

Shops at 360

360 NUECES ST.
AUSTIN, TEXAS 78701

DOWNTOWN ON NUECES ST. BETWEEN WEST 3RD AND 4TH



www.bluecrowproperties.com

Retail Suite
Available for Lease!

January 1st, 2026

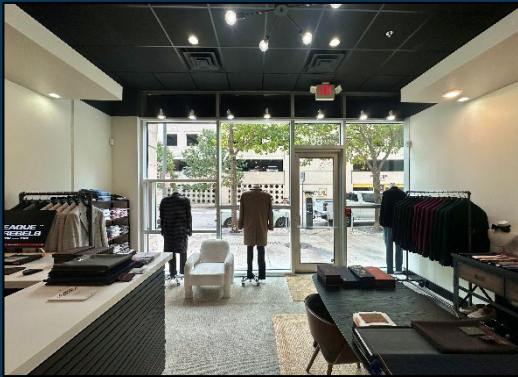
RETAIL



FOR LEASE

- Lease Rent: \$4.58 psf month / \$55.00 psf annual
- Available Space:
 - Suite #60 → 736 sq. ft.
- Est. 2025 NNN Expense: \$2.08 psf month / \$25.00 psf annual
- NNN Expenses do not include utilities (billed per space monthly)
- Est. 2023 Population within a 5-mile radius: 348,356
- Avg. HH Income within a 1-mile radius: \$180,095
- 5-Yr. Projected Growth within a 15-minute radius: 17.55%

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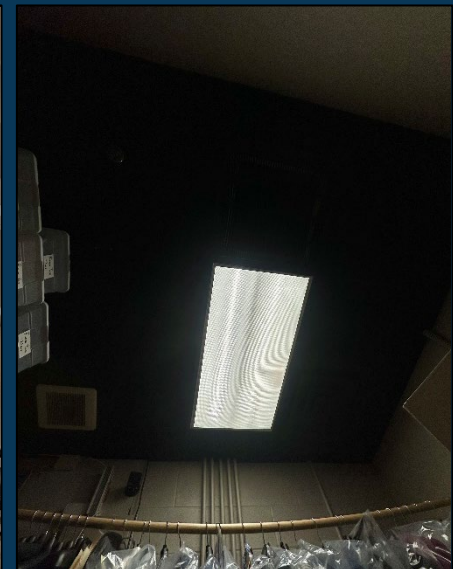
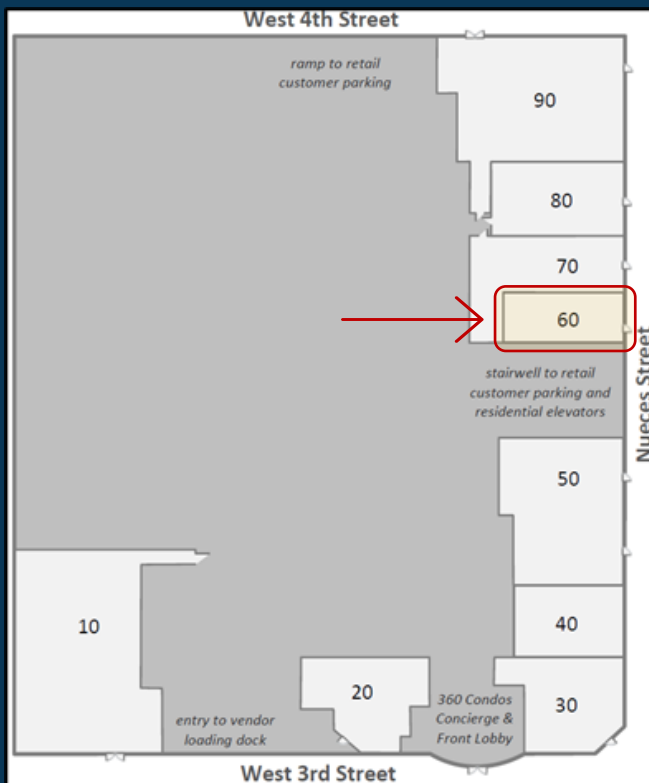
- Previously an upscale men's custom clothing store.
- Convenient parking available for customers in retail parking garage and street parking.
- Located beneath the 360 Condominiums, offering built-in visibility and a strong base of loyal, repeat customers!



