



CRESTVIEW CROSSING

- ▶ NEWLY-RENOVATED CENTER WITH PROMINENT SIGNAGE
- ▶ EXCELLENT VISIBILITY WITH FRONTAGE TO HIGHWAY 183
- ▶ GATEWAY TO CRESTVIEW NEIGHBORHOOD
- ▶ 1,500 SF TO 4,100 SF SPACE AVAILABLE
- ▶ 4,100 SF END CAP SPACE WITH PATIO AVAILABLE

8120 Research Blvd. | Austin, Texas 78758

wcre
www.wcregroup.com



LOCATION

CRESTVIEW CROSSING SHOPPING CENTER ENJOYS A PRIME POSITION IN THE HEART OF NORTH CENTRAL AUSTIN, A GROWING DESTINATION FOR YOUNG FAMILIES LOOKING FOR REASONABLY PRICED HOUSING WITH CONVENIENT ACCESS TO DOWNTOWN AUSTIN. THE PROPERTY HAS UNPARALLELED ACCESS TO A DENSE SUB-MARKET COMPRISED OF PREDOMINANTLY WORKING-CLASS RESIDENTS. THE POPULATION WITHIN A THREE-MILE RADIUS EXCEEDS 150,000 RESIDENTS AND IS ANTICIPATED TO GROW BY ALMOST 15% OVER THE NEXT FIVE YEARS. THE AREA'S DEMOGRAPHICS ARE AN IDEAL MIX SUPPORTING CRESTVIEW CROSSING SHOPPING CENTER'S LONG-TERM ABILITY TO ATTRACT CUSTOMERS AND STIMULATE GROWTH.

CRESTVIEW CROSSING SHOPPING CENTER HAS SERVED THE LOCAL NEIGHBORHOOD FOR OVER 29 YEARS, WITH CAPITAL CITY COMEDY CLUB ANCHORING THE PROPERTY FOR THE DURATION OF THAT TIME. YOUNG FAMILIES FLOCK TO THIS MARKET TO BUY HOMES CLOSE AUSTIN'S CENTRAL BUSINESS DISTRICT WHERE MANY ARE EMPLOYED. WORLD CLASS CAPITAL GROUP HAS FULLY RENOVATED THE PROPERTY IN ORDER TO CREATE AN IDEAL NEIGHBORHOOD CENTER THAT CATERS DIRECTLY TO THE SURROUNDING COMMUNITY.



HIGHLIGHTS

- ▶ Recent renovation to the external facade and signage
- ▶ Anchored by Capital City Comedy Club, one of Austin's premier entertainment destinations
- ▶ Excellent visibility with frontage along Research Boulevard, features a 144,000-vehicle count each day
- ▶ Diverse local retailers, including Hobby Lobby, Target, Planet Fitness, HEB, and Walmart
- ▶ Crestview Crossing is located at 8120 Research Blvd. at the corner of Research Blvd. and Anderson Square, connecting US. 183 with the Crestview neighborhood of North Central Austin. Crestview is a "classic Austin" neighborhood and community considered to be on the edge of the city's urban core. Crestview Crossing has convenient access to US. Hwy. 183, N. Lamar Blvd, W. Anderson Lane.

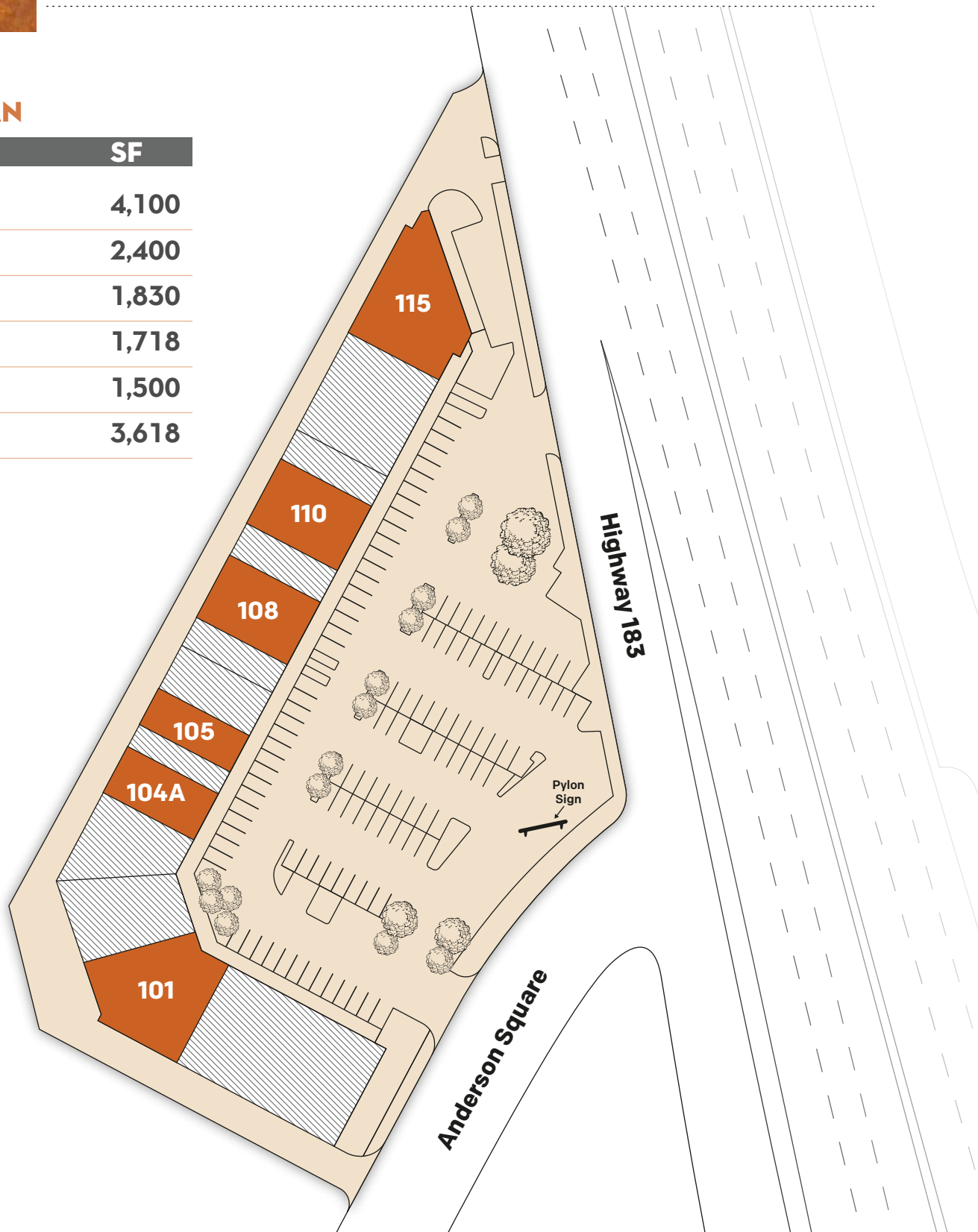
ANIL BHAGAT
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SITE PLAN

