OFFERING MEMORANDUM

Marcus & Millichap
NNN FITNESS

LA | FITNESS

BRAND NEW CLUB STUDIO

AUSTIN | TEXAS

$132K Average HHI 1-Mile | **18+ Year** Lease Term | **B/Positive** S&P Rating | **2.5 Million** MSA Population

REPRESENTATIVE PHOTOS

RETAIL AERIAL

INVESTMENT OVERVIEW

$18,092,300
Purchase Price

6.50%
Cap Rate

18+ YEARS
Lease Term

OFFERING DETAILS

ADDRESS	1824 W. Slaughter Lane
CITY, STATE	Austin, TX
TOTAL GLA	37,000 SF
LOT SIZE	7.72 AC
PARKING	±259 Spaces
YEAR BUILT	2015
TENANT	LA Fitness

CLUB STUDIO

Click to View **Google Map**

Click to View **Street View**

TENANT SUMMARY | CLUB STUDIO

Club Studio is Fitness International's newest luxury fitness concept, combining the intimacy of boutique fitness with the scale and amenities of a full-service health club. The brand delivers a premium experience through sophisticated design, state-of-the-art equipment, and a diverse range of fitness and wellness offerings under one roof.

Each location spans approximately 25,000 to 50,000 square feet and features five dedicated group fitness studios—HIIT, cycling, yoga, Pilates, and boxing—alongside premium cardio and strength equipment, functional training areas, recovery amenities, personal training services, a juice bar, med spa, and upscale locker rooms. Monthly memberships typically range from $134 to $249, reflecting the brand's premium positioning within the Fitness International portfolio.

Operating seven days a week and targeting affluent demographics, Club Studio is rapidly expanding across major U.S. markets. Its mission: *"Fitness in a Class of Its Own."*

2022	B/Positive	Luxury	18
FOUNDED	S&P RATING	AMENITIES	LOCATIONS

LEASE SUMMARY

LEASE DETAILS

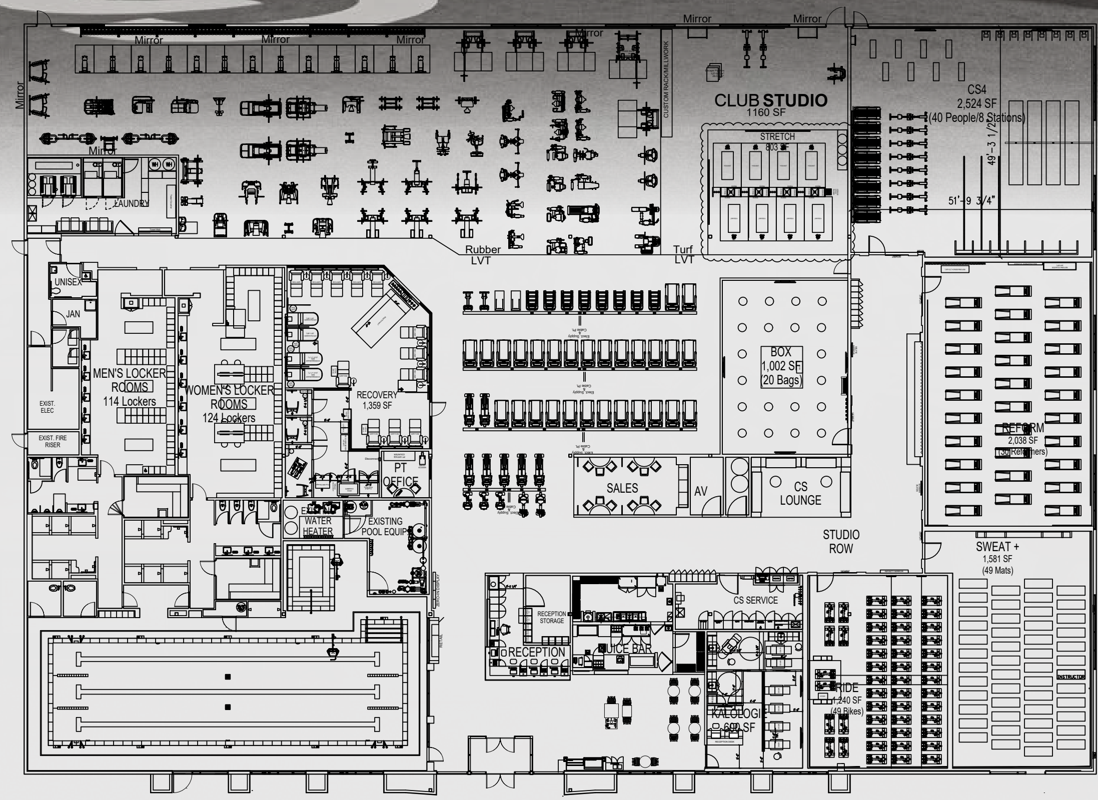
Extended Term Commencement	10/1/2026*
Extended Term Expiration	8/4/2044
Lease Type	NNN**
NOI	$1,176,000
Rent PSF	$31.78
Price PSF	$488.98
Options	(2) 5 Years
Increases	10% Every 5 Years

