



1010 East Cesar Chavez

Austin, TX 78702

For Sale

Michael Bullard • [mb@dovetailcre.com](mailto:mb@dovetailcre.com) • 512-468-5353





# 1010 E Cesar Chavez

Austin, TX 78702

- Iconic 2nd generation restaurant in the heart of Austin's vibrant Eastside neighborhood.
- For Sale at \$2,900,000
- 7,980 rentable square feet in total.  
Primary restaurant building: 2,426 interior SF.  
Total rentable patio area: 4,535 SF.  
Total rear building: 1,936 SF split roughly 50/50 between restaurant office/back-of-house and 2 residential apartment units currently used as short-term rentals.







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Austin, TX 78702

- The property is currently leased to a Cafe with Beer & Wine service.
- Tenant's lease commenced on 4/1/2023 and has a primary term of 5 years.
- Lease financials can be provided upon request.
- The Landlord has a termination right with 6 months notice beginning on the 2nd anniversary of the lease.

- Situated just 2 blocks from downtown Austin, this location offers incredible visibility and access to the city.
- Pylon Signage
- Onsite parking with ample neighborhood parking available.
- Excellent visibility to E Cesar Chavez and the downtown skyline.
- Zoned CS-MU-CO-NP





1010 E Cesar Chavez, Austin, TX 78702







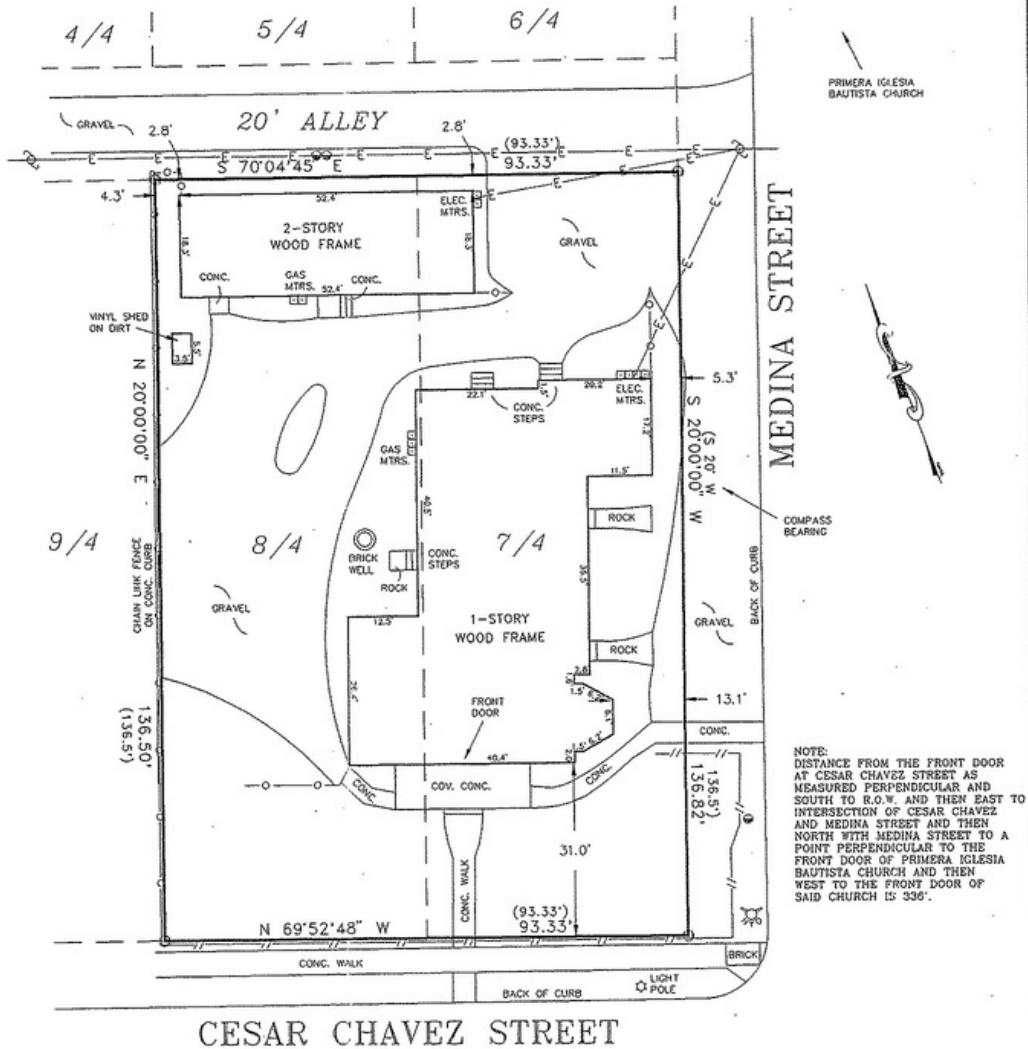




