4615 50TH STREET

4615 50th Street | Lubbock, TX

FOR LEASE



RETAIL / OFFICE SPACE FOR LEASE!

COLDWELL BANKER COMMERCIAL CAPITAL ADVISORS

THE SPACE

Location	4615 50th Street Lubbock, TX 79414
County	Lubbock
Square Feet	5,000
Annual Rent PSF	$10.00
Lease Type	NNN

Notes Space can be subdivided if needed

HIGHLIGHTS

- Excellent visibility along high trafficked 50th Street
- Suitable for a variety of uses including: boutique store, retail store, hair salon, or even converted into offices
- Space can be subdivided if necessary (contact broker)
- Good parking count, access & circulation
- Quick access to major arteries and high traffic routes
- Overhead door on back side of the building



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
15,246	106,330	243,347

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
$72,372	$86,465	$85,032

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,323	46,419	99,194

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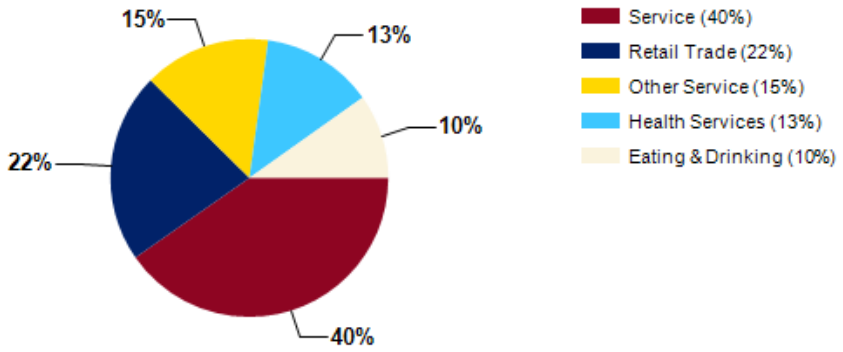
Lubbock, TX

- Lubbock, known as the “Hub City” of West Texas, serves as the economic, educational, and medical center for a multi-county region of more than 600,000 people across the South Plains.
- Lubbock boasts one of the most diversified economies in the region, driven by healthcare, higher education, agriculture, technology, manufacturing, and energy services. The city continues to experience stable population growth, with over 265,000 residents within city limits and steady expansion in surrounding communities.
- Anchored by Texas Tech University, one of the nation’s largest public research institutions with more than 40,000 students, Lubbock is home to a highly educated and economically active population.

50th Street

- 50th Street supports a variety of users such as restaurants/food service, fast casual and drive-thru users, and other neighborhood amenities. Its role as a retail and service conduit helps draw consistent traffic along its route.
- 50th Street connects with major north–south arteries in Lubbock, providing access to residential zones, commercial clusters, and linking into Loop 289. This gives both visibility and accessibility to businesses located along the corridor.
- Many parcels along 50th Street benefit from good frontage and signage exposure. Because of its mixed traffic (local + through), businesses here gain both pass-by exposure and destination traffic.
- The corridor passes through or near dense residential neighborhoods, making it well positioned to capture local, repeat customers for retail, food service, and daily-needs businesses.

