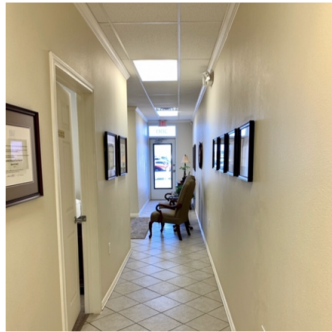


# PROFESSIONAL OFFICE SUITE FOR LEASE

5807 63rd Street #300, 79424, TX 79424



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	1,157 SF
<b>LEASE RATE:</b>	\$15.50 SF/yr (MG)
<b>LOT SIZE:</b>	32,365 SF

## PROPERTY OVERVIEW

1,157 SF of office space located in Southwest Lubbock with easy access to major highways. Property offers 4 offices, conference room, Breakroom, 1 ADA restroom, ample parking for customers, and rear covered parking. Owner is offering a 3-5 year lease at \$15.50 PSF/Modified Gross.

## PROPERTY HIGHLIGHTS

- Ample Storage and Parking
- Easy Access to Highways
- High Traffic Counts
- Professional Southwest Office Park

**KW COMMERCIAL**  
10210 Quaker Avenue  
Lubbock, TX 79424

**LEIGH ANNE WIKLE, CCIM**  
Commercial Agent  
O: 806.771.7701  
C: 806.577.5986  
lwikle@kw.com  
TX #0463808

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Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# PHOTOS

## SOUTHWEST PROFESSIONAL OFFICE SUITE FOR LEASE

5807 63rd Street #300, 79424, TX 79424



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## ADDITIONAL PHOTOS

# SOUTHWEST PROFESSIONAL OFFICE SUITE FOR LEASE

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# FLOOR PLAN SUITE 300

## SOUTHWEST PROFESSIONAL OFFICE SUITE FOR LEASE

5807 63rd Street #300, 79424, TX 79424



















# FLOOR PLAN

**Bonner Smith**  
5807 63RD ST.  
SUITE "400"  
LUBBOCK TX.

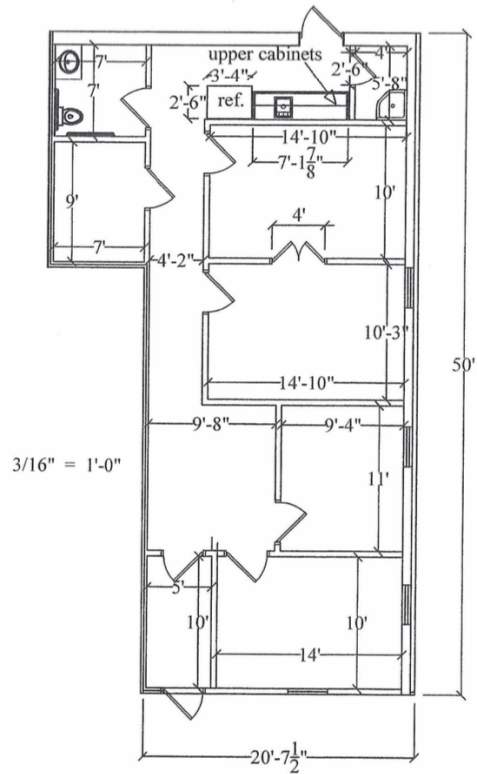
\*TENANT FINISH-OUT\*

SHEET SCALE:  
1/8" = 1'-0"  
DATE: 10/4/07

### LEGEND

-  ROOF TOP UNIT.  
SIZE PER PLAN
-  SUPPLY DIFFUSER
-  RETURN AIR GRILLE
-  EXHAUST FAN
-  2X2 LAY IN
-  2X4 FLOURESCENT LAY-IN
-  EMERGENCY EXIT LIGHT
-  TANK TYPE WATER CLOSET
-  PORCELAIN OVAL LAVATORY
-  WATER HEATER
-  DOMESTIC CW
-  DOMESTIC HW
-  110 ELEC. PLUG
-  3 PHASE PLUG
-  QUAD OUTLET
-  GFI

1,161  
SQ  
FT.



