



## OAK TREE VILLAGE

3701 19th, Lubbock, TX 79410

LEASE



### OFFERING SUMMARY

Available SF: 1,595 - 6,600 SF

Lot Size: 1.52 Acres

Year Built: 1980

Lease Type: NNN

Market: TX-Lubbock

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### PROPERTY OVERVIEW

Coldwell Banker Commercial is pleased to offer for lease Oak Tree Village in Lubbock, TX. The property is located directly across the street from Texas Tech University on 19th Street. The property is located next door to Covenant Health center which employs over 5,000 people and has more than 600 physicians on staff. The property is ideally located near Marsha Sharp freeway, providing quick and easy access to all parts of the city.

### PROPERTY HIGHLIGHTS

- Office Space Available
- Located directly across the street from Texas Tech University
- Located next door to Covenant Health Hospital
- Covenant Hospital employs over 5,000 people
- Covenant Hospital has over 600 physicians on staff

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## LEASE INFORMATION

|              |                  |             |                         |
|--------------|------------------|-------------|-------------------------|
| Lease Type:  | NNN              | Lease Term: | Negotiable              |
| Total Space: | 1,595 - 6,600 SF | Lease Rate: | \$14.00 - \$23.00 SF/yr |

## AVAILABLE SPACES

| SUITE        | TENANT    | SIZE (SF)        | LEASE TYPE | LEASE RATE    | DESCRIPTION                                                                                                                                                                        |
|--------------|-----------|------------------|------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3713 19th St | Available | 1,595 SF         | NNN        | \$23.00 SF/yr | Diva Lashes currently occupies this space until January 2026. This space features an open floor plan and updated finishes. It is suitable for a number of retail and offices uses. |
| 3710 20th St | Available | 1,600 SF         | NNN        | \$14.00 SF/yr | This space can be demised into three spaces. Square footage is variable. Minimum divisible size is approximately 1,600 sq. ft.                                                     |
| 3712 20th St | Available | 1,600 - 6,600 SF | NNN        | \$14.00 SF/yr | This space can be demised into three spaces. Square footage is variable. Minimum divisible size is approximately 1,600 sq. ft.                                                     |
| 3714 20th St | Available | 3,200 SF         | NNN        | \$14.00 SF/yr | This space can be demised into three spaces. Square footage is variable. Minimum divisible size is approximately 1,600 sq. ft.                                                     |

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| SUITE        | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE    | DESCRIPTION                                                                                                                    |
|--------------|-----------|-----------|------------|---------------|--------------------------------------------------------------------------------------------------------------------------------|
| 3716 20th St | Available | 1,800 SF  | NNN        | \$14.00 SF/yr | This space can be demised into three spaces. Square footage is variable. Minimum divisible size is approximately 1,600 sq. ft. |