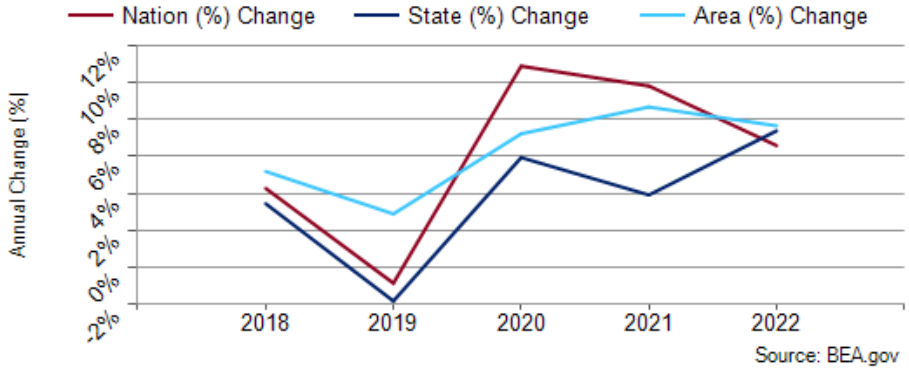
Major Industries by Employee Count



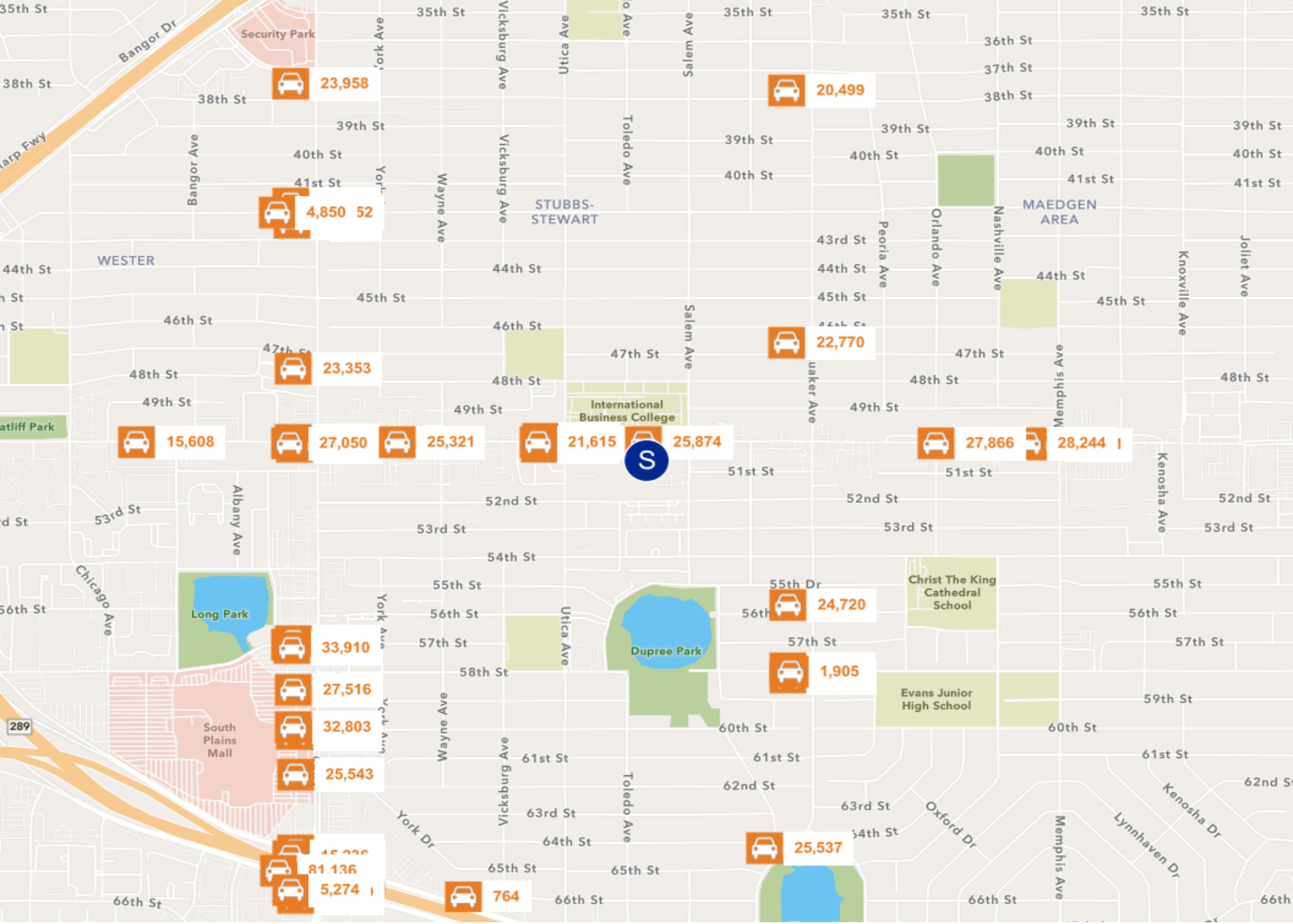
Largest Employers

Texas Tech University	6,635
Covenant Health	5,000
United Supermarkets	4,199
University Medical Center	4,000
UMC Health System	4,000
Lubbock Independent School District	3,300
City of Lubbock	2,700
Lubbock County	1,355

