

35th AT JEFFERSON



Offering Overview

SRS Capital Markets, National Multi-Tenant Advisory has been exclusively retained to offer qualified investors the opportunity to acquire 35th at Jefferson (the "Property"), a 45,850 SF mixed-use retail and office asset in the heart of Central Austin.

Surrounded by the affluent neighborhoods of Bryker Woods, Tarrytown, and Rosedale, the Property draws from a highly affluent trade area with average household incomes exceeding \$200K. 35th at Jefferson serves as a key retail and medical destination for essential daily needs, while providing convenient, close-in office space for nearby decision makers and professionals.

The Property's unique three-story design offers exceptional convenience, featuring an above-market parking ratio in a structured parking garage with access on every level. This configuration makes the upper floors ideal for traditional office, medical, and retail/restaurant uses.

Currently 96% leased, the Property offers meaningful mark-to-market upside. With in-place rents below market and no fixed-rate renewal options, investors have immediate opportunities to grow NOI throughout the hold period.

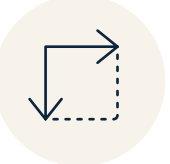
35th at Jefferson presents the opportunity to acquire a highly stable mixed-use asset with a committed tenant base (average tenure 10.5+ years) in an irreplaceable Central Austin location proximate to the city's most desirable neighborhoods and major employers.



35th AT JEFFERSON

SRSRE.COM/35thAtJefferson

3500 JEFFERSON STREET | AUSTIN, TX 78731



45,850± SF
OFFERING GLA



1.14± AC
LAND AREA



96%
OCCUPANCY



1987
YEAR BUILT



255
PARKING SPACES
(4.9 Per 1,000 SF)



2026
ROOF REPLACED



Generational Austin *Infill Real Estate*



**Impeccable Maintained
Legacy Asset** with Continuous
Ownership for 35+ Years



Attractive First Floor Retailers
with Medical/Traditional Office
Users Above



**Limited Capital Needs Over
Hold Period**

- Roof Replacement in 2026
- Ongoing Improvements to
Parking Structure including
Repainting