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|                      |  |              |  |                             |  |            |
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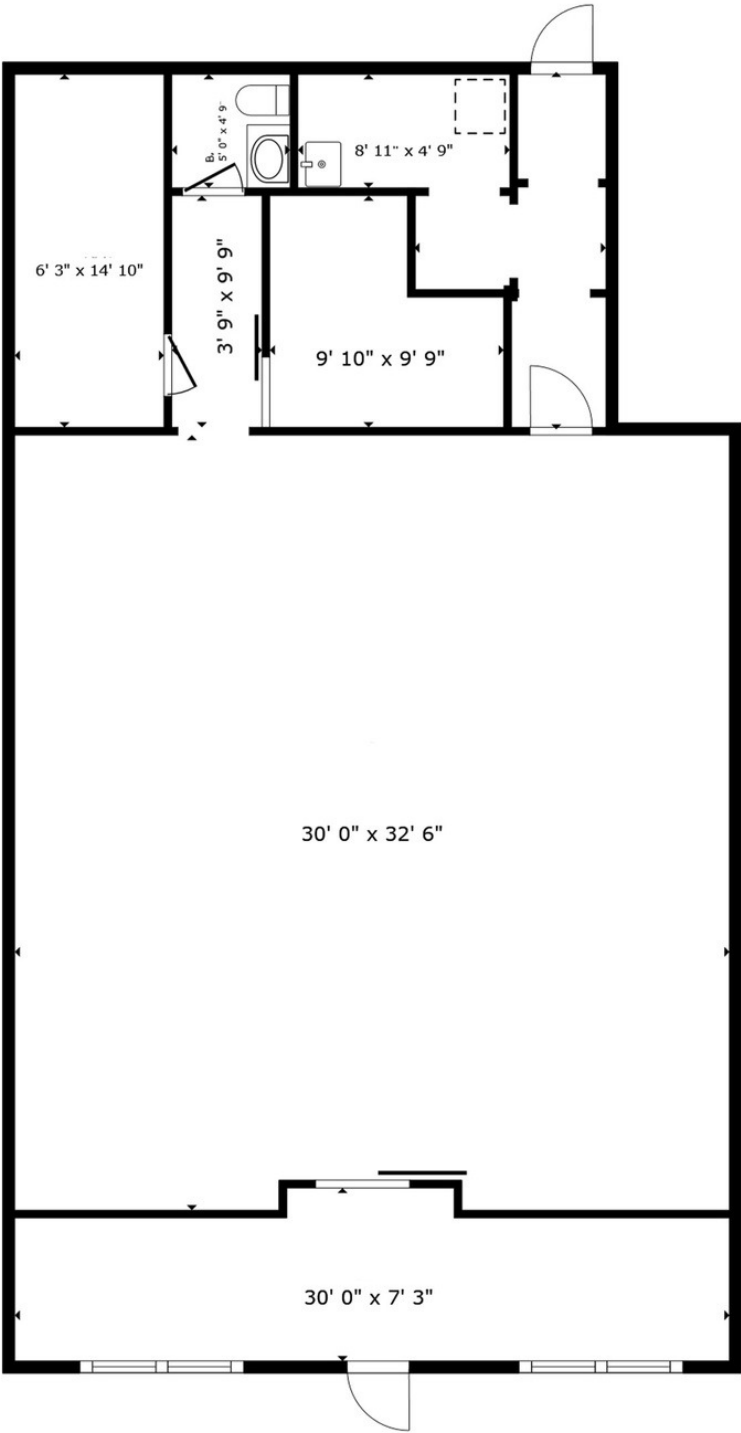
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FLOOR PLAN - 3713 19TH ST

1,595 sq. ft.

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**3713 19TH ST**  
1,595 sq. ft.

