

**FOR
LEASE**



Sunset Valley Village

5601 BRODIE LANE | AUSTIN, TX

CBRE

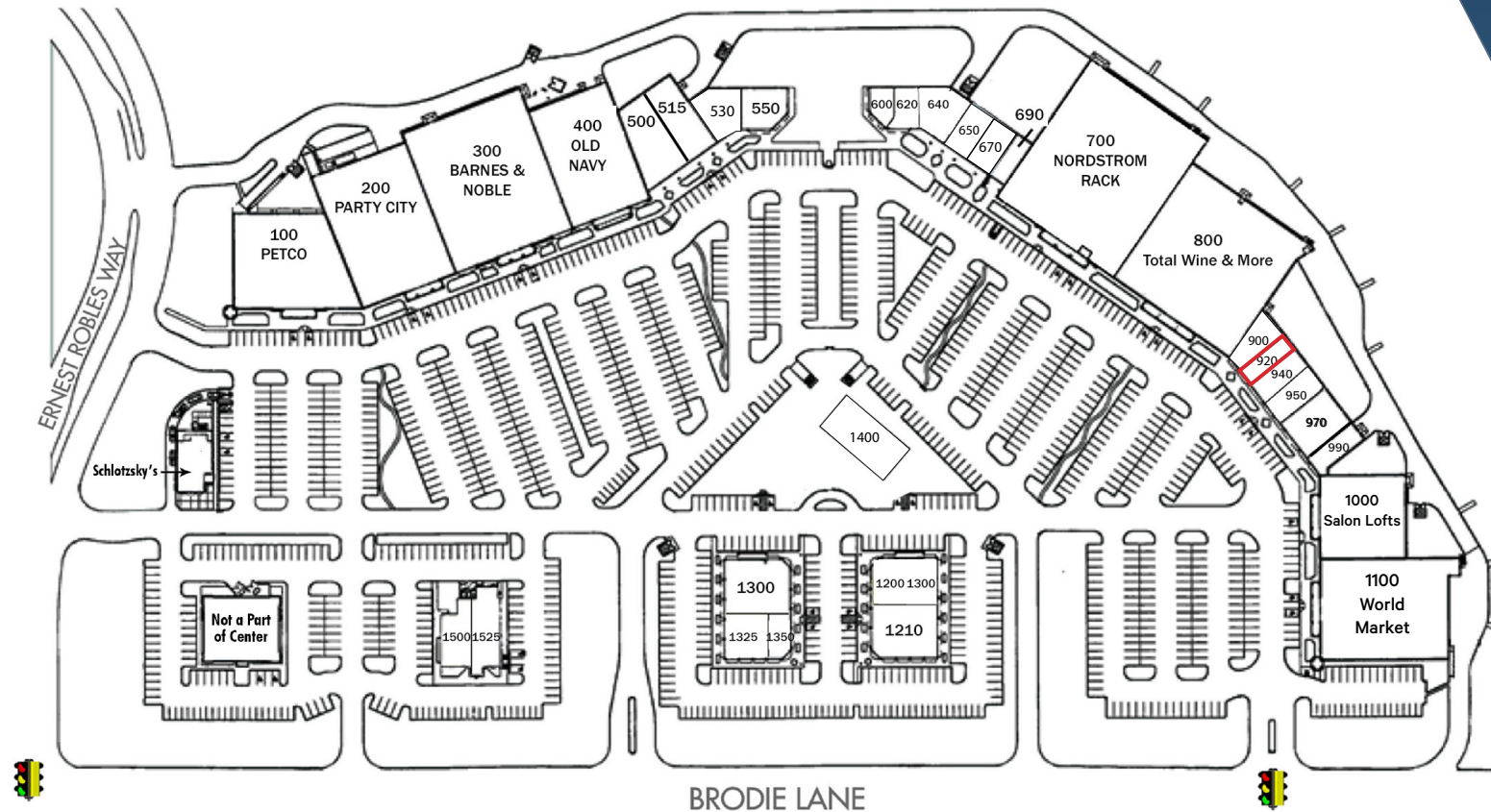
Property Details

- Anchored by Nordstrom Rack, Total Wine, Petco, Old Navy, World Market and Barnes & Noble
- Easy accessibility to 290 and Mopac with multiple points of ingress/egress
- Nearby retailers include: Target, Walmart, Sam's Club, The Home Depot, Sprouts, and Kohl's
- Located in an affluent market with average household incomes of more than \$127,000 within a five-mile radius

Join these Retailers



Site Plan



100	PETCO - 15,023 SF	620	GREEN HERBAL CARE - 911 SF	940	PLAY STREET MUSEUM - 2,760 SF	1300	MIGHTY FINE HAMBURGERS - 4,705 SF
200	PARTY CITY - 20,002 SF	640	RESULTS PHYSIOTHERAPY - 3,573 SF	950	BRODIE NAILS - 943 SF	1325	AIRWAY DENTISTS - 3,000 SF
300	BARNES & NOBLE - 26,972 SF	650	SAN ANTONIO SHOE MAKER - 1,998 SF	970	J. CREW FACTORY - 4,790 SF	1350	FLOYD'S BARBERSHOP - 1,750 SF
400	OLD NAVY - 15,500 SF	670	SOLEYAH MED SPA - 2,000 SF	990	GAMESTOP - 1,244 SF	1400	KURA SUSHI - 3,945 SF
500	SEPHORA - 4,577 SF	690	SUPERCUTS - 1,251 SF	1000	SALON LOFTS - 10,561 SF	1500	MAD GREENS - 2,800 SF
515	2ND STREET USA - 4,335 SF	700	NORDSTROM RACK - 33,774 SF	1100	WORLD MARKET - 19,004 SF	1525	CAVA - 3,043 SF
530	JETSET PILATES - 2,813 SF	800	TOTAL WINE - 28,639 SF	1200B	ORANGETHEORY FITNESS - 3,500 SF		
550	FIRE BOWL CAFE - 2,633 SF	900	FLOOR KING - 2,069 SF	1200A	POKE AUSTIN - 1,482 SF		
600	360 TAN - 1,228 SF	920	OCCUPIED BUT AVAILABLE - 1,427 SF	1210	FED EX - 4,459 SF		



1,427 SF

SUITE 920

CONTACT
BROKER

RATE

2025 Demographics

Miles	1	3	5
Population	6,223	95,403	271,334
Daytime Population	10,756	105,220	309,157
Total Businesses	367	4,569	14,421
Total Employees	6,599	47566	145,853
Median Age	32.8	36.6	35.8
Average Household Income	\$126,250	\$144,153	\$152,767
Average Household Size	1.82	2.01	2.08

Traffic Counts

HWY 290	103,819 VPD
S Mopac Expy	113,552 VPD
Brodie Lane	24,624 VPD

Source: TxDot





Contact Us

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