

3011 N Lamar Boulevard

3011 N Lamar Boulevard, Austin, Texas 78705



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The Offering

3011 N Lamar Boulevard presents a unique opportunity to acquire a distinctive 6,680-square-foot building (TCAD) situated on 0.213 acres with prominent frontage along the heavily traveled North Lamar corridor.

The property sits at the center of a wave of reinvestment, with the neighboring property to the north, recently acquired by the owners of Kick Pleat, undergoing a major renovation, while 3007 and 3009 N Lamar to the south are being repositioned through an office-to-retail conversion anticipated to come online in 2027. Featuring iconic architecture inside and out, the property offers exceptional visibility, prominent signage opportunities, access from both North Lamar Boulevard and West 31st Street and 18 covered parking spaces.

Zoned LR-CO-ETOD-DBETOD-NP, the property accommodates a variety of potential uses, including retail and office. The building has been owner-occupied for the past decade and benefits from recent updates to the roof, HVAC and electrical systems, along with interior improvements completed to an exceptionally high standard. Two interior stairwells and an elevator extending to the covered parking level provide convenient access throughout the building. The third floor will be delivered vacant, while the second floor is leased to ICON Beauty Clinic under a flexible lease through 2029, creating an attractive opportunity for an owner-user seeking immediate occupancy or an investor pursuing additional value through future re-tenanting.

Contact

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About the Property

Property Summary	
Address	3011 N Lamar Boulevard, Austin, Texas 78705
Legal Description	Lot 2, OLT 72 & 75, Div. D, Golden Subdivision
Neighborhood	West University
Use	Retail / office
Building Size	6,680 SF (TCAD)
Lot Size	0.213 AC (9,296 SF) per Westar Alamo survey, August 2008
Year Built / Renovated	1974 / 2016
Building Class / Stories	Class B, two-story
Zoning	LR-NP (Local Retail – Neighborhood Plan) — allows retail, office, and other uses
Parking	18 covered spaces
Occupancy	2nd Floor leased to ICON Beauty Clinic; 3rd Floor owner-occupied by TOA, to be delivered vacant
Recent Capital Improvements	Roof, HVAC, and electrical updates; high-standard interior buildout

Premier Central Austin Location

Positioned along the highly trafficked North Lamar corridor near UT Austin, downtown Austin and major medical employers.

Distinctive Architectural Identity

Iconic architecture and a prominent street presence create a highly recognizable asset in one of Austin's most sought-after urban submarkets.

Immediate Owner-User Opportunity

The third floor will be delivered vacant, providing immediate occupancy for an owner-user or lease-up potential for an investor.

Surrounded by Reinvestment

Nearby renovation and redevelopment projects underscore the continued evolution and strengthening of the North Lamar corridor.

Exceptional Visibility & Access

Prominent frontage, abundant signage opportunities and access from both North Lamar Boulevard and West 31st Street.

