

# Shops at 360

360 NUECES ST.  
AUSTIN, TEXAS 78701

*DOWNTOWN ON NUECES ST. BETWEEN WEST 3<sup>RD</sup> AND 4<sup>TH</sup>*



**BLUE CROW**  
PROPERTIES

[www.bluecrowproperties.com](http://www.bluecrowproperties.com)

Retail Suite  
60 Available  
for Lease!

**RETAIL**



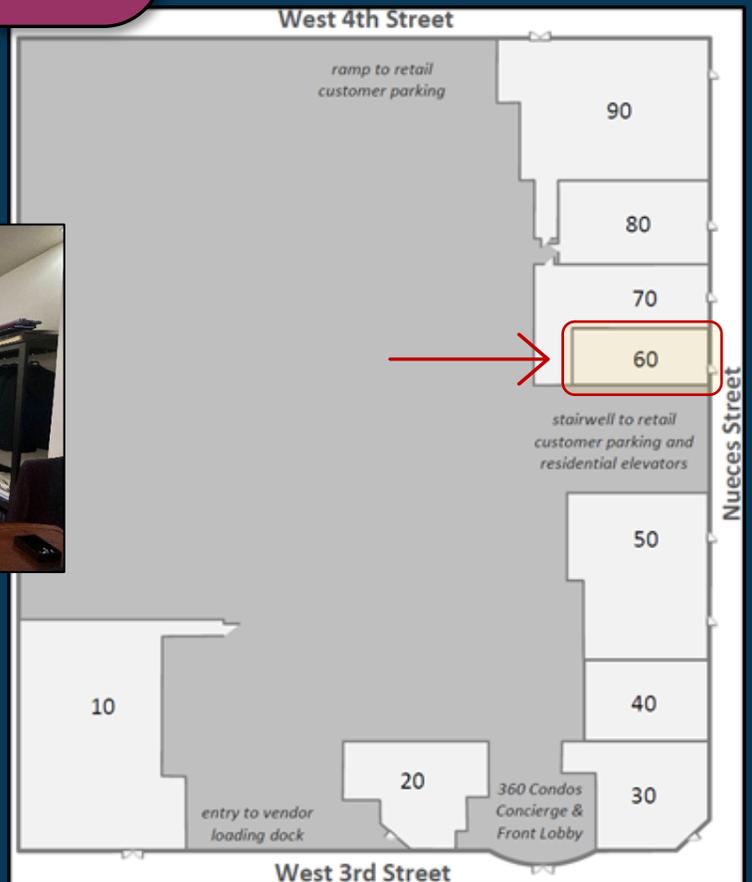
## FOR LEASE

- Lease Rent: \$4.58 psf month / \$55.00 psf annual
- Available Space:
  - Suite #60 → 736 sq. ft.
- Est. 2026 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 – AVAILABLE: 1,032 sq.ft.
- 90 – Royal Blue Grocery

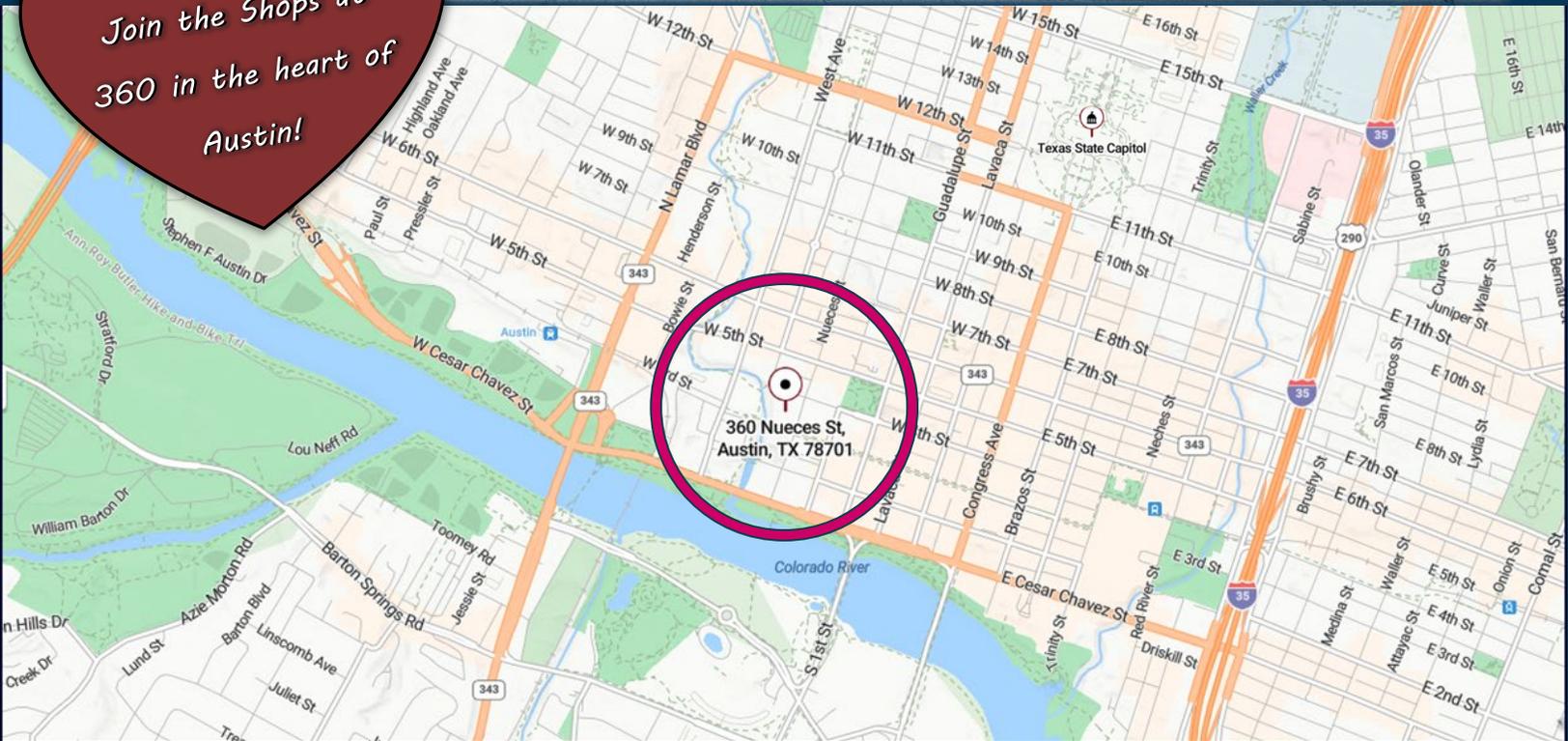


# Shops at 360



*Within walking distance of Lady Bird Lake, Republic Square Park, Ballet Austin, & Shoal Creek Trail!*

*Join the Shops at 360 in the heart of Austin!*



**Interested? Contact us!**



www.bluecrowproperties.com

**Charles Davis**  
409-338-5032  
davisncn@msn.com

**Kate Cooper**  
512-520-7715  
BCPmanager101@outlook.com