

FOR SALE
Stand Alone Building
Restaurant / Cafe / Catering / Commercial Kitchen

5908 Aurora Drive
Austin, TX 78757



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5908 Aurora presents a rare opportunity to acquire a standalone commercial kitchen and restaurant facility, ideally located in the heart of Austin's desirable Brentwood neighborhood.

Completely rebuilt in 2011-2012, the building features all essential commercial kitchen infrastructure and is suitable for both investors (tenant currently in place) and owner-users.

The property offers significant operational flexibility and strong potential for brand visibility, including a prominent wall facing Koenig Lane perfect for signage or murals. Additionally, the site provides plenty of parking and generous outdoor space ideal for patio dining, events, or other exterior activities.

Strategically positioned between Lamar Blvd and Burnet Road, the facility offers excellent leasing and resale potential in Austin's thriving urban core.

Highlights

- Fully built-out commercial kitchen and café
- Ideal for investors or owner-users
- Strong visibility with stand alone building marketing opportunities
- Generous outdoor space for dining, events, or activation
- On-site parking with convenient access
- Prime Brentwood location between Lamar Blvd and Burnet Road
- Excellent leasing and resale potential in central Austin



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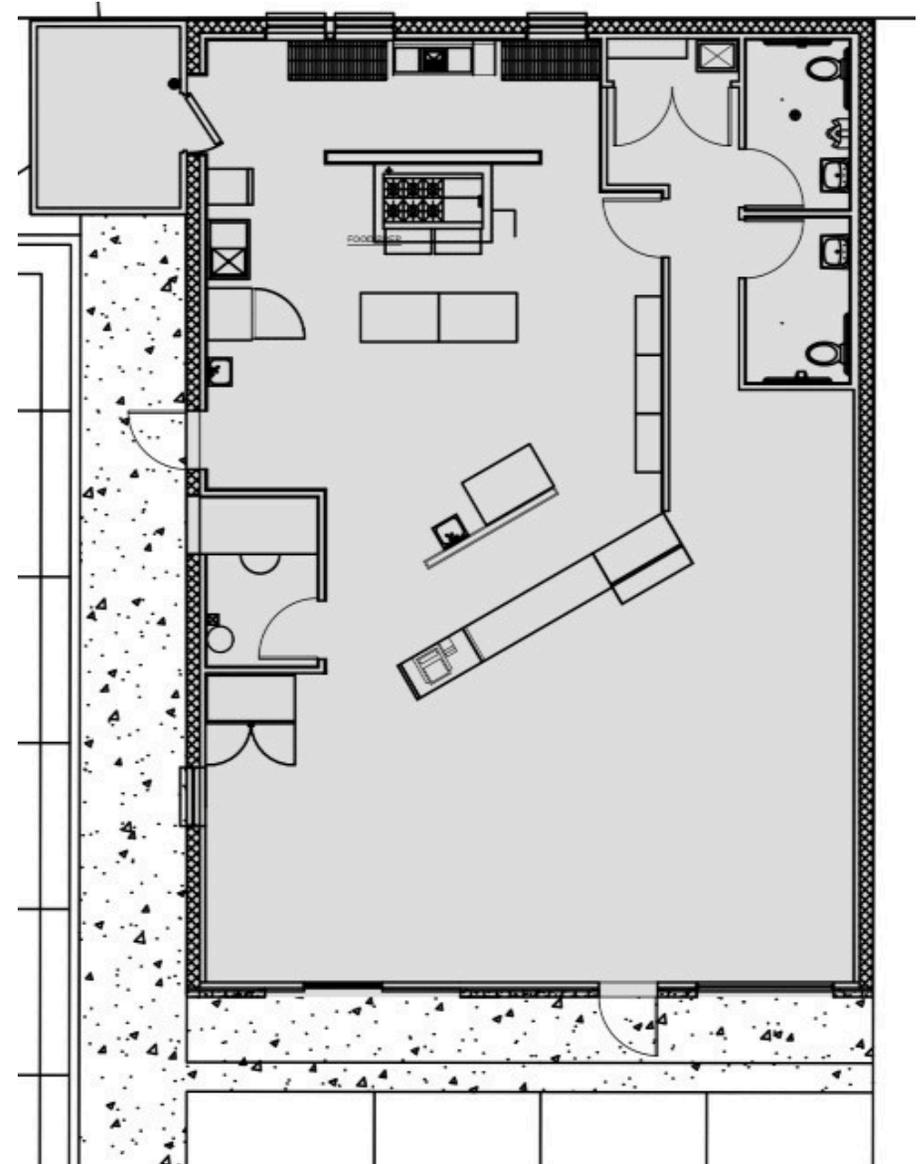
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Offering Summary

- Price: \$1,250,000
- Price PSF: \$712
- Cap Rate: 4.75%
- Base Rental Rate: \$33.85
- Lease Expiration: 7/31/26
- Zoning: LR-MU-CO-ETOD-DBETOD-NP
- Current Use: Food prep and café
- Building Size: 1755 SF
- Land Area: 8,831 SF
- Parking Spaces: 18