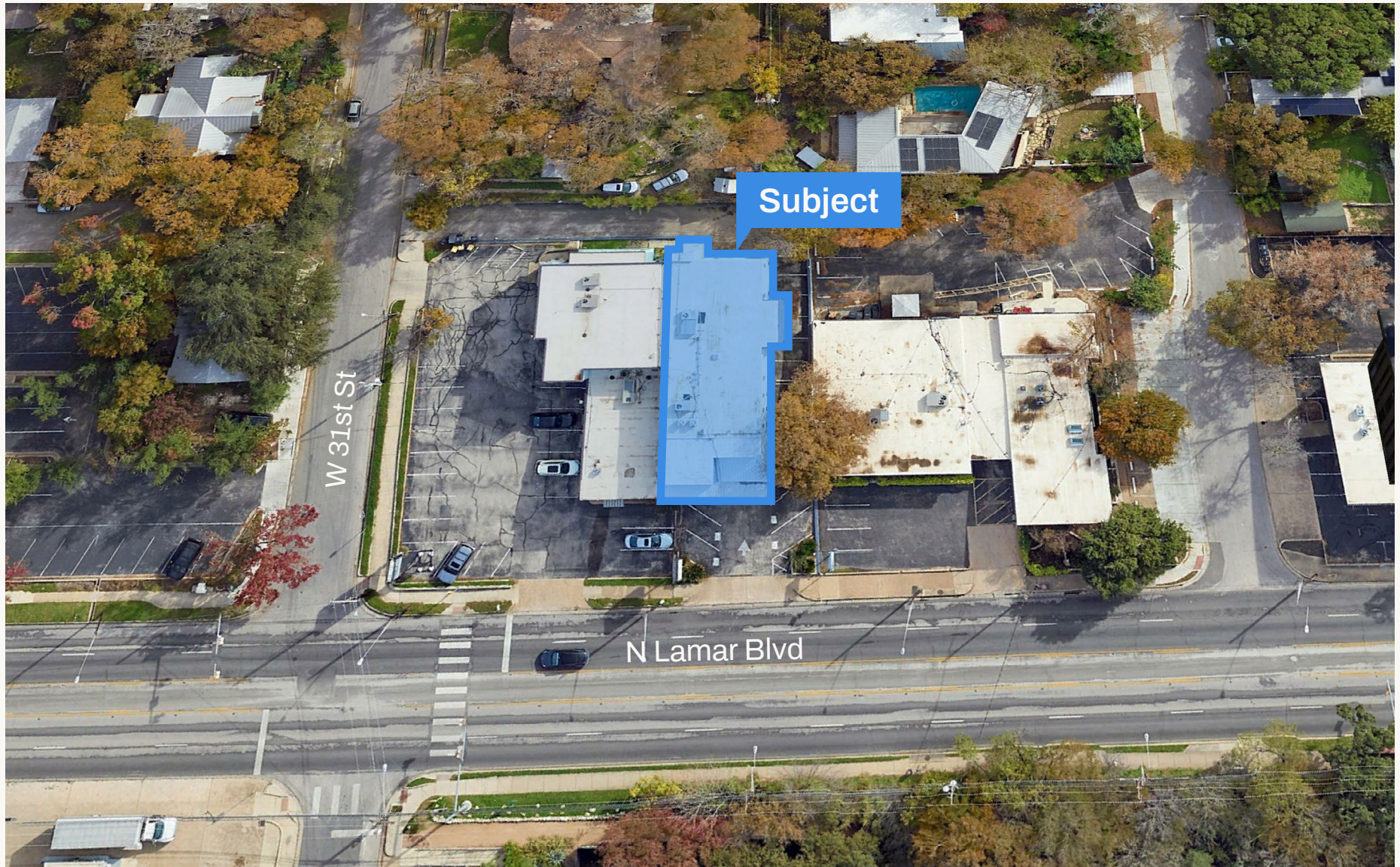
Flexible Zoning

LR-CO-ETOD-DBETOD-NP zoning accommodates a variety of office and retail uses.

