

The HUB Shopping Center

ULTIMATE LOCATION * EXCEPTIONAL TRAFFIC * EFFORTLESS ACCESS

FOR LEASE



Prepared by:

Scott Womack

Coldwell Banker Commercial Capital
Advisors

Commercial Brokerage, Leasing & Mgmt

(806) 535-0888

swomack@coldwellbanker.com

Lic: 437816



7320, 7604 & 7610 Milwaukee Avenue
Lubbock, TX 79424



**COLDWELL BANKER
COMMERCIAL**
CAPITAL ADVISORS

HIGHLIGHTS

- Suitable for a Wide Variety of Retail and Service Uses
- Located on Lubbock's Most Rapidly Growing Commercial Thoroughfare
- Ultimate Location * Exceptional Traffic * Effortless Access
- General Retail Space Available
- Co-tenants in the Shopping Center include Fajita Pete's, King Louie's Billiards, Brava Sport Bar & Grill, Verizon, Tea 2 Go, Signature Stag, Cycle Bar, Hotworx, drybar among others
- Easy Access to Texas Tech University, Medical District and CBD
- Professionally Managed by Coldwell Banker Commercial



Suite	Tenant	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
7320-300	Vacant	1,850	\$25.00	NNN	Retail space suitable for multiple uses (formerly eyelash studio). Two ADA-compliant restrooms, multiple treatment rooms, lobby, storage area.
7320-350	Vacant	2,250	\$25.00	NNN	Shell space ready for construction for a new tenant. Slab and HVAC in place. Landlord will provide improvement allowance for construction of restroom.

PROPERTY FEATURES

GLA (SF)	50,196
YEAR BUILT	2015-2016
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	3
NUMBER OF PARKING SPACES	407
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

MECHANICAL

HVAC	Yes; included
FIRE SPRINKLERS	Yes

CONSTRUCTION

FOUNDATION	Concrete Slab in Place
FRAMING	Metal
EXTERIOR	Metal, Brick, Stone
PARKING SURFACE	Asphalt
ROOF	TPO
LANDSCAPING	Xeriscape

TENANT INFORMATION

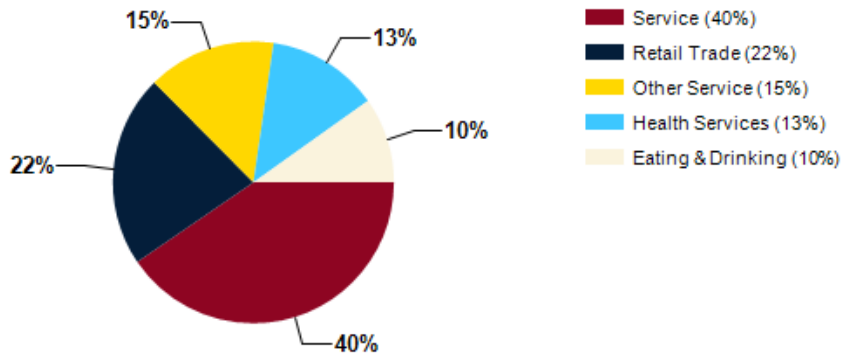
MAJOR TENANT/S	Brava Sports Bar, King Louie's, Verizon, Cycle Bar, Fajita Pete's, Tea 2 Go, Signature Stag, drybar, Cycle Bar
LEASE TYPE	NNN



Exceptional Location

- The property is located on Milwaukee Avenue, a major commercial thoroughfare in Lubbock, TX, known for its high traffic volume and visibility.
- Nearby retail establishments include popular national chains such as Target, Best Buy, and Home Depot, attracting a steady flow of potential customers to the area.
- The property is situated within a bustling retail hub, with a variety of restaurants, shopping centers, and entertainment venues in close proximity, creating a vibrant and dynamic commercial environment.
- Milwaukee Avenue also offers convenient access to major highways and thoroughfares, enhancing connectivity and accessibility for customers and businesses alike.
- The surrounding area is characterized by a mix of residential neighborhoods and commercial developments, providing a diverse customer base and potential for sustained foot traffic.

