

FOR LEASE

GRAND CENTRAL STATION

8756 RESEARCH BLVD, AUSTIN, TX 78758

- » Easy access to and from US-183
- » Strong daytime density
- » Located along US-183 approximately 1.5 miles from The Domain and Arboretum

Availabilities:

- » 7,030 SF box *
- » 6,450 SF Second Generation Restaurant*
- » 2,688 SF Second Generation Restaurant*

*Available Soon

Lease Rate: Call for details

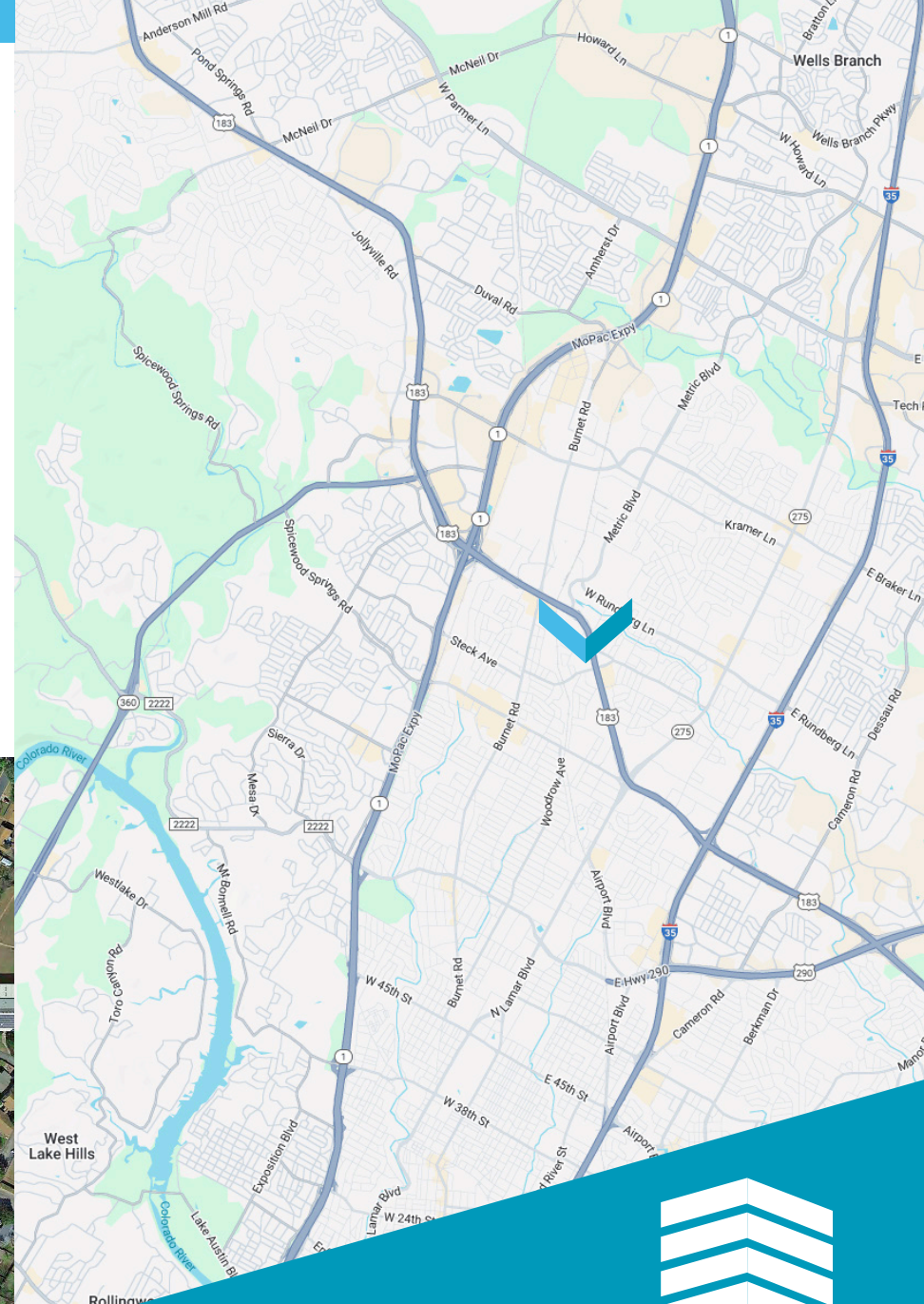
Traffic Counts:

US-183: 184,809 VPD ('23)

Ohlen Rd: 9,006 VPD ('20)



Gabe Sanchez | 512.417.7305 | gabe@SanCoCRE.com



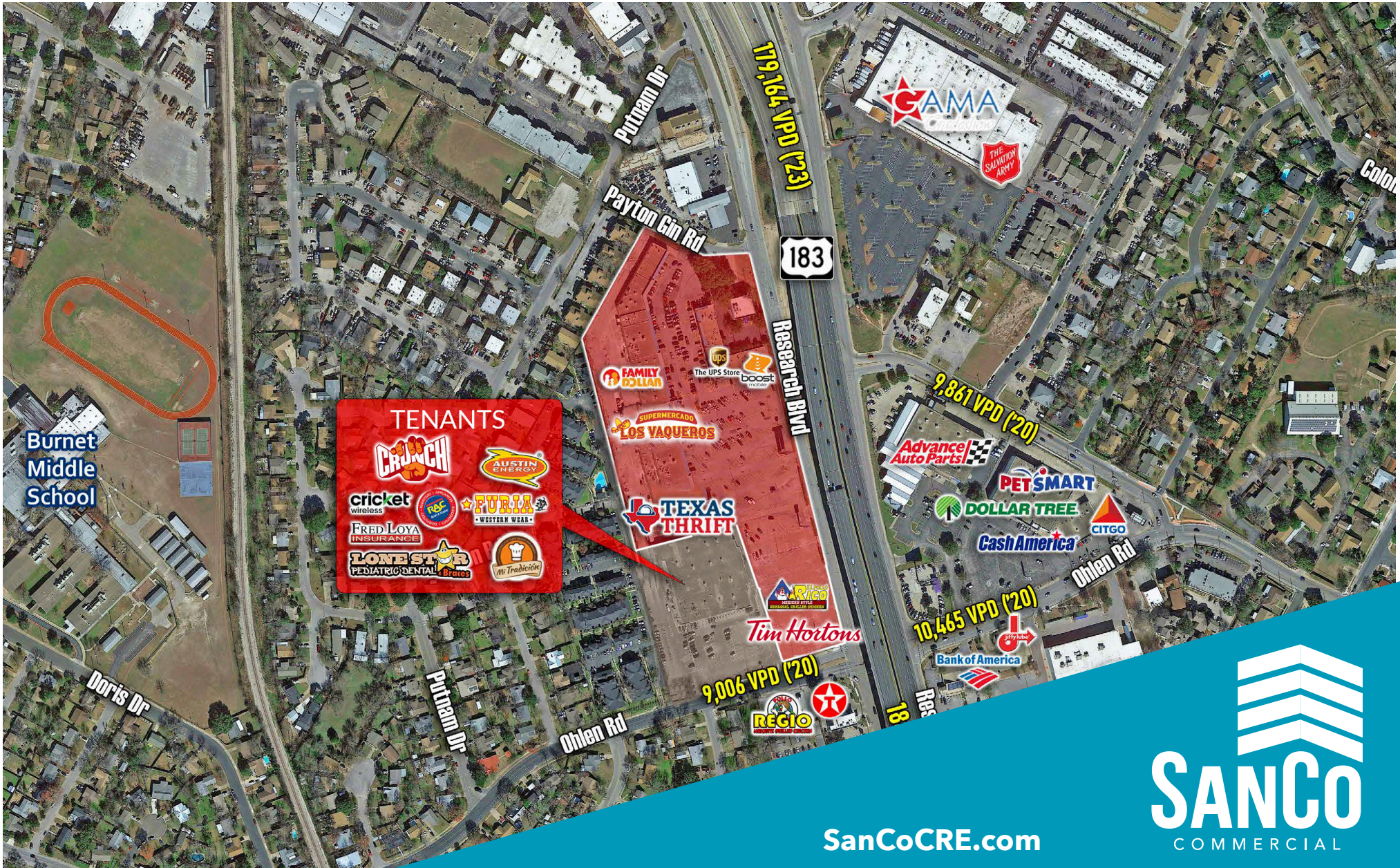
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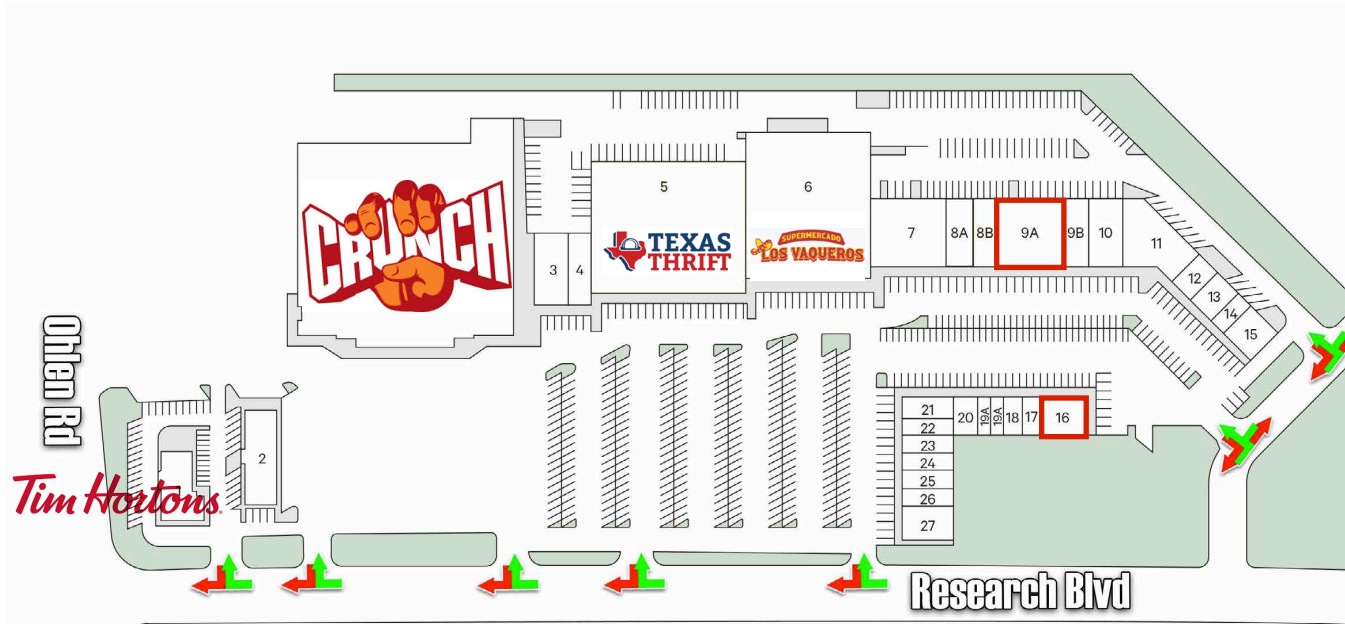
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TENANTS					
1	Tim Hortons	2,700 SF	16	AVAILABLE	2,688 SF
2	El Pollo Rico	3,752 SF	17	VN Salon	864 SF
3	Rent-A-Center	3,400 SF	18	Metro by T-Mobile	960 SF
4	El Reyes Gaming	2,125 SF	19	Pekitas	750 SF
5	Texas Thrift	27,000 SF	20	HerbaLife	792 SF
6	Supermercado Los Vaqueros	23,925 SF	21	5 Star Eyebrow Threading	1,478 SF
7	Family Dollar	7,030 SF	22	Austin Detail garage	1,540 SF
8A	ATX Kids Dental	2,800 SF	23	World Finance	1,250 SF
8B	Advanced Beauty School	2,000 SF	23B	Pronto Wireless	1,220 SF
9A	AVAILABLE	6,450 SF	24	Clinicas Hispana	1,220 SF
9B	FAMSA	1,742 SF	25	Lone Star Family Market	1,730 SF
10	Las Mangondas	2,702 SF	26	Remco Insurance	900 SF
11	Wash and Dry	5,862 SF	27	Smileworks Orthodontics	2,440 SF
12	Raquel Salon Hair Design	1,200 SF			
13	Paco Super Sports	1,168 SF			
14	Alterations	672 SF			
15	Austin Chiropractic Concepts	3,216 SF			

