

Shops at 360

360 NUECES ST.
AUSTIN, TEXAS 78701

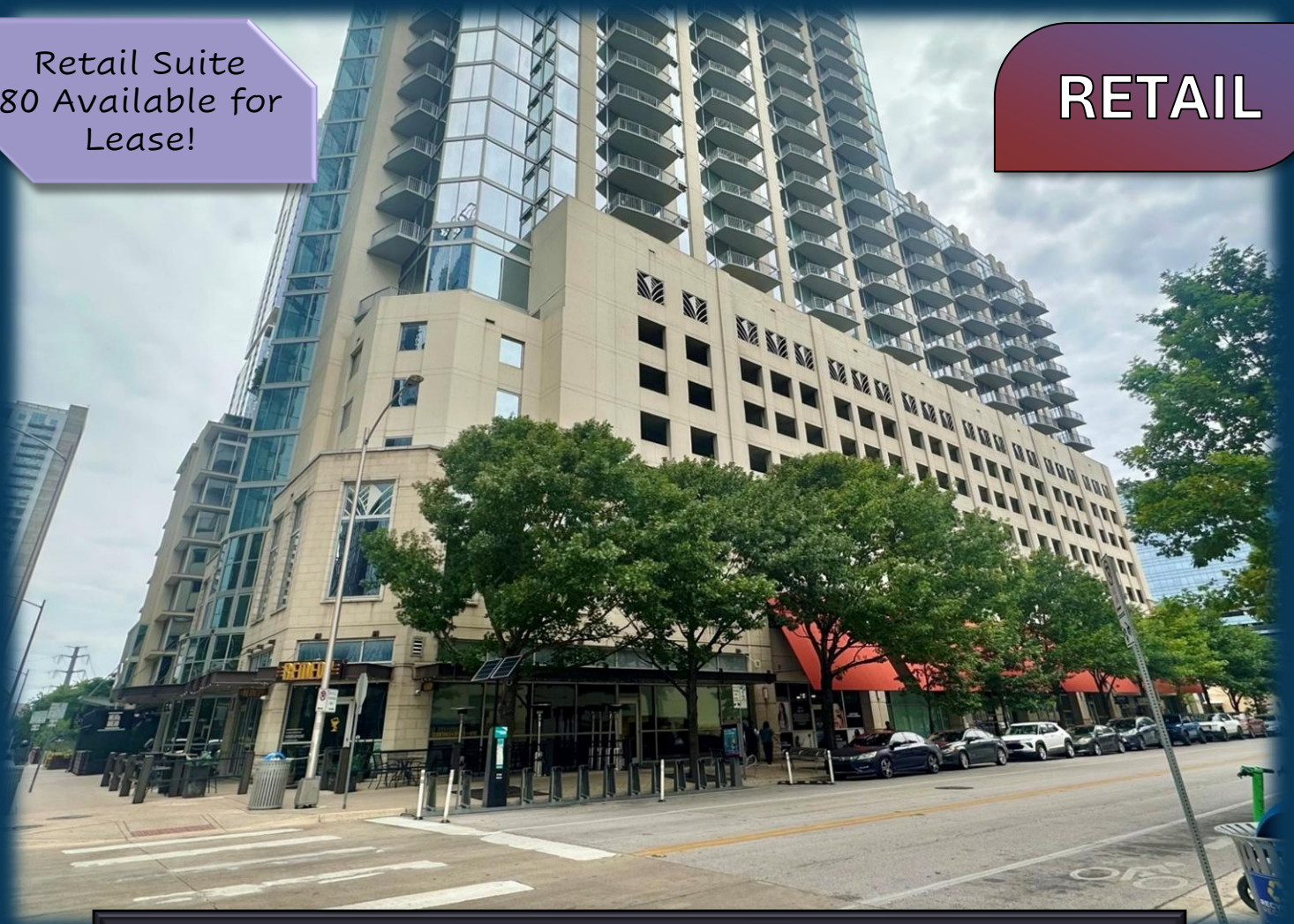
DOWNTOWN ON NUECES ST. BETWEEN WEST 3RD AND 4TH



www.bluecrowproperties.com

Retail Suite
80 Available for
Lease!

RETAIL



FOR LEASE

- **Lease Rent:** \$4.58 psf month / \$55.00 psf annual
- **Available Space:**
 - Suite #80 → 1,032 sq. ft.
- **Est. 2026 NNN Expense:** \$2.08 psf month / \$25.00 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%

