

FOR SALE

5416 Manchaca, Austin, Texas 78745 | Offering Memorandum



COMMERCIAL



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THE OFFERING

Prime location, absolute net (NNN) stand-alone retail building. This 4,956 SF stand-alone retail building is located on 0.48 acres on Manchaca road north of Stassney. With 36,849 vehicles per day, this site benefits from high traffic volume and visibility. The building is occupied and the lease secured by SMART Pawn, an 80+ location pawn shop chain – a counter-cyclical recession proof business. This location is a very high performing and lucrative location, and the tenant has demonstrated long-term lease intent. There are no landlord responsibilities. And, with three 5-year escalating lease options, this is an appealing no hassle investment property.

Absolute NNN Lease
with No Landlord
Obligations.

Strong, committed,
recession-proof
tenant

Prime Location

\$75,600 NOI

36,849 VPD

0.48 Acres

7% Population
Growth 2021-'26

PROPERTY SUMMARY

LOCATION:	5416 Manchaca
TENANT (Building):	SMART Pawn
SITE AREA:	0.48 Acres
YEAR BUILT:	1973, with Recent Improvements
GLA:	~4,956 SF
LEASE TYPE:	Absolute NNN
REMAINING LEASE TERM:	1+ Years + 3, 5-yr Options
CURRENT ANNUAL RENT (Building):	\$75,600 w/ annual escalations
PARKING:	2.37 per 1,000 SF



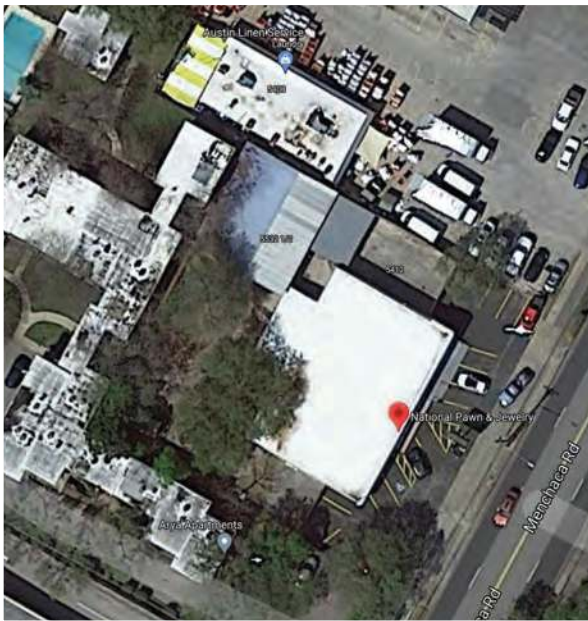
BUILDING RENT SCHEDULE

INITIAL TERM	\$FIXED BASE MONTHLY RENT	\$ ANNUAL RENT
3/21/18 - 3/20/19	\$6,000	\$72,000
3/21/19 - 3/20/20	\$6,100	\$73,200
3/21/20 - 3/20/21	\$6,200	\$74,400
3/21/21 - 3/20/22	\$6,300	\$75,600
3/21/22 - 3/20/23	\$6,400	\$76,800
OPTION 1		
3/21/23 - 3/20/24	\$6,500	\$78,000
3/21/24 - 3/20/25	\$6,600	\$79,200
3/21/25 - 3/20/26	\$6,700	\$80,400
3/21/26 - 3/20/27	\$6,800	\$81,600
3/21/27 - 3/20/28	\$6,900	\$82,800
OPTION 2		
3/21/28 - 3/20/29	\$7,000	\$84,000
3/21/29 - 3/20/30	\$7,100	\$85,200
3/21/30 - 3/20/31	\$7,200	\$86,400
3/21/31 - 3/20/32	\$7,300	\$87,600
3/21/32 - 3/20/33	\$7,400	\$88,800
OPTION 3		
3/21/33 - 3/20/34	\$7,500	\$90,000
3/21/34 - 3/20/35	\$7,600	\$91,200
3/21/35 - 3/20/36	\$7,700	\$92,400
3/21/36 - 3/20/37	\$7,800	\$93,600
3/21/37 - 3/20/38	\$7,900	\$94,800