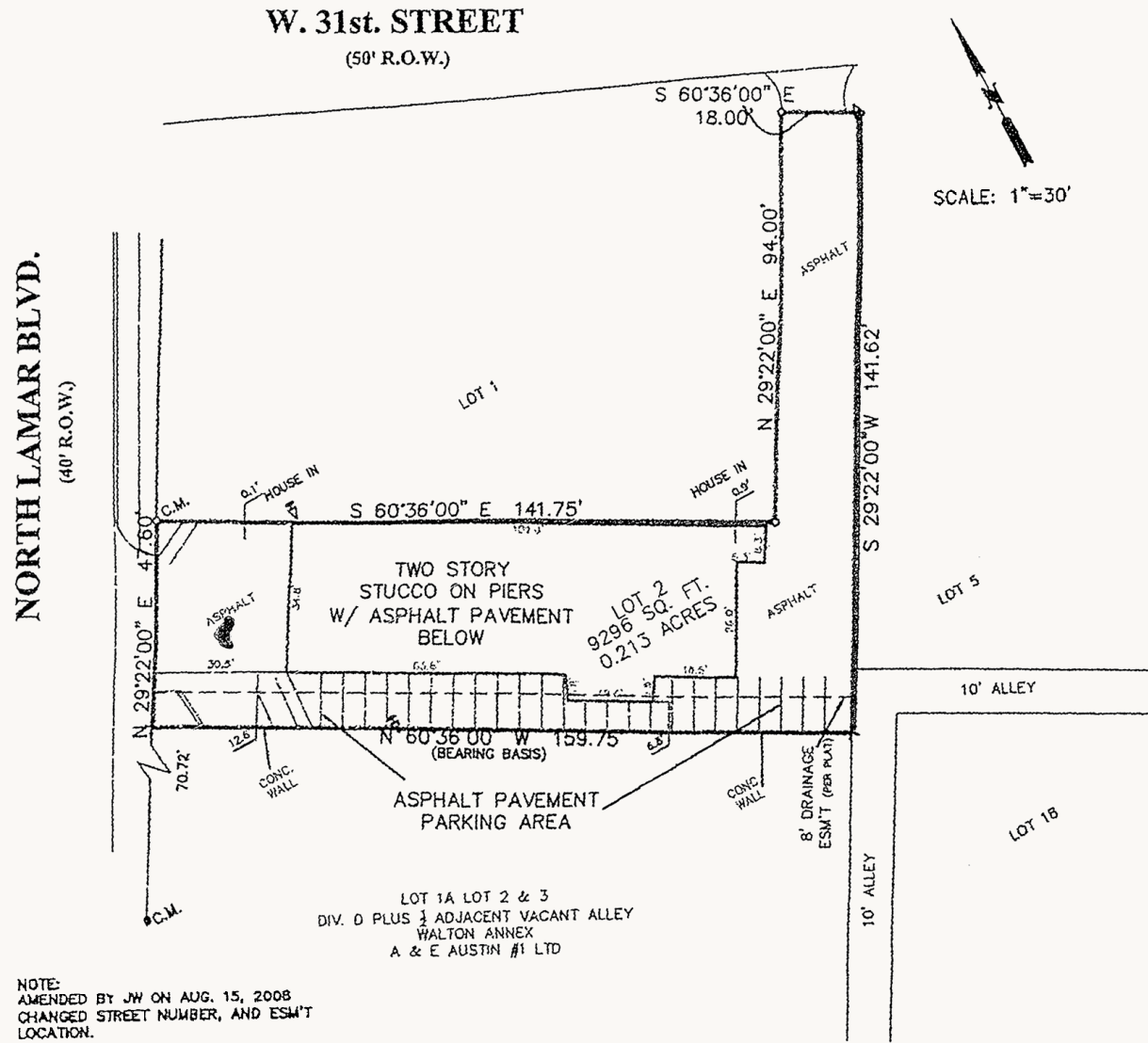
Value-Add Upside

Flexible second-floor lease creates future opportunities for re-tenanting and income growth.