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WHOLE FOODS
OFF 5TH
BEST BUY
ULTA
The Tile Shop

PGA TOUR SUPERSTORE
NATURAL GROCERS
Marshall's
JOANN
SPECS
FIVE BELOW

Walmart
ROSS
Sun & Ski Sports
Office DEPOT
ALAMO

HOBBY LOBBY
GRAINGER

SanCoCRE.com



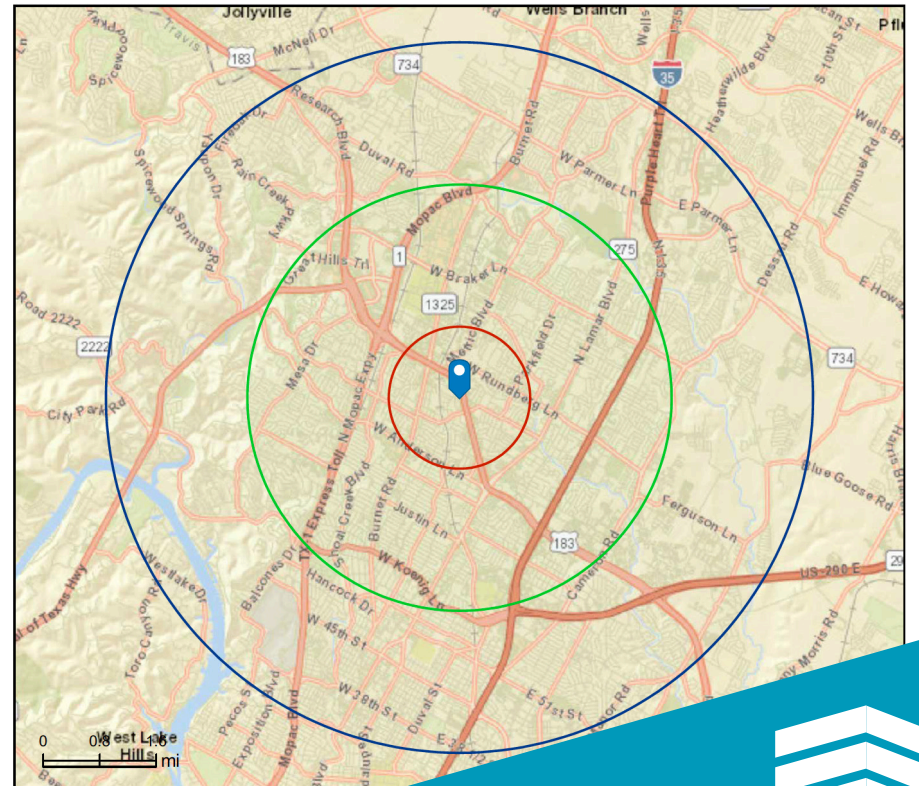
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	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	22,071	131,437	278,247
2020 Total Population	21,431	145,883	314,610
2020 Group Quarters	367	1,728	4,611
2024 Total Population	20,480	147,558	321,974
2024 Group Quarters	376	1,763	4,715
2029 Total Population	20,155	152,305	330,245
2024-2029 Annual Rate	-0.32%	0.64%	0.51%
2024 Total Daytime Population	23,235	206,457	430,242
Workers	13,551	147,178	304,559
Residents	9,684	59,279	125,683
Household Summary			
2010 Households	8,062	55,327	122,036
2010 Average Household Size	2.73	2.36	2.26
2020 Total Households	8,476	64,477	141,242
2020 Average Household Size	2.49	2.24	2.19
2024 Households	8,394	67,238	148,226
2024 Average Household Size	2.40	2.17	2.14
2029 Households	8,667	72,473	157,244
2029 Average Household Size	2.28	2.08	2.07
2024-2029 Annual Rate	0.64%	1.51%	1.19%
2010 Families	4,719	28,562	60,610
2010 Average Family Size	3.45	3.19	3.08
2024 Families	4,231	30,231	67,571
2024 Average Family Size	3.33	3.12	3.03
2029 Families	4,252	31,411	69,859
2029 Average Family Size	3.23	3.03	2.97
2024-2029 Annual Rate	0.10%	0.77%	0.67%
Housing Unit Summary			
2000 Housing Units	9,220	58,484	119,488
Owner Occupied Housing Units	30.1%	36.9%	41.0%
Renter Occupied Housing Units	67.7%	59.8%	55.5%
Vacant Housing Units	2.2%	3.4%	3.5%
2010 Housing Units	9,061	61,018	133,749
Owner Occupied Housing Units	29.6%	34.8%	38.0%
Renter Occupied Housing Units	59.3%	55.9%	53.3%
Vacant Housing Units	11.0%	9.3%	8.8%
2020 Housing Units	9,077	69,914	152,440
Owner Occupied Housing Units	29.8%	30.9%	35.0%
