

For Lease

Corazon

1000 E 5th Street 78702
Suite 102
1,819 SF

Skout^x

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Retail
Space



Corazon is a mixed-use development, located at the gateway to the burgeoning East 6th Street corridor. Bringing 256 apartment units and 16,000 square feet of ground level retail and restaurant space for lease to the area, Corazon is poised to become the new East Austin hub, for living, shopping & dining, in this rapidly expanding urban neighborhood.

All information contained herein is deemed reliable but not guaranteed.

Corazon Overview



Corazon

1000 E 5th Street
Suite 102
Austin, TX 78702

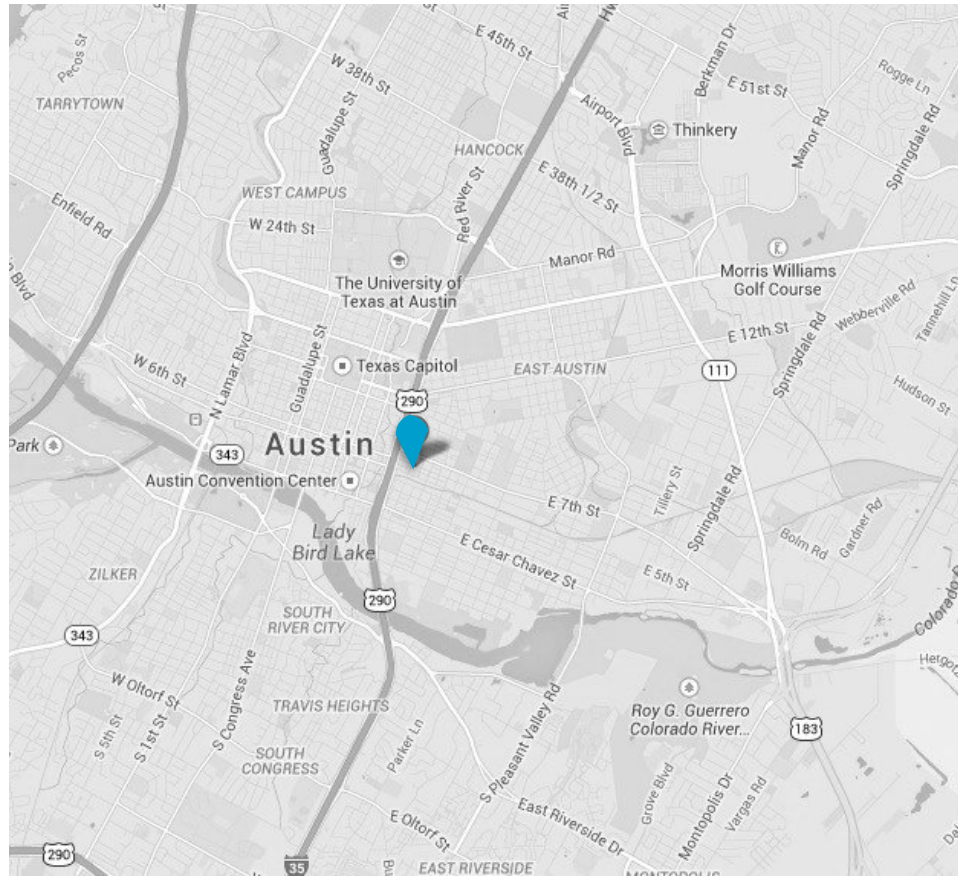
Space

Type: 2nd Generation Retail
[corner space @ E 5th & San Marcos]

Size: 1819 SF

Rate: \$28 / SF NNN
[Projected NNN \$7.50]

Availability: Call for Details



Building Features

- Anticipated LEED Gold Certification
- 256 Apartments on Site
- 16,000 SF Ground Level Retail & Restaurant Spaces For Lease
- Premium Visibility on E 6th & E 5th St.
- 87 Retail Parking Spaces

