

2017 EST ELMO RD
AUSTIN
RESTAURANT





DETAILS

AVAILABLE AREA

±5,178 RSF

TERM

Flexible

LEASE RATE

Call for Rates

DELIVERY

Q4 2025

PARKING

Daytime Spaces:

40 dedicated spots
(20 on-site and 20 off-site)

Nighttime/Weekend Spaces:

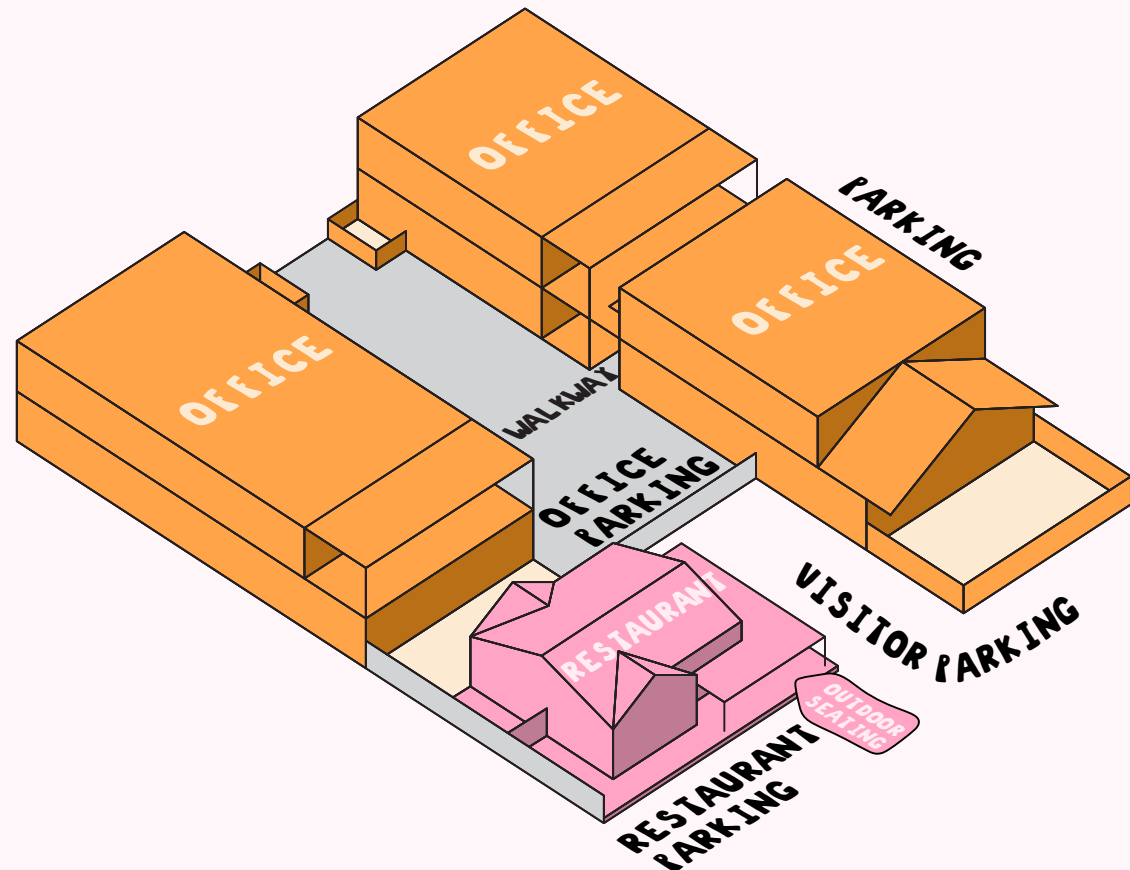
125 On-site spots

ARCHITECT

Chioco Design

ABOUT

This development showcases a ±5,178 square foot restaurant space strategically located for high visibility. Boasting all-new interiors and thoughtfully designed outdoor seating areas, this campus offers an ideal environment for both work and leisure. Developed by a renowned LA-based commercial real estate developer known for their meticulous attention to detail and commitment to high-quality construction, this project promises to deliver a captivating space that seamlessly blends functionality, aesthetics, and a thriving community ambiance.