Renter Occupied Housing Units	63.6%	61.4%	57.7%
Vacant Housing Units	6.6%	7.8%	7.4%
2024 Housing Units	9,303	73,676	161,026
Owner Occupied Housing Units	30.0%	30.6%	35.0%
Renter Occupied Housing Units	60.2%	60.7%	57.0%
Vacant Housing Units	9.8%	8.7%	7.9%
2029 Housing Units	9,775	79,837	172,027
Owner Occupied Housing Units	28.6%	28.7%	33.2%
Renter Occupied Housing Units	60.0%	62.1%	58.2%
Vacant Housing Units	11.3%	9.2%	8.6%
2024 Households by Income			
Household Income Base	8,394	67,238	148,226
<\$15,000	16.7%	9.0%	7.2%
\$15,000 - \$24,999	6.8%	4.4%	3.9%
\$25,000 - \$34,999	9.5%	6.0%	5.0%
\$35,000 - \$49,999	9.1%	10.5%	9.6%
\$50,000 - \$74,999	22.0%	20.3%	18.9%
\$75,000 - \$99,999	8.1%	13.2%	13.0%
\$100,000 - \$149,999	9.4%	14.3%	14.9%
\$150,000 - \$199,999	6.8%	9.1%	10.6%
\$200,000+	11.6%	13.3%	16.9%
Average Household Income	\$93,532	\$115,358	\$130,785

2024 Population 25+ by Educational Attainment			
Total	13,819	105,241	233,685
Less than 9th Grade	11.9%	6.7%	4.8%
9th - 12th Grade, No Diploma	8.2%	4.0%	3.0%
High School Graduate	19.5%	13.0%	10.8%
GED/Alternative Credential	4.7%	2.6%	2.3%
Some College, No Degree	14.6%	12.9%	13.5%
Associate Degree	4.3%	5.3%	5.3%
Bachelor's Degree	23.6%	34.1%	36.1%
Graduate/Professional Degree	13.2%	21.5%	24.2%
2024 Population 15+ by Marital Status			
Total	16,422	123,113	272,150
Never Married	42.2%	43.9%	43.4%
Married	40.4%	42.2%	43.3%
Widowed	5.0%	3.8%	3.9%
Divorced	12.3%	10.1%	9.4%





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 an 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Gabe Sanchez	586190	gabe@SanCoCRE.com	(512) 417-7305
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Gabe Sanchez	586190	gabe@SanCoCRE.com	(512) 417-7305
Designated Broker of Firm	License No.	Email	Phone

Michael Sanchez	510359	mike@SanCoCRE.com	(512) 584-3019
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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