Location

- East Austin - part of urban core
- Walkability Score: 86/100
[www.walkscore.com]
- Easy access to I-35
- Convenient location
 - ~1 mile to Texas State Capitol
 - ~1 mile to Austin Convention Center
 - ~1.3 miles to UT Austin
 - ~7 miles to Austin Bergstrom International Airport

2013 Demographics

	1 Mile	3 Mile
Population	14,342	159,866
Avg HH Income	\$66,158	\$58,239
Daytime Population	46,789	142,063

[Source: ESRI]

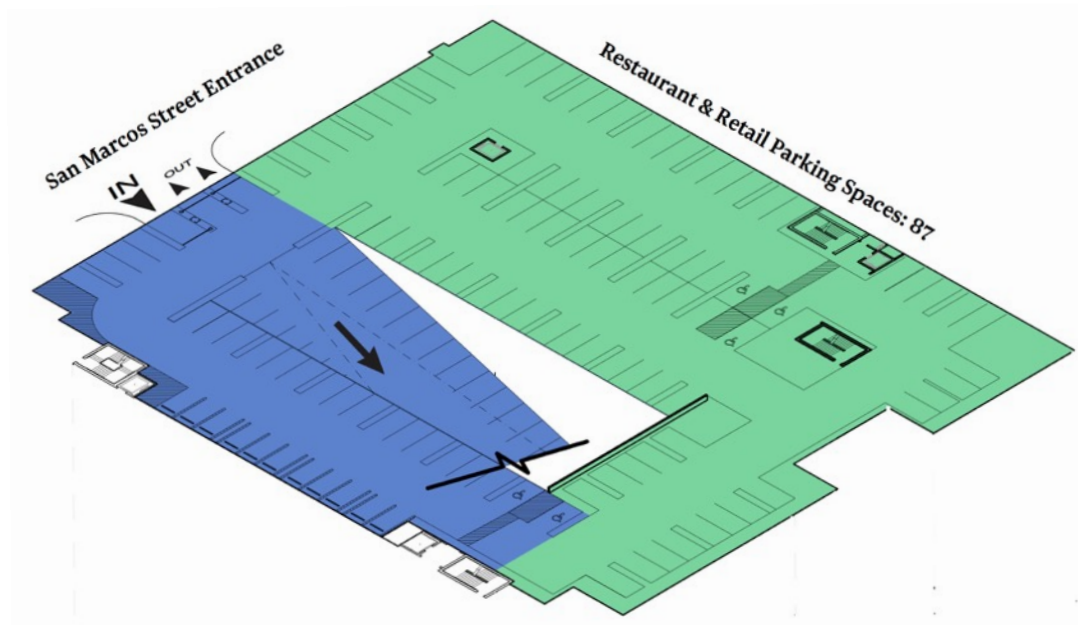
2013 Traffic Counts

East 6th & Brushy Street: 13,270 VPD
[Source: ESRI]