Proximity to Economic Drivers

Ascension Seton Medical Center



**178 Bed
New Women's
Hospital
Opening 2026**

513 Beds | 1,830 Employees

University of Texas at Austin



52K+ Students | \$7BN+ Endowment

State Capitol/Public Services



185K+ Employees

AUSTIN

Top Employers



State of
Texas
62,800+



University
of Texas
29,600+



H-E-B Grocery
Company
20,700+



City of
Austin
15,500+



Federal
Government
15,500+



Dell
Technologies
13,000+



St. David's
Healthcare
10,800+



Austin
ISD
10,500+



Ascension
Seton
9,900+



Samsung
Semiconductor
8,900+

Value-Add Opportunity



2.5+ Year W.A.L.T
No Fixed-Rate Extension Options

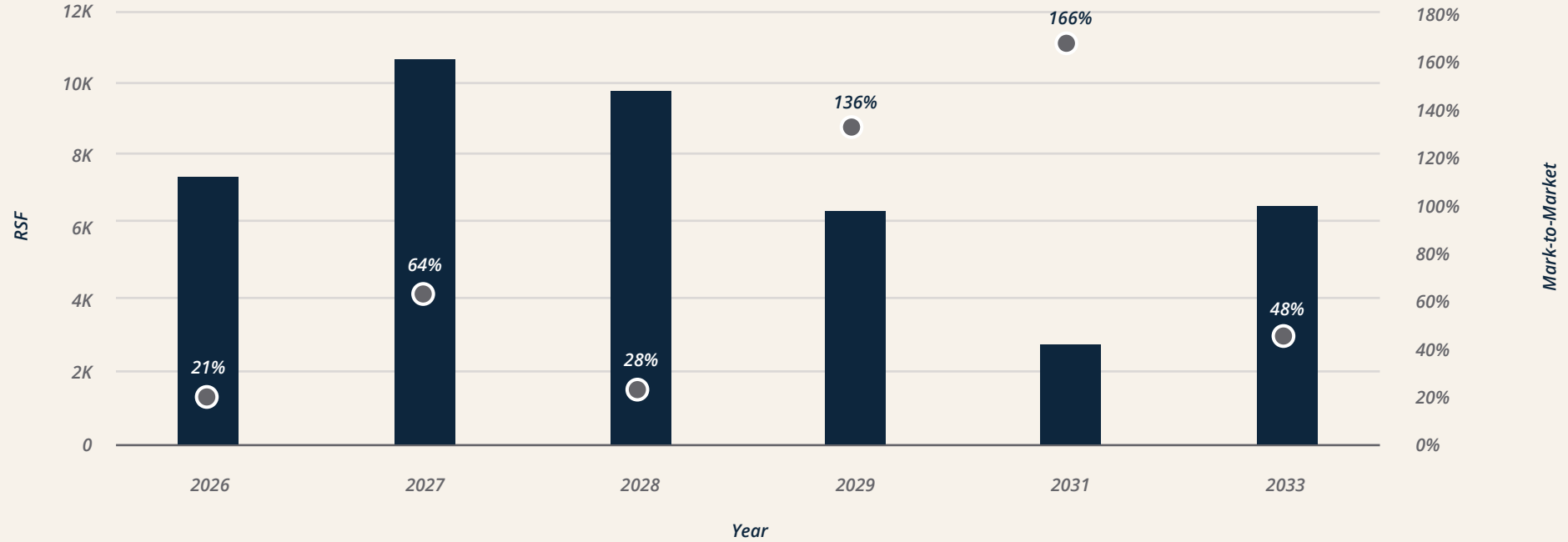


Ground Floor Retail In-Place Rents **130%+** Below Market



Ability to Charge Rent on Second Story Balcony Space

Mark-to-Market Across Opportunities





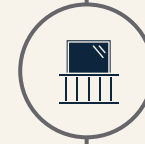
Jewel Box Building Design



Recently Replaced Roof
with 20-Year Warranty



Exterior Entrances
to All First and Second Floor Suites



Expansive Second Floor Patios
Overlooking Bryker Woods and West Austin



Second Floor was Historically Retail



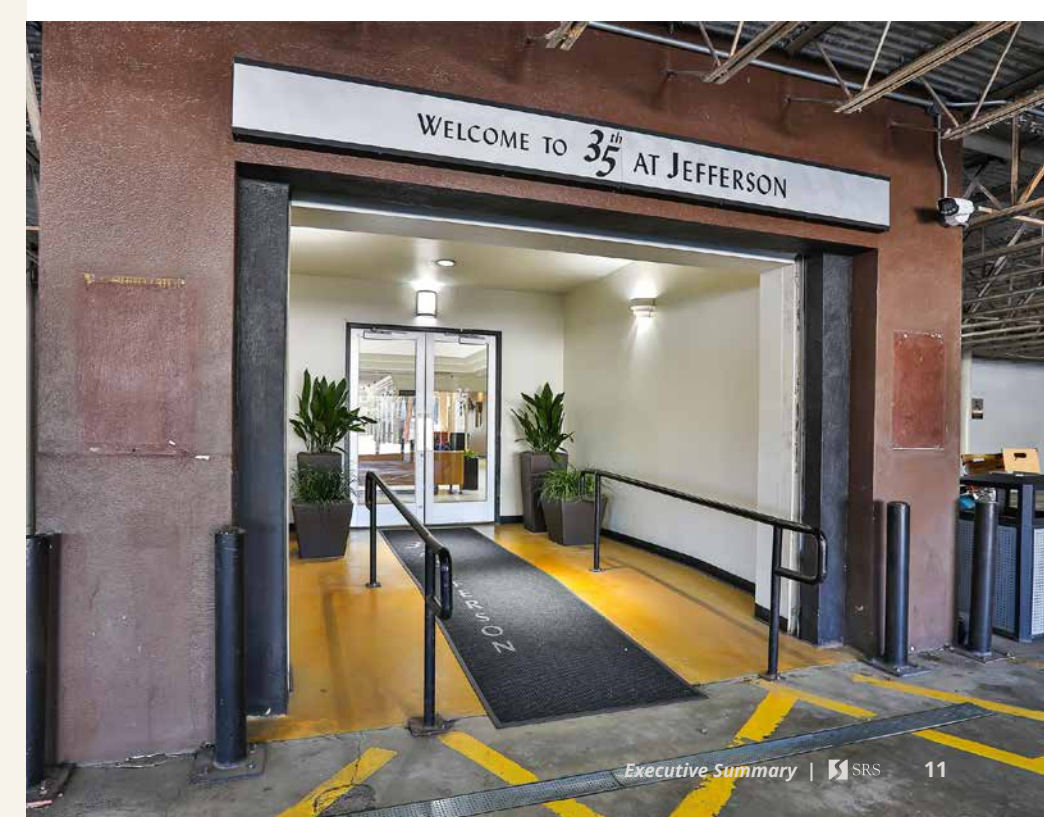
Dedicated Exterior Stairwell
on 35th Street to Allow for Easy Access to
Second Floor without Entering Building



Direct Access from Garage
to All Floors of Building



Parking Structure Improvements
Currently Underway



Diversified & Committed *Tenancy*



10.5+ YEARS
Average Tenant Tenure



12+ YEARS
Tenure for Four Tenants
(34% of NRA)



