



**COLDWELL
BANKER
COMMERCIAL**

CAPITAL ADVISORS

FOR LEASE

CBCWORLDWIDE.COM

YORKTOWN PLAZA SHOPPING CENTER

\$8.50 - 9.50 SF/yr (NNN)

5020 50th St
Lubbock, TX 79414

AVAILABLE SPACE
1,272 - 3,995 SF

FEATURES

- Centrally located
- Well maintained space and facility
- Pylon Sign on 50th Street offering additional visibility

AREA

With close proximity to the corner of 50th street and Slide Road, this center is situated between Thai Thai and Champs Sports Bar & Grill, on north side of 50th Street.



OFFICE / RETAIL

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4918 S. Loop 289, Lubbock, TX 79414
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5020 50th St, Lubbock, TX 79414

LEASE



OFFERING SUMMARY

Available SF: 1,272 - 2,723 SF

Lease Rate: \$8.50 - 9.50 SF/yr (NNN)

Lot Size: 1.83 Acres

Year Built: 1984

Building Size: 22,247 SF

Zoning: C-3 General Retail

PROPERTY OVERVIEW

Yorktown Plaza has space available of varying sizes that will cater to a wide variety of retail and service industry uses. Each space has been well maintained and is move in ready for a number of uses.

PROPERTY HIGHLIGHTS

- Open floor plans that can serve multiple users
- Well maintained second generation space
- Close proximity to tenant's that drive daytime traffic
- Pylon Sign on 50th Street offering additional visibility

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 111	\$9.50 SF/yr	1,272 SF
Suite 102	\$8.50 SF/yr	2,723 SF

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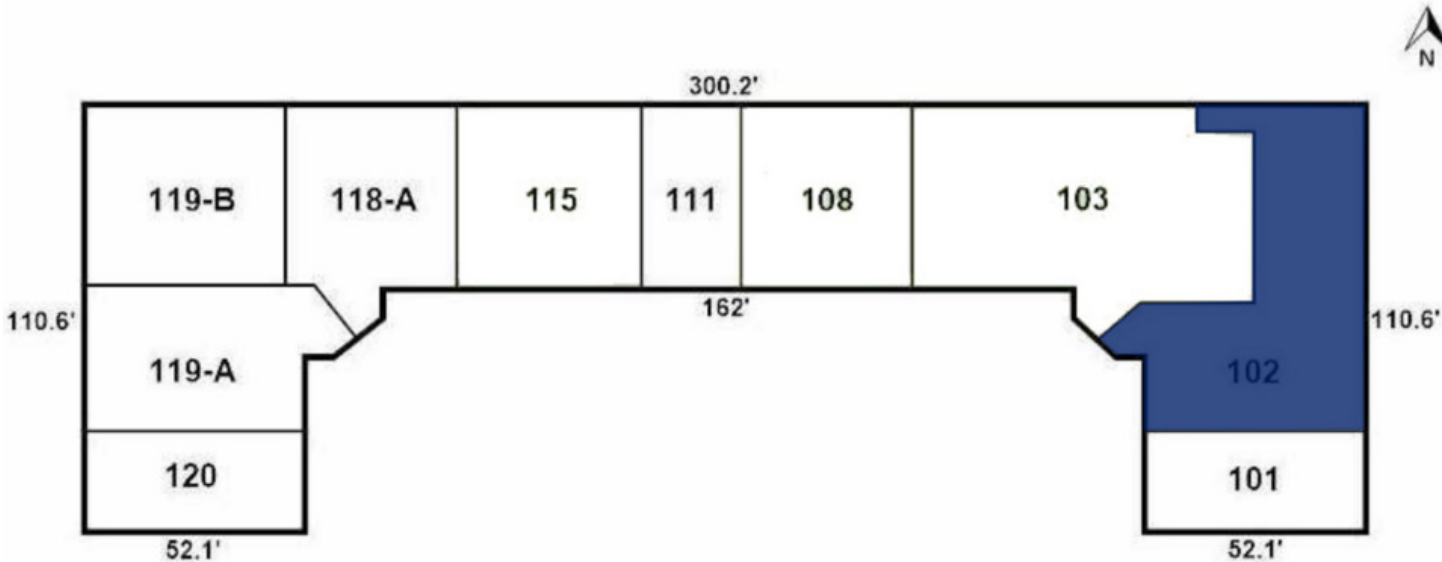
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YORKTOWN PLAZA SHOPPING CENTER | SITE PLAN