Plat of survey of property at 1010 East Cesar Chavez Street  
 described as Lot 7,8, Block 4, of \*SHELLEY AND CHANDLER SUBDIVISION (also referred  
to as N.G. Shelley Subdivision) a subdivision of record in Map or Plat  
 Volume/Book/Cabinet 1 at Page(s)/Slide(s) 18(B) of the Travis  
 County, Texas Plat Records. G.F. # 0922755-ARB Dated: Nov. 18, 2009  
 Ref: Cody Symington

\*first recorded in Vol. W, Pg. 297, Deed Records, Travis County, Texas.

SCALE: 1" = 20'



To: Independence Title Company exclusively.

The undersigned does hereby certify that the plat shown represents the results of a survey on the ground under my supervision and is true and correct and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility easements, except as shown and the property has access to a dedicated roadway. The property shown hereon is located in Zone "X": areas outside the 500 year floodplain

as shown on Community Panel Number 480624 0165 E  
 of the FLOOD INSURANCE RATE MAP prepared for City of Austin  
 by the Federal Insurance Administration Department, H.U.D.  
 Effective Date: June 16, 1993

**ROEDER SURVEYING**

3705 VINELAND DRIVE  
 AUSTIN, TEXAS  
 FAX & PHONE (512) 478-7673

- LEGEND
- 1/2" IRON PIN SET
  - POWER POLE
  - FIRE HYDRANT
  - WATER METER
  - WOODEN FENCE
  - CHAIN LINK FENCE
  - OVERHEAD ELECTRIC LINE
  - ( ) RECORD INFORMATION