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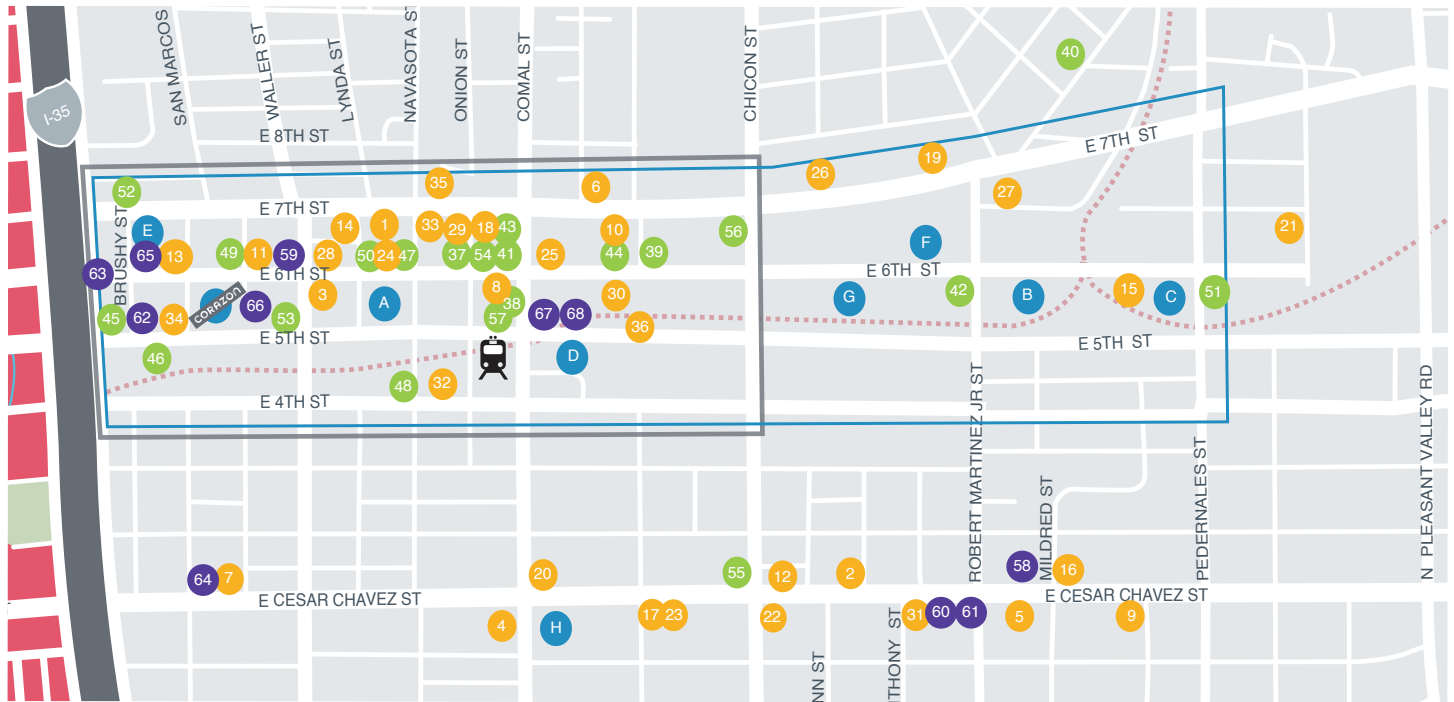
Donny Shanks | 512.653.6797 | donny@skoutaustin.com

Corazon Site & Parking Plan



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Corazon Neighborhood Spots



Multifamily	Entertainment	Multifamily Units: 714
Dining	Retail	Walkability: 100

Dining

1. Angie's
2. Buckets Deli
3. Buenos Aires Cafe
4. Bufalina Pizza
5. Capital City Bakery
6. Casa Colombia
7. Cenote
8. Cisco's
9. Counter Culture
10. East Side King
11. East Side Showroom
12. El Leon
13. El Milagro Tortilla
14. The Hightower
15. Hot Mama's Cafe
16. Juan in a Million
17. La Cazuela's
18. LaV
19. Los Comales
20. Los Huaraches
21. Mettle
22. Mr. Natural
23. The Original New Orleans
24. Papi Tino's
25. Qui

26. Salt & Time
27. Short Stop
28. Silo on Seventh
29. Takoba
30. Tamale House East
31. Taquiera Chapala
32. Texas Coffee Traders
33. Vintage Heart Coffee
34. Wright Bros Brew & Brew
35. WuWu Sushi
36. Yellow Jacket Social Club

Entertainment

37. The Brixton
38. The Eastern
39. The Grackle
40. Gourmand's Neighborhood Pub
41. Gypsy Lounge
42. Hi Hat Public House
43. Hotel Vegas
44. The Liberty
45. The North Door
46. Pine Street Station
47. Rio Rita

48. Scoot Inn
49. Shangri La
50. Sputnik
51. St. Roch's Bar
52. Uncorked Tasting Room
53. Violet Crown Social Club
54. The Volstead Lounge
55. Weather Up
56. Whisler's
57. The White Horse