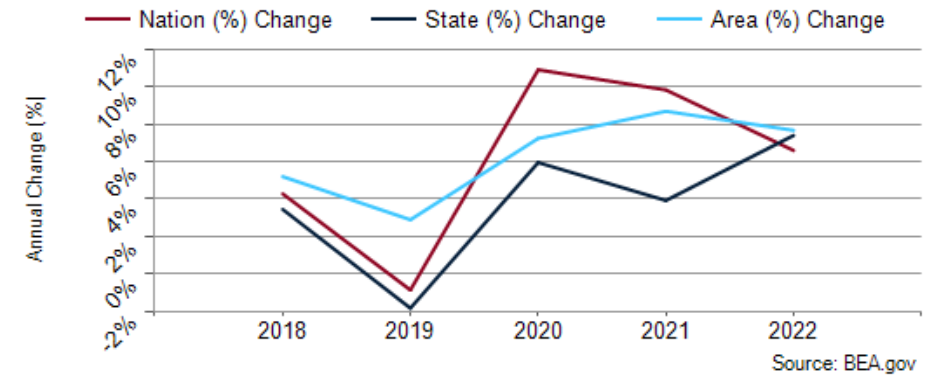
Major Industries by Employee Count



Largest Employers

Texas Tech University	21,000
Covenant Health	5,000
Texas Tech University Health Sciences Center	5,017
UMC Health System	4,000
United Supermarkets	4,199
Lubbock Independent School District	3,300
City of Lubbock	2,100
Lubbock County	1,355