3 TENANTS
Renewed Early in Last 3 Months
(19.5% of NRA)



No Tenant Makes Up More Than
14% OF NRA



No More Than
23% OF NRA
Rolls During Any One Year

trū::skin
DERMATOLOGY

19+ YEARS TENURE

25%± BELOW MARKET RENT

RECENTLY EXECUTED TERM
THROUGH 2033

CAPRA
&
CAVELLI

30+ YEARS TENURE

165%± BELOW MARKET RENT

EXPANDED TWICE DURING TENURE
(1998, 2023)

ideal dental

14+ YEARS TENURE

115%± BELOW MARKET RENT

FITNESS
ON FIFTH

12.5+ YEARS TENURE

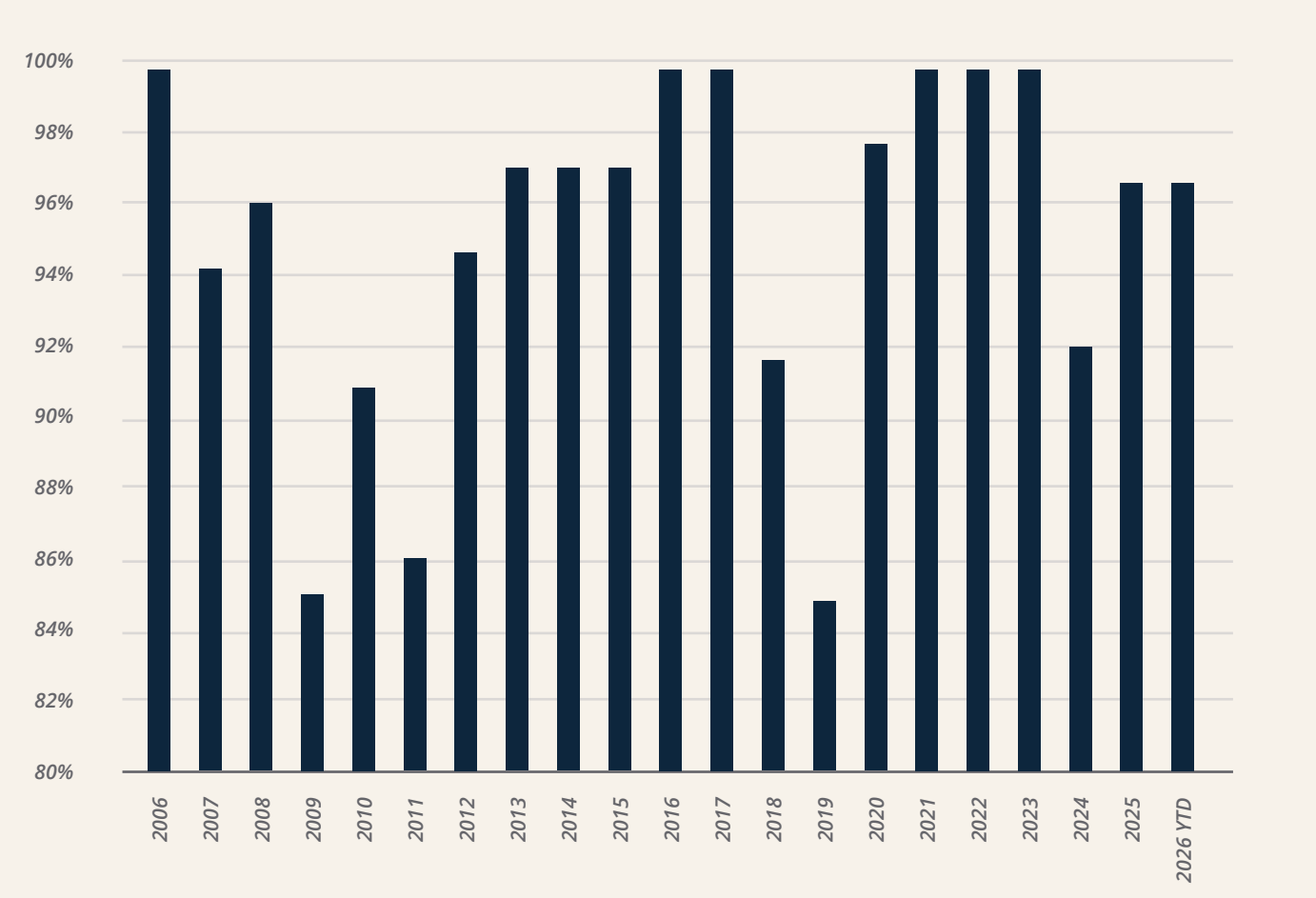
118%± BELOW MARKET RENT

RECENTLY EXECUTED TERM
THROUGH 2029

Historical Occupancy

94.6%
Average Occupancy
SINCE 2000

98%
Average Occupancy
SINCE 2020



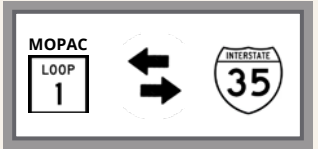


Prominently Located on the Corner of Main & Main

Impressive Presence & Visibility at the Lighted Intersection of 35th & Jefferson

35TH STREET & **38TH STREET** are *Major East/West Thoroughfares*

North of Downtown Austin Connecting Mopac/Loop 1 with Interstate 35



JEFFERSON STREET Provides *Connectivity to Affluent Residential Neighborhoods* in West Austin



Austin's Best

Demographics

Total Population | Average Household Income | Bachelor's Degree | Average Home Value

0 Min Drive Time

ROSEDALE



7,333



\$147,769



81%



\$1,004,528

0 Min Drive Time

BRYKER WOODS



1,675



\$172,021



78%



\$1,603,090

5 Min Drive Time

TARRYTOWN



7,647



\$202,085



88%



\$2,021,817
4+ Homes Currently Listed for \$8M+

5 Min Drive Time

PEMBERTON HEIGHTS



1,516



\$198,391



72%



\$2,533,454
Some Home Values Exceed \$20M

6 Min Drive Time

ALLANDALE



7,510



\$137,994



75%



\$930,333



**Amenity Rich
Location - Austin's
Hottest Restaurants**



**Spicy
Szechuan**



Kerbey Lane
Opened 1980
First Location



**Tiny's Milk
and Cookies**
Opened 2019



Teddy's



**Postino Bryker
Woods**