Retail

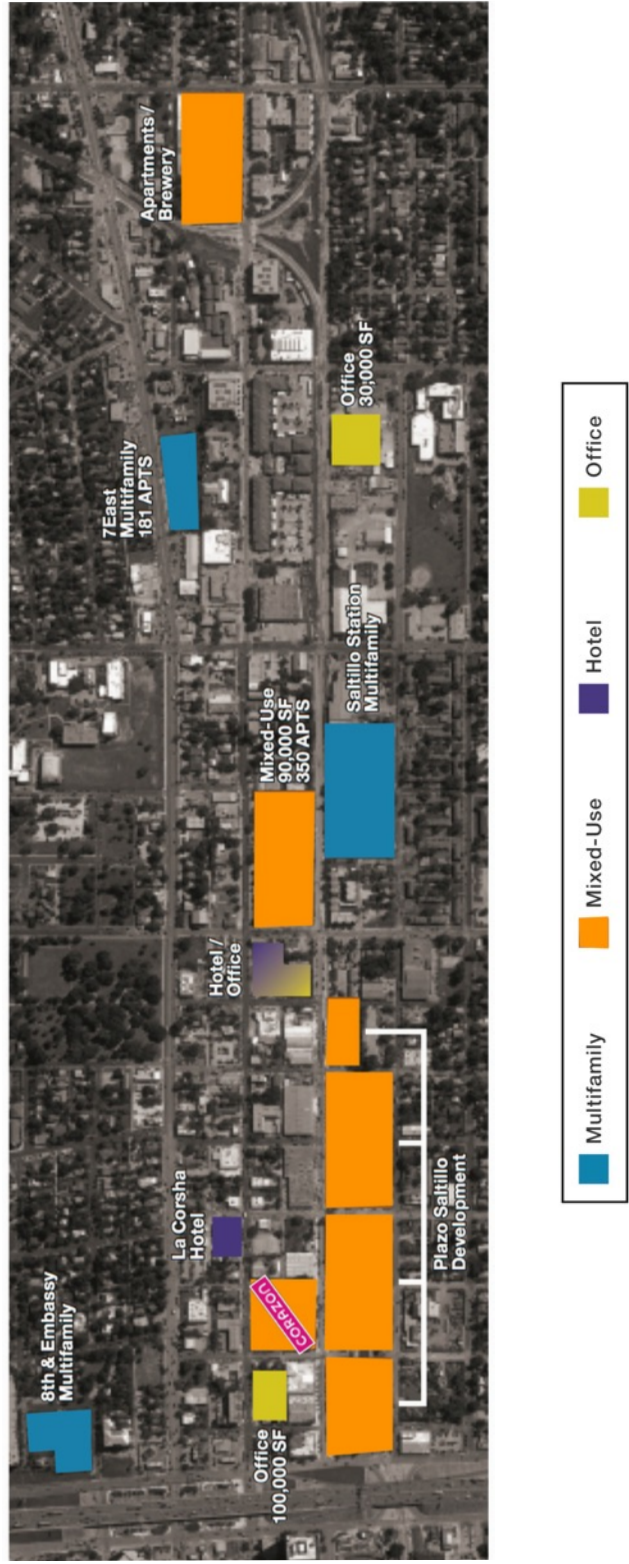
58. Alff's Downtown Florist
59. Bird's Barbershop
60. Charm School Vintage
61. Coco Coquette
62. Dean Frederick Custom Jewelry
63. Encore Records
64. Farewell Books
65. Helm Boots
66. Maga La Boheme
67. Method Hair
68. Solid Gold

Multifamily

- A. 1305 Lofts
- B. Este
- C. Pedernales Lofts
- D. Saltillo Lofts
- E. Sixth & Brushy
- F. TwentyOne24
- G. Villas on Sixth
- H. Waterstreet Lofts

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Corazon Nearby Planned Construction (Satellite View)



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Approved by the Texas Real Estate Commission for Voluntary Use
Texas law requires all real estate licensees to give the following information about
brokerage services to prospective buyers, tenants, sellers and landlords.

10-10-11

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (http://www.trec.texas.gov)

(TAR-2501) 10-10-11

TREC No. OP-K

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