09-145 ledger

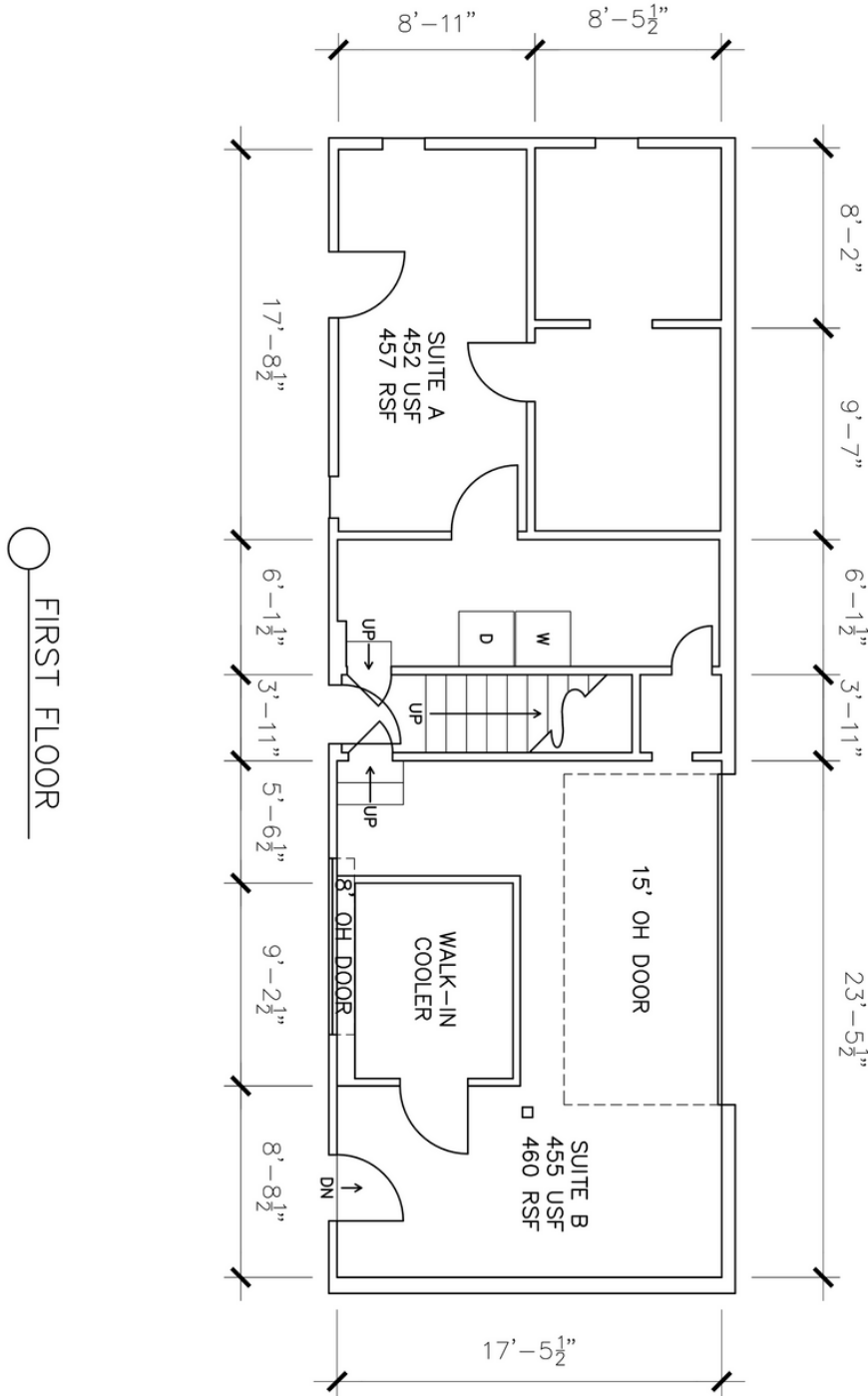
DATE: 1-06-10





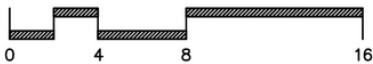
NOTE:

DIMENSIONS ARE TO SHOW ROOM SIZES.  
 SQUARE FOOTAGE CALCULATIONS ARE DONE  
 TO BOMA STANDARDS.



FIRST FLOOR

SCALE: 1/8" = 1'-0"



Drawing for:  
 1010 CESAR  
 CHAVEZ LLC  
 803 W. Elizabeth St.  
 Austin, TX 78704

RENTAL BUILDING  
 1010 E. CESAR CHAVEZ ST.  
 AUSTIN, TEXAS  
 RENTABLE AREA: 1,936 S.F.

THE MEASUREMENTS, FLOOR PLANS, AND  
 CALCULATIONS ARE ACCURATE USING  
 BOMA MEASUREMENT STANDARDS FOR  
 MIXED-USE BUILDINGS.  
 ANSI/BOMA 265.2 - 2021  
 Project No.: 2310.04  
 Date: September 15, 2023  
 ©2023