Opened 2025
2nd Austin Location



**Tiny
Boxwoods**
Opened 2017



Mendocino Farms
Opened 2025, 2nd Austin Location



Local Foods
Opening 2026, 2nd Austin Location



Ling Wu



Tancho



Verdad



Carve



Fonda San Miguel
Opened 1975



Tzintzuntzan



Uchiko Opened 2010
James Beard Award Winning



**Flo's Wine Bar
and All Day Pizza**



Taco Flats

< 3 Min Walk

< 10 Min Walk

< 20 Min Walk

< 10 Min Drive

Lease Expiration Table

Year	Tenant	Suite	Lease Start	Lease Expiration	SF	% of GLA	Cumulative GLA (SF)	Cumulative % of GLA
2026	CFM Wealth Partners	315	09/01/19	08/31/26	1,859	4.05%	1,859	4.05%
	QuickGifts	301	10/01/22	11/30/26	1,755	3.83%	3,614	7.88%
	Portalis AI (Wayfinder Sublease)	303	12/01/22	11/30/26	3,624	7.90%	7,238	15.79%
Total 2026					7,238	15.79%	7,238	15.79%
2027	Becky Beaver	210	01/01/20	01/31/27	4,467	9.74%	11,705	75.72%
	Feather Your Nest	120	09/01/20	01/31/27	2,042	4.45%	13,747	29.98%
	Ideal Dental	106	01/01/12	01/31/27	2,364	5.16%	16,111	35.14%
	Chris Bryson / State Farm	313	01/01/25	01/31/27	1,462	3.19%	17,573	38.33%
Total 2027					10,335	22.54%	17,573	38.33%
2028	Meshify	206	02/01/23	04/30/28	3,564	7.77%	21,137	46.10%
	Rigby Slack	320-330	06/01/20	07/31/28	6,185	13.49%	27,322	59.59%
	Total 2028					9,749	21.26%	27,322
2029	Capra & Cavelli	110	03/22/95	01/31/29	5,036	10.98%	32,358	70.57%
	Fitness on Fifth	103	10/01/13	02/28/29	1,401	3.06%	33,759	73.63%
	Saturday's Hair	104	04/01/21	05/31/29	960	2.09%	34,719	2.09%
	Total 2029					6,437	14.04%	34,719
2031	Betty Lash	101-102	04/01/21	04/30/31	2,810	6.13%	37,529	81.85%
	Total 2031					2,810	6.13%	37,529
2033	Tru-Skin	200	03/01/07	03/31/33	6,567	14.32%	44,096	96.17%
	Total 2033					6,567	14.32%	44,096

35th AT JEFFERSON

45,850±
Offering GLA (SF)

44,096±
Occupied (SF)

1,754±
Available (SF)

