

RETAIL LEASE

NORTH INDIANA GARDENS

34th Street & Indiana Avenue, Lubbock, TX 79410



OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (Full Service)
Building Size:	25,270 SF
Available SF:	2,255 SF
Suite:	3402
Year Built:	1955
Renovated:	2024
Zoning:	NC - Neighborhood Commercial

PROPERTY OVERVIEW

A well-known and recently renovated (2024) retail strip center that affords high visibility and excellent off-street parking. The storefront space is well suited for all types of retail and service businesses. Base rent includes CAM, property taxes, and property insurance. Tenant is responsible for separately metered utilities.

LOCATION OVERVIEW

Located at the intersection of Indiana Avenue and 34th Street. This location is one of the most heavily travelled intersections in the city and the property is in close proximity to the medical district and Texas Tech University.

PROPERTY HIGHLIGHTS

- Close Proximity to Medical District and Texas Tech University
- Located on Heavily Travelled 34th Street & Indiana Avenue Intersection
- Base Rent Includes NNN Expenses
- Tenant Responsible for Separately-Metered Utilities
- Professionally Managed by Coldwell Banker Commercial

Scott Womack
(806) 784-3265
TX #437816



**COLDWELL BANKER
COMMERCIAL**
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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	36 to 60 months
Total Space:	2,255 SF	Lease Rate:	\$14.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3402 34th Street	Available	2,255 SF	Full Service	\$14.00 SF/yr	East endcap space with large showroom; this space affords visibility and signage opportunities on the 34th Street and Indiana Avenue side of the shopping center for increased visibility.

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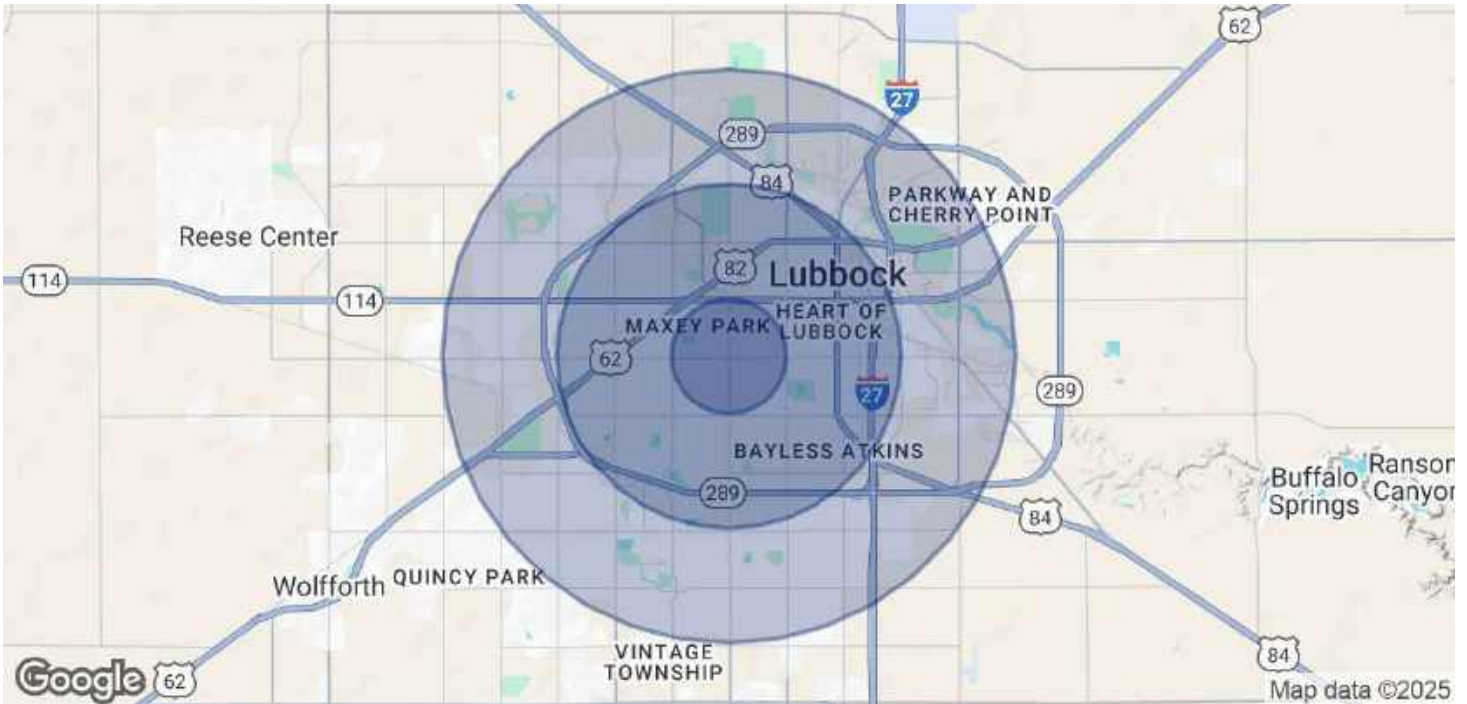