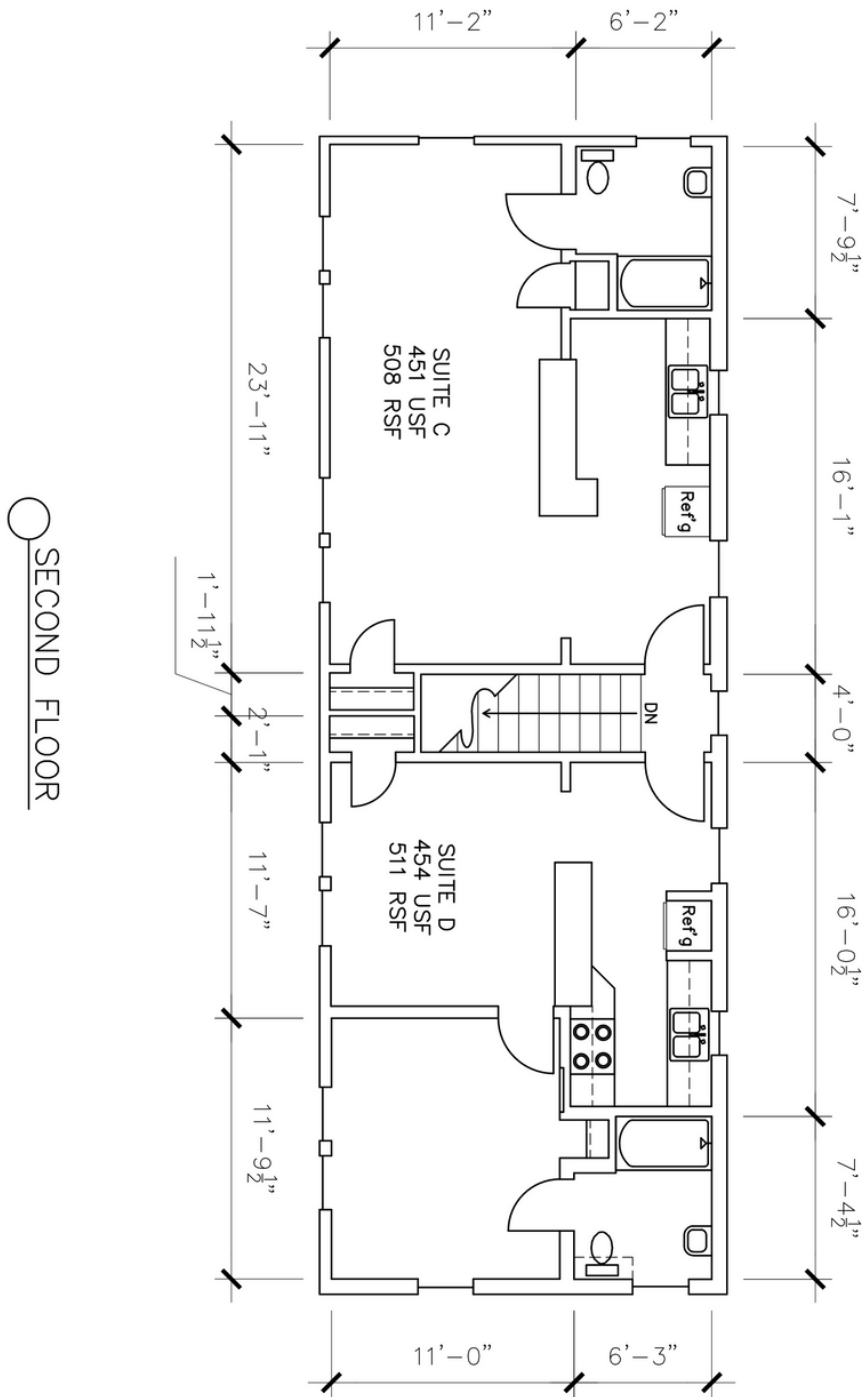
**†DIMENSIONS†**  
 FLOOR PLANS  
 Austin, Texas  
 dimensionsfloorplans.com  
 Phone: (512)342-0114



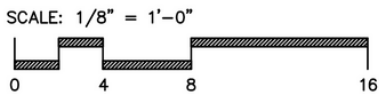


NOTE:

DIMENSIONS ARE TO SHOW ROOM SIZES.  
 SQUARE FOOTAGE CALCULATIONS ARE DONE  
 TO BOMA STANDARDS.



SECOND FLOOR



Drawing for:  
 1010 CESAR  
 CHAVEZ LLC  
 803 W. Elizabeth St.  
 Austin, TX 78704

RENTAL BUILDING  
 1010 E. CESAR CHAVEZ ST.  
 AUSTIN, TEXAS  
 RENTABLE AREA: 1,936 S.F.

THE MEASUREMENTS, FLOOR PLANS, AND  
 CALCULATIONS ARE ACCURATE USING  
 BOMA MEASUREMENT STANDARDS FOR  
 MIXED-USE BUILDINGS.  
 ANSI/BOMA Z65.2 - 2021  
 Project No.: 2310.04  
 Date: September 15, 2023  
 ©2023