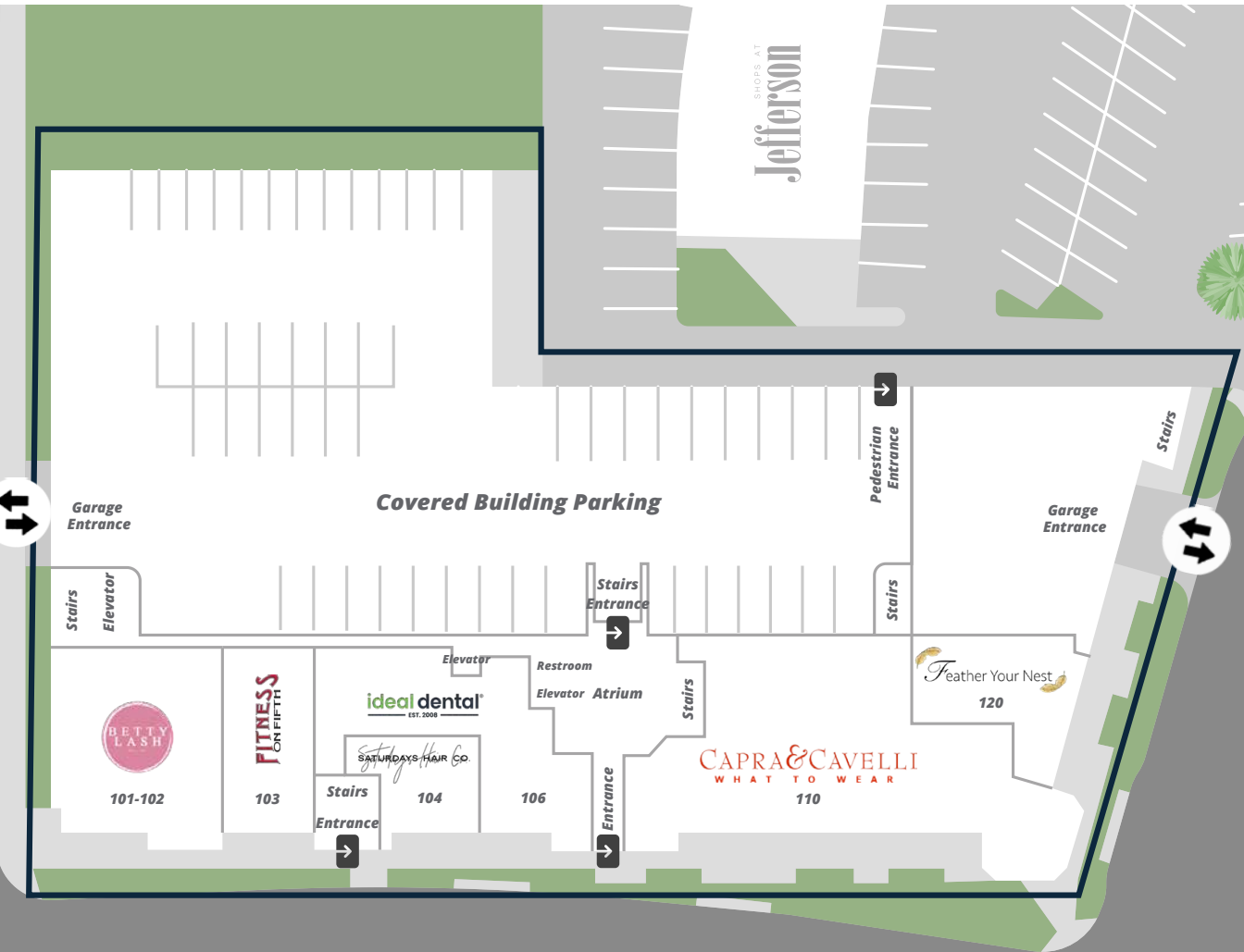
96%
Occupancy

4%
Vacancy



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1st Floor



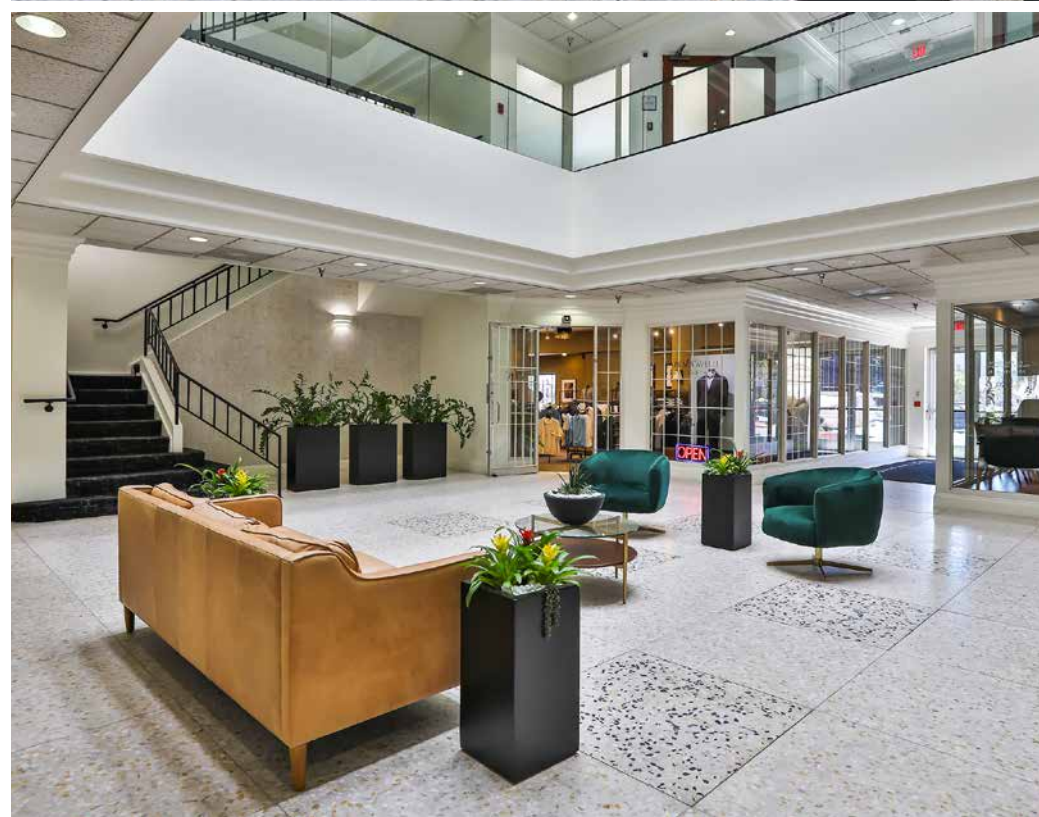
2nd Floor



3rd Floor



Interior Photos



Market Overview

Central West Austin

35th at Jefferson sits within an area of substantial development and economic activity.

Central Austin is known for its strong demographics and proximity to the affluent neighborhoods including Bryker Woods, Hancock, and Old West Austin, among others. The area also offers quick access to many of Austin's major thoroughfares including I-35, Loop 1 South and Lamar Boulevard. In addition, Central Austin is one of Austin's premier retail submarkets which has maintained occupancy and stable rents.

Central West Austin is constrained by Mopac, the University of Texas, public land, and topography. This limits the development of quality infill mixed-use buildings near Austin's most affluent economic base.