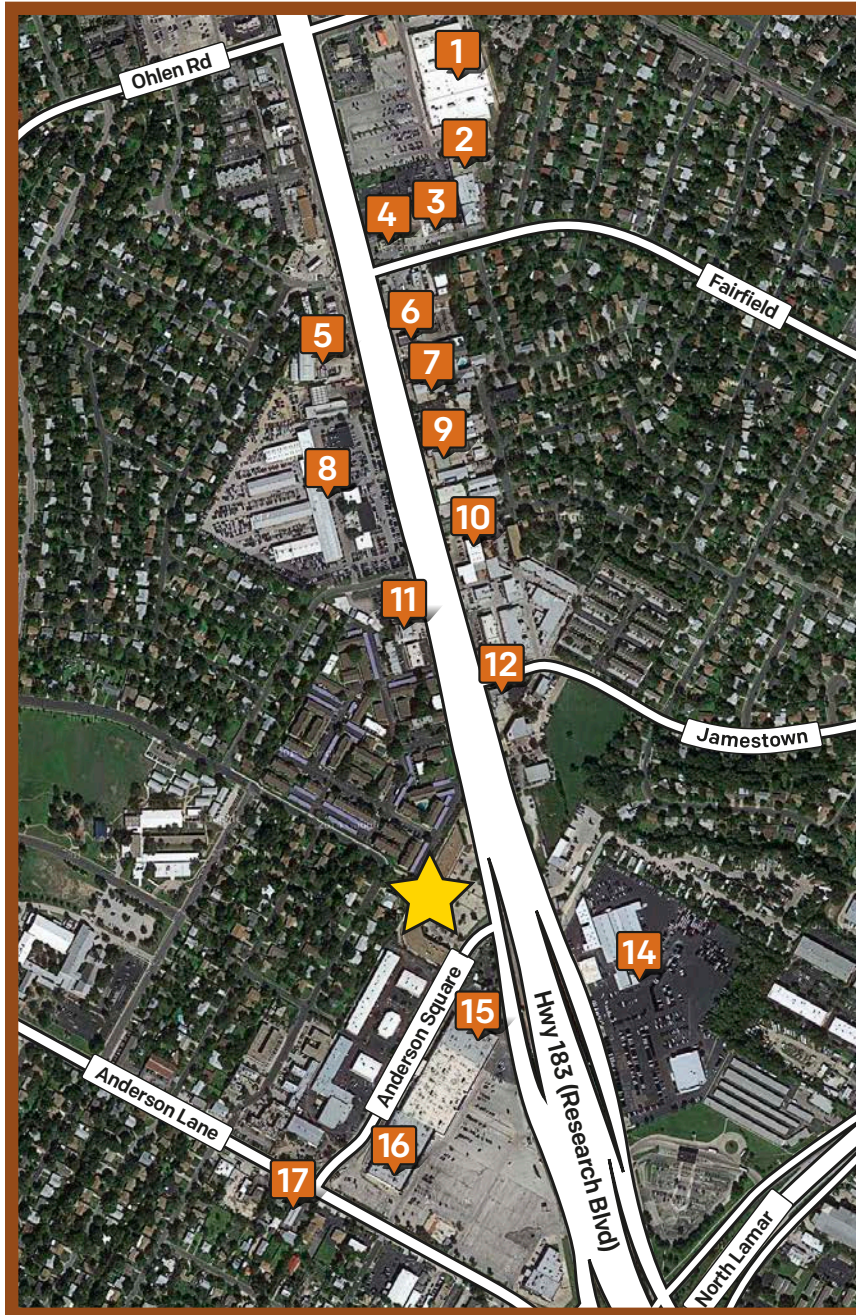
SUITE	SF
115	4,100
110	2,400
108	1,830
105	1,718
104a	1,500
101	3,618



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LOCATION INFO

- 1 Target
- 2 Ramen Tatsuya
- 3 Din Ho Chinese BBQ
- 4 Church's Chicken
- 5 Mister Car Wash
- 6 McCoy's Lawn Equipment
- 7 Abe's Automotive
- 8 Charles Maund Toyota
- 9 Brake Specialists
- 10 O'Reilly Auto Parts
- 11 290 E Auto Market
- 12 Speedy Align
- 13 German Auto Center
- 14 Covert Chrysler
Dodge Jeep Ram
- 15 National Tire and Battery
- 16 Grainger Industrial Supply
- 17 Anderson Lane Body Shop

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