PAWN



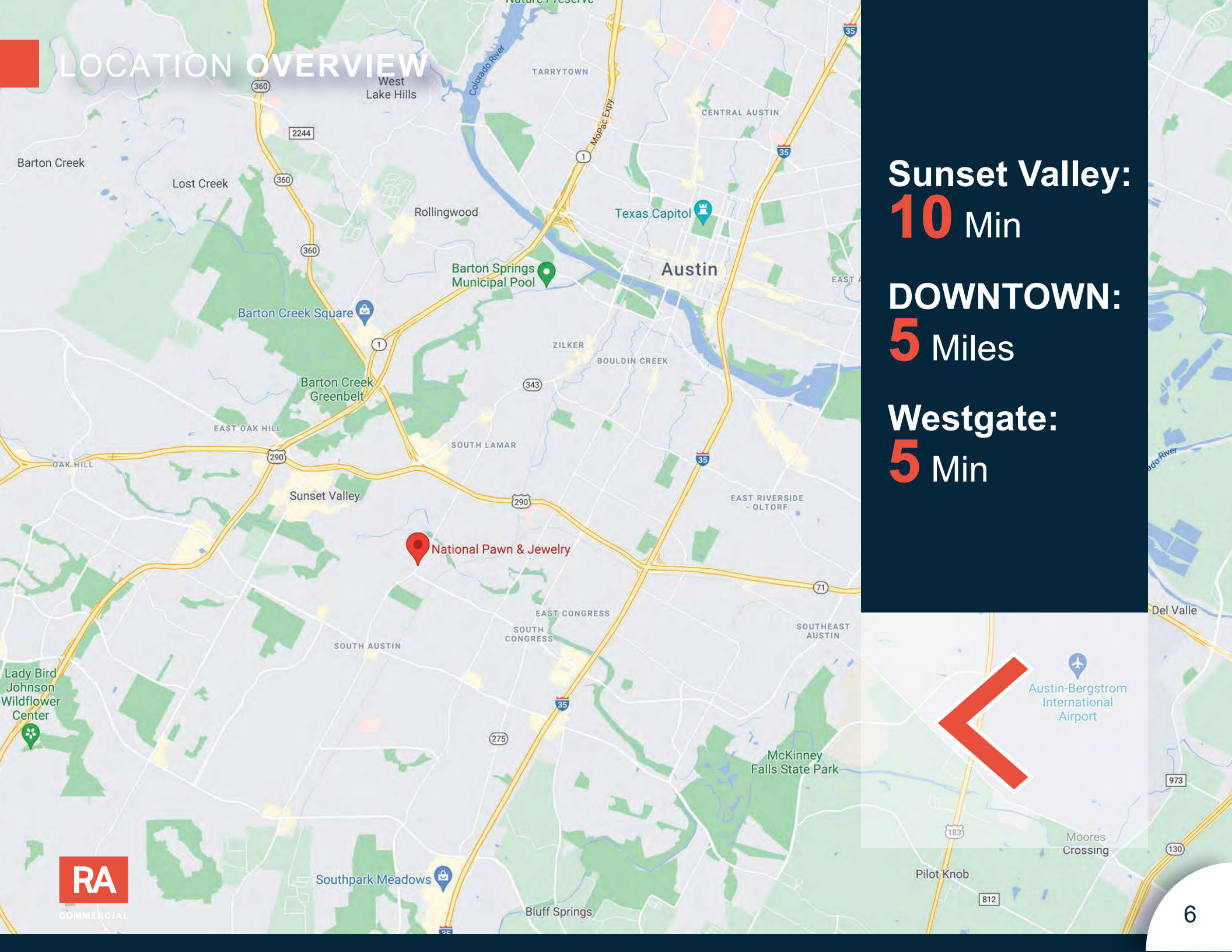
SITE PLAN



PROPERTY OVERVIEW



LOCATION OVERVIEW



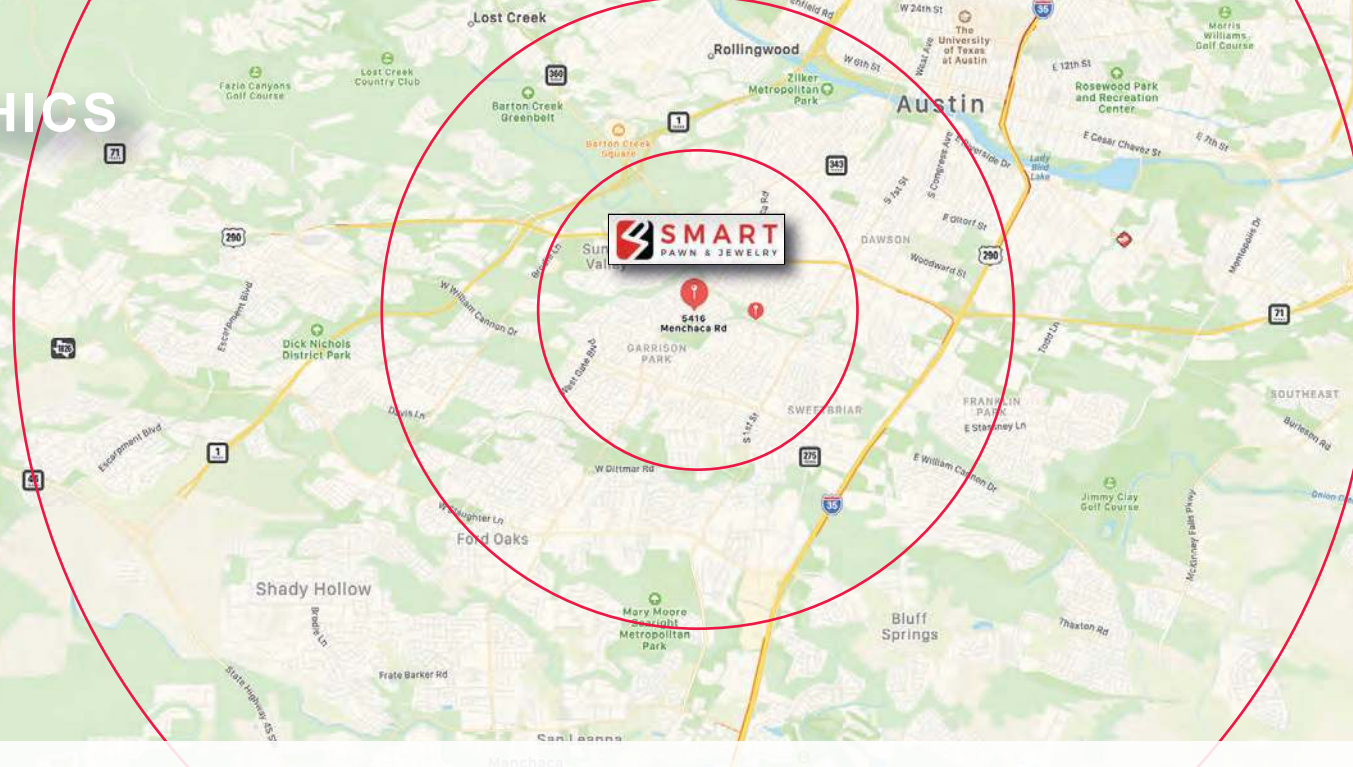
Sunset Valley:
10 Min

DOWNTOWN:
5 Miles

Westgate:
5 Min



DEMOGRAPHICS



Demographics	1 Mile	3 Miles	10 Miles
2010 Population	14,676	113,204	565,900
2021 Population	16,568	132,511	728,000
2026 Population Projection	17,590	141,332	786,652
Annual Growth 2010-2021	1.2%	1.6%	2.6%
Annual Growth 2021-2026	1.2%	1.3%	1.6%
College Graduates	40.3%	43.2%	46.1%
Buying Power	\$507M	\$4.2B	24.1B
5 Yr Growth	11.2%	11.3%	48.0%
Median Home Value	\$332,550	\$322,626	\$392,337
Owner / Renter Occupied	52% / 48%	39% / 61%	41% / 59%
Avg Household Income	\$95,671	\$94,542	\$109,825
Median Household Income	\$72,550	\$72,840	\$81,968
Median Age	37.70	35.10	34.30
Avg Age	38.90	36.20	35.70



COMMERCIAL

AUSTIN, TEXAS

BEST PLACE TO LIVE IN THE U.S.

2017, 2018, 2019, 2020 *U.S. News & World Report*



#1 Top City
in the **WORLD**
for **TECH**

(Savills)

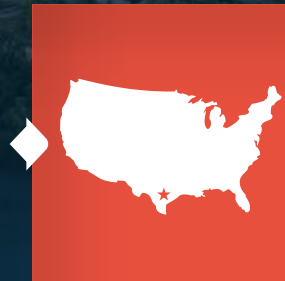
#1 Best
State
Capital
to **LIVE** in

(WalletHub)



#1 Top Place
to **LIVE** in
the **USA**

(U.S. News & World Reports)



#3 Best
Place to
START a
CAREER