**+DIMENSIONS+**  
 FLOORPLANS  
 Austin, Texas  
 dimensionsfloorplans.com  
 Phone: (512)342-0114

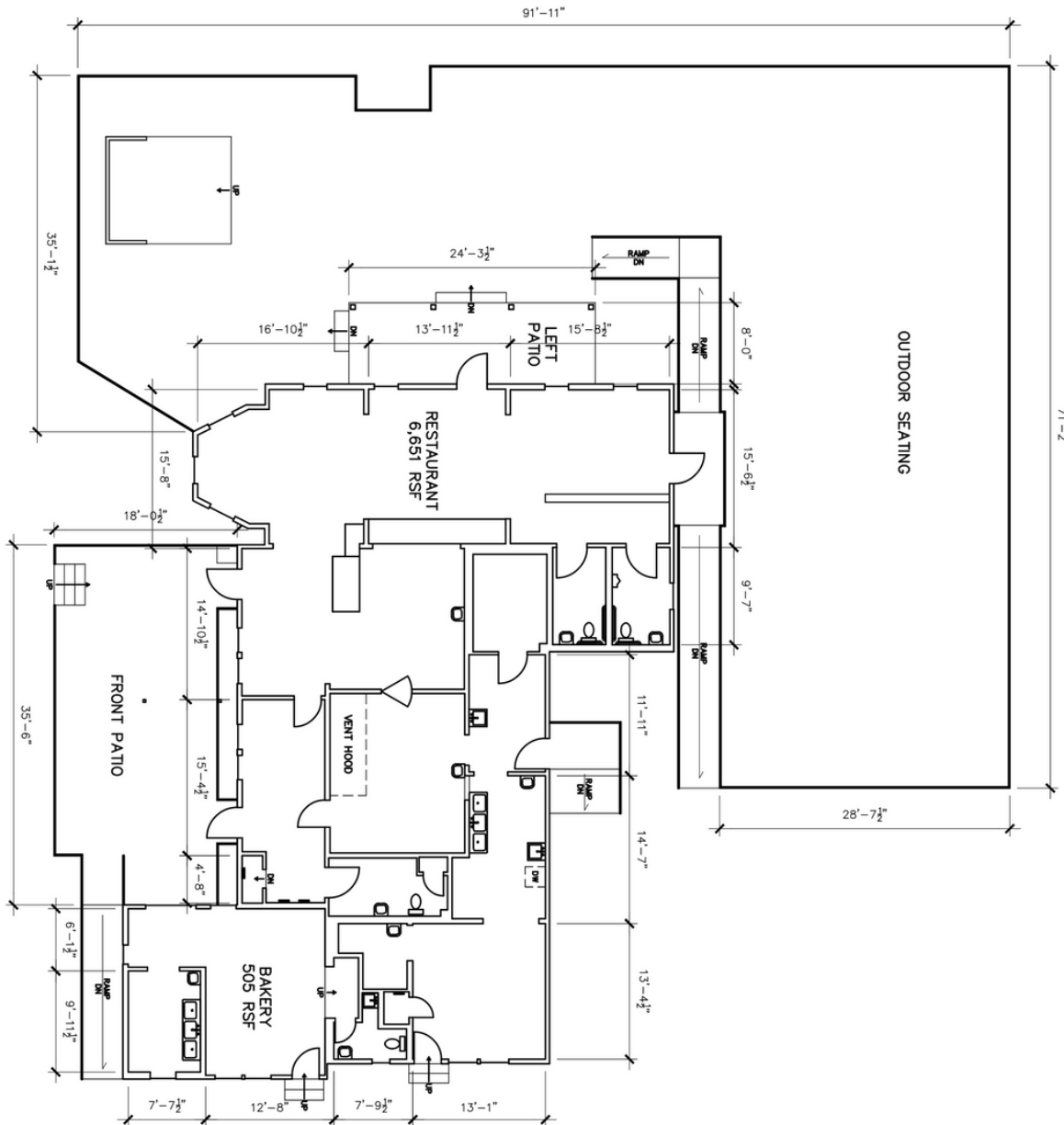




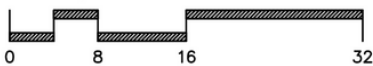
NOTE:

1. DIMENSIONS ARE TO SHOW ROOM SIZES.  
 SQUARE FOOTAGE CALCULATIONS ARE DONE  
 TO BOMA STANDARDS.

2. RENTABLE AREA INCLUDES OUTDOOR  
 SEATING AREA (3,712 S.F.), SIDE PATIO (195  
 S.F.), AND FRONT PATIO (628 S.F.).



SCALE: 1/16" = 1'-0"



Drawing for:  
 1010 CESAR  
 CHAVEZ LLC  
 803 W. Elizabeth St.  
 Austin, TX 78704