5020 50th St, Lubbock, TX 79414



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	3 - 5 years
Total Space:	1,272 - 2,723 SF	Lease Rate:	\$8.50 - \$9.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 102	Available	2,723 SF	NNN	\$8.50 SF/yr	This space is configured with two large meeting rooms, multiple offices, a break room, and an open bullpen area.

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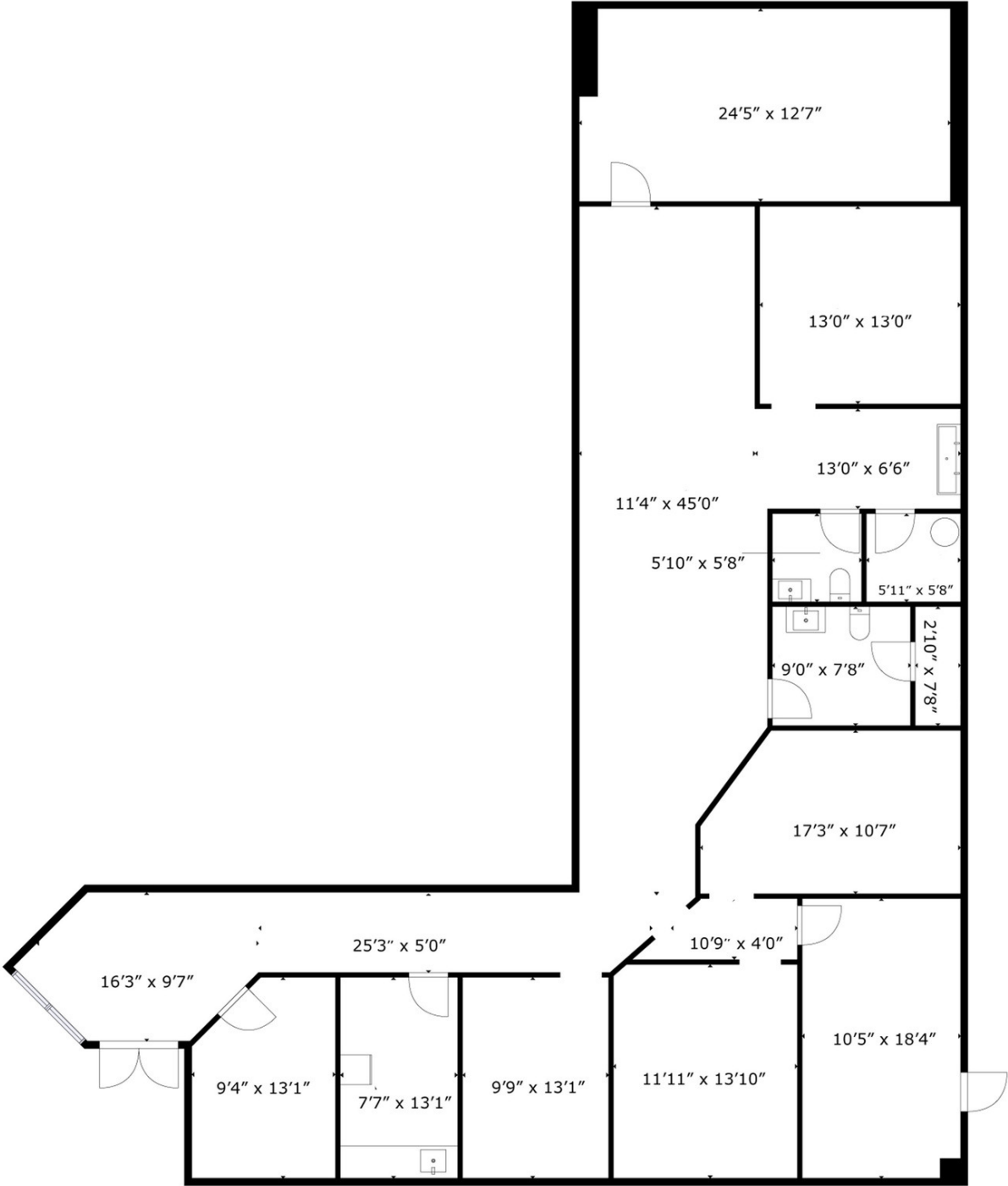
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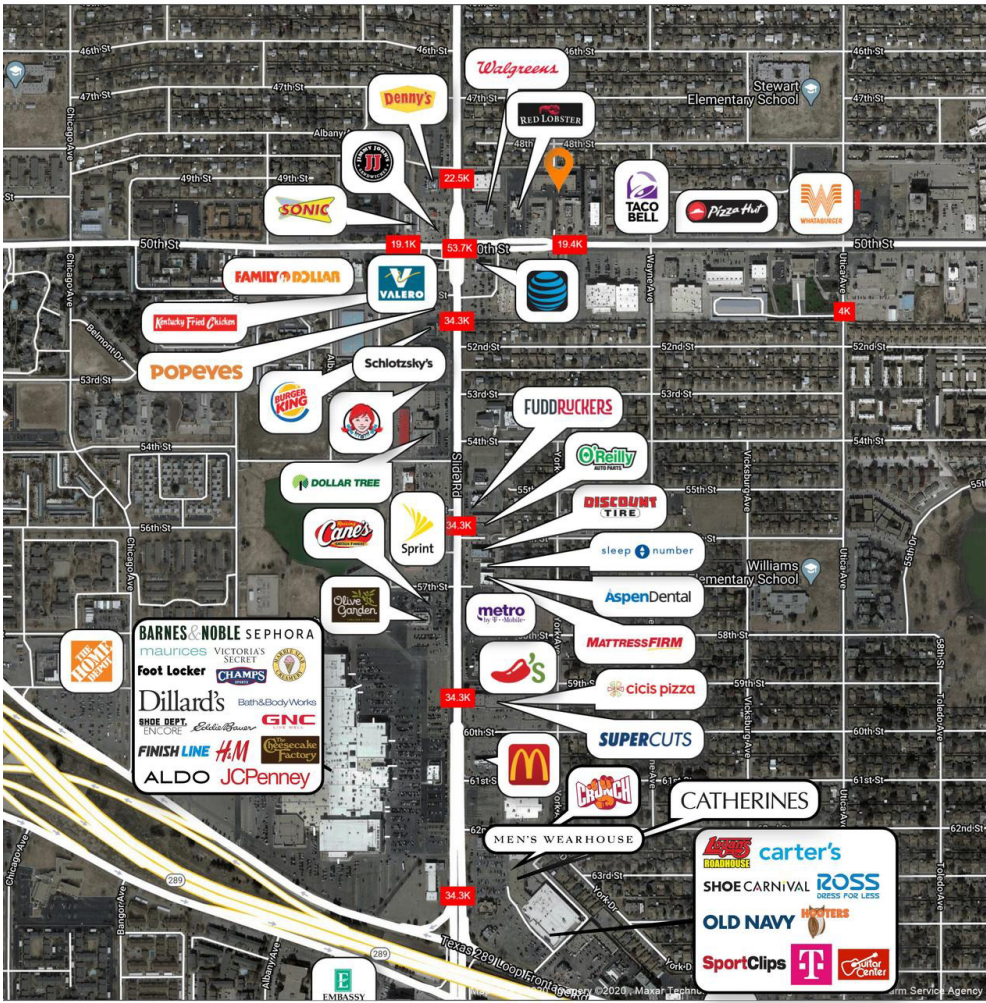
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Yorktown Plaza

5020 Slide Rd, Lubbock, TX 79414

Aerial View

Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	16,983	110,390	240,216
Households	7,817	48,232	98,033
Population Median Age	29.2	32.8	31.4
5 Yr Pop Growth (Total%)	4.0%	3.2%	4.1%

5 Mile Information

109,750	\$56,819	11,070
Employees	Median Income	Businesses

Contact Information

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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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date