**KW COMMERCIAL**  
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Lubbock, TX 79424

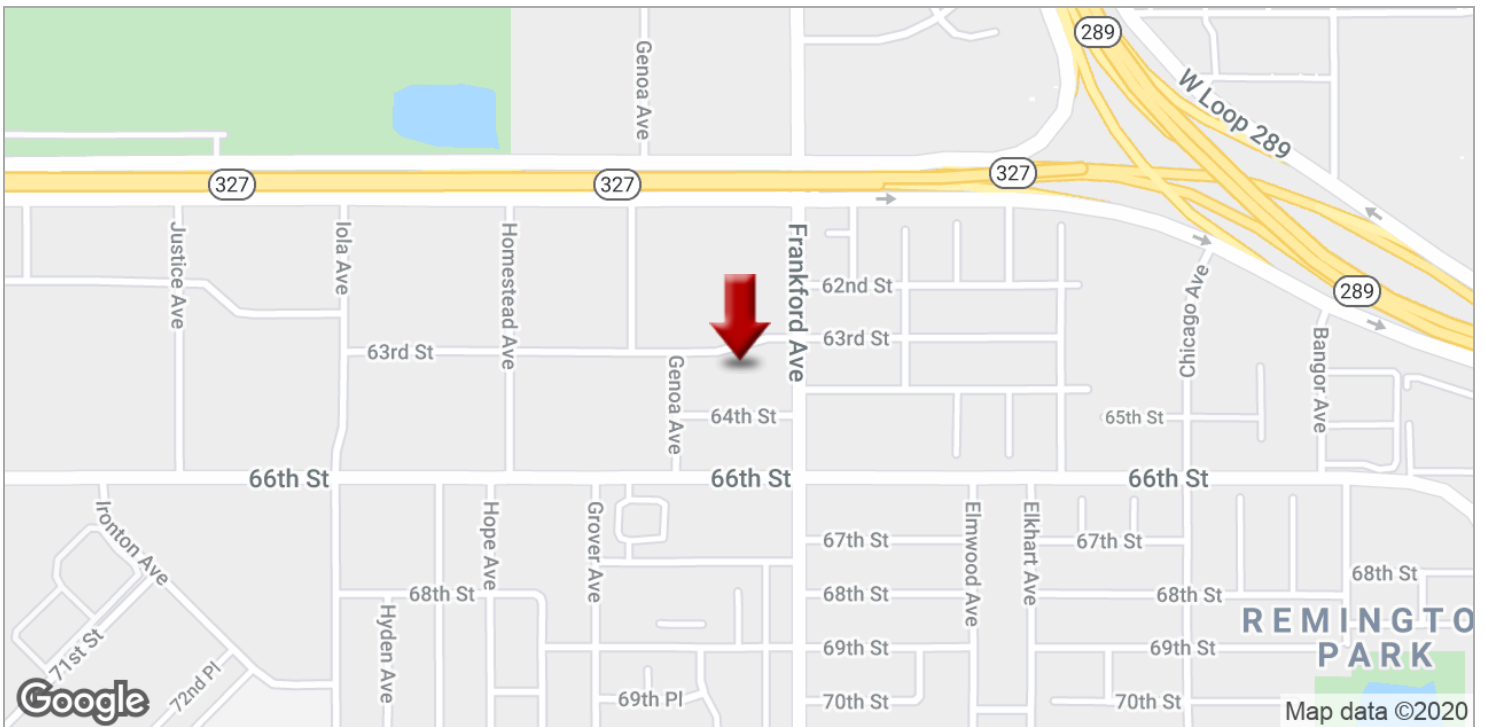
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**SOUTHWEST PROFESSIONAL OFFICE SUITE FOR LEASE**