**Expected Grand Opening Date*
***Landlord has roof & structure*

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT
7/24/2026 - 7/23/2031	$1,176,000
7/24/2031 - 7/23/2036	$1,293,600
7/24/2036 - 7/23/2044	$1,422,960
Option 1	$1,565,256
Option 2	$1,721,782

Marcus & Millichap
NNN FITNESS



TENANT SPACE PLANS

CLUB FEATURES

Club Studio is an upcoming luxury fitness facility opening in South Austin at 1824 W Slaughter Lane, taking over the space previously occupied by LA Fitness. The premium, boutique-style gym offers specialized fitness studios, high-end weight training equipment, reformer Pilates, and extensive recovery amenities.

CLUB STUDIO

BOUTIQUE STUDIOS

The club features dedicated spaces for boutique-style classes, including boxing, hot yoga, and rhythm cycling.

CS4 FUNCTIONAL TRAINING

A signature cardio and strength arena equipped with top-tier functional training equipment.

REFORMER PILATES

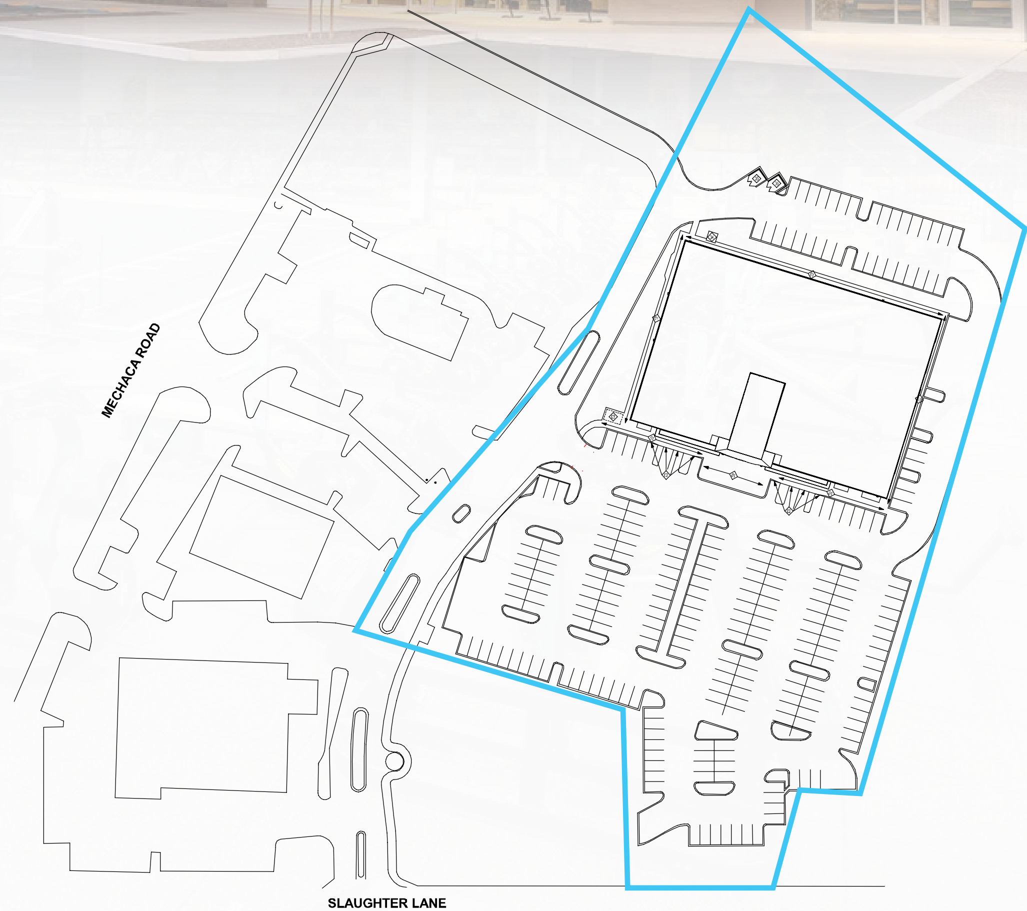
Group reformer Pilates classes are included with the club membership.