Lubbock County GDP Trend



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23,958
20,499
4,850
52
22,770
23,353
15,608
27,050
25,321
21,615
25,874
27,866
28,244
24,720
33,910
27,516
32,803
1,905
25,543
25,537
764
5,274
Security Park
STUBBS-STEWART
MAEDGEN AREA
WESTER
International Business College
Long Park
Dupree Park
South Plains Mall
Christ The King Cathedral School
Evans Junior High School
Bangor Dr
Bangor Ave
York Ave
Vicksburg Ave
Utica Ave
Toledo Ave
Salem Ave
Wayne Ave
Peoria Ave
Orlando Ave
Nashville Ave
Memphis Ave
Knoxville Ave
Joliet Ave
Albany Ave
Chicago Ave
Kenosha Ave
Oxford Dr
Lynnhaven Dr
Kenosha Dr
York Dr
35th St
36th St
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60th St
61st St
62nd St
63rd St
64th St
65th St
66th St
289



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5,000 SF Available For Lease



Excellent visibility from 50th Street



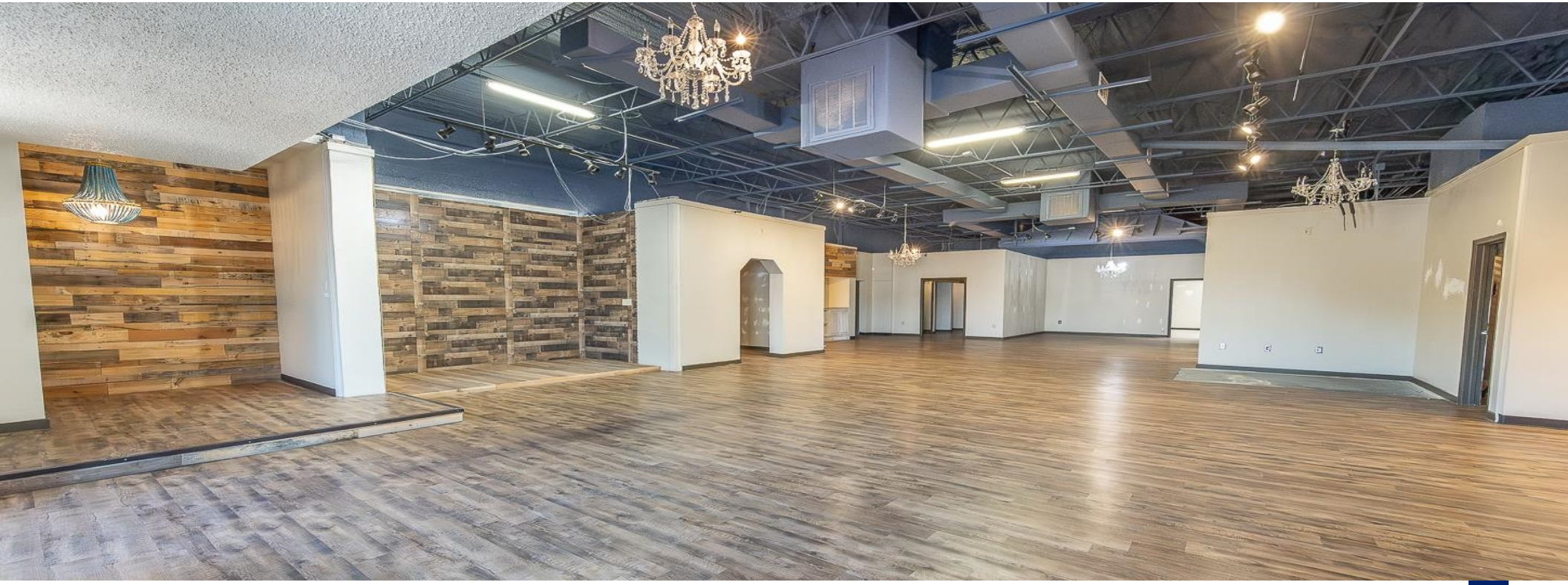
Space can be subdivided if needed



Suitable for variety of retail uses



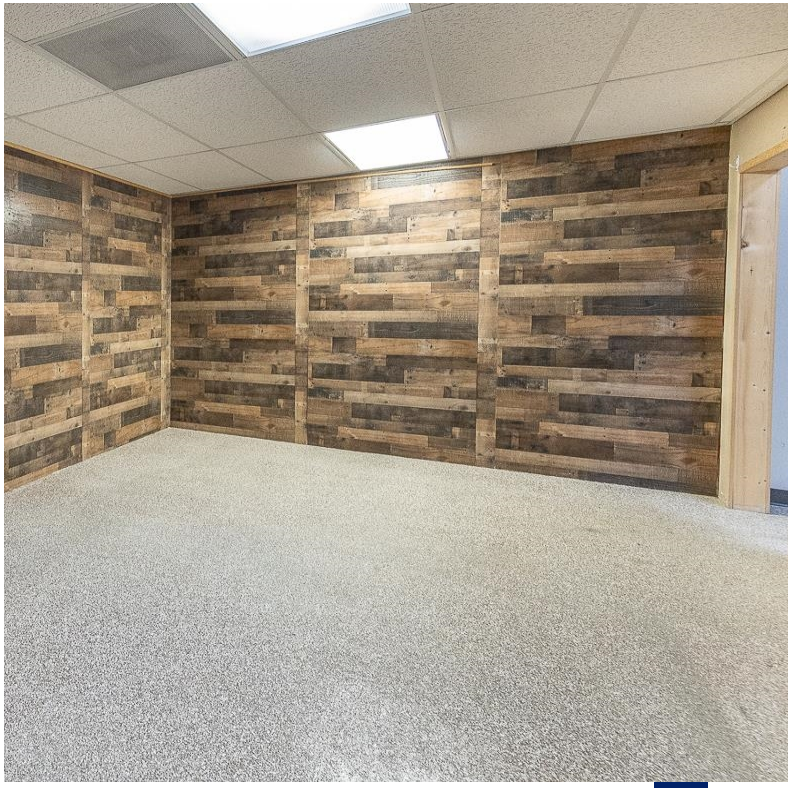




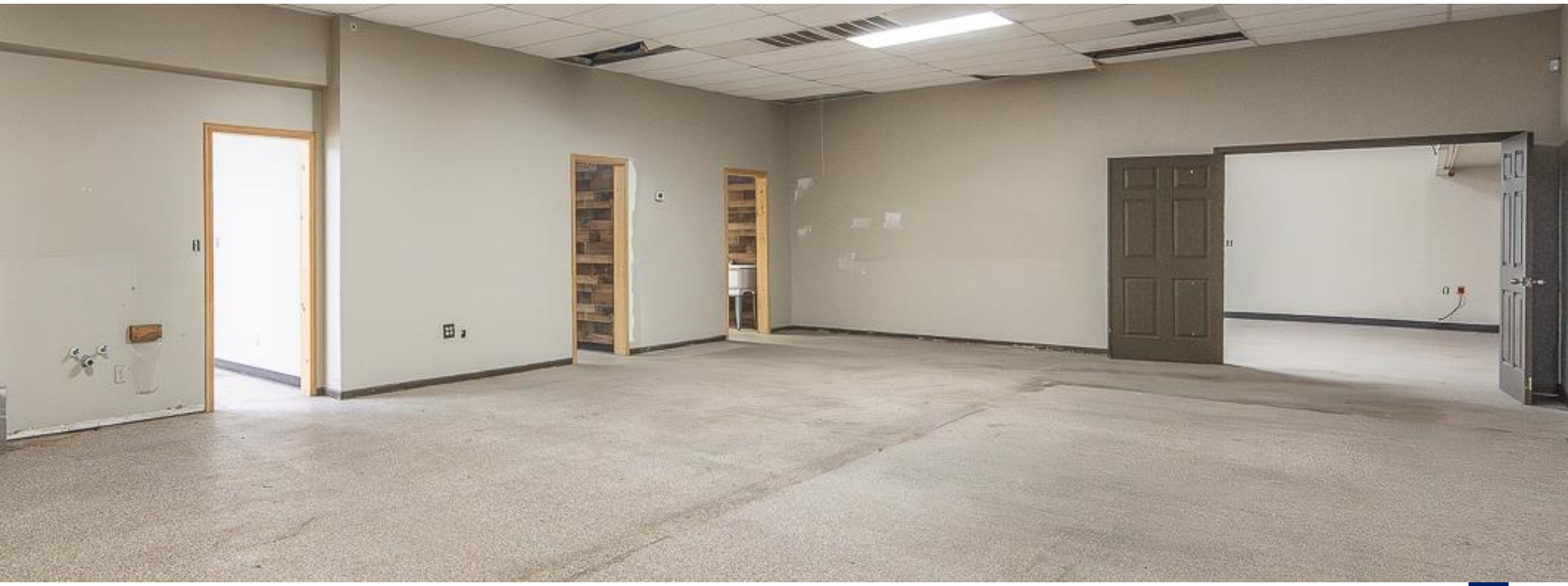














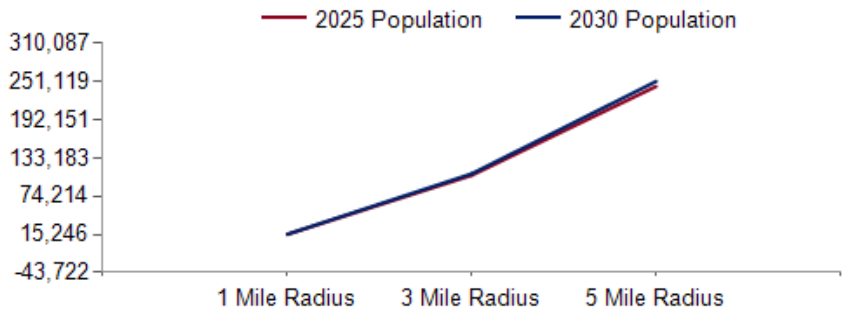




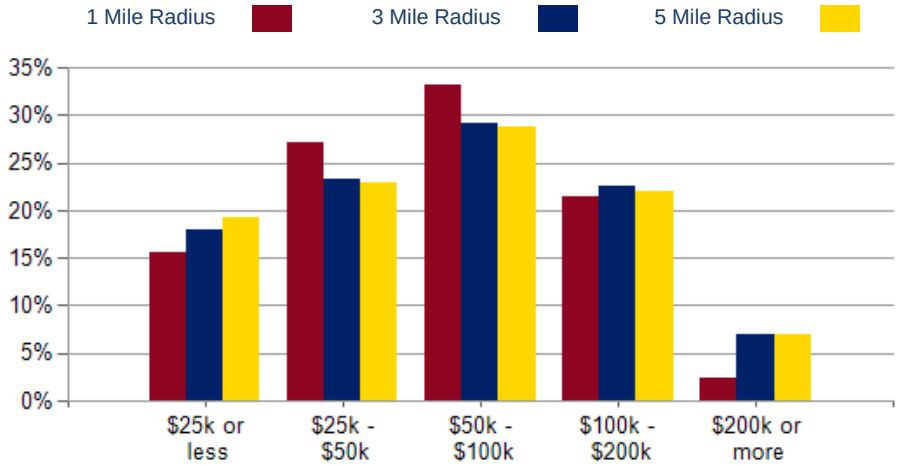


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,633	106,094	184,107
2010 Population	15,803	107,889	214,588
2025 Population	15,246	106,330	243,347
2030 Population	15,490	108,791	251,119
2025 African American	1,188	7,191	20,820