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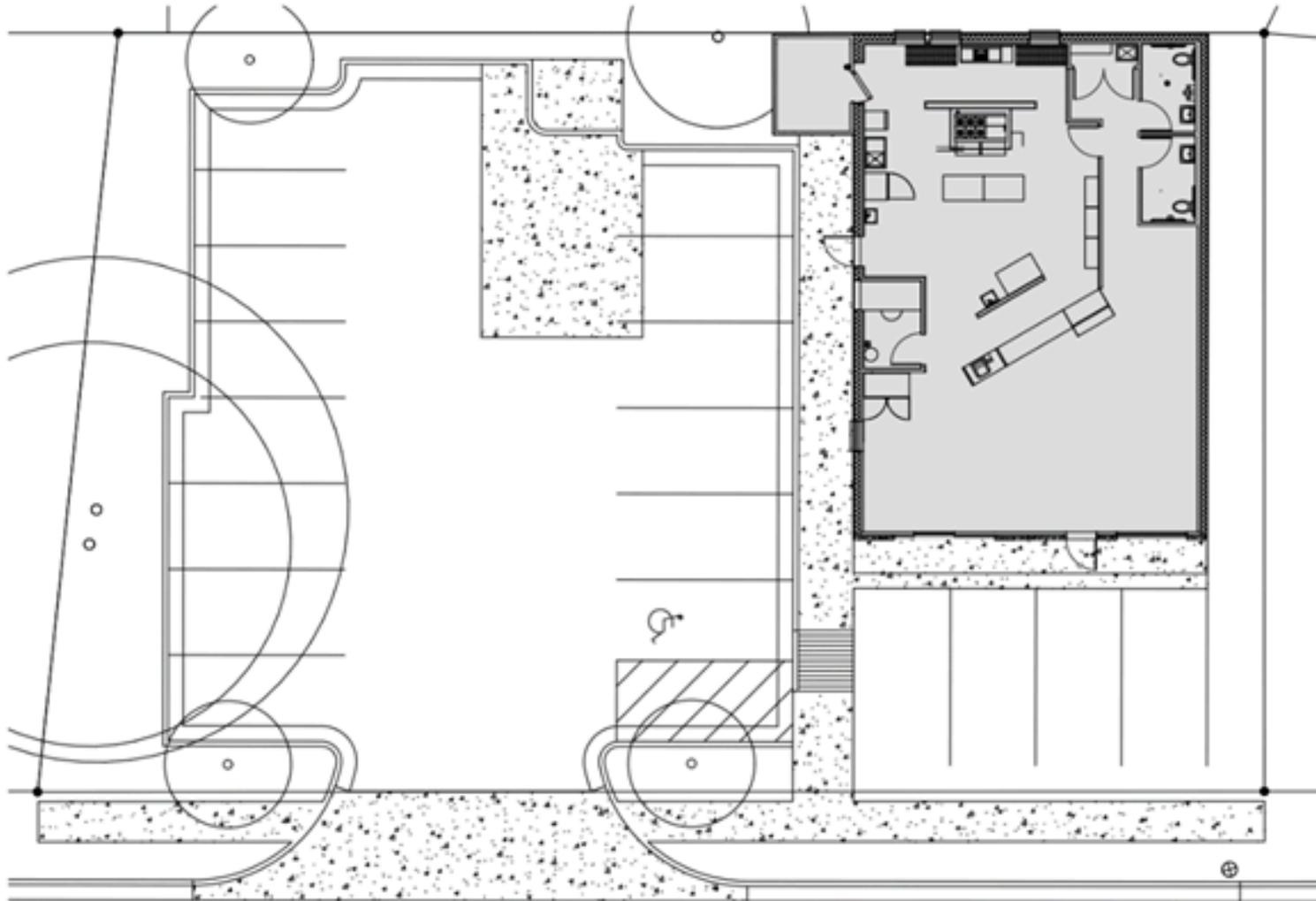


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Executive Overview

The Greater Austin commercial real estate market, while experiencing a broader stabilization, presents a tight and competitive landscape for food service spaces. Strong population and income growth continue to fuel demand, but the supply of suitable spaces, particularly in prime locations, remains constrained.

The retail sector overall is characterized by low vacancy rates (around 4% reported in some areas), and this is particularly true for well-located food service spaces. Austin's growing population and vibrant culture drive consistent demand for restaurants, cafes, and bars.

With limited availability and high demand, rental rates for food service spaces are on the rise, outpacing the national average.

Areas with high foot traffic, strong demographics, and proximity to residential neighborhoods or entertainment hubs are fiercely competitive. Spaces along corridors like South Congress, Rainey Street, and in popular neighborhoods like Brentwood command premium rents.

Outdoor dining areas remain a significant draw for patrons. Spaces with existing patios or the potential to create them are highly desirable.

The information included in this presentation has been obtained from sources believed to be reliable. While we do not doubt its accuracy, Rainey Ventures makes no guarantee, warranty or representation about the information presented

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any 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.

Jesse Lunsford DBA Rainey Ventures **514022** **jesse@raineyventures.com** **512-462-2400**

Licensed Broker /Broker Firm Name or
 Primary Assumed Business Name License No. Email Phone

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Designated Broker of Firm License No. Email Phone

Licensed Supervisor of Sales Agent/
 Associate License No. Email Phone

Sales Agent/Associate's Name License No. Email Phone

 Buyer/Tenant/Seller/Landlord Initials Date