



Govalle Shopping Center

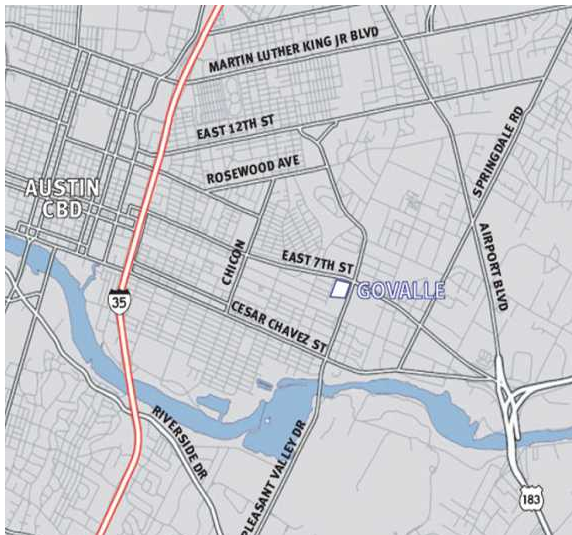
2701 E. 7th St.
Austin, Texas

FOR LEASE



Location	SW Corner of East 7 th St. and Pleasant Valley Rd.		
Size	86,306 square feet		
Current Tenants	HEB, Auto Zone, Family Dollar, City of Austin, Aaron Rents		
Base Rent	\$17.00 PSF		
Lease Term	5 – 10 years		
Expenses	Estimated at \$4.00 PSF		
Space Available	9,065 square feet		
Date Available	January 2007		
Traffic Counts	East 7 th St.	28,176 vpd	
	Pleasant Valley Rd.	27,078 vpd	
Demographics (2000)	1-mile	3-mile	5-mile
Population (2006 Est.)	12,244	118,474	265,321
Average HH Income	\$31, 028	\$36,474	\$45,351
% Population Growth (1990 – 2000)	5.91%	21.58%	21.87%
No. of Households (2006 Est.)	3,678	45,242	106,105

Comments:



- 86,306 square foot center located in the heart of burgeoning East Austin
- Anchored by the only H-E-B East of I-35 between Highway 71 and Town Lake
- East Austin is experiencing retail and residential revitalization due to its reasonable prices and its proximity to downtown.

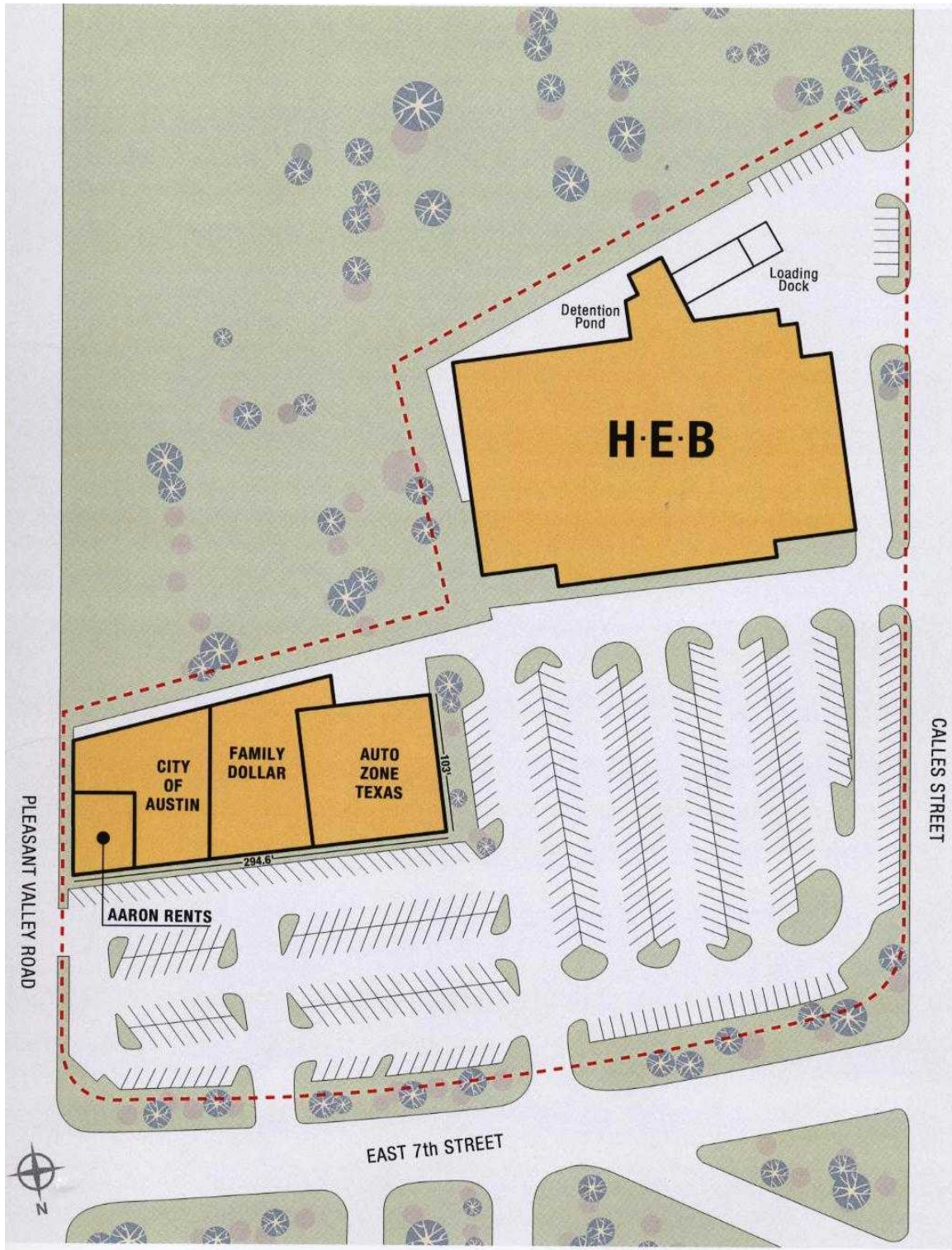
Jorge T. Rangel
Ironwood Real Estate
512.477.2221
jrangel@ironwoodre.com

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