WELLNESS & RECOVERY

Features a wellness center for recovery services, such as cryotherapy, saunas, and a dedicated recovery room.

RETAIL AERIAL

SITE MAP



37,000 SF GLA | **7.72 AC** LOT SIZE | **2015** YEAR BUILT

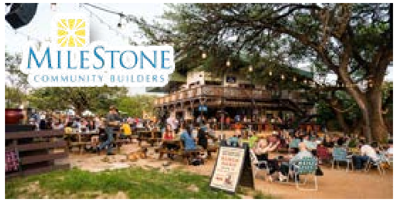
EXTERIOR PHOTOS

CONSTRUCTION PHOTOS AS OF JUNE 2026 & GRAND OPENING SCHEDULED FOR OCTOBER 2026

REPRESENTATIVE PHOTOS

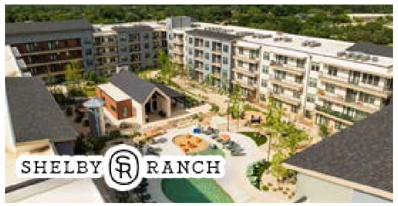
APARTMENT DEVELOPMENTS

1. **MESSINGER VILLAGE**
2. **AUGUSTINE**
3. **SHELBY RANCH**
4. **GROVES SOUTH CONGRESS**
5. **CALA APARTMENTS**
6. **THE STRATA**
7. **COOP AT SOUTHPARK MEADOWS**

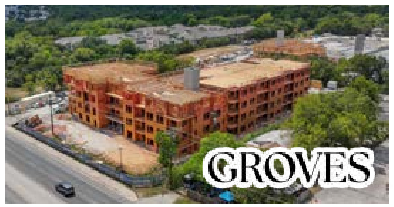


Messinger Village offers new homes in a one-of-a-kind location off W Slaughter Lane. This detached condo community features **175 homesites**, backyards, and charming streetscapes. The community includes a public park, providing a beautiful green space to gather with friends and family.

Augustine is a brand new **343-unit** apartment community built in 2026 offering modern amenities, sleek interiors, well-lit and spacious living spaces, and a variety of community benefits that guarantee you will not find a better living experience in South Austin.



Shelby Ranch is a **302-unit** apartment complex built in 2024. Shelby Ranch is offbeat, nonconformist living with South Austin flair. A place for folks who like to meet people, make things, and enjoy life under the stars. Shelby Ranch delivers just the right mix of lowkey luxury, green sensibility, eclectic design, and neighborhood charm.



