



**COLDWELL
BANKER
COMMERCIAL**

CAPITAL ADVISORS

WEST WIND SHOPPING CENTER

\$17.00 SF/yr (NNN)

5510 4th Street
Lubbock, TX 79416

AVAILABLE SPACE

1,287 - 4,945 SF

FEATURES

- High Traffic Center Located at 4th Street and West Loop 289; Minutes Away from Texas Tech University, CBD
- In Close Proximity to Walmart, a recently-opened Chick-Fil-A and newly-opened Raising Cane's



FOR LEASE

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OFFICE

Scott Womack

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COLDWELL BANKER COMMERCIAL
CAPITAL ADVISORS
4924 S. Loop 289, Lubbock, TX 79414
806.793.0888



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5510 4th Street, Lubbock, TX 79416

LEASE



OFFERING SUMMARY

Available SF: 1,287 - 4,945 SF

Lease Rate: \$17.00 SF/yr (NNN)

Lot Size: 5.52 Acres

Year Built: 2005

Building Size: 41,085 SF

Submarket: North Outer Lubbock

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PROPERTY OVERVIEW

West Wind Shopping Center is a quality shopping center constructed in 2005 on 4th Street just outside West Loop 289, with high-traffic co-tenants, abundant parking, and space well suited for any retail business. Tenants at the center include Weinerschnitzel, Beef O'Brady's, ProCuts, Sally Beauty, Edward Jones, Wing Stop, Dollar Tree, CATO & O'Hana Japanese Steakhouse. Outlots at the center include City Bank, Whataburger, Slim Chickens and a medical clinic.

LOCATION OVERVIEW

The property is located in northwest Lubbock, conveniently located right off Loop 289, and fronts 4th Street in close proximity to Walmart. Convenient to downtown Lubbock, Texas Tech University and Lubbock Christian University via 4th Street, North Loop 289 and West Loop 289, the area is growing with many new businesses. Alamo Drafthouse Cinema is approximately 1/2 mile to the northeast of the shopping center at North Loop 289 & Slide Road and Walmart, a recently-opened Chick Fil A on the south side of 4th Street across from the center and a newly-opened Raising Cane's Chicken Fingers to the west of the center.



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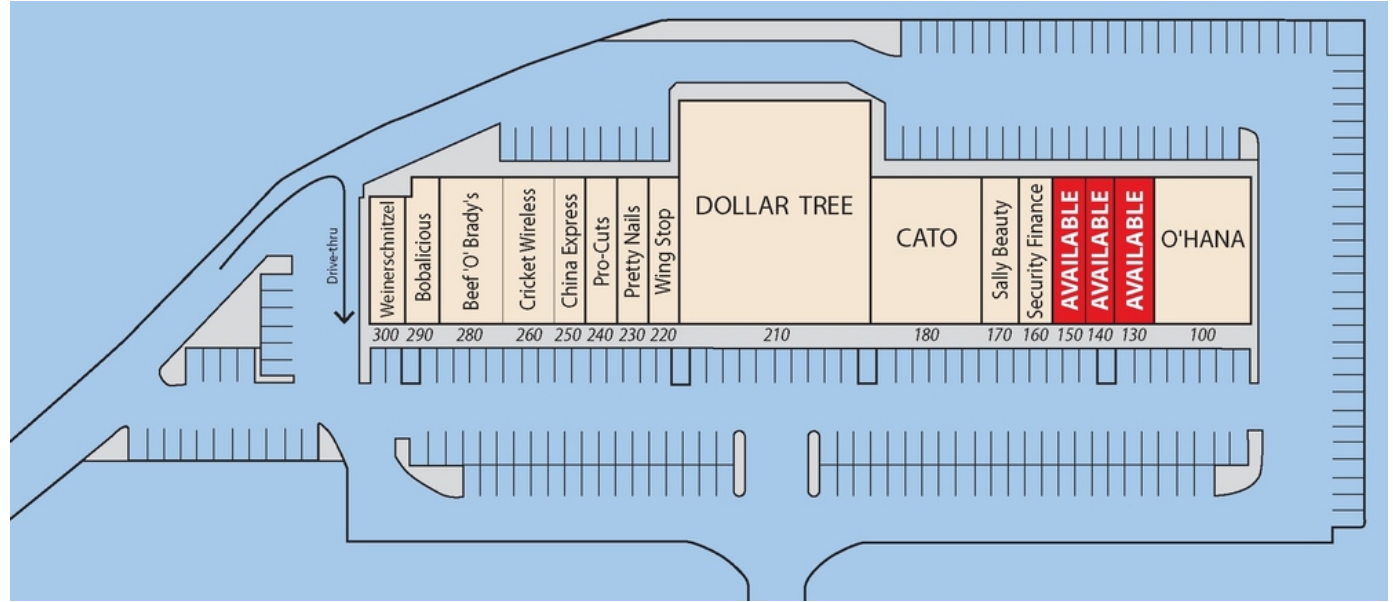
LEASE

LEASE TYPE | NNN

TOTAL SPACE | 1,287 - 4,945 SF

LEASE TERM | 60 months

LEASE RATE | \$17.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 130	Available	1,952 - 4,945 SF	NNN	\$17.00 SF/yr	This space has a concrete slab poured in place (with five foot "leave out" at the rear of the space for plumbing). Ready for construction of tenant improvements.
Suite 140	Available	1,287 - 4,945 SF	NNN	\$17.00 SF/yr	Second generation space; previously an investment services office.
Suite 150	Available	1,706 - 4,945 SF	NNN	\$17.00 SF/yr	Second generation space; previously used for financial services.

