

720

AUSTIN TEXAS

RED

720 RED RIVER

AUSTIN
TEXAS
78701

4,000 SQUARE FEET

Rentable Space in Austin's Premier Cultural District

THE OPPORTUNITY

World Class Capital Group is pleased to offer for lease 720 Red, a free-standing retail/entertainment building located at 720 Red River Street in Austin, Texas. Consisting of approximately 4,000 square feet of rentable space, the property is situated on the corner of 8th Street and Red River in Austin's thriving Red River Cultural District and across from the famous Stubb's BBQ live music venue. The district is now marked with bright red "RRCD" street banners designed by the City of Austin and displayed on lampposts to symbolize the unification among the businesses throughout the area.

720 Red presents an exciting opportunity for a retail, entertainment, live music operator, restaurant, or bar/lounge to lease a to-be-renovated space that can be built-to-suit, and establish a presence at one of Austin's key entertainment destinations. The property offers two floors with plans for bar space on both levels, restaurant finish out on upper level, as well as updated decking, perfect for live outdoor entertainment.



- Planned renovation features combining access to both floors, full remodel of interior and outdoor decks, ideal for Red River Cultural District
- Strategically located in the heart of Austin's live music scene, two blocks away from 6th Street
- Quick and easy access to nearby hotels during Austin's annual SXSW music and film festival, including the JW Marriott, the Westin Austin, Hyatt Place, and the historic Driskill Hotel
- On-going development activity in the Red River Cultural District, including city-wide cultural distinction and Waller Creek Redevelopment
- Adjacent to some of Austin's premier live music establishments, including Stubb's BBQ, Mohawk, Red Eyed Fly, and Elysium



ANIL BHAGAT

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THE LOCATION

720 Red is well-situated in the heart of the Red River Cultural District in downtown Austin. This burgeoning area recently received cultural district status, which provides eligibility for state-level cultural recognition. The Red River Cultural District

also stands to benefit from the Waller Creek Redevelopment, a public works project by the city of Austin that is intended to bring new development along the Red River corridor. The development is highlighted by five connected parks, which will include numerous hiking trails, breathtaking scenery, outdoor seating, retail and art spaces and various community programs including

movie nights, open-air markets, and outdoor exhibitions. Moreover, the property is a short walk from "Sixth Street," Austin's renowned bar, music venue and restaurant district, and downtown entertainment and attractions along Congress Avenue, Rainey Street, and the Second Street District.

SXSW + MUSIC EVENTS OPPORTUNITY

720 Red is also being offered short term for a SXSW music venue! The property attracts great foot traffic among its surrounding bars and restaurants, including Stubb's, Barbarella, Swan Dive, Plush, Elysium, Beerland, Red Eyed Fly, and Side Bar. 720 Red also offers quick and easy access to many nearby hotels, including the JW Marriott, the Westin Austin, Hyatt Place, and the historic Driskill Hotel.