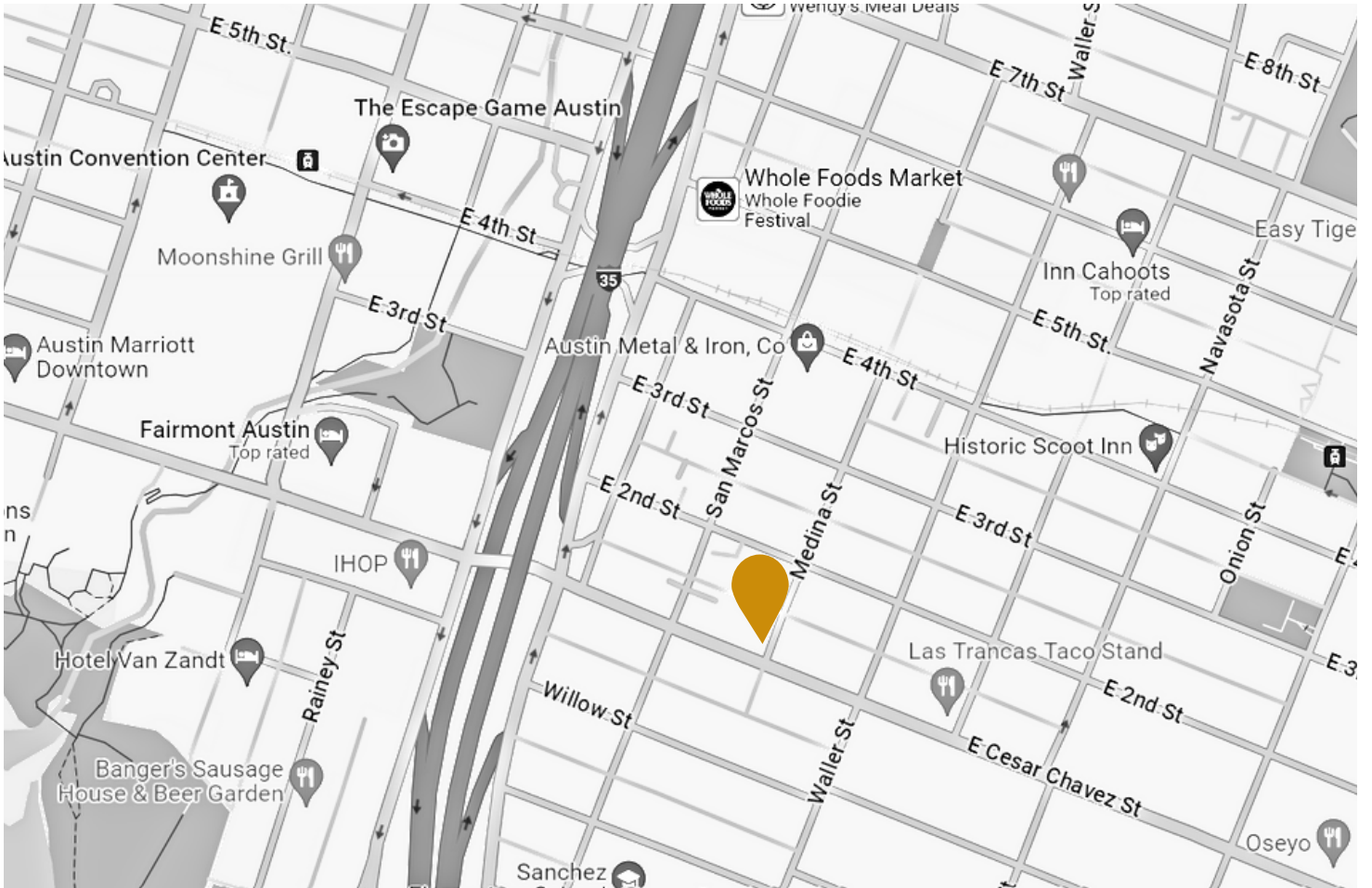
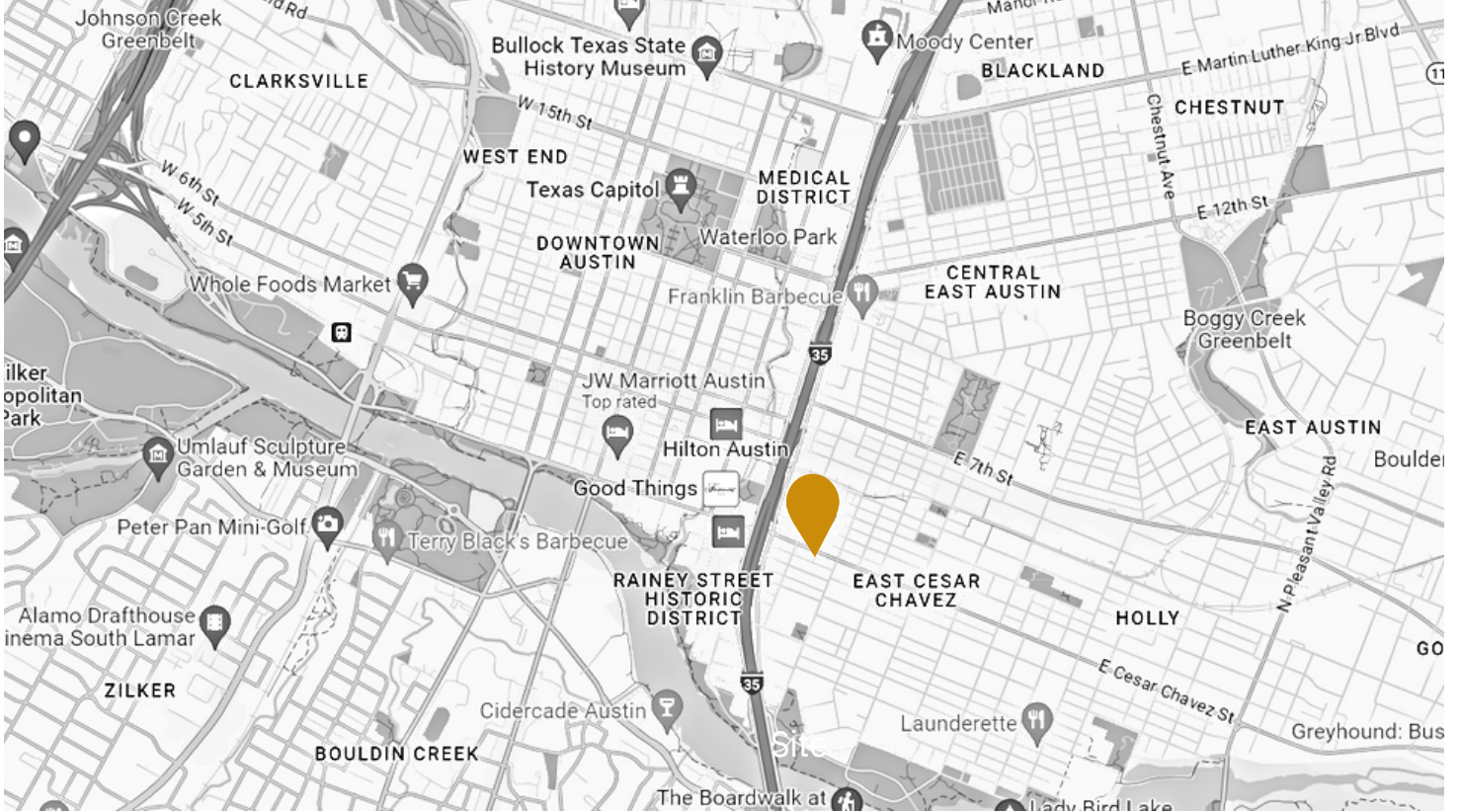
**RESTAURANT & BAKERY**  
 1010 E. CESAR CHAVEZ ST.  
 AUSTIN, TEXAS  
 RENTABLE AREA: 6,961 S.F.

THE MEASUREMENTS, FLOOR PLANS,  
 AND CALCULATIONS ARE ACCURATE  
 USING BOMA MEASUREMENT  
 STANDARDS FOR RETAIL BUILDINGS.  
 ANSI/BOMA Z65.5 - 2020  
 Project No.: 2310.04  
 Date: September 15, 2023  
 ©2023

**DIMENSIONS**  
 FLOOR PLANS  
 Austin, Texas  
 dimensionsfloorplans.com  
 Phone: (512)342-0114



1010 E Cesar Chavez, Austin, TX 78702







## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Dovetail Commercial Real Estate, LLC	9009327	mb@dovetailcre.com	512-468-5353
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Bullard	593309	mb@dovetailcre.com	512-468-5353
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date