LEASE



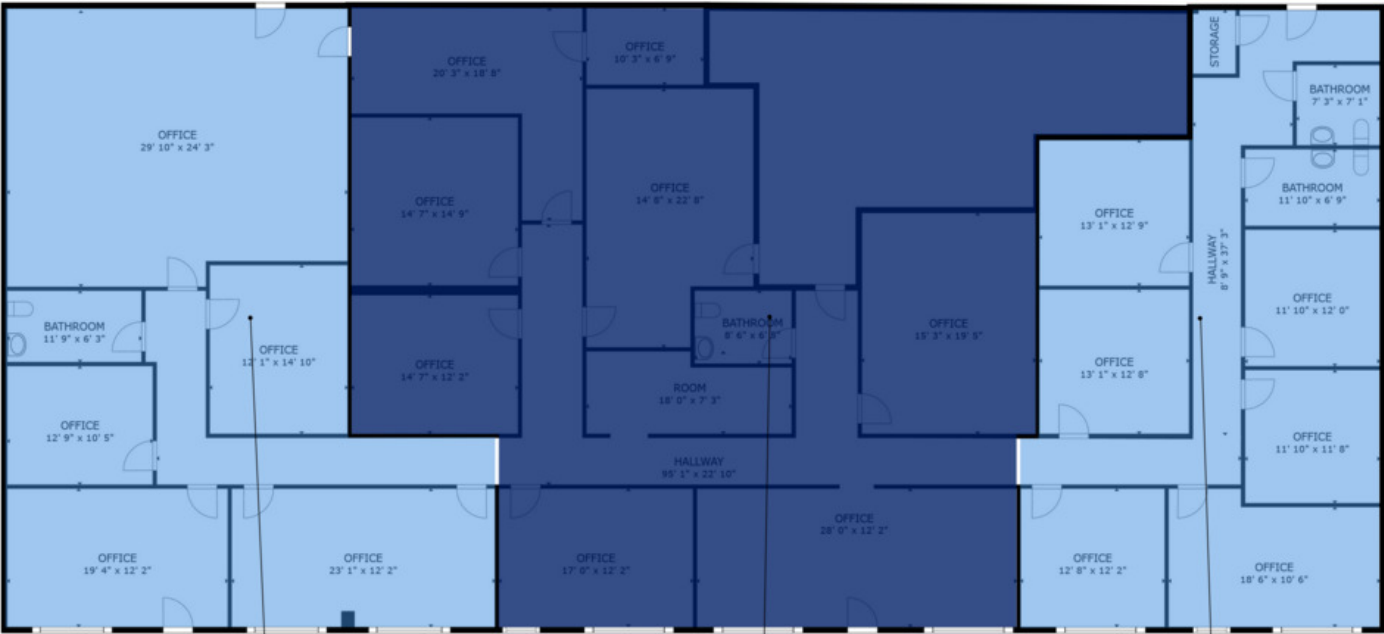
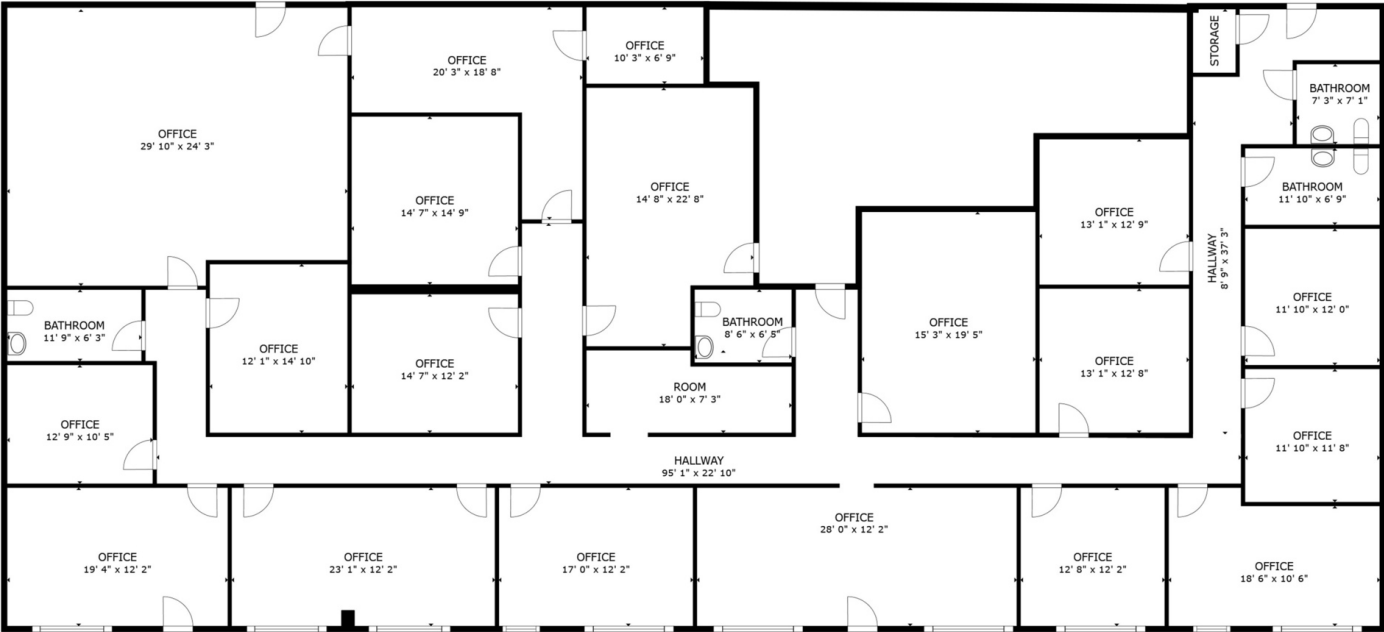
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FLOOR PLAN - 3712 20TH ST  
6,600 sq. ft.



3716 20th St  
(Proposed 1,800 sf)

3714 20th St  
(Proposed 3,200 sf)

3710 20th St  
(Proposed 1,600 sf)

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**3712 20TH ST**  
6,600 sq. ft.