Aerial



Survey

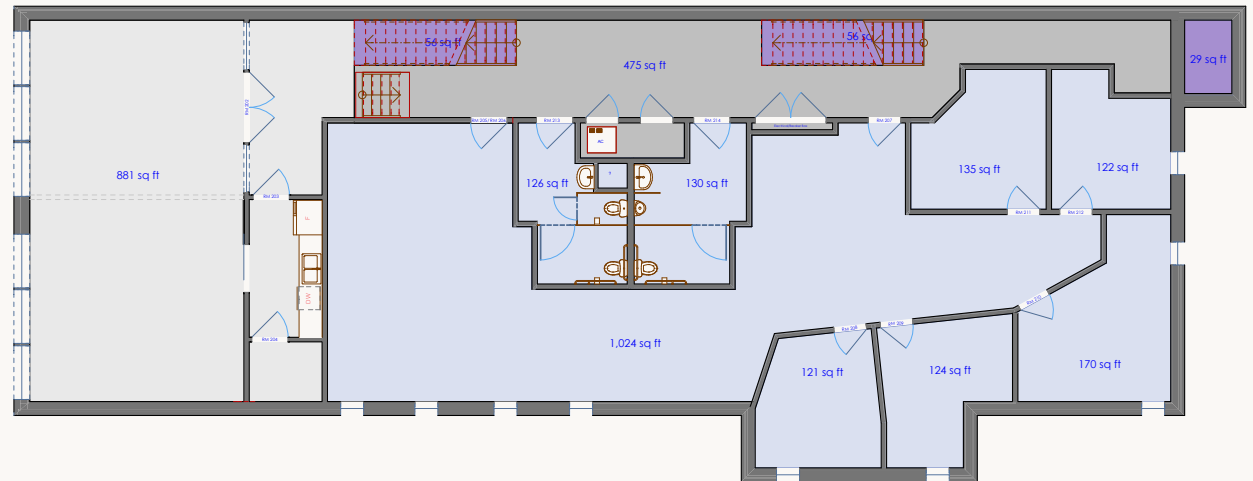


Floor Plans

2ND FLOOR:

ICON Beauty Clinic

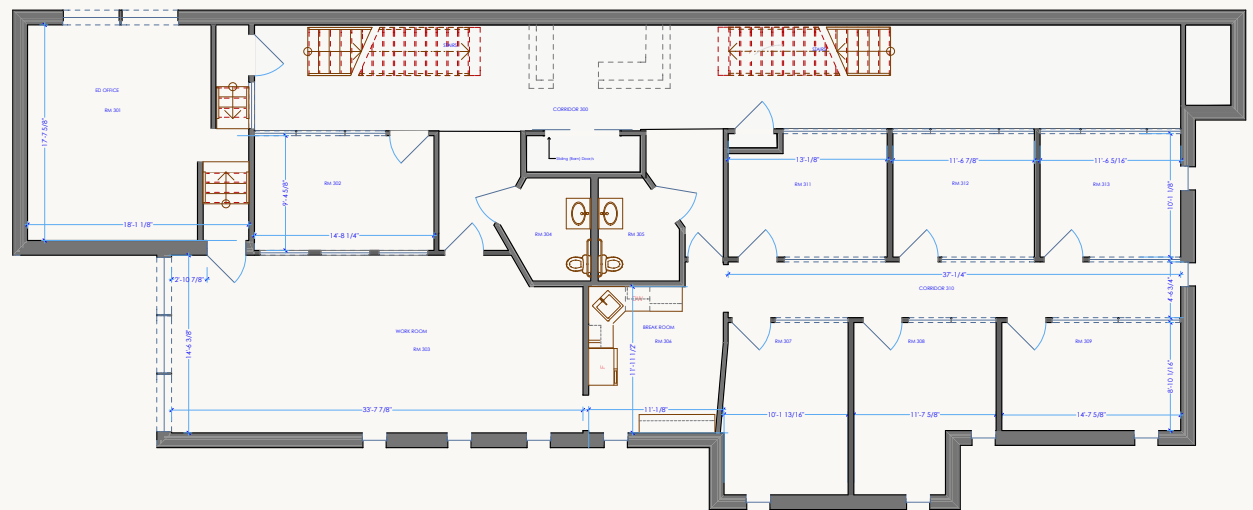
3,449 SF



3RD FLOOR:

Texas Optometric Association

3,072 SF



Tenant Overview

ICON BEAUTY CLINIC • 2ND FLOOR

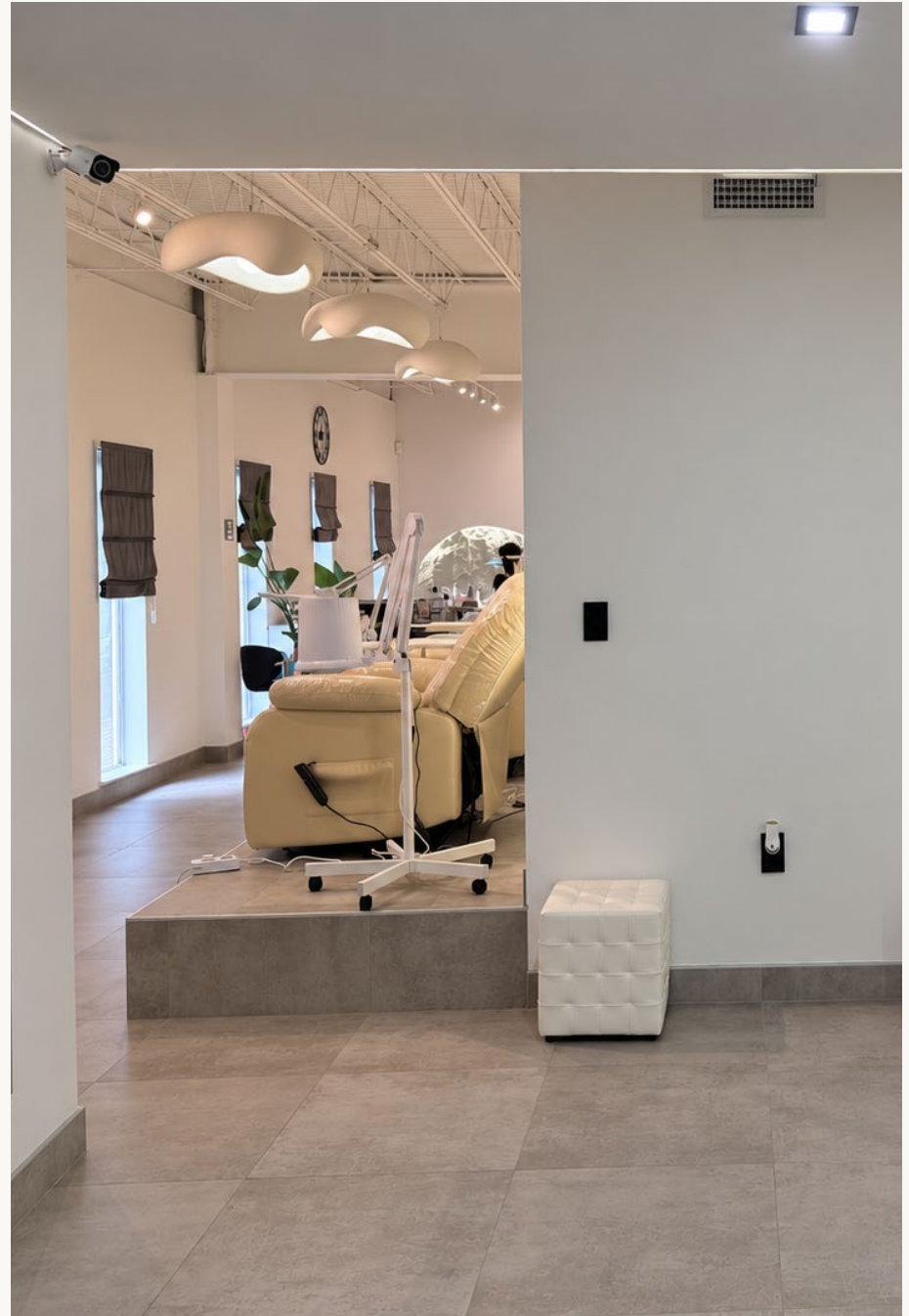


ICON Beauty Clinic is an Austin beauty destination specializing in advanced nail care, aesthetic treatments, permanent makeup, lash services, injectables and laser therapies.