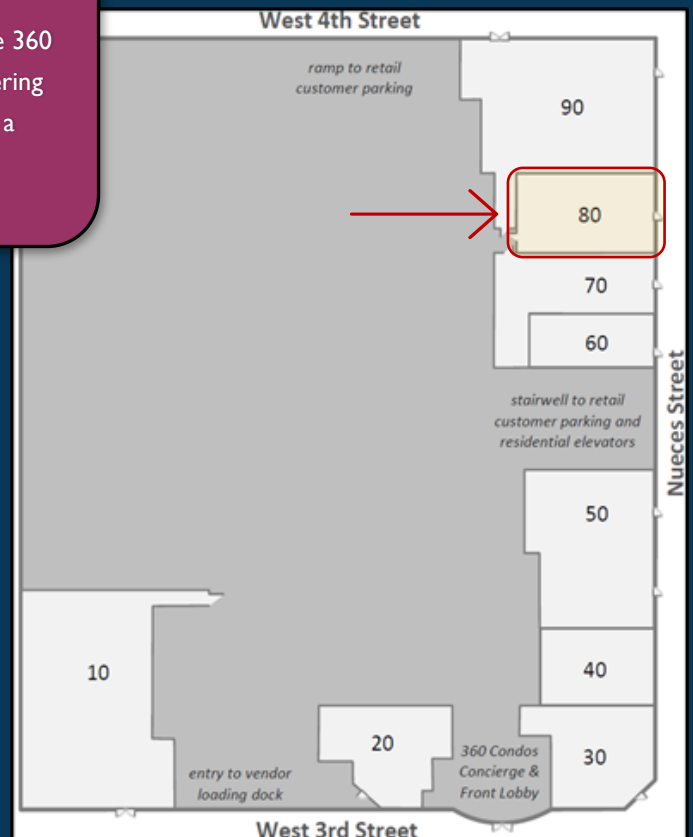
Shops at 360



Available
Now!



- Previously an Indian fusion restaurant.
- Convenient parking available for customers in retail parking garage and street parking.
- Located beneath the 360 Condominiums, offering built-in visibility and a strong base of loyal, repeat customers!



Shops at 360

Come Join These Tenants!



10 – Polvos

20 – Meat & Bread

30/40 – Remedy Bar

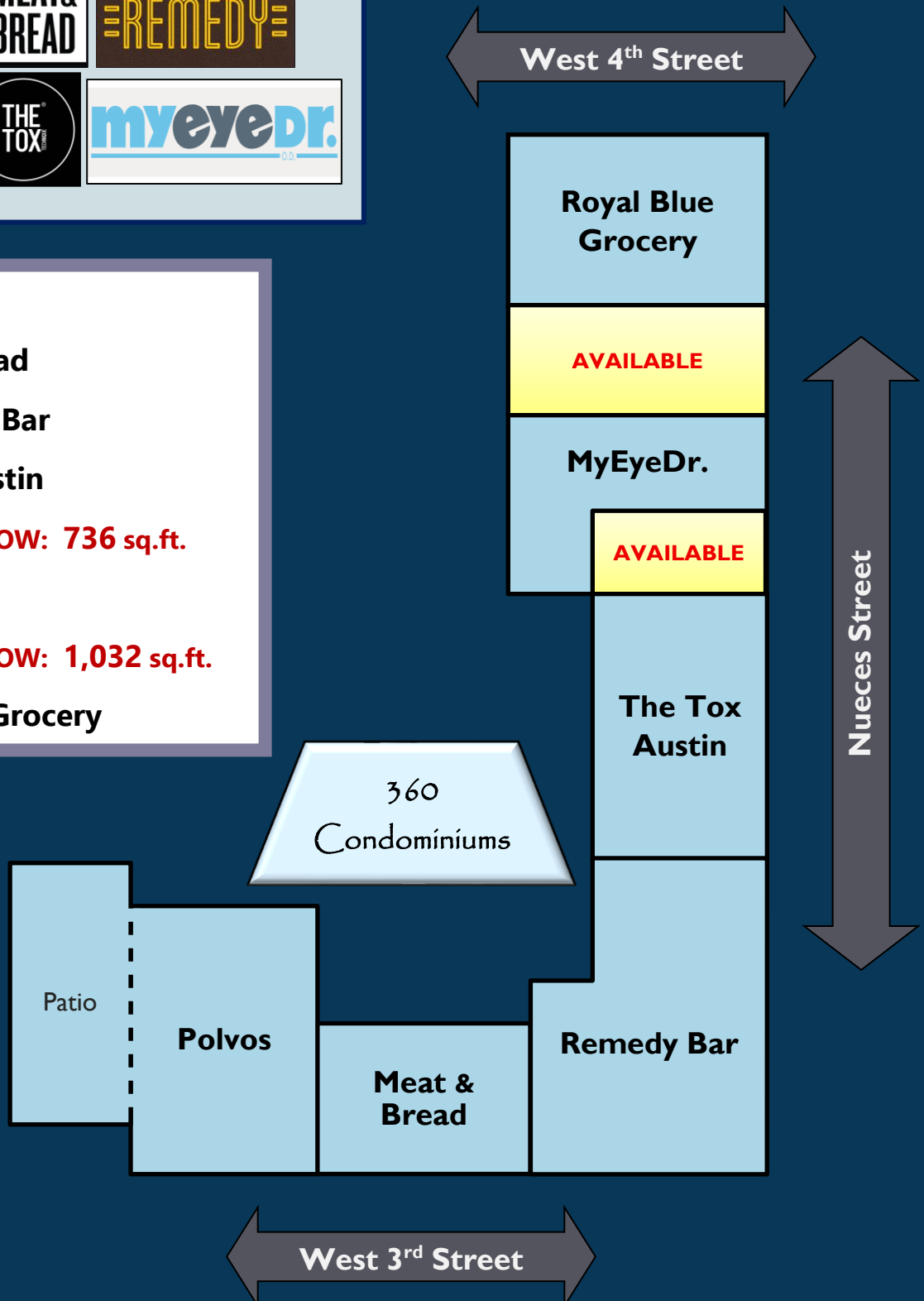
50 – The Tox Austin

60 – AVAILABLE NOW: 736 sq.ft.

70 – MyEyeDr.

80 – AVAILABLE NOW: 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!

360 Nueces St,
Austin, TX 78701

Interested? Contact us!



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