# University Commons - Austin

210 University Blvd, Round Rock, TX 78665







University Commons is a premier shopping destination in the Round Rock community and accessible from I-35.

**Center Size:** 218,260

**Spaces Available:** 1

## Within 3 Miles

| | |
|---|---|
| **Population** | **68,059** |
| **Avg. Household Income** | **147,927** |
| **Avg. Home Value** | **$562,059** |
| **Annual Visits** | **0** |


Regency Centers.

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Leasing Contact

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**Updated:** Nov 25 2026


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This site plan is not a representation, warranty or guarantee as to size, location, identity of any tenant, the suite number, address or any other physical indicator or parameter of the property and for use as approximated information only. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion.

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AVAILABLE | AVAILABLE SOON | LEASED | NAP (NOT A PART)

## Center Size: 218,260

| SPACE | TENANT | SF |
|---|---|---|
| 210.150 | AVAILABLE | 2,000 |
| OEA2 | AVAILABLE | 0.00 Acres |
| 200.100 | FUJIYA RAMEN SUSHI BAR | 3,000 |
| 200.105 | THE JOINT | 1,384 |
| 200.110 | SUMMER MOON COFFEE | 1,600 |
| 200.200 | FREEBIRDS WORLD BURRITO | 2,500 |
| 200.220 | GAMES WORKSHOP | 1,050 |
| 200.225 | THE UPS STORE | 1,534 |
| 200.230 | THE YOGURT EXPERIENCE | 1,400 |
| 200.240 | FENG CHA | 1,500 |
| 200.300 | JIMMY JOHN'S GOURMET SANDWICH | 1,700 |
| 200.310 | RESTORE HYPER WELLNESS + CRYO | 2,165 |
| 200.330 | TOMLINSON'S FEED & PETS | 2,940 |
| 200.340 | UNIVERSITY DENTAL | 2,380 |
| 200.400 | MOOYAH BURGERS, FRIES & SHAKES | 2,100 |
| 200.415 | HAND & STONE MASSAGE & FACIAL | 2,332 |
| 200.420 | SALATA | 2,460 |
| 200.500 | THE MONK'S INDIAN FUSION | 2,853 |
| 200.510 | GAMBUZZA'S BARBERSHOP | 1,606 |
| 200.530 | NOBLE PHO | 2,534 |
| 200.600 | URBAN BIRD HOT CHICKEN | 1,996 |
| 200.620 | STRETCH ZONE | 1,634 |
| 200.640 | ROUND TABLE PIZZA | 2,376 |
| 210.100 | MATTRESS FIRM | 3,980 |
| 210.110 | SUPERCUTS | 1,260 |
| 210.120 | TWIN LIQUORS | 5,960 |
| 210.130 | JACK BROWN CLEANERS | 1,400 |
| 210.140 | INDULGE NAIL & SPA | 2,200 |
| 210.160 | BUFF CITY SOAP | 2,800 |
| 210.165 | AT&T | 2,210 |
| 250.HEB | H.E.B. | 126,304 |
| 350 | ISLAND RIDDIM JERK & BBQ GRILL | 1,500 |
| 410 | ASSOCIATES OF AUDIOLOGY | 1,750 |



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| SPACE | TENANT | SF |
|---|---|---|
| 520 | VERIZON WIRELESS | 1,660 |
| 610 | ALL CONNECT PROS | 3,431 |
| 630 | MARBLE SLAB | 1,203 |
| FUEL | H.E.B. FUEL STATION | 4,581 |
| OEA1 | SIMON PROPERTY GROUP | 0 |
| OEA3 | SCOTT & WHITE HOSPITAL | 0 |
| PAD1 | CHASE BANK | 4,415 |
| PAD2 | PNC BANK | 3,626 |
| PAD3 | OUTBACK STEAKHOUSE | 4,936 |



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