

# University Commons - Austin

📍 250 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	65,444
Avg. Household Income	140,186
Avg. Home Value	\$546,740
Annual Visits	0



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SPACE	TENANT	SF
610	AVAILABLE	3,431
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	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	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	PHONATIC VIETNAMESE CUISINE	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
210.150	T-MOBILE	2,000
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

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SPACE	TENANT	SF
410	ASSOCIATES OF AUDIOLOGY	1,750
520	VERIZON WIRELESS	1,660
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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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.