

Shops at 360

360 NUECES ST.
AUSTIN, TEXAS 78701

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

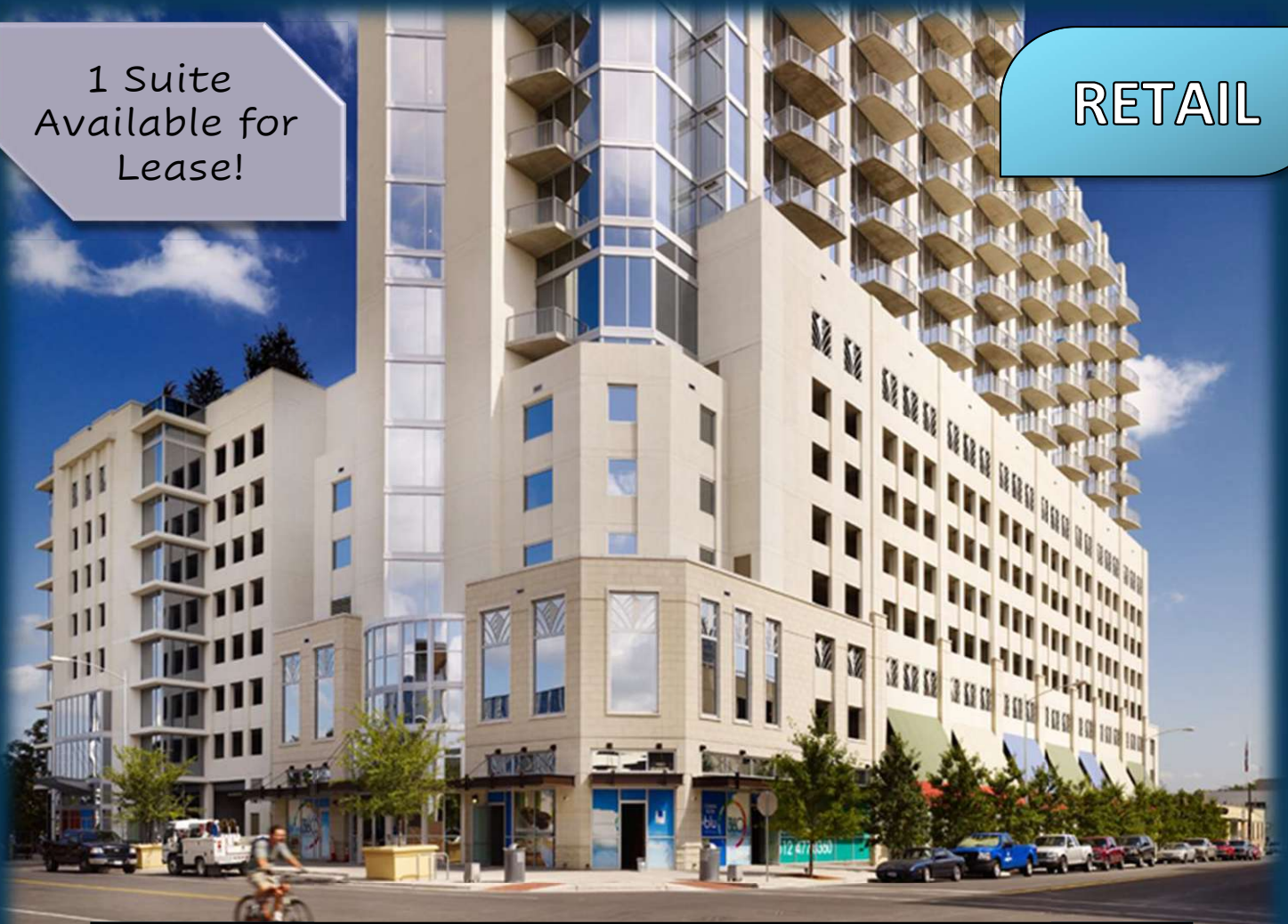


BLUE CROW
PROPERTIES

www.bluecrowproperties.com

1 Suite
Available for
Lease!

RETAIL



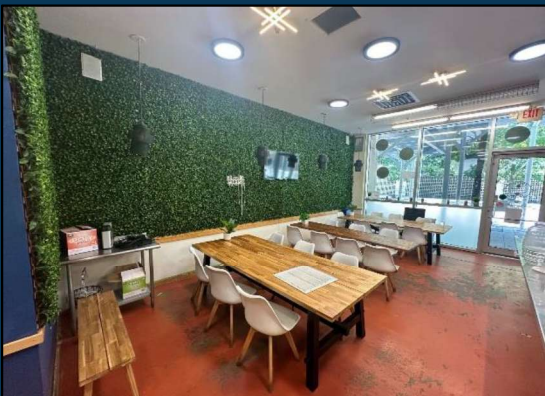
FOR LEASE

- **Lease Rent:** \$4.00 psf month / \$48.00 psf annual
- **Available Spaces:**
 - Suite #80 → 1,032 sq. ft.
- **Est. 2025 NNN Expense:** \$2.07 psf month / \$24.87 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%

Shops at 360

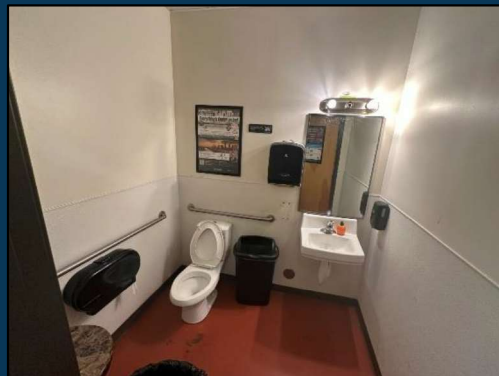
Retail Suite #80

The awnings structures will be dismantled by the end of September, 2025.



