

For Lease

2nd Gen Restaurant

3850 Airport Blvd, 78722
Building: 1067 SF [GLA]
+ deck & patio
Lot: 0.49 acre

Skout^x

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Lounge
Restaurant
Retail



3850 Airport is a freestanding retail building situated on a spacious 0.49-acre lot with prominent frontage off Airport Boulevard, one of Austin's major thoroughfares. Recent home of Bobo's Snack Bar, this well-maintained property with special design touches can be a turnkey home for your restaurant+bar, cafe+bakery or other f&b / retail ventures. This structure with its minimalist aesthetics boasts a midcentury modern style featuring clean lines, high ceiling, large windows and natural light. Its open floor plan is framed by symmetrical stained wood accent beams and anchored by custom decorative wood shelves + a full length bar/service counter. Conveniently located in the Cherrywood neighborhood. Approximately 1 mile from Mueller Town Center & 1-35. Other nearby neighborhoods include Windsor Park, Hancock, Hyde Park & North Loop.

All information contained herein is deemed reliable but not guaranteed.

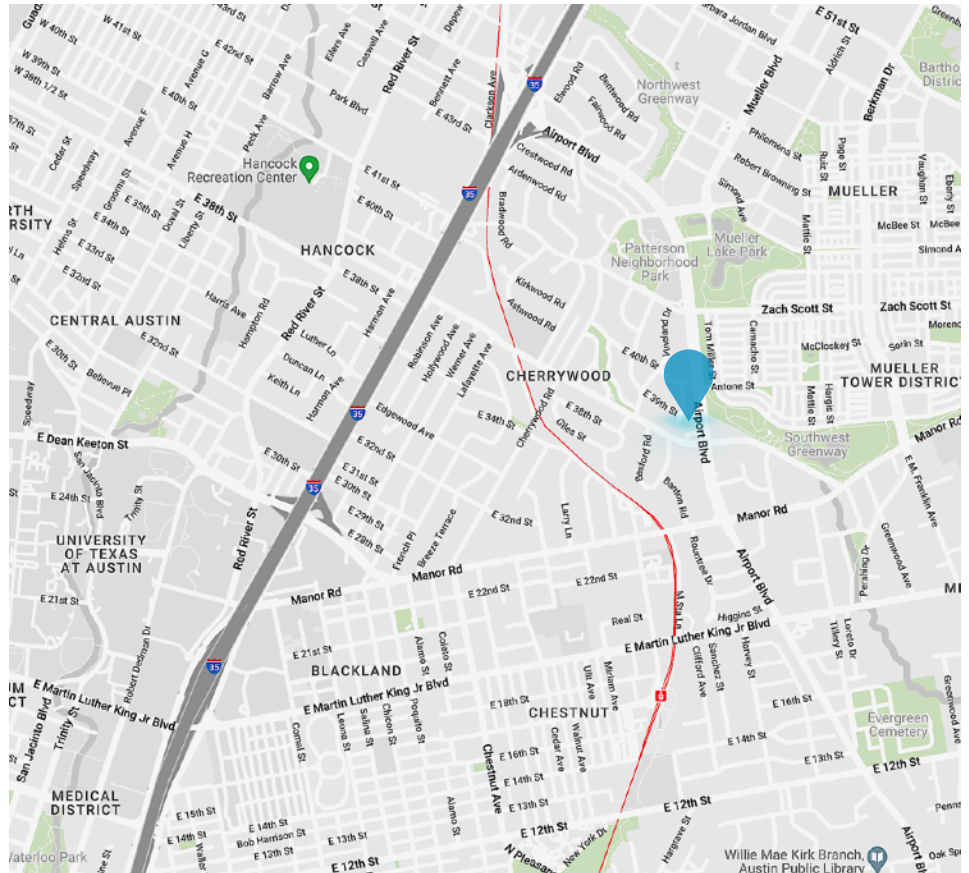
3850 Airport Blvd



3850 Airport Overview



3850 Airport Blvd
Austin, TX 78722



Terms

TYPE: Restaurant+Bar / Retail

SIZE: 1067 SF [GLA]