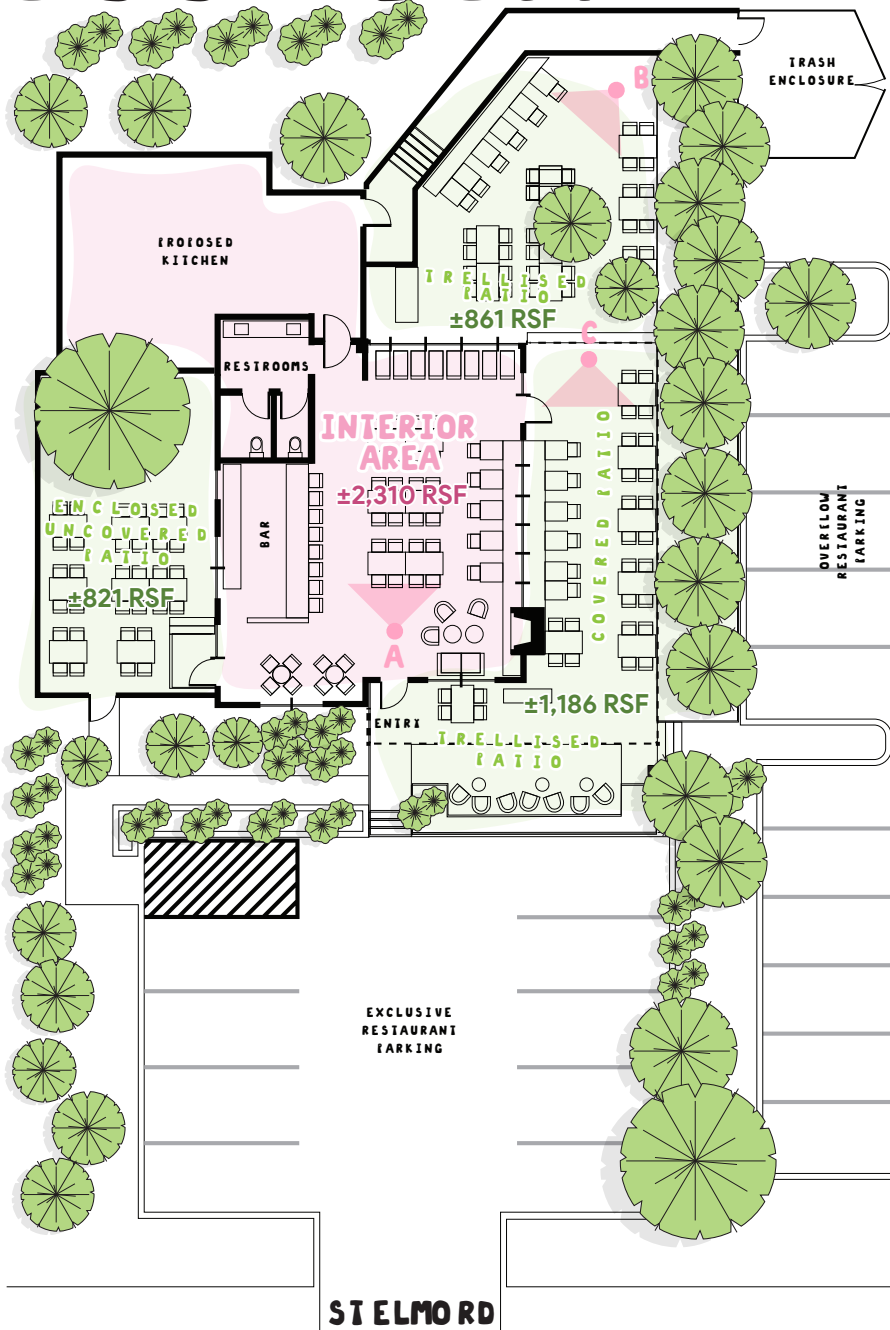


RENDERINGS





FLOOR PLAN



A



B



C



TOP 10 WITHIN 10



3 MIN WALK

Spokesman Coffee is a café by day and a bar by night— a roast house serving craft coffee, wine, draft beer, and food. This art and music-focused hot spot is another example of an ideal food & beverage amenity within a 2-3 min walk.



4 MIN WALK

Austin Winery is the first full-production, grape-to-glass winery within Austin. Their relocation to The Yard in 2017 marked a significant milestone as it was the year they committed to producing wines exclusively from Texas-grown fruit, a decision made to showcase the distinct terroir of the region.



4 MIN WALK

Still Austin Whiskey Co., located directly across the street from the Property, is one of the only distilleries in Texas to source grains from local farmers, distilled ecologically in-house, and aged in the Texas Hill Country. Founded in 2014, Still Austin Whiskey Co. was the first whiskey distiller in Austin city limits since the prohibition.



4 MIN WALK

Wham Bam Bagels is built out of a rare Chevy Ultra Van RV painted a “brash” Cadillac pink. Partnering with local food suppliers and farmers, they offer an enticing array of bagel sandwiches, both of the breakfast and lunch variety. This iconic food truck offers users a truly unique dining experience.



5 MIN WALK

St Elmo Brewing Company serves all types of beers on tap and to-go. The casual beer garden is home to the food truck, Spicy Boys. Each week the outdoor stage comes alive with events or live music, Trivia Tuesdays and Bluegrass Thursdays.



5 MIN WALK

Spicy Boys serves Asian-inspired hot chicken. Their menu features a range of items, including spicy fried chicken wings as well as spicy chicken sandwiches. In addition to chicken, Spicy Boys also offers a selection of beers and sides, making it a great spot for a quick bite or a night out.



5 MIN WALK

Vacancy Brewing is a vibrant brewery known for its diverse selection of craft beers. With a welcoming atmosphere and a spacious outdoor patio, it's a great spot to relax and enjoy a cold brew with friends.



6 MIN WALK

Texas Sake Company specializes in locally brewed sake, offering a unique tasting experience that blends traditional Japanese brewing techniques with Texas flair. The cozy tasting room provides an intimate setting to explore a variety of sake flavors.



7 MIN WALK

MADabolic Gym is a fitness center focused on high-intensity interval training (HIIT). The gym offers structured, intense workouts designed to improve strength, endurance, and overall fitness, making it ideal for those seeking a challenging and effective fitness routine.



4 MIN WALK

The new **Tesla Store, Gallery, and Service Center**, is a state-of-the-art facility that offers a seamless blend of sales, service, and customer engagement. This location showcases the latest EV models, provides vehicle service, and features a gallery to explore the brand's innovation.

