retail Space

PROPERTY PHOTOS

NORTHWEST AUSTIN
SEQ of Burnet Rd and Pasadena Dr



RUSS HOWARD

512.575.3577

rhoward@caswellcommercial.com

www.caswellcommercial.com

2711 W. Anderson Ln., Suite 210
Austin, Texas 78757

All information furnished regarding this property is from sources deemed reliable; however Caswell Commercial has not made an independent investigation of these sources and no warranty or representation is made by Caswell Commercial as to the accuracy thereof and same is submitted subject to errors, omission, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. Published Aug-2017 | connectmarketing-re.com

CENTENNIAL CENTER

7301 Burnet Rd • Austin, TX 78757 | SEQ of Burnet Rd and Pasadena Dr



SITE PLAN | TENANTS

SITE DATA

Total GLA 80,862 SF
Total Parking 420±



101	Tacodeli	2,400 SF	110	Available	5,150 SF Value Retail Space
101B	Available	2,184 SF 2nd Gen Restaurant	200	Back Door To The Trade	15,380 SF
102	La Pâtisserie	1,160 SF	200C	Objets	2,942 SF
103	Beijing Foot Spa	1,387 SF	200E	Black Sheep Unique	2,396 SF
104	Total Health Chiropractic	1,400 SF	200M	The Comfort Store	3,009 SF
105	Available	2,491 SF Available Jan. 2018	200N	Special Addition Boutique	4,087 SF
105-A	All About You (nails)	1,000 SF	300	Tuesday Morning	23,493 SF
106	Sola Salon Studio	1,400 SF	Out Pad	Tumble 22 (Restaurant)	3,511 SF

RUSS HOWARD

512.575.3577

rhoward@caswellcommercial.com

www.caswellcommercial.com

2711 W. Anderson Ln., Suite 210
Austin, Texas 78757

All information furnished regarding this property is from sources deemed reliable; however Caswell Commercial has not made an independent investigation of these sources and no warranty or representation is made by Caswell Commercial as to the accuracy thereof and same is submitted subject to errors, omission, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice.
Published August 2017 | connectmarketing-re.com

CENTENNIAL CENTER

7301 Burnet Rd • Austin, TX 78757

FOR LEASE

3,314 SF Out Pad—2nd Gen Free Standing Restaurant

2,194 SF Inline— Suite 105



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information about Brokerage Services | What to know before working with a Real Estate Broker

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written-listing agreement, or by agreeing to act as a subagent by accepting an offer of sub-agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you.

If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding. Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Broker asks that you acknowledge receipt of this information about brokerage services for broker's records.

Owner/Landlord Signature

Date

Buyer/Tenant Signature

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas, 78711-2188, or 512-465-3960 | (Form 5/98)

RUSS HOWARD

512.575.3577

rhoward@caswellcommercial.com

2711 W. Anderson Ln., Suite 210

Austin, Texas 78757

www.caswellcommercial.com