

For Lease

CBRE

# Northcross Shopping Center

2525 W Anderson Ln | Austin, TX 78757 | [www.cbre.com](http://www.cbre.com)



Retail

*Northcross is a single-story regional mall and retail destination currently anchored by Walmart. The property is strategically located on the southwest corner of West Anderson Lane and Burnet Road in prime central Austin, one-half mile east of Mopac Loop 1 and 2 miles south of the Arboretum.*

**NEW 2nd Gen Restaurant Available**  
**Suite 200 | 2,002 SF**

**Available Space**

OM125	1,183 SF
OM200	2,002 SF 2nd Gen Restaurant
OM320	3,115 SF
OM340	2,116 SF
OM350	2,500 SF
0130	3,753 SF 2nd Gen Restaurant
0132	4,000 sf
0145	2,924 sf
0325	1,646 sf

**Current Tenants**

BDG 2	Walgreens	14,550 SF
OM100	Gamestop	1,525 SF
OM140	uBreakIFix	899 SF
OM150	America's Best Contacts & Eyeglasses	3,191 SF
OM175	Dos Batos	2,305 SF
OM300	Tarka Indian Kitchen	3,081 SF
0100	Anytime Fitness	3,500 SF
0110	China Family Restaurant	2,200 SF
0120	Hanabi Japanese Cuisine	2,035 SF
0125	Army Marine Office	1,488 SF
0135	Hi Wings	2,323 SF
0136	H&R Block	1,839 SF
0138	School of Rock	2,657 SF
0140	First Watch	3,600 SF
0200	Guitar Cener	18,000 SF
0260	T-Mobile	1,930 SF
0265	Lousiana Crab Shack	2,819 SF
0270	Which Wich	1,564 SF
0275	GNC	1,500 SF
0280	Phonatic Restaurant	3,190 SF

0285	Tea Haus	1,500 SF
0288	Clawzania	1,620 SF
0290	Always Barefoot	1,596 SF
0295	Allandale Condos Showroom	1,525 SF
0300	Legend Dental	3,125 SF
0365	Norris Conference Center	20,989 SF
0400	Chaparral Ice Rink	28,916 SF
0530	Go Dance	8,664 SF
0610	Gallery of Salons	16,391 SF
4554	Walmart	98,800 SF



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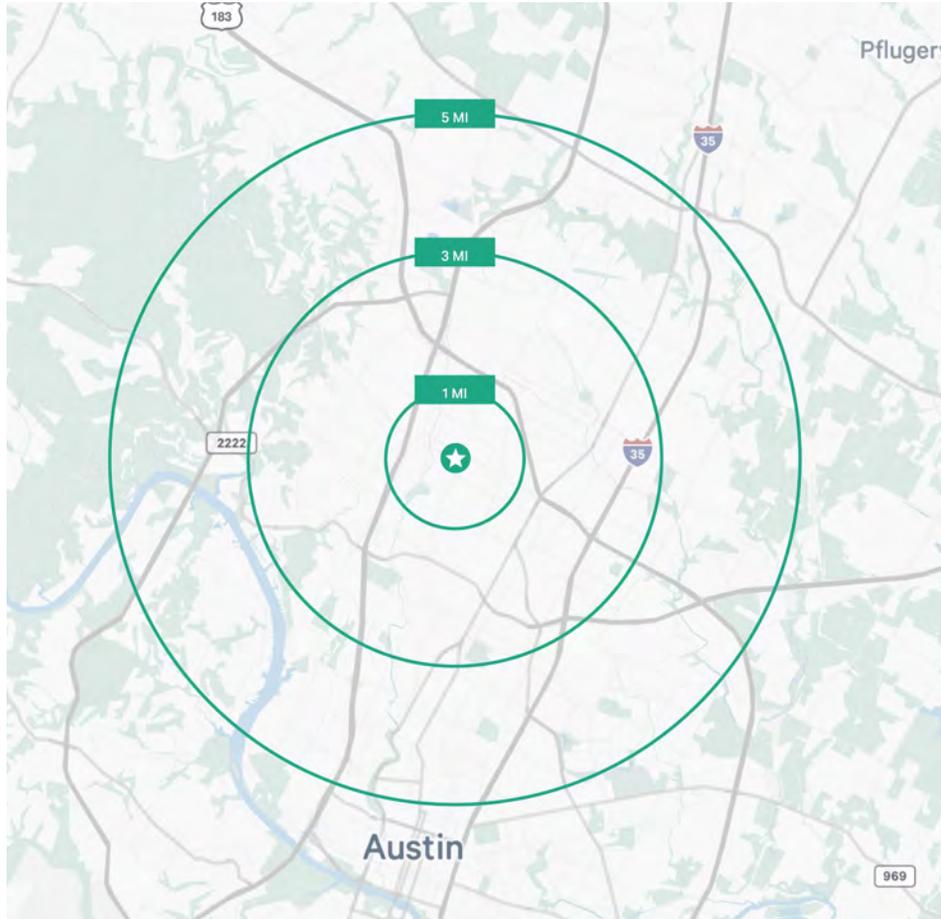
**The Omni Building**  
Available SF

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OM200	2,002 SF 2nd Gen Restaurant
OM320	3,115 SF
OM340	2,116 SF
OM350	2,500 SF









2025 Demographics	1 Mile	3 Miles	5 Miles
<b>Population</b>	14,586	142,614	331,407
<b>Businesses</b>	1,497	11,183	20,715
<b>Median Age</b>	37.8	34.9	33.7
<b>Average Household Income</b>	\$137,542	\$127,550	\$132,587
<b>Average Household Size</b>	1.93	2.09	2.10
<b>Daytime Population</b>	22,816	206,474	453,449

Traffic Counts	
<b>Burnet Rd</b>	38,303 VPD
<b>Mahone Ave N</b>	19,616 VPD
<b>Northcross Dr</b>	6,373 VPD
<i>Source: Costar</i>	

## Contact Us

**Andrew Alvarado**  
 Senior Associate  
 +1 512 923 5702  
 andrew.alvarado@cbre.com

**Davis Franklin**  
 Associate  
 +1 512 965 4112  
 davis.franklin@cbre.com

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