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,273	114,741	222,932
Average Age	35	36	37
Average Age (Male)	34	34	35
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,430	44,561	88,822
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$69,058	\$72,556	\$81,408
Average House Value	\$225,531	\$188,013	\$208,126

* Demographic data derived from 2020 ACS - US Census

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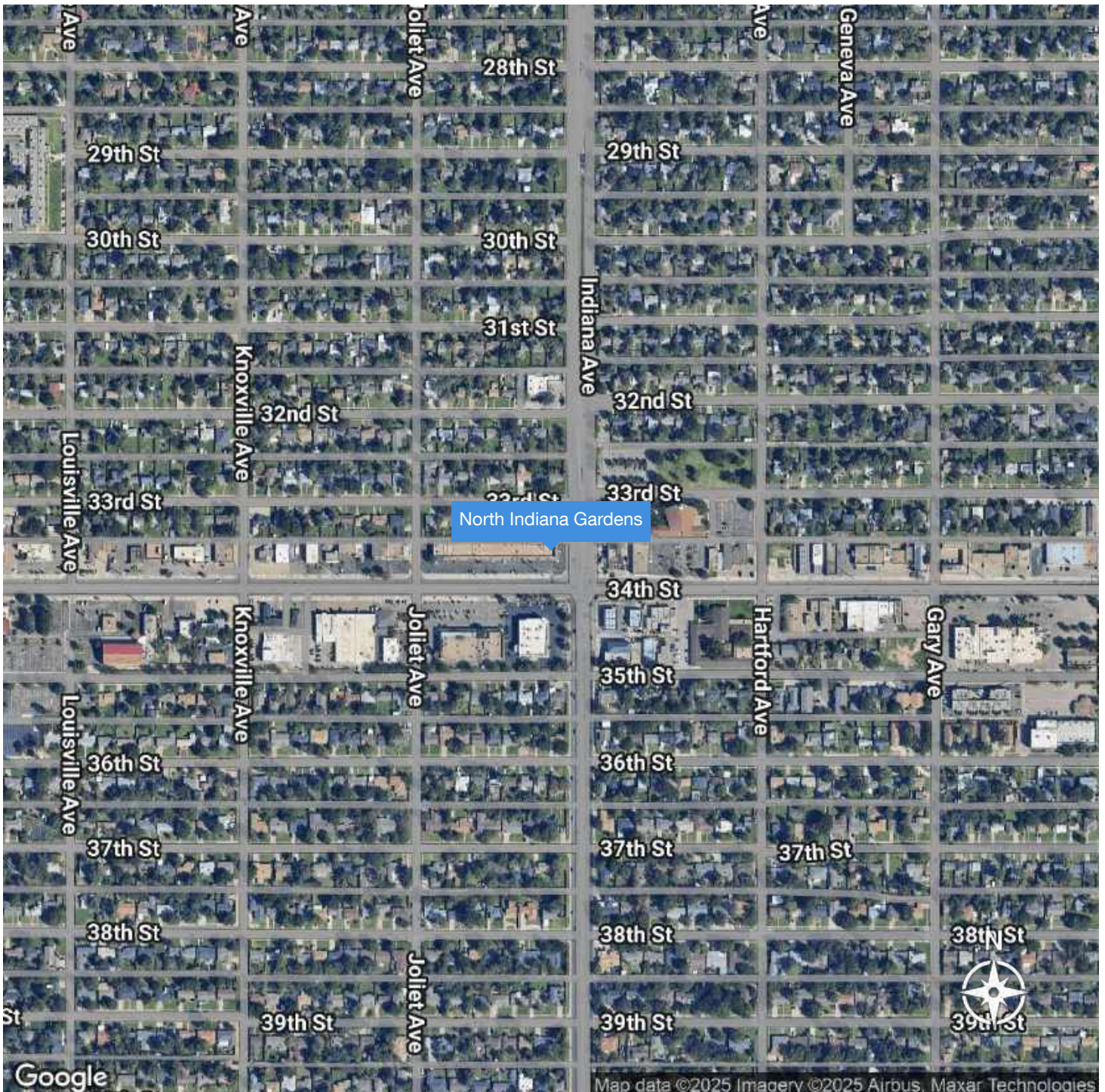


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Information About Brokerage Services

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