It has a grease trap, but no vent hood installed. Only a type 2 hood is able to be installed, not a type 1.

Shops at 360



Shops at 360

Come Join These Tenants!



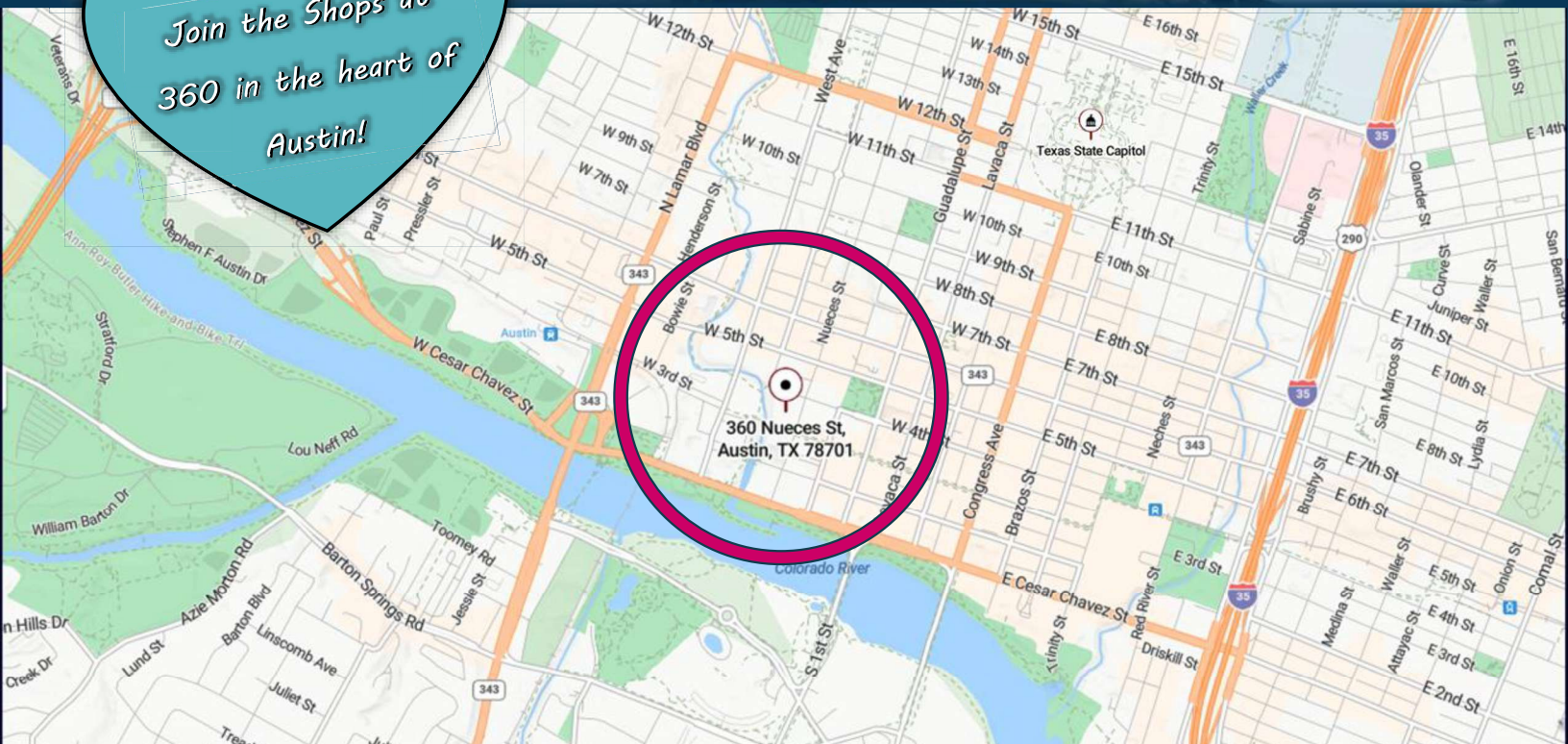
- 10 – Polvos
- 20 – Meat & Bread
- 30/40 – Remedy Bar
- 50 – The Tox Austin
- 60 – League of Rebels
- 70 – Westlake Eyecare
- 80 – AVAILABLE: 1,032 sq.ft.**
- 90 – Royal Blue Grocery



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!

Charles Davis

409-338-5032

daviscn@msn.com

Kate Cooper

512-520-7715

BCPmanager101@outlook.com