2025 American Indian	204	1,037	2,665
2025 Asian	267	2,847	9,766
2025 Hispanic	6,440	35,968	90,596
2025 Other Race	2,268	11,781	29,346
2025 White	8,875	68,214	144,520
2025 Multiracial	2,427	15,173	36,000
2025-2030: Population: Growth Rate	1.60%	2.30%	3.15%

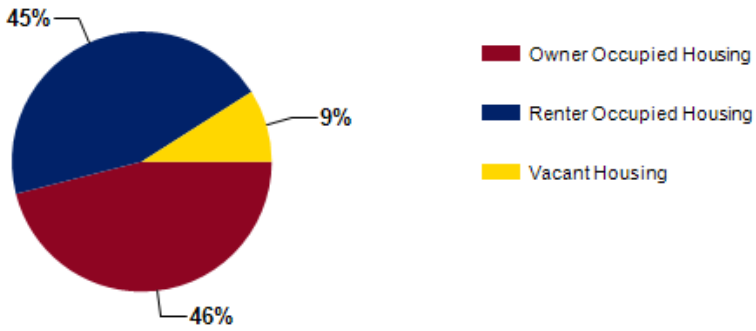
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	597	4,198	10,149
$15,000-$24,999	392	4,130	8,961
$25,000-$34,999	479	4,069	8,818
$35,000-$49,999	1,238	6,735	13,862
$50,000-$74,999	1,268	7,870	17,261
$75,000-$99,999	836	5,687	11,357
$100,000-$149,999	1,124	7,786	16,132
$150,000-$199,999	235	2,698	5,768
$200,000 or greater	154	3,239	6,871
Median HH Income	$56,398	$60,144	$58,724
Average HH Income	$72,372	$86,465	$85,032