Lubbock County GDP Trend





Surface
Drainage

The Hub Shopping Center



COLDWELL BANKER
COMMERCIAL
CAPITAL ADVISORS





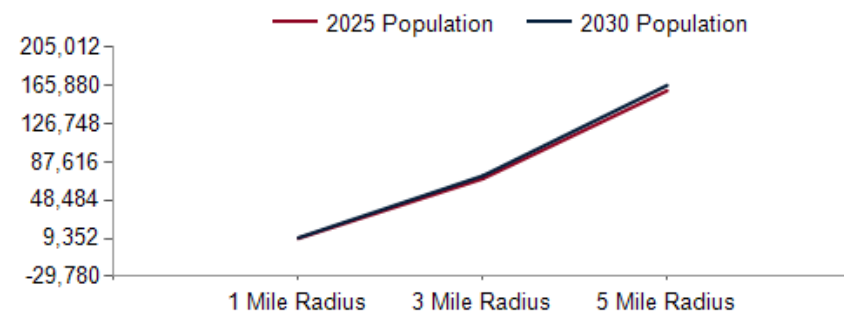




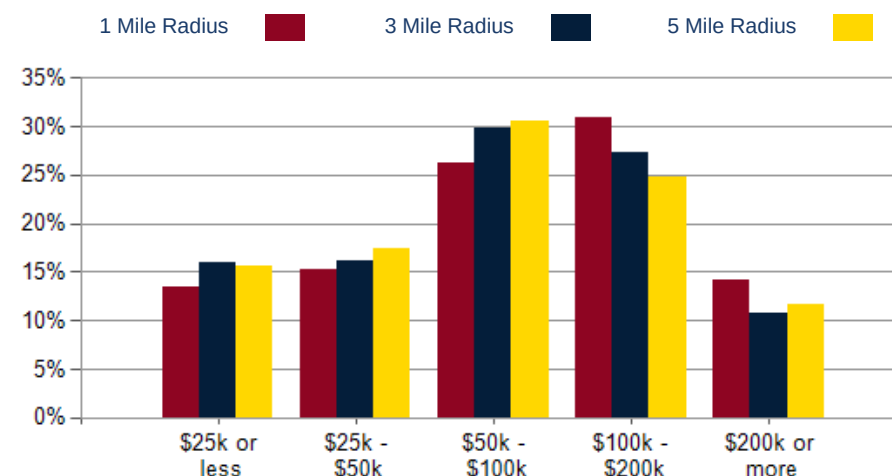
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,618	40,984	111,357
2010 Population	5,731	51,921	131,005
2025 Population	9,352	70,373	160,428
2030 Population	9,977	73,336	165,880
2025-2030: Population: Growth Rate	6.50%	4.15%	3.35%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	273	2,757	5,893
\$15,000-\$24,999	221	1,997	4,448
\$25,000-\$34,999	134	1,849	4,331
\$35,000-\$49,999	423	2,962	7,215
\$50,000-\$74,999	442	4,165	9,937
\$75,000-\$99,999	522	4,724	10,241
\$100,000-\$149,999	652	5,564	11,266
\$150,000-\$199,999	484	2,533	5,156
\$200,000 or greater	521	3,222	7,738
Median HH Income	\$89,784	\$79,774	\$77,367
Average HH Income	\$119,286	\$105,311	\$107,000

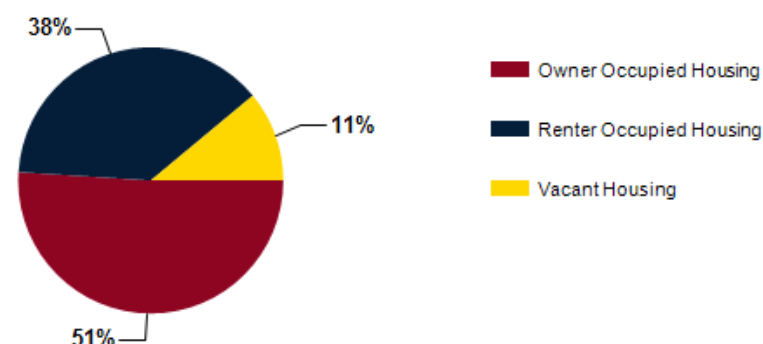
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	963	18,072	48,545
2010 Total Households	2,140	21,608	53,767
2025 Total Households	3,673	29,773	66,225
2030 Total Households	4,018	31,549	69,532
2025 Average Household Size	2.52	2.35	2.41
2025-2030: Households: Growth Rate	9.05%	5.85%	4.90%



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	828	5,674	12,260
2025 Population Age 35-39	748	5,298	11,258
2025 Population Age 40-44	664	4,834	10,661
2025 Population Age 45-49	531	3,777	8,563
2025 Population Age 50-54	522	3,637	8,354
2025 Population Age 55-59	450	3,400	7,873
2025 Population Age 60-64	457	3,555	8,433
2025 Population Age 65-69	403	3,443	8,058
2025 Population Age 70-74	329	2,881	6,676
2025 Population Age 75-79	223	2,175	5,032
2025 Population Age 80-84	133	1,386	3,163
2025 Population Age 85+	116	1,363	3,165
2025 Population Age 18+	7,077	54,340	123,877
2025 Median Age	34	36	36
2030 Median Age	36	37	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$78,172	\$72,619	\$69,019
Average Household Income 25-34	\$105,173	\$91,673	\$92,259
Median Household Income 35-44	\$113,592	\$101,075	\$98,300
Average Household Income 35-44	\$141,079	\$127,109	\$128,489
Median Household Income 45-54	\$114,959	\$102,400	\$99,666
Average Household Income 45-54	\$148,563	\$132,539	\$132,668
Median Household Income 55-64	\$106,315	\$92,043	\$87,711
Average Household Income 55-64	\$137,864	\$123,438	\$123,937
Median Household Income 65-74	\$85,621	\$78,215	\$75,899
Average Household Income 65-74	\$108,978	\$102,216	\$106,692
Average Household Income 75+	\$74,428	\$70,794	\$77,733