Groves South Congress is a **271-unit** apartment development currently under construction expected to open summer 2026. Modern South Congress living in Austin, TX. Thoughtfully designed residences with elevated amenities, wellness spaces, and vibrant community living in a prime location.

Cala Apartments is a **404-unit** apartment complex built in 2025. With proximity to outdoor recreation, live music venues, arts and culture, and all the necessities, our quiet location near Slaughter Avenue is a convenient alternative to the frenetic energy of downtown living. Inside, you'll enjoy deluxe amenities to enhance everyday living.

The Strata is a **322-unit** apartment complex built in 2024. These apartments in South Austin offer stylish studio, one-, and two-bedroom homes designed for modern living. Located in the Bluff Springs neighborhood, Strata blends luxury and convenience with smart home features, open-concept layouts, and resort-style amenities.

COOP at Southpark Meadows is a **360-unit** apartment development currently under construction expected to open summer 2026. The project will include full amenities and is located within a 15-minute drive of downtown Austin right off of I-35, across the street from the nearly 1 million-square-foot Southpark Meadows retail center.

REGIONAL MAP

The trade area consists of ±101,534 households with an average household income of ±$124,548 within a 5-mile radius.

DAYTIME POPULATION
±243,348

AVG HH INCOME 1-MILE
$132,572

MEDIAN AGE
38.3

AREA PROXIMITY

1. **I-35 ACCESS**
   2 MILES
2. **STATE HIGHWAY LOOP 1**
   3 MILES
3. **DOWNTOWN AUSTIN**
   8 MILES
4. **AUSTIN-BERGSTROM INTNL AIRPORT**
   9 MILES

AUSTIN, TEXAS

RAPID POPULATION & JOB GROWTH

Austin remains one of the fastest-growing metros in the U.S., with a population surpassing 2.5 million. Fueled by strong in-migration, the metro continues to attract young professionals and families. The region added over 45,000 new jobs year-over-year.

TECH & INNOVATION HUB

Nicknamed "Silicon Hills," Austin boasts a thriving tech ecosystem. Major players like Apple, Tesla, Dell, Google, Amazon, Meta, and Samsung continue expanding operations. The tech sector represents nearly 20% of total employment, driving high-wage growth and innovation.

STRONG REAL ESTATE & CONSTRUCTION SECTOR

Austin's commercial and residential real estate markets remain active. Over 7 million square feet of industrial and office space is under development. Residential demand is strong, supported by population growth and corporate relocations.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	16,407	115,085	243,348
2030 Projection	17,041	119,938	254,006
HOUSEHOLDS			
2025 Households	6,783	49,193	101,534
2030 Projection	7,088	51,613	106,737
HOUSEHOLD INCOME			
Avg Household Income	$132,572	$126,014	$124,548
Median Household Income	$97,939	$98,654	$95,440
EDUCATION			
Some College, No Degree	3,370	22,614	43,102
Associate Degree	897	6,731	14,432
Bachelor's Degree	4,260	30,690	60,376
Advanced Degree	1,762	12,928	29,708
EMPLOYMENT			
Civilian Employed	9,623	69,955	145,277
Civilian Unemployed	229	2,147	4,729
U.S. Armed Forces	14	72	79

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary. All potential buyers are admonished and advised to engage Professional Advisors on legal issues, tax, regulatory, financial and accounting matters, and for questions involving the property's physical condition or financial outlook.

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TIM SPECK Broker of Record 5001 Spring Valley Rd., Ste. 1100 W Dallas, TX 75244 P: (972) 755-5200 Lic #: 9002994

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BRAND NEW CLUB STUDIO

AUSTIN | TEXAS

MARK THIEL
Executive Managing Director
San Diego | (858) 373-3206
Mark.Thiel@marcusmillichap.com
License: CA 01469342

JAKE BORDELON
Senior Director Investments
San Diego | (858) 373-3133
Jake.Bordelon@marcusmillichap.com
License: CA 02048307

Information About Brokerage Services

11-2-2015

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

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord's Initials   Date

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