



THE FORMER RIO GRANDE

301 San Jacinto
Austin, Texas 78701

FOR SUBLEASE



LOCATION: Northeast corner of 3rd and San Jacinto, Downtown Austin

AVAILABILITY: Approximately 9,100 SF of second generation restaurant space

RATE: Call to discuss

STATISTICS:

- 144,000 downtown workers within three mile radius
- Austin has seven million visitors per year that spend \$441,000,000 annually
- Just two blocks from the Four Seasons and one block from Convention Center
- 2007 restaurant sales within one mile exceed \$12,000,000.00 per month
- 25,000 downtown residents expected over next ten years
- 2007 Average Household income within one mile: \$82,000.00

UNIQUE OPPORTUNITY: The current tenant will sell all Furniture, Fixtures, and Equipment, which provides prospective tenants a chance to start operating very quickly.

RESTAURANT DISTRICT: Join other notable restaurants such as Max's Wine Dive, Piranha Killer Sushi, P.F. Chang's, Fleming's, and more...

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