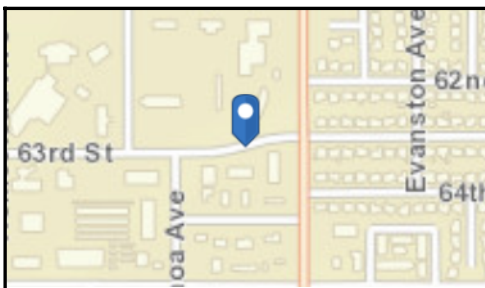
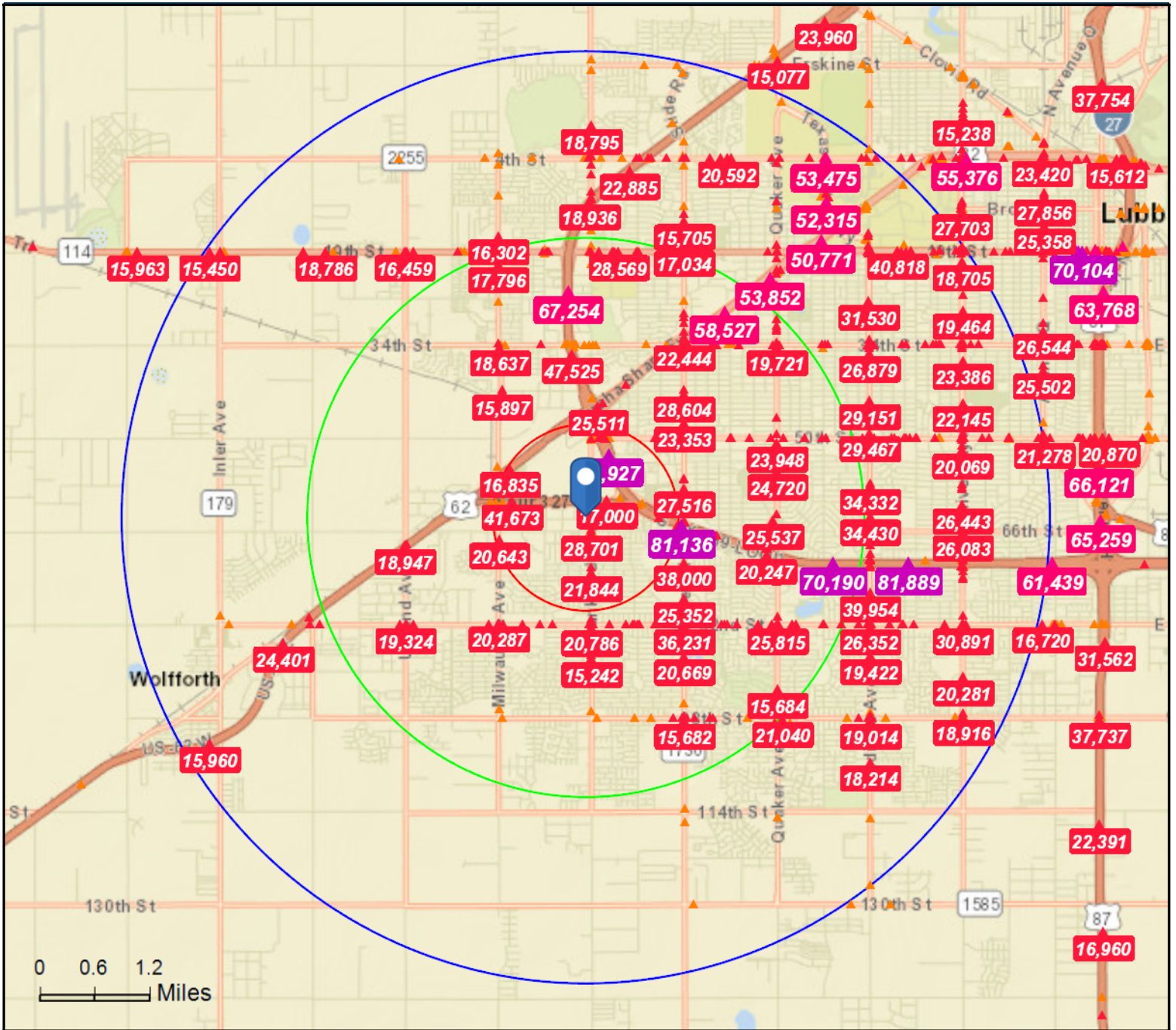
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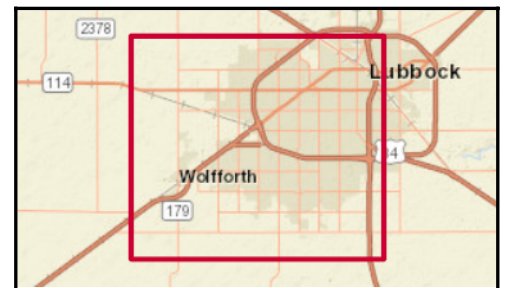
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q3 2019).