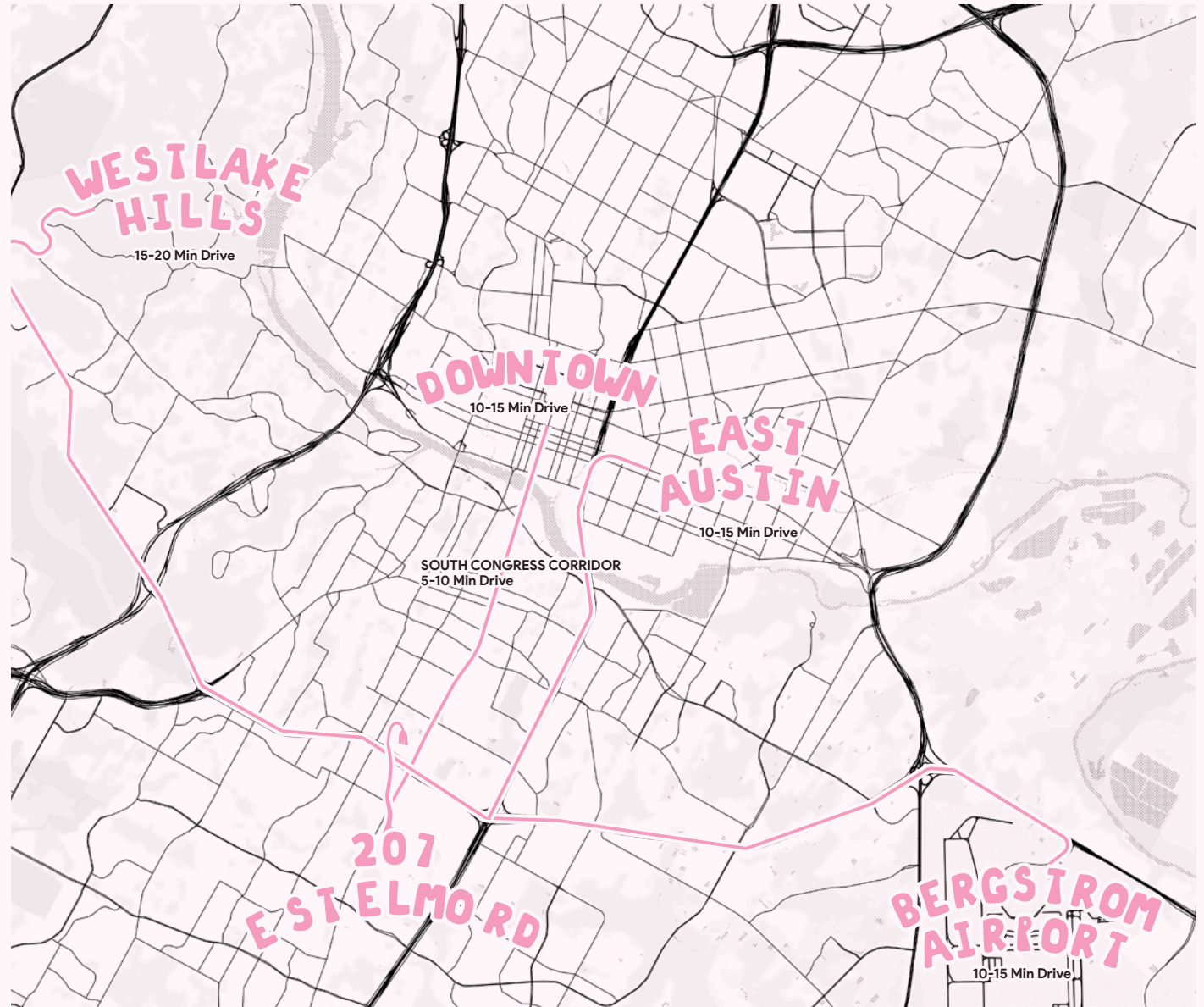
LOCATION

St. Elmo enjoys a prime location offering excellent accessibility to various key areas. It is within easy reach of affluent communities such as Westlake Hills, known for its high-income residents. The area is also conveniently close to major employment centers in East and South Austin, making it an attractive location for professionals. Additionally, St. Elmo benefits from its proximity to the vibrant South Congress Corridor, a popular area for shopping, dining, and entertainment. This prime location ensures that residents have easy access to a variety of amenities and services.

Moreover, St. Elmo is well-connected to critical infrastructure. It is close to Austin Bergstrom International Airport, facilitating easy travel, and is situated near the planned future light rail system, which will further enhance connectivity and accessibility in the area.