Proximate to Austin's Most Coveted Neighborhoods & Schools



Bryker Woods Elementary
AISD, 8/10 Great Schools



O. Henry Middle School
AISD, 6/10 Great Schools



St. Andrew's Episcopal
Private, \$40-\$55K Annual Tuition

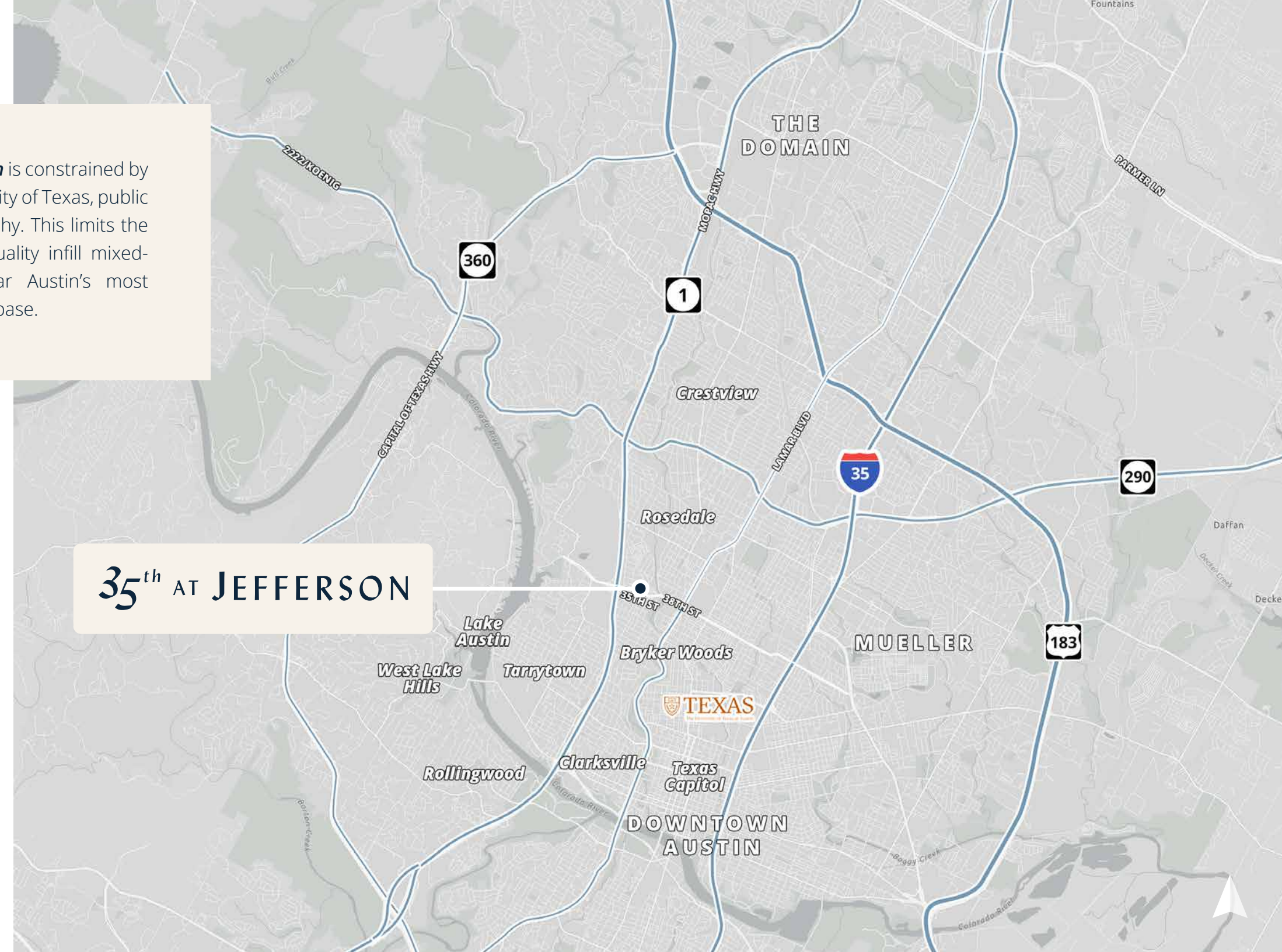


Austin High School
AISD, 7/10 Great Schools

Demographic Snapshot

	1 Mile	3 Mile
Population Summary		
2025 Total Population	13,087	144,299
2024-2029 Annual Growth Rate	0.11%	0.59%
Housing Unit Summary		
2025 Average Household Income	\$207,575	\$155,873
2025 Median Home Value	\$983,721	\$905,885