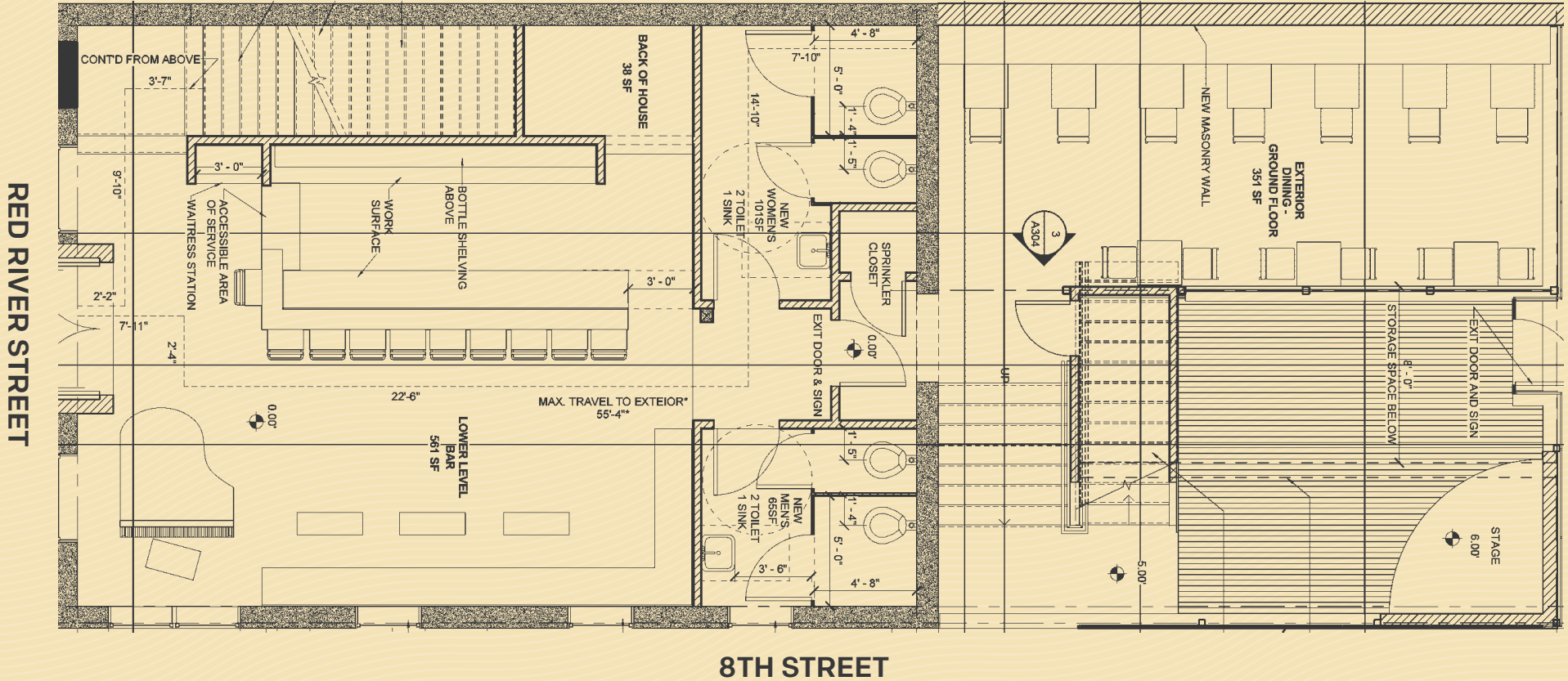


- 1 Mohawk
- 2 Stubb's BBQ
- 3 Red 7
- 4 Esther's Follies
- 5 Hilton Austin
- 6 Austin Convention Center
- 7 P.F. Chang's
- 8 Hampton Inn & Suites
- 9 Drafthouse Cinema
- 10 Westin Austin
- 11 Frost Bank Tower
- 12 The Paramount Theatre
- 13 Hyatt Place
- 14 Driskill Hotel
- 15 JW Marriott

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PROPOSED RENOVATION PLANS FLOORPLAN/GROUND LEVEL

Seat Count: 105
Bar: 18
Dining: 24
Patio: 63



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PROPOSED RENOVATION PLANS FLOORPLAN/2ND LEVEL

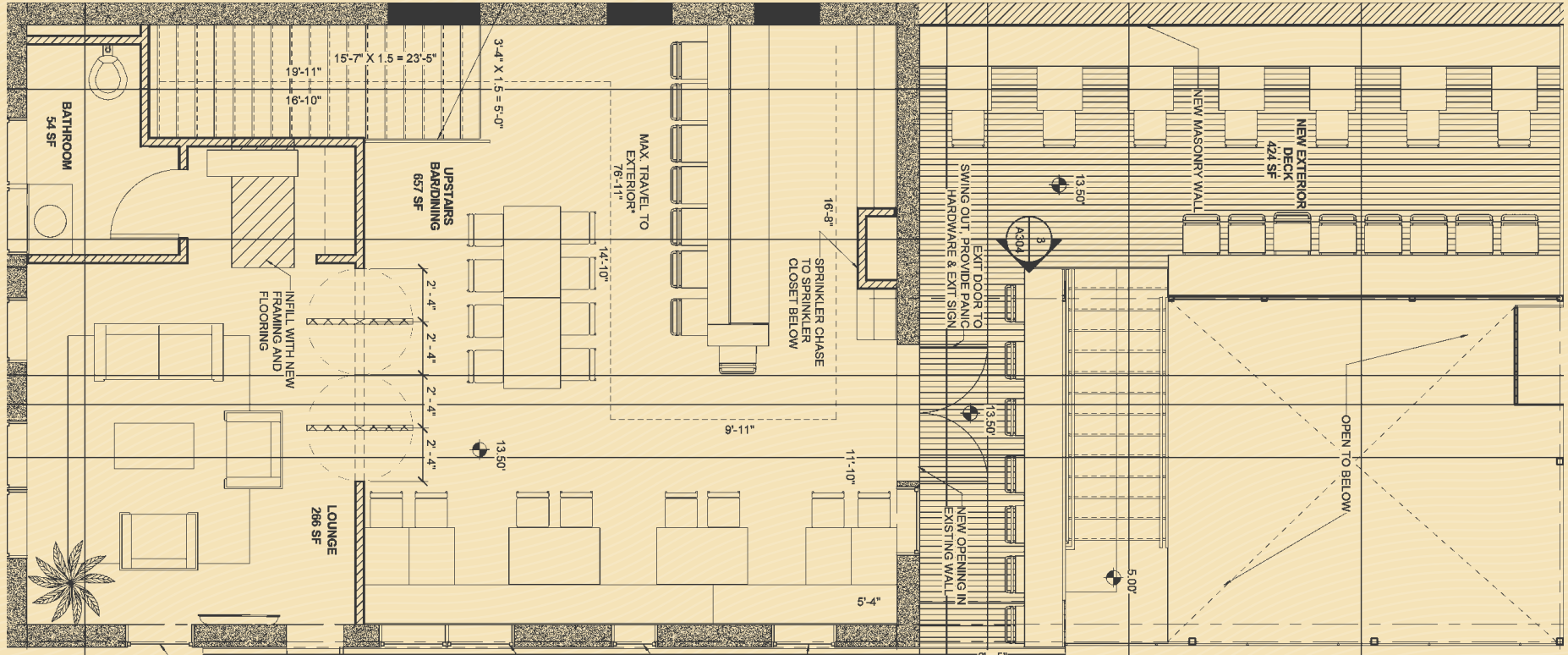
Seat Count: 105

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Dining: 24

Patio: 63

RED RIVER STREET



8TH STREET