(WalletHub)



AUSTIN, TEXAS

Austin, TX – Austin is booming with new job creation since the downturn of the pandemic in March of 2020. In fact, Austin takes third place in top metro cities for job opportunities and employment levels are trending back to levels before the pandemic hit. Many companies from around the nation, most notably from California, are relocating to the Capital City to escape high taxes and housing prices. View some of the top companies that are expanding and relocating into the Austin-area.



Latest News Reports



TESLA ANNOUNCES \$1 BILLION MANUFACTURING EXPANSION IN SOUTHEAST AUSTIN

Gigafactory Texas is an electric vehicle manufacturing facility that will create at least 5,000 new jobs. The 2,000-acre site will be an “ecological paradise” with public access, a boardwalk, hiking and biking paths, and other environmentally friendly features. The factory will produce the Model Y, Model 3, Semi, and Cybertruck.



APPLE ANNOUNCES NEW \$1 BILLION AUSTIN CAMPUS AS PART OF BIG US EXPANSION

The new 133-acre development is expected to make it the largest private employer in Austin. Apple expects the new campus to accommodate 5,000 employees at first, though it will ultimately have a total capacity of 15,000.

Major Construction Projects and Headquarters Coming to Austin:

- 66-story 6 X Guadalupe- Downtown
- Google Leasing 35 Story Tower Block 185- Downtown
- Tower 5C Moves Step Closer To Starting Line- Downtown
- 405 Colorado Tower- Downtown
- Third & Brazos Tower- Downtown
- Indeed Tower Block 71- Downtown
- 90 and 92 Rainey Street, Downtown
- 33-story Natiivo tower at 48 East Ave- Downtown
- 30-story Marriott Austin- Downtown
- Hanover Republic Square- Downtown
- 31-Story Hyatt Centric Hotel- Downtown
- 410 Uptown Offices and Retail on 18th Street, Downtown
- UT's New Office Tower Now Rising Next To Old Hospital- Downtown
- Colton House Boutique Hotel on South Congress, Downtown
- West Campus Student-Housing Project on 2nd Street, Downtown
- Tesla Picks Austin For \$1 Billion Auto Factory
- Major Mixed-Use Development Near Airport Gets Larger
- Austin FC Soccer Stadium- Domain
- Big Buildings To Rise Near Austin FC Training Grounds- Domain
- Amazon Confirms 1,000-Job Fulfillment Center in Pflugerville
- Amazon Signs Another Large Lease in Austin Area- Kyle

CONTACT INFORMATION



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