The property is just a short 5-10 minute drive from the iconic South Congress Corridor, a favorite destination for both locals and visitors. This area is renowned for its eclectic mix of hip boutiques, trendy hotels, and a variety of local bars and restaurants, making it a bustling hub of activity. The South Congress Corridor offers a quintessential Austin experience, blending vibrant culture with modern amenities, and is a desirable location for anyone seeking to immerse themselves in the city's dynamic lifestyle.

The City of Austin is transforming the Bergstrom Spur, an abandoned rail line, into a scenic trail for hiking and biking. This 6.5-mile trail will extend from the airport to the west, with St. Elmo situated along its central segment. Currently in the design phase, the trail is expected to be completed by mid-2026.



AREA HIGHLIGHTS



St Elmo is the perfect destination for a new restaurant due to its growing population, extensive consumer spending on Food & Beverage, and lively atmosphere. The recent surge of multifamily developments in the vicinity has further increased the demand for dining options, as more residents move into the area seeking a vibrant, urban lifestyle. It is easy for locals and visitors to access various amenities, including entertainment, shopping, and recreational spaces since St Elmo is a relatively small area of a little less than one square mile. Several bus lines run along S Congress Ave directly into Downtown Austin or south of the property.

The neighborhood's unique charm, well-connected transportation network, and proximity to residential units as well as employers ensure a steady flow of customers, making it a prime location for a new restaurant to meet the rising demand and achieve success.