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Come Join These Tenants!



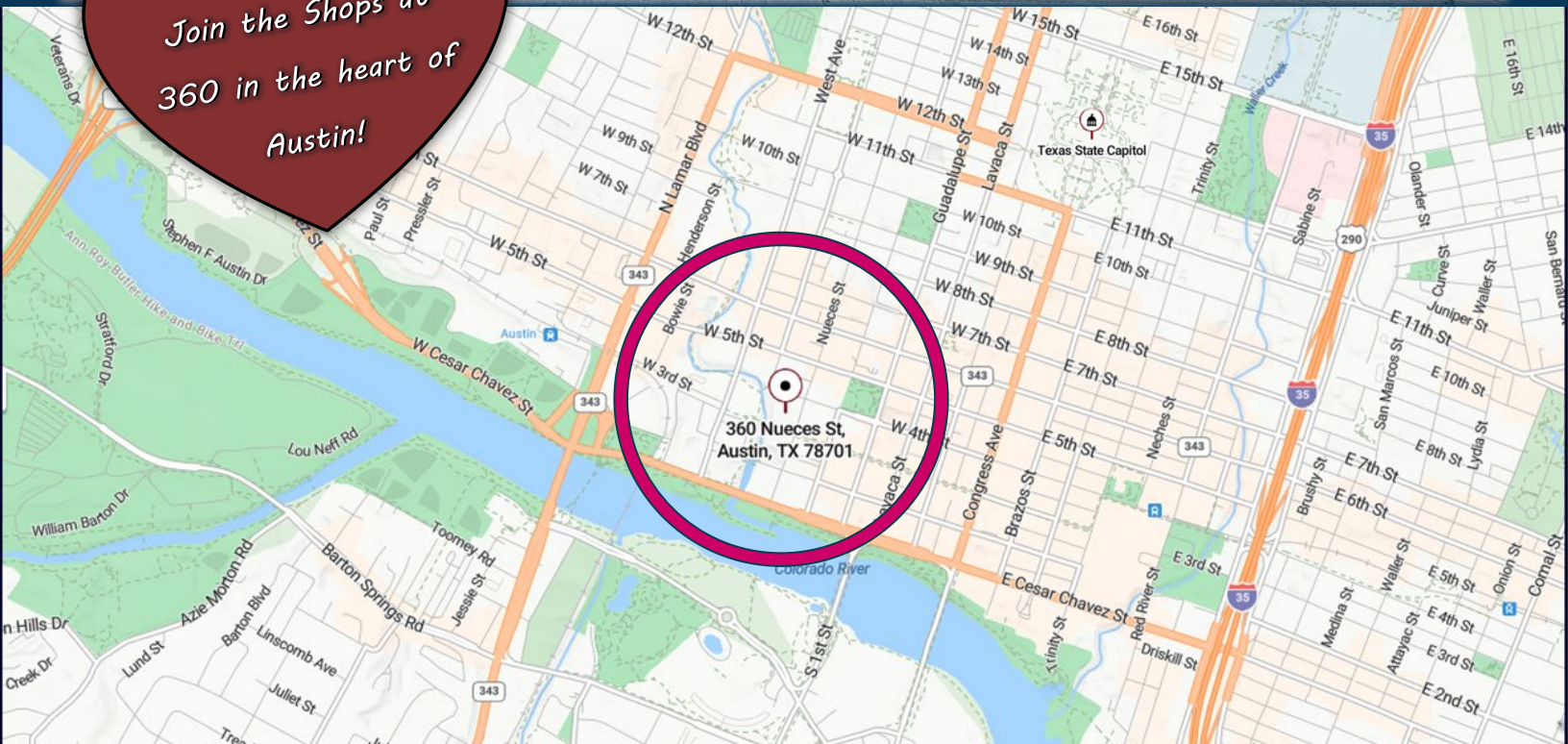
- 10 – Polvos
- 20 – Meat & Bread
- 30/40 – Remedy Bar
- 50 – The Tox Austin
- 60 – AVAILABLE: 736 sq.ft.**
- 70 – Westlake Eyecare
- 80 – LEASED – COMING SOON
- 90 – Royal Blue Grocery



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Join the Shops at
360 in the heart of
Austin!



Interested? Contact us!

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