

**FOR  
LEASE**



# Sunset Valley Village

5601 BRODIE LANE | AUSTIN, TX

**CBRE**

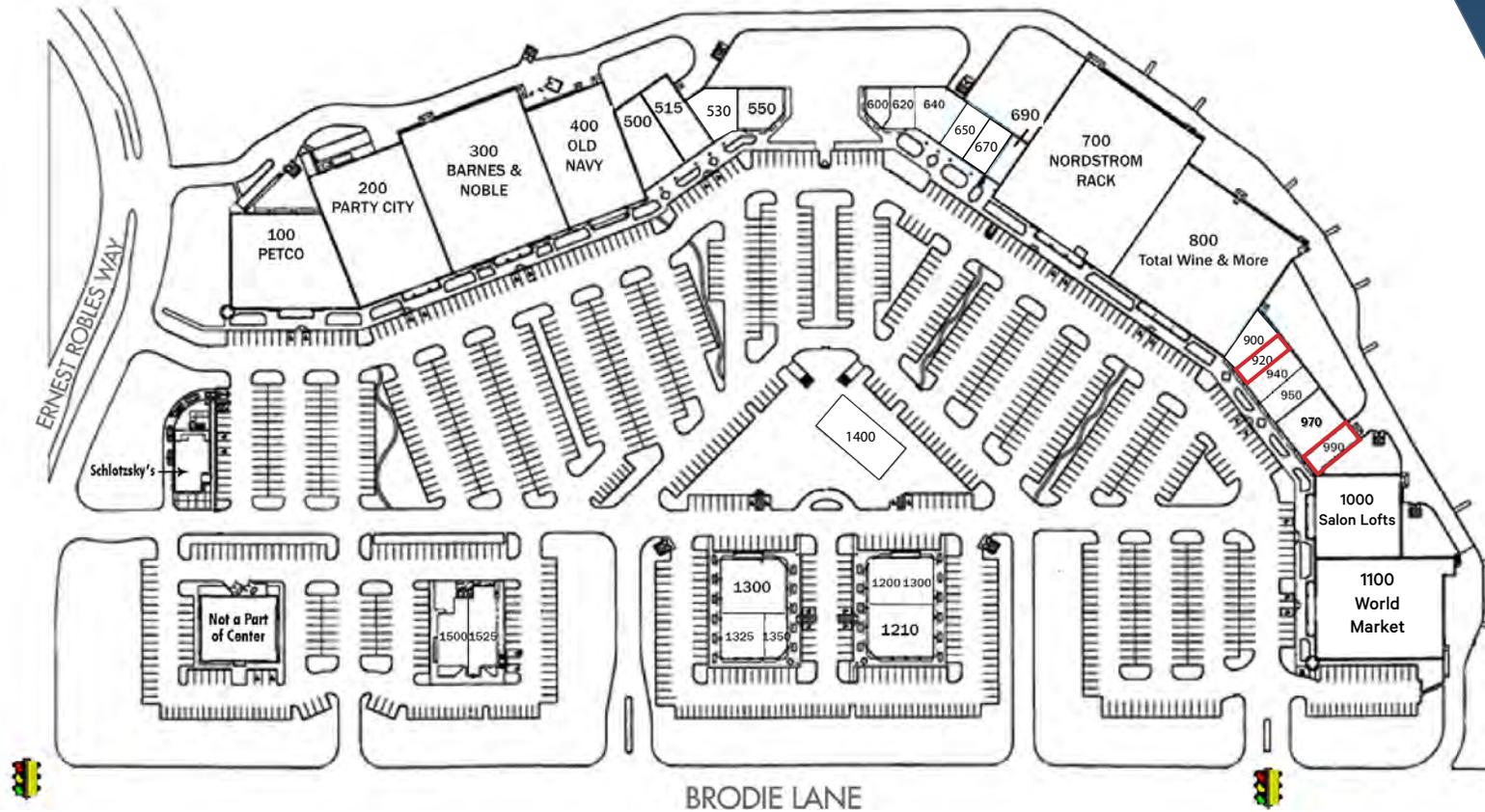
# Property Details

- 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	OCCUPIED BUT AVAILABLE - 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