RATE: Call to Inquire

Space Delivery Condition: As Is

Date Available: Available Now

Space

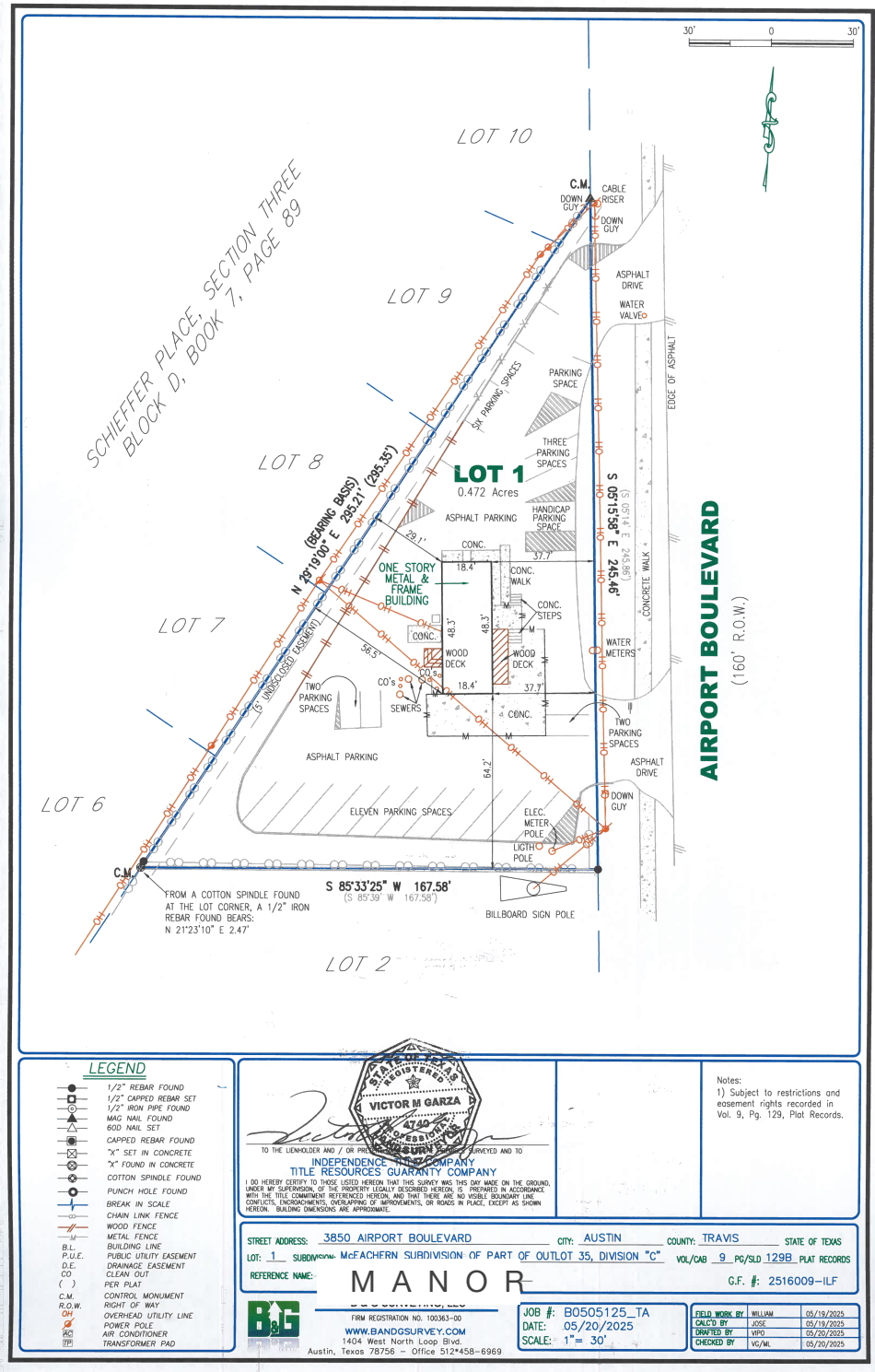
- Freestanding Building
- 2nd-Generation Restaurant / Bar
- High Visibility: frontage on Airport Blvd
- Fenced patio+deck - outdoor seating
- Full Length Bar+Service Counter & Built-in Shelving
- Grease trap, hand sink, multi-compartment sinks, dry rack, mop sink
- 2 ADA Bathrooms
- Parking: 24 onsite spaces
- Zoning: CO

Location

- Cherrywood Neighborhood
- Convenient location
 - ~1.0 miles to I-35
 - ~1.0 mile to Mueller Town Center
 - ~2.0 miles to UT Austin
 - ~2.5 miles to UT Dell Medical Center
 - ~3.0 miles to Texas Capitol & CBD
 - ~7.0 miles to Austin Bergstrom Airport
- Nearby Dining: Cherrywood Coffeehouse; KG BBQ; Home Slice Pizza; Drinkwell; Foreign & Domestic; Lazarus Brewing; P Thai; Rosé Gosé; Kome Sushi; Quality Seafood

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3850 Airport Survey



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Skout Real Estate	9004805	foundit@skoutasutin.com	512 595.3588
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Roland Galang	505715	roland@skoutasutin.com	512 791.1584
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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