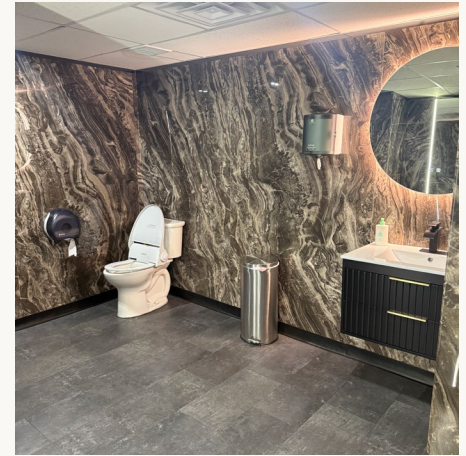
Combining European precision with personalized care, the clinic is known for its meticulous attention to detail, elevated client experience and commitment to delivering natural, sophisticated results in a welcoming, luxury setting. Led by founder Olga Reut, the clinic offers a comprehensive suite of beauty and wellness services designed to help clients look and feel their best.



Lease Summary	
Landlord	Texas Optometric Association, Inc.
Tenant	ICON Beauty Clinic, LLC (d/b/a Vilero Lash and Brow)
Suite	#2, 2nd Floor — approx. 3,449 RSF
Lease Type	Full-service gross — landlord pays water, sewer, electric, gas, trash and real property taxes; tenant pays telephone, internet and cable
Term	64 months; commencement 6/1/2024, expiration 9/30/2029
Base Rent (Year 1, 10/1/24–9/30/25)	\$4,507/month (\$0 through 9/30/2024)
Rent Escalation	5% annually each 10/1
Current Rent	\$4,732/month gross
Security Deposit	\$4,500
Permitted Use	Any medical, office, or retail use, including Vilero Lash and Brow
Renewal Option	One 5-year option at prevailing market rate; requires 60 days' written notice before lease end
Parking	8 exclusive on-site spaces
Total Estimated NNN 2026	\$73,317 annually or \$10.98 PSF







Location Overview

3011 N Lamar Boulevard is located in Austin's West University neighborhood, just west of The University of Texas at Austin and minutes from downtown Austin.

The property offers a highly accessible central Austin location near UT Austin, downtown Austin, Bryker Woods and major medical centers. Surrounded by a mix of established residential areas, student housing and neighborhood amenities, it benefits from strong demographics, high pedestrian activity and consistent demand from residents, students, faculty and visitors.

The area's walkability, central location and active commercial environment continue to support professional, medical, retail and service-oriented businesses. With convenient access to UT Austin, downtown and major employment centers, West University remains one of Central Austin's most desirable and well-connected neighborhoods.

88 Walk Score

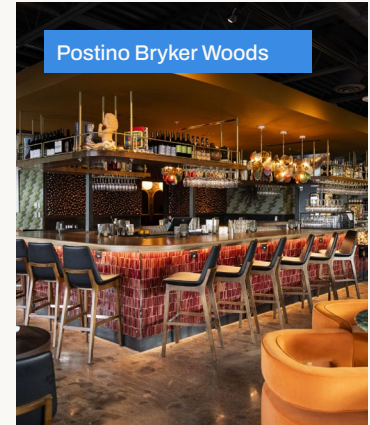
Very walkable

SOURCE: [WALKSCORE.COM](https://www.walkscore.com)

