

THE WEST WOODS

AUSTIN, TX | BEE CAVE ROAD & WALSH TARLTON LANE



- The center has direct road frontage and great visibility from Bee Caves Road, a major traffic corridor with 31,700 VPD
- The center sites at a signalized intersection with Walsh Tarlton Lane which carries 13,536 VPD
- The West Woods' trade area is the most affluent in Austin with an average household income of \$180,609 within 1 mile

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2017 Total Population	6,189	68,917	237,867
2017 Daytime Population	21,450	116,570	488,861
2017 Average HH Income	\$205,355	\$147,653	\$118,677
2017 Median HH Income	\$141,909	\$96,873	\$76,692

TRAFFIC COUNTS:

Bee Cave Road: 31,700 VPD
Walsh Tarlton Lane: 13,536 VPD

CENTER SIZE:
189,341 SF

AVAILABILITY:
1,475 SF
525 SF

AREA RETAILERS:

Stein Mart Michaels

PETCO

CVS
pharmacy

pure barre

THUNDERCLOUD SUBS

Randalls

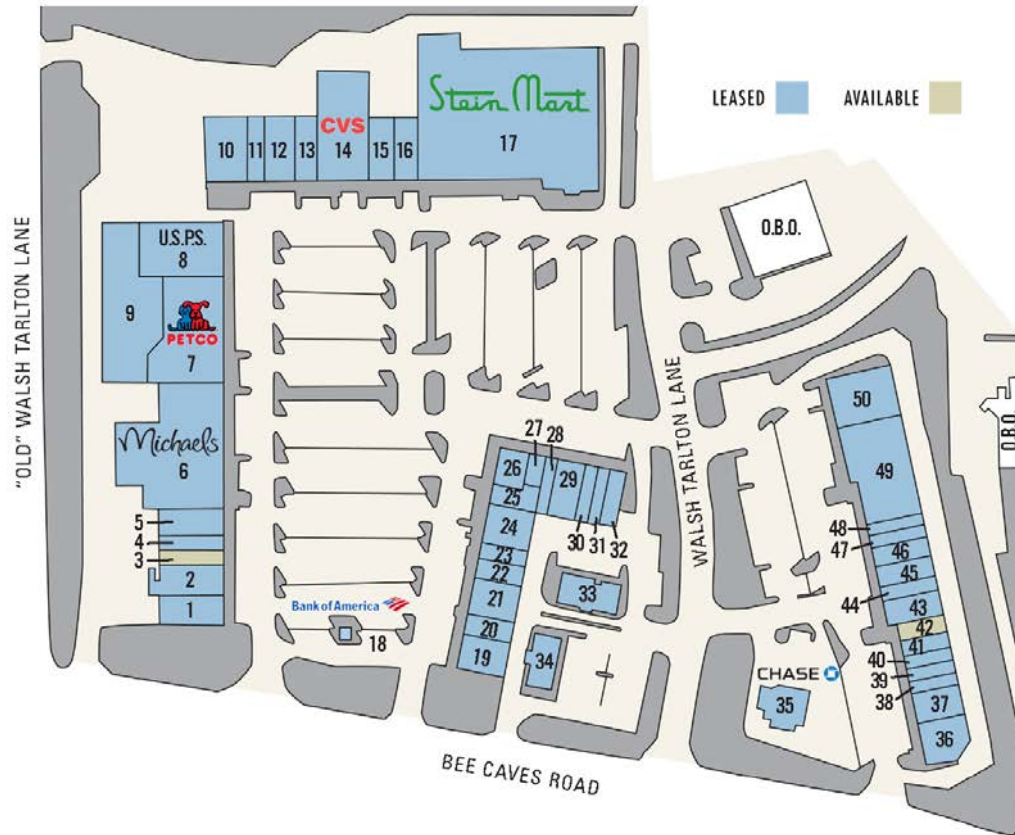
Tiff's Treats
cookie delivery



STARBUCKS

THE WEST WOODS

AUSTIN, TX | BEE CAVE ROAD & WALSH TARLTON LANE



First Washington Realty, Inc.

CENTER SIZE 189,341 SQ. FT.

Available Space

3 1,475 SQ FT | 42 525 SQ FT

Current Retailers

1	TOKYO JAPANESE REST.	3,000
2	AUSTIN'S MY FIT FOODS	2,965
4	SPORTS CLIP	1,440
5	LOTUS HUNAN RESTAURANT	2,720
6	MICHAELS	17,624
7	PETCO SUPPLIES & FISH	11,626
8	U.S. POST OFFICE	7,233
9	TRAIN 4 THE GAME	11,626
10	LAS PALOMAS RESTAURANT	4,239
11	GREAT HARVEST BREAD CO.	1,633
12	CLEMENTS PAINT & DECOR.	3,000
13	WESTWOODS LIQUOR	2,000
14	CVS/PHARMACY	8,640
15	H & R BLOCK	2,400
16	DOLCE SALON	2,400
17	STEIN MART	41,148
18	BANK OF AMERICA ATM	80
19	RADIO SHACK	2,640
20	JONES HEARING CENTERS	1,560
21	BOMBAY GRILL	2,700
22	TOWN & COUNTRY PHYSICAL THER.	1,500
23	MATHNASIUM OF WEST LAKE HILLS	1,210
24	MASSAGE ENVY	3,000
25	3 THREADS	1,557
26	TRIANON COFFEE	1,759
27	VILLARINA'S PASTA & FINE FOODS	884
28	SMOOTHIE KING	1,050
29	THUNDERCLOUD SUBS	2,450
30	CUTCO KITCHEN	1,050
31	TIFF'S TREATS	1,139
32	JACK BROWN CLEANERS	1,400
33	RAISING CANE CHICKEN FINGERS	2,911
34	TACO BELL	1,300
	WELLS FARGO ATM	1
35	CHASE BANK	2,500
36	MATTRESS FIRM	3,200
37	BRUEGGER'S BAGELS	2,270
38	UPS STORE	900
39	SALON DI ESSENZA	960
40	PHOTO MAGIC	1,000
41	HOWDY DONUTS	1,200
43	BRAIN BALANCE ACHIEVEMENT CTR.	2,100
44	PURE BARRE	1,260
45	AMAZING LASH STUDIO	1,800
46	OASIS DAY SPA & NAILS	1,800
47	AUSTIN SKINNY LIMITS	1,050
48	AAA DESIGN ALTERATIONS	1,050
49	ALISA DANCE ACADEMY	9,247
50	ELMER SWIM SCHOOL	5,000

TOTAL

189,341