# Executive Summary

5807 63rd St, Lubbock, Texas, 79424  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.53632  
Longitude: -101.94074

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	9,166	66,861	146,176
2010 Population	9,318	75,985	171,983
2019 Population	12,339	91,546	200,899
2024 Population	13,551	99,375	215,756
2000-2010 Annual Rate	0.16%	1.29%	1.64%
2010-2019 Annual Rate	3.08%	2.03%	1.69%
2019-2024 Annual Rate	1.89%	1.65%	1.44%
2019 Male Population	46.7%	48.3%	48.8%
2019 Female Population	53.3%	51.7%	51.2%
2019 Median Age	34.2	34.8	32.9

In the identified area, the current year population is 200,899. In 2010, the Census count in the area was 171,983. The rate of change since 2010 was 1.69% annually. The five-year projection for the population in the area is 215,756 representing a change of 1.44% annually from 2019 to 2024. Currently, the population is 48.8% male and 51.2% female.

### Median Age

The median age in this area is 34.2, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	84.3%	80.6%	79.7%
2019 Black Alone	3.5%	4.4%	5.3%
2019 American Indian/Alaska Native Alone	0.6%	0.7%	0.7%
2019 Asian Alone	2.6%	2.7%	2.5%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	6.2%	8.6%	8.9%
2019 Two or More Races	2.6%	2.9%	2.9%
2019 Hispanic Origin (Any Race)	21.9%	27.4%	29.7%

Persons of Hispanic origin represent 29.7% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 62.8 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	66	85	79
2000 Households	4,164	27,993	58,777
2010 Households	4,492	31,867	68,226
2019 Total Households	5,702	37,833	78,620
2024 Total Households	6,231	40,916	84,271
2000-2010 Annual Rate	0.76%	1.30%	1.50%
2010-2019 Annual Rate	2.61%	1.87%	1.54%
2019-2024 Annual Rate	1.79%	1.58%	1.40%
2019 Average Household Size	2.15	2.39	2.46

The household count in this area has changed from 68,226 in 2010 to 78,620 in the current year, a change of 1.54% annually. The five-year projection of households is 84,271, a change of 1.40% annually from the current year total. Average household size is currently 2.46, compared to 2.42 in the year 2010. The number of families in the current year is 48,143 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



# Executive Summary

5807 63rd St, Lubbock, Texas, 79424  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.53632  
Longitude: -101.94074

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	18.9%	16.0%	15.6%
<b>Median Household Income</b>			
2019 Median Household Income	\$49,189	\$55,822	\$53,831
2024 Median Household Income	\$55,729	\$63,296	\$60,948
2019-2024 Annual Rate	2.53%	2.54%	2.51%
<b>Average Household Income</b>			
2019 Average Household Income	\$70,883	\$78,705	\$75,508
2024 Average Household Income	\$80,674	\$89,741	\$85,969
2019-2024 Annual Rate	2.62%	2.66%	2.63%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$32,965	\$32,407	\$29,594
2024 Per Capita Income	\$37,353	\$36,793	\$33,611
2019-2024 Annual Rate	2.53%	2.57%	2.58%

### Households by Income

Current median household income is \$53,831 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$60,948 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$75,508 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$85,969 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$29,594 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$33,611 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	112	129	131
2000 Total Housing Units	4,554	29,532	62,297
2000 Owner Occupied Housing Units	2,017	16,265	35,131
2000 Renter Occupied Housing Units	2,147	11,728	23,646
2000 Vacant Housing Units	390	1,539	3,520
2010 Total Housing Units	4,783	33,975	73,026
2010 Owner Occupied Housing Units	1,928	18,904	40,221
2010 Renter Occupied Housing Units	2,564	12,963	28,005
2010 Vacant Housing Units	291	2,108	4,800
2019 Total Housing Units	5,928	39,911	83,335
2019 Owner Occupied Housing Units	2,085	19,682	40,890
2019 Renter Occupied Housing Units	3,617	18,151	37,730
2019 Vacant Housing Units	226	2,078	4,715
2024 Total Housing Units	6,462	43,065	89,087
2024 Owner Occupied Housing Units	2,232	21,181	43,819
2024 Renter Occupied Housing Units	3,999	19,735	40,452
2024 Vacant Housing Units	231	2,149	4,816

Currently, 49.1% of the 83,335 housing units in the area are owner occupied; 45.3%, renter occupied; and 5.7% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 73,026 housing units in the area - 55.1% owner occupied, 38.3% renter occupied, and 6.6% vacant. The annual rate of change in housing units since 2010 is 6.04%. Median home value in the area is \$172,008, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.58% annually to \$195,414.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.