RESIDENTIAL DEVELOPMENT

1,750+

Delivered Since 2020

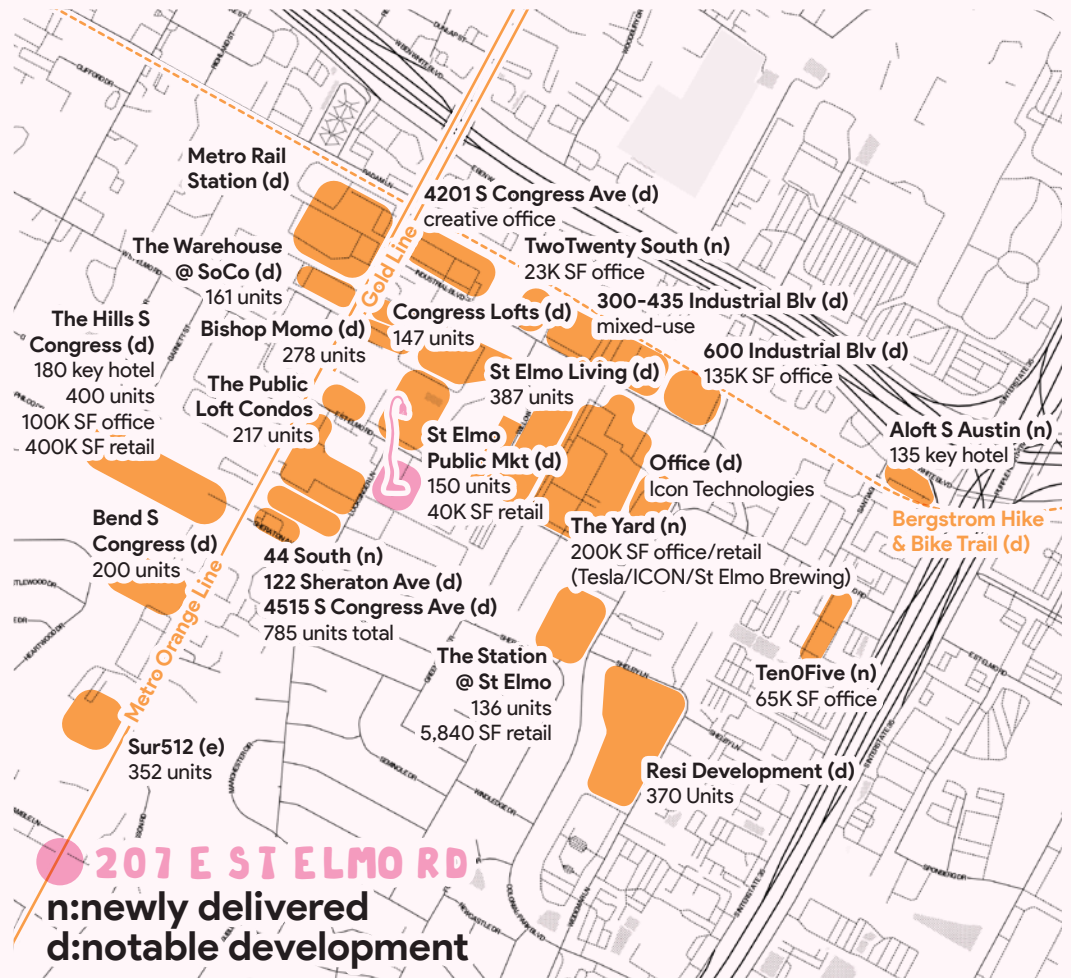
6,000+

2020-2027
Residential Units Expected

THE YARD

The Yard

St Elmo's retail corridor and heartbeat with multiple local favorites including St Elmo Brewing, Still Distillery, Austin Winery, Spokesman Coffee, Spicy Boys, and more. Other owners in the area are planning additional complimentary retail including the St Elmo Public Market and an expansion of the Yard.



RETAILERS IN OUR PORTFOLIO



FROG TOWN

La Colombe Coffee is a Philadelphia-based company known for its artisanal coffee and dedication to sustainability. Founded in 1994 by Todd Carmichael and JP Iberti, it offers a wide range of single-origin coffees and specialty blends, including the popular Draft Latte. With locations across the U.S., La Colombe is a top destination for coffee enthusiasts.



LA

Blue Bottle Coffee is a specialty roaster and retailer founded in 2002 in Oakland, California, by James Freeman. Known for high-quality, single-origin beans and meticulous brewing methods, it offers a refined coffee experience in minimalist cafes. Blue Bottle has expanded internationally, maintaining a focus on quality and sustainability.



LA

Aesop creates high-quality skin, hair, and body care products using a blend of plant-based and laboratory-made ingredients. The Fairfax store reflects their sophisticated aesthetic, inspired by the Case Study House Program, and offers a range of meticulously formulated products.



SANTA MONICA

Birdie G's in Santa Monica, founded by chef Jeremy Fox, is known for inventive American cuisine with a nostalgic twist. The warm, inviting restaurant features seasonal ingredients and signature dishes like matzo ball soup and rose petal pie, emphasizing sustainability and local sourcing.



SILVER LAKE

Kushiba in Silver Lake offers authentic Japanese yakitori and traditional dishes in a cozy, izakaya-inspired setting. Known for high-quality ingredients and a variety of skewered meats and vegetables, Kushiba provides a genuine taste of Japan, making it a popular dining destination.



CHINA TOWN

Oriel Chinatown is a stylish French wine bar and bistro offering classic French cuisine and an extensive selection of natural wines. Its Parisian-inspired ambiance and elegant interior make it a beloved spot for those seeking a taste of France in Los Angeles.



HIGHLAND PARK

HomeState brings Texas-inspired cuisine to Southern California, featuring Tex-Mex classics like breakfast tacos, queso, and brisket. Founded by Briana Valdez, the warm and welcoming restaurant combines Texas charm with California cool, making it a favorite for locals and visitors.



HIGHLAND PARK

Cookbook is a charming market in Highland Park, known for its curated selection of high-quality, locally sourced, and organic products. The store offers fresh produce, artisanal goods, and prepared foods in a rustic, cozy setting, fostering a sense of community among food enthusiasts.



HIGHLAND PARK

Lumen Coffee blends Armenian coffee traditions with modern specialty craftsmanship. Founded in 2019, it features a roastery that sources premium beans and an espresso bar offering expertly prepared drinks. The Highland Park location is highlighted by a whimsical mural by the Haas Brothers.

SHOP ^{COS.}

C O N T A C T

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