1,244 SF

SUITE 990

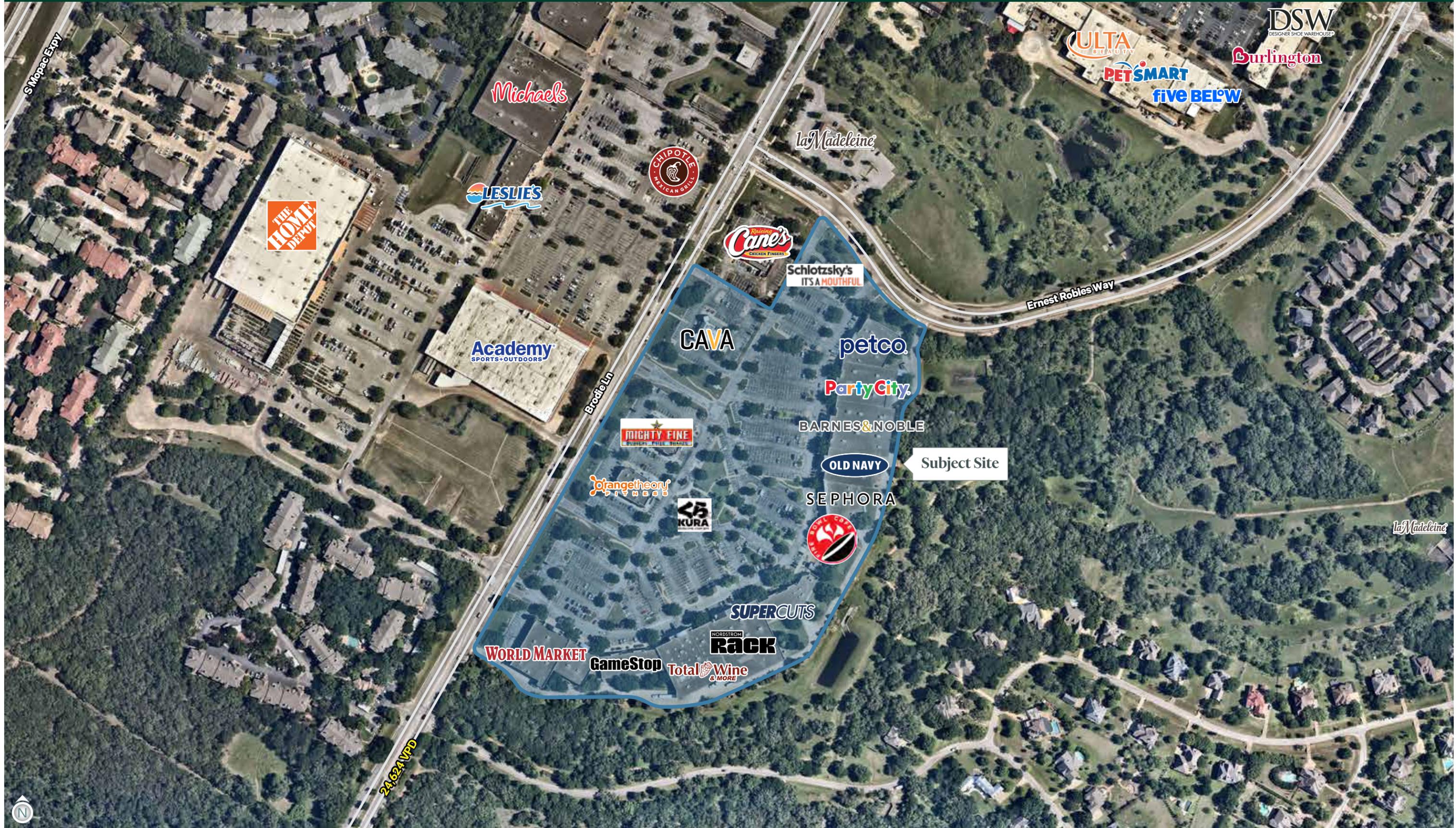
CONTACT  
BROKER

RATE

---

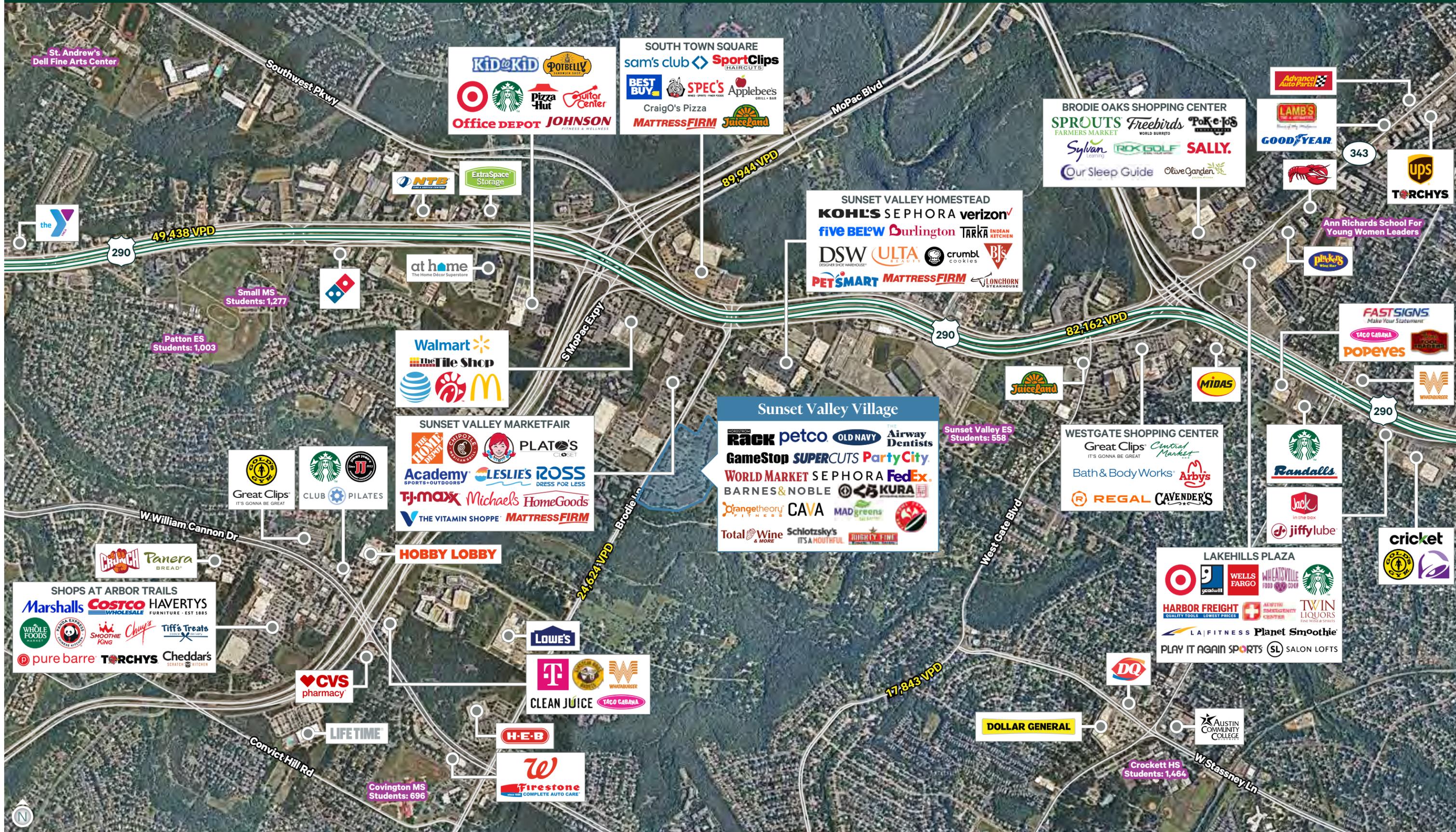
# Sunset Valley Close Aerial

5601 Brodie Ln, Sunset Valley | TX, 78745



# Sunset Valley High Aerial

5601 Brodie Ln, Sunset Valley | TX, 78745



# 2025 Demographics

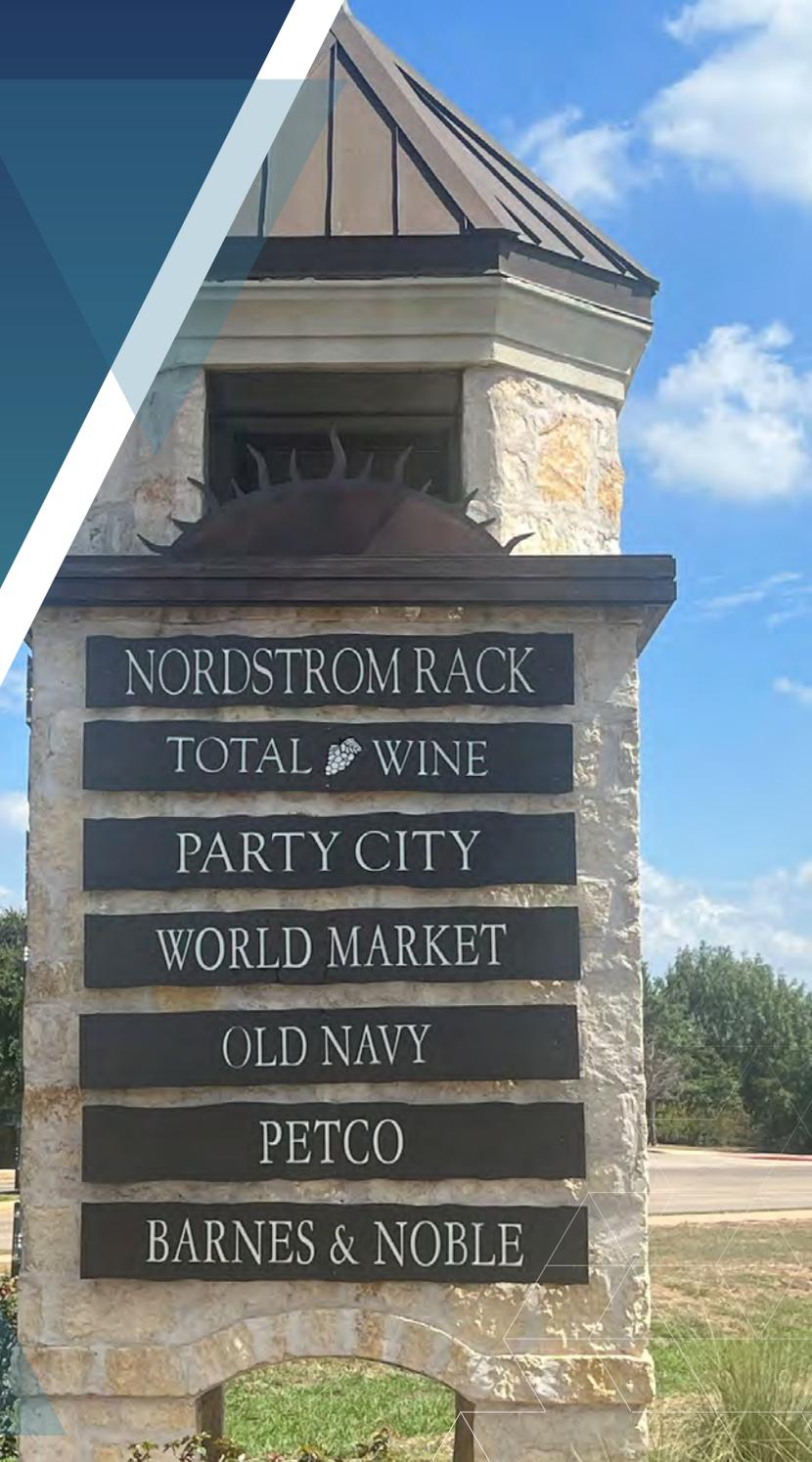
Miles	1	3	5
Population	6,223	95,403	271,334
Daytime Population	10,756	105,220	309,157
Total Businesses	367	4,569	14,421
Total Employees	6,599	47,566	145,853
Median Age	32.8	36.6	35.8
Average Household Income	\$126,250	\$144,153	\$152,767
Average Household Size	1.82	2.01	2.08

## Traffic Counts

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

Source: TxDot





# Contact Us

**Will Majors**

Senior Vice President

512 482 5597

[will.majors@cbre.com](mailto:will.majors@cbre.com)

**Carson Hawley**

Vice President

512 482 5601

[carson.hawley@cbre.com](mailto:carson.hawley@cbre.com)

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.