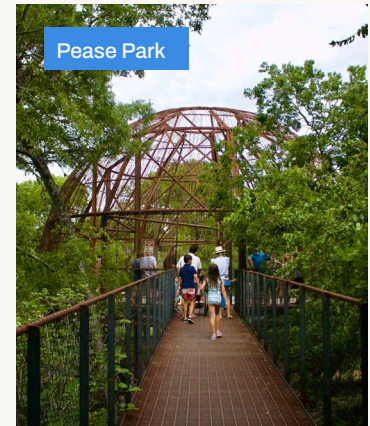
UT Austin



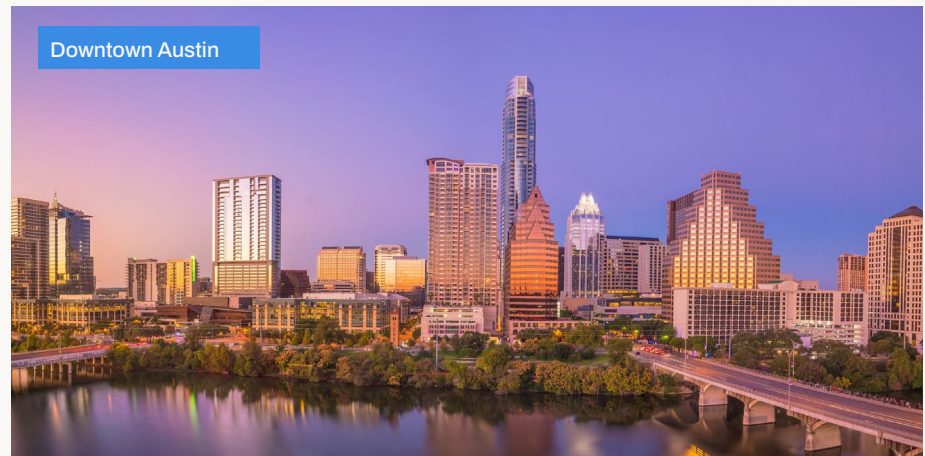
Postino Bryker Woods



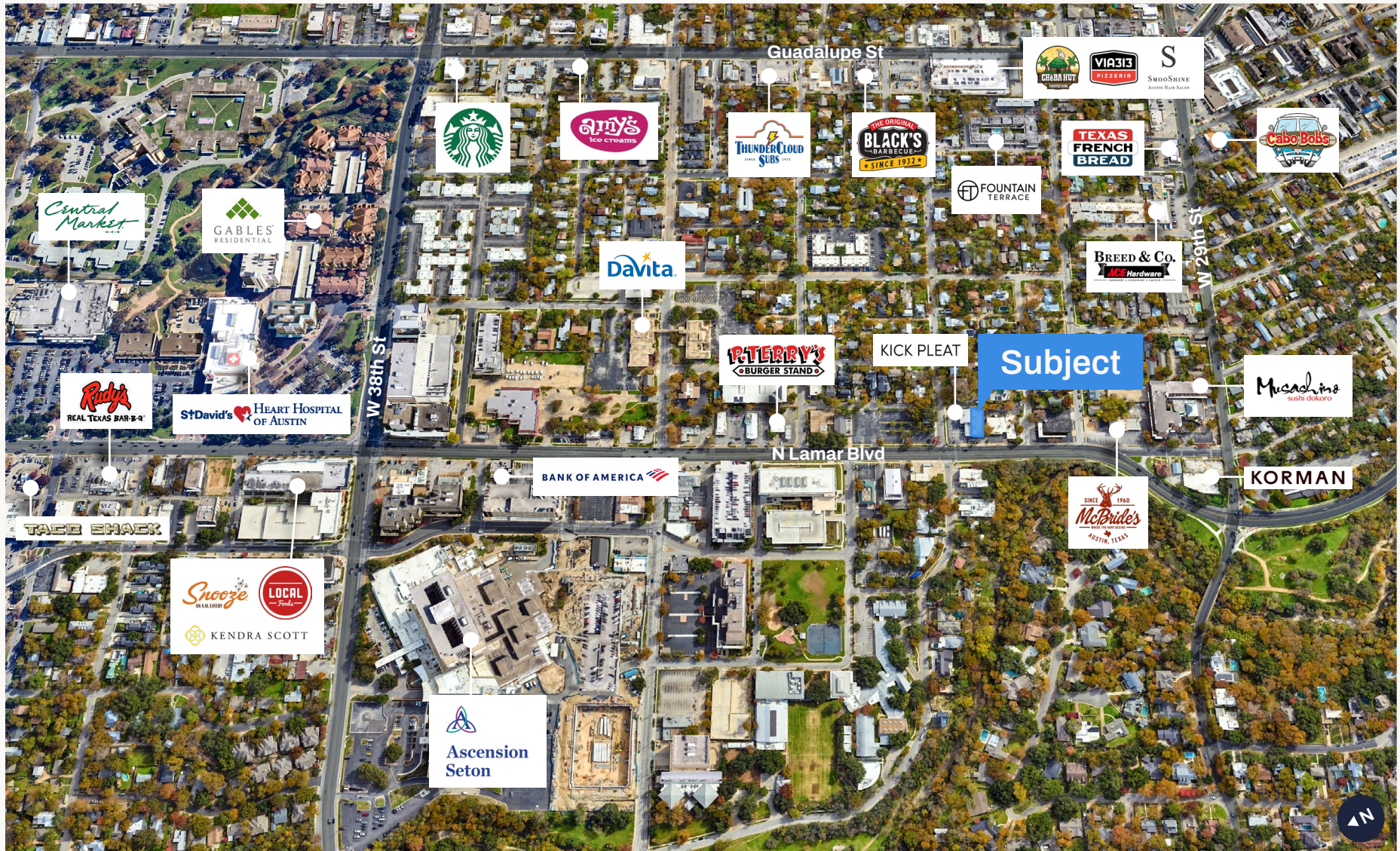
Pease Park



Downtown Austin



Nearby Amenities



Market Overview

Austin, Texas, widely recognized as one of the nation's leading innovation and technology hubs, is a dynamic and growing city known for its strong economic fundamentals, entrepreneurial culture and highly educated workforce.

Founded in 1839 as the capital of the Republic of Texas, Austin has evolved into one of the nation's most prominent urban success stories. The city surpassed 1 million residents in 2025, reaching an estimated population of 1,002,632 and becoming the 12th-largest city in the United States and the fourth-largest in Texas. Population growth continues to be supported by domestic and international migration, a robust job market and Austin's strong quality-of-life appeal.

Austin's economy is anchored by a diverse mix of industries, including technology, government, advanced manufacturing, healthcare, education and professional services. Major employers such as Apple, Tesla, Oracle, Dell Technologies and Samsung maintain significant operations across the region. The Austin-Round Rock-San Marcos metropolitan area reached approximately 2.62 million residents in 2025 and continues to rank among the fastest-growing major metropolitan areas in the country, supported by ongoing corporate investment, innovation and workforce expansion.