SOURCE



West Central Submarket | Office



3M SF

Existing Inventory



0 SF

Under Construction



0 SF

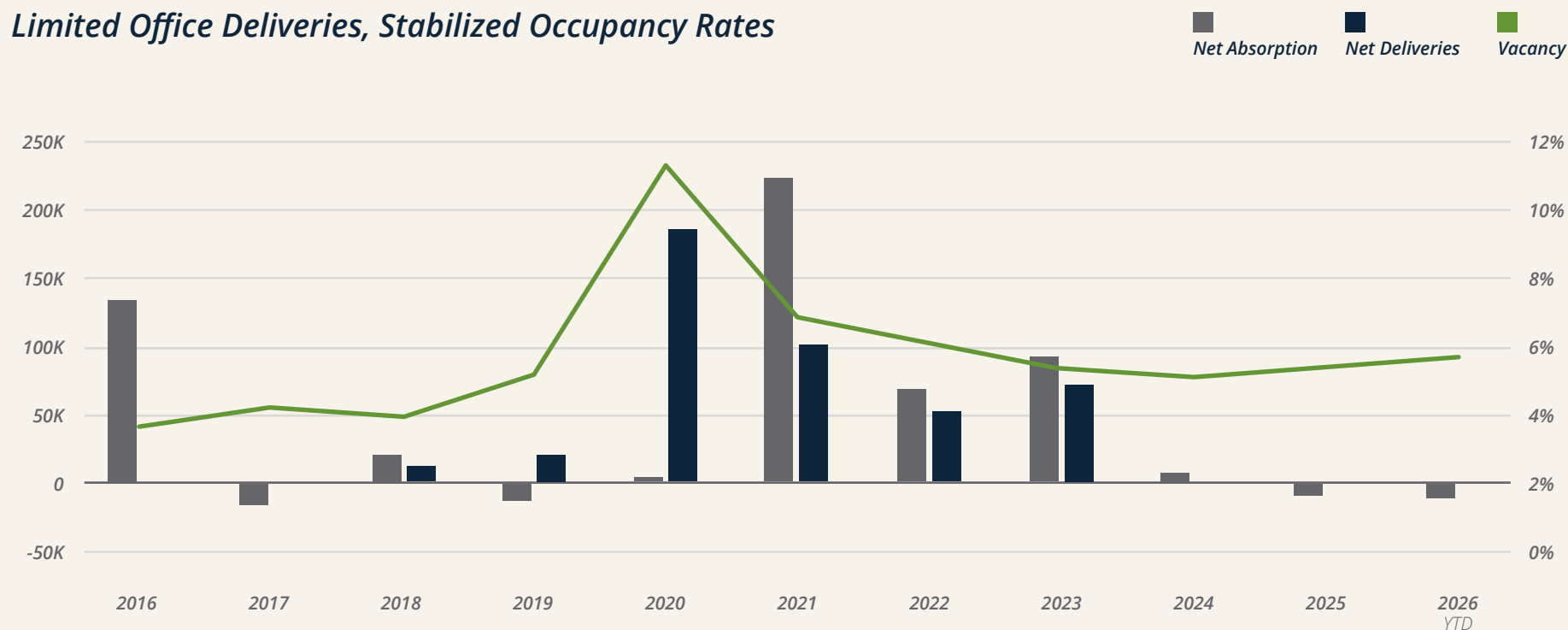
Delivered Last Two Years



94.3%

Occupancy Rate

Limited Office Deliveries, Stabilized Occupancy Rates



West Central Submarket | Retail



1.4M SF

Existing Inventory



0 SF

Under Construction



0 SF

Delivered Last Two Years



12K+ SF

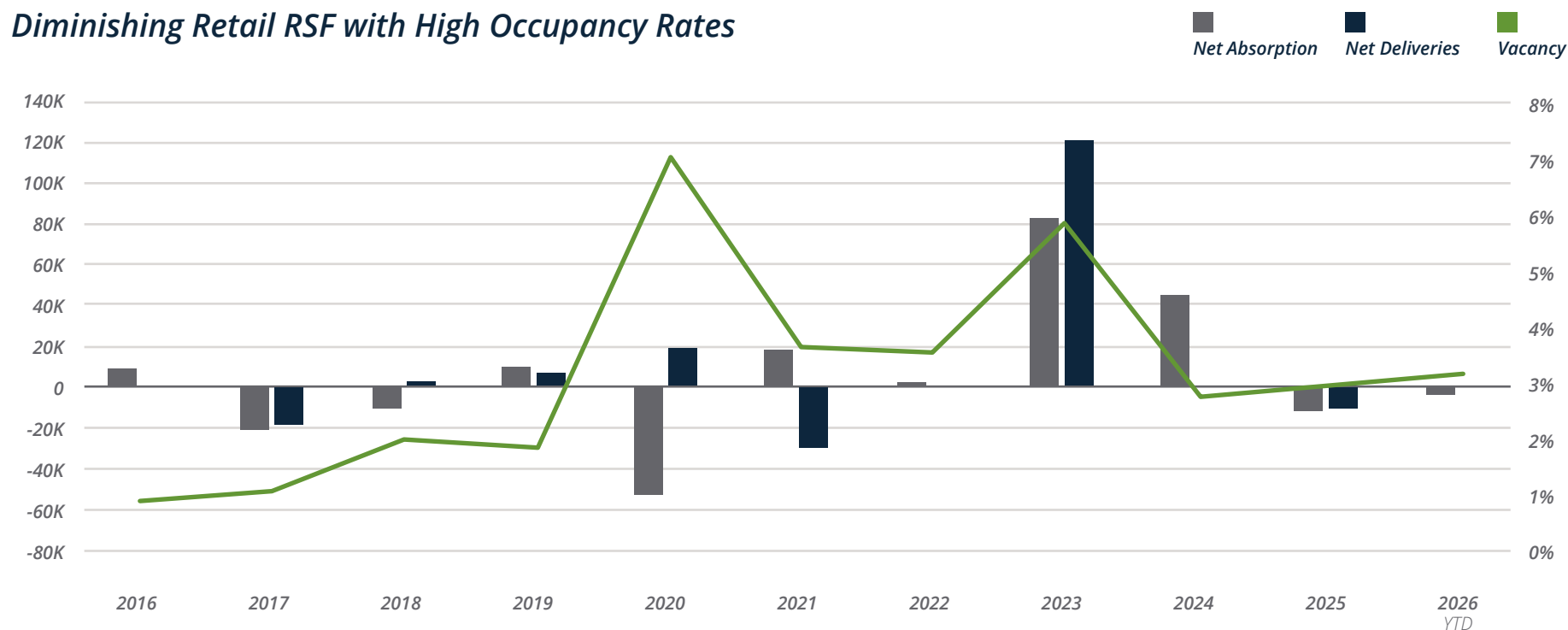
Demolished Last Two Years



96.9%

Occupancy Rate

Diminishing Retail RSF with High Occupancy Rates



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