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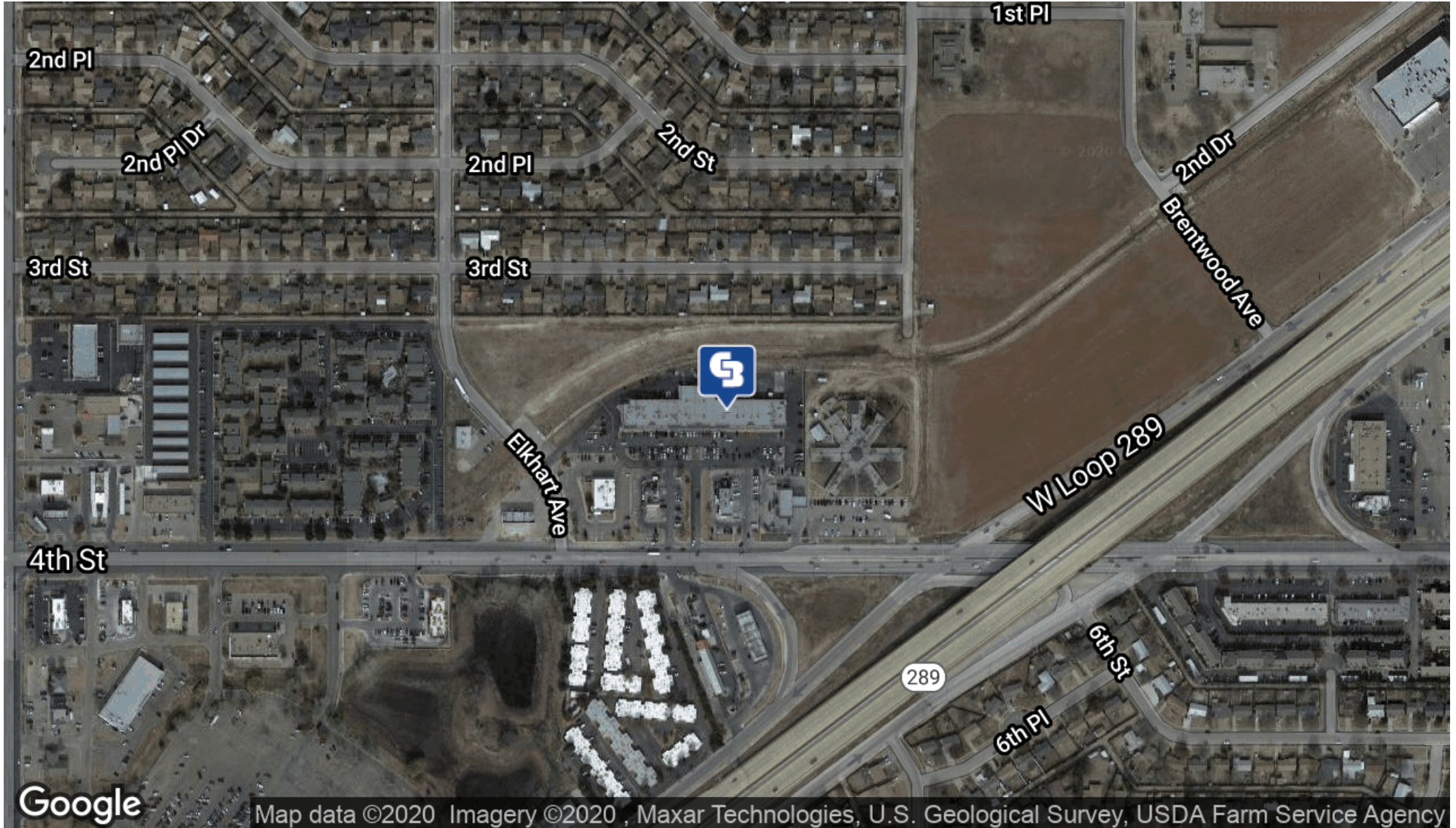
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,593	64,513	143,492
Median age	27.6	27.2	29.4
Median age (Male)	27.0	26.7	28.7
Median age (Female)	28.8	28.3	30.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,882	23,979	56,105
# of persons per HH	2.5	2.7	2.6
Average HH income	\$54,621	\$55,461	\$53,277
Average house value	\$126,850	\$135,362	\$138,244

* Demographic data derived from 2010 US Census

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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.

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.

<u>Coldwell Banker Commercial</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>431370 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Rick Canup</u> Designated Broker of Firm	<u>191550 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Rick Canup</u> Licensed Supervisor of Sales Agent/ Associate	<u>191550 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Scott Womack</u> Sales Agent/Associate's Name	<u>437816 TX</u> License No.	<u>SWomack@ColdwellBanker.com</u> Email	<u>806-784-3265</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date