With continued population growth, a diverse employment base and ongoing investment in infrastructure and innovation, Austin remains one of the most attractive markets in the United States, offering compelling opportunities for long-term economic and real estate investment.

Source: U.S. Census Bureau

12th

LARGEST CITY IN THE U.S.

1.56M

CIVILIAN LABOR FORCE

4.0%

UNEMPLOYMENT RATE

1.0M

TOTAL POPULATION IN 2026

Demographics

1 MILE

34,018

POPULATION

13,972

HOUSEHOLDS

\$43,431

MEDIAN HOUSEHOLD INCOME

\$88,491

AVERAGE HOUSEHOLD INCOME

27.4

MEDIAN AGE

3 MILES

166,119

POPULATION

77,804

HOUSEHOLDS

\$98,325

MEDIAN HOUSEHOLD INCOME

\$130,479

AVERAGE HOUSEHOLD INCOME

33.8

MEDIAN AGE

5 MILES

384,976

POPULATION

178,066

HOUSEHOLDS

\$93,337

MEDIAN HOUSEHOLD INCOME

\$128,003

AVERAGE HOUSEHOLD INCOME

35.6

MEDIAN AGE

Disclaimer

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The seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by the seller and any conditions to the seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to the Agent or the seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the seller or the Agent or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Transwestern.

Each prospective purchaser will be responsible for any claims for commissions by any broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent. Any Buyer’s Agent must provide a registration signed by the prospective investor acknowledging said agent’s authority to act on its behalf.



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INVESTMENT SALES

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