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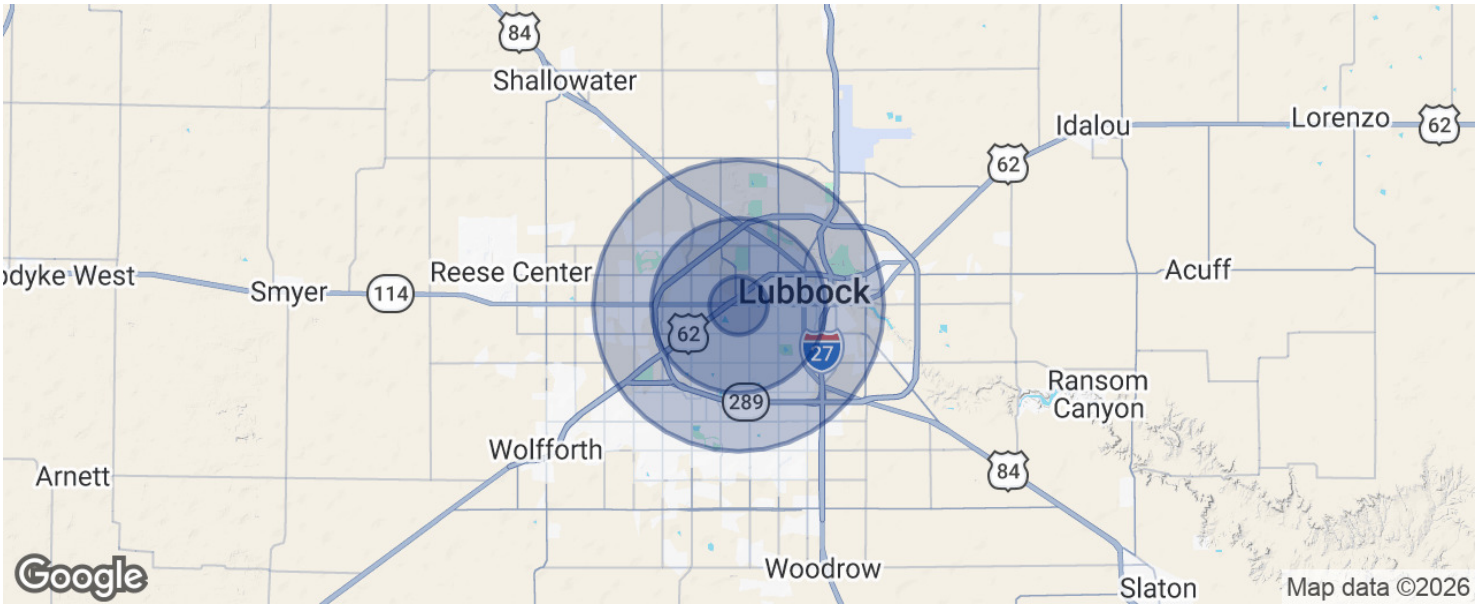




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| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total population    | 9,643     | 108,011   | 205,969   |
| Median age          | 24.3      | 28.3      | 30.7      |
| Median age (Male)   | 23.4      | 27.6      | 29.8      |
| Median age (Female) | 26.3      | 29.5      | 31.9      |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| Total households    | 2,773     | 40,725    | 80,338    |
| # of persons per HH | 3.5       | 2.7       | 2.6       |
| Average HH income   | \$63,108  | \$49,304  | \$54,129  |
| Average house value | \$228,945 | \$140,807 | \$135,960 |

\* Demographic data derived from 2020 ACS - 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><br>Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | <u>431370 TX</u><br>License No. | <u>RCanup@CBCWorldwide.com</u><br>Email | <u>806-793-0888</u><br>Phone |
| <u>Rick Canup</u><br>Designated Broker of Firm                                                             | <u>191550 TX</u><br>License No. | <u>RCanup@CBCWorldwide.com</u><br>Email | <u>806-793-0888</u><br>Phone |
| <u>Rick Canup</u><br>Licensed Supervisor of Sales Agent/<br>Associate                                      | <u>191550 TX</u><br>License No. | <u>RCanup@CBCWorldwide.com</u><br>Email | <u>806-793-0888</u><br>Phone |
| <u>Eric Eberhardt</u><br>Sales Agent/Associate's Name                                                      | <u>617046 TX</u><br>License No. | <u>EricE@CBCWorldwide.com</u><br>Email  | <u>806-784-3239</u><br>Phone |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date