

AUSTIN NEIGHBORHOOD SPOTLIGHT: SUNSET VALLEY

Measuring just over one square mile, Sunset Valley is actually an island city, nestled within Austin (but we still consider it an Austin neighborhood!) Sunset Valley is located south of downtown Austin, bordered by Mopac to the west, US 290 to the north, Westgate Boulevard to the east and William Cannon Drive to the south. Sunset Valley is the South Austin hotspot for restaurants and retail.



QUICK FACTS

Population:
821



Median age:
36

Median household income:
\$131,058



Median home price:
\$456,600

Source: livability.com, 2017

AQUILA'S NEARBY OFFICE PROJECTS

AQUILA leases a few office buildings in the Southwest submarket: Plaza 290, The Terrace and 1901 Capital Parkway. These are all less than a five-minute drive from Sunset Valley.

PLAZA 290



THE TERRACE 1, 2, 6, 7



1901 CAPITAL PARKWAY



Tenants are minutes away from many great amenities, including:

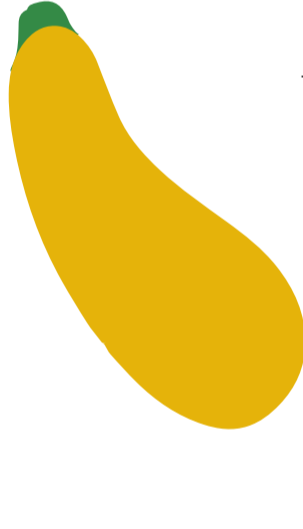
- Restaurants
- Retail stores
- Walking trails
- Greenbelt access

WHAT TO DO

Whether you're in the mood for outdoor activity or retail therapy, Sunset Valley has a lot to offer.

Take a hike!

Sunset Valley has excellent greenbelt access and tons of landscaped hiking trails.



Go shopping!

With countless retail stores, you could spend an entire afternoon purusing stores of all kinds.



Visit the **SFC Farmer's Market** Saturdays from 9am-1pm at the Toney Burger Center. It's open year-round, rain or shine!



AQUILA'S NEARBY RETAIL AREAS

AQUILA leases and manages two retail centers near Sunset Valley: South Towne Square and West Tower Village.

SOUTH TOWNE SQUARE



Major Tenants: Best Buy, Sam's Club, Spec's, Mattress Firm

WEST TOWER VILLAGE



Major Tenants: Black Swan Yoga, Castle Dental, Premier Family Physicians

SOUTH AUSTIN'S RETAIL SPOT

Sunset Valley is a shopper's dream. With numerous retail centers that are home to restaurants and stores of all kinds, chances are there is something for everyone. Customers can visit this area and knock out all their errands and shopping needs in one place.

SUNSET VALLEY HOMESTEAD

EAT

- BJ's Brewhouse
- IM Thai
- Longhorn Steakhouse
- Tarka Indian Kitchen
- Which Wich

SHOP

- Babies"R"Us
- Charming Charlie
- DSW Shoe Warehouse
- Five Below
- Kohl's
- Men's Warehouse
- PetSmart
- Samuel's Diamonds
- Ulta Beauty

SOUTH TOWNE SQUARE

EAT

- Applebee's
- Coffee Bean & Tea Leaf
- Craig O's Pizza & Pasta
- Larry's Giant Subs
- Serrano's Tex-Mex

SHOP

- Best Buy
- Mattress Firm
- Sam's Club
- Spec's

OTHER

- AAA
- Pro Nails

SUNSET VALLEY VILLAGE

EAT

- Fire Bowl Cafe
- La Madeleine
- Mighty Fine Burgers
- Schlotzsky's
- Zoe's Kitchen

SHOP

- Barnes & Noble
- Carter's
- GameStop
- Nordstrom Rack
- Old Navy
- Party City
- Petco
- Total Wine & More
- World Market Cost Plus
- Zales

SUNSET VALLEY MARKETFAIR

EAT

- Chipotle
- Luby's
- Mama Fu's
- Subway
- Wendy's

SHOP

- Academy
- Bed Bath & Beyond
- David's Bridal
- Home Depot
- HomeGoods
- Leslie's Pool Supplies
- Michaels
- Pier 1
- Plato's Closet
- Ross
- TJ Maxx



Whether you're looking for retail or office space, Sunset Valley is a place with abundant amenities, low OpEx and high density.



aquilacommercial.com