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



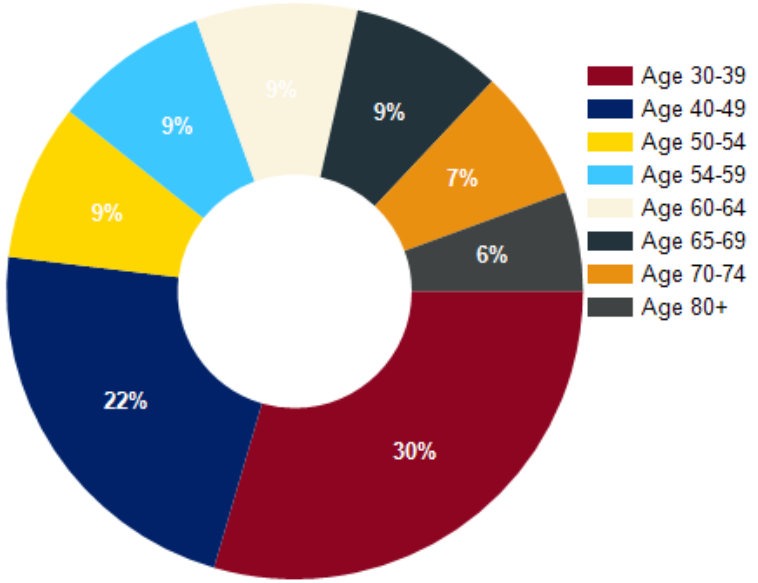
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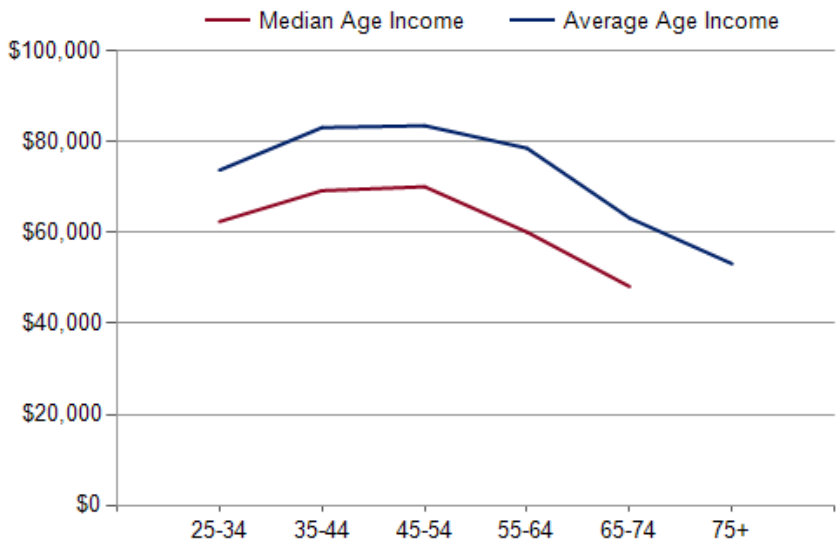
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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,220	8,112	18,116
2025 Population Age 35-39	1,148	7,146	15,833
2025 Population Age 40-44	990	6,613	15,174
2025 Population Age 45-49	806	5,391	12,608
2025 Population Age 50-54	708	5,170	11,588
2025 Population Age 55-59	699	4,944	10,887
2025 Population Age 60-64	727	5,302	11,200
2025 Population Age 65-69	682	5,419	10,932
2025 Population Age 70-74	593	4,961	9,496
2025 Population Age 75-79	449	3,711	6,802
2025 Population Age 80-84	310	2,573	4,350
2025 Population Age 85+	272	2,562	4,059
2025 Population Age 18+	11,526	83,673	190,741
2025 Median Age	34	35	33
2030 Median Age	35	37	34

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$62,452	$58,953	$59,547
Average Household Income 25-34	$73,781	$79,532	$79,584
Median Household Income 35-44	$69,269	$77,835	$79,774
Average Household Income 35-44	$83,170	$101,263	$104,379
Median Household Income 45-54	$70,138	$81,255	$80,914
Average Household Income 45-54	$83,578	$105,361	$107,357
Median Household Income 55-64	$60,137	$72,350	$67,434
Average Household Income 55-64	$78,625	$100,333	$96,821
Median Household Income 65-74	$48,135	$59,725	$54,015
Average Household Income 65-74	$63,239	$87,167	$81,847
Average Household Income 75+	$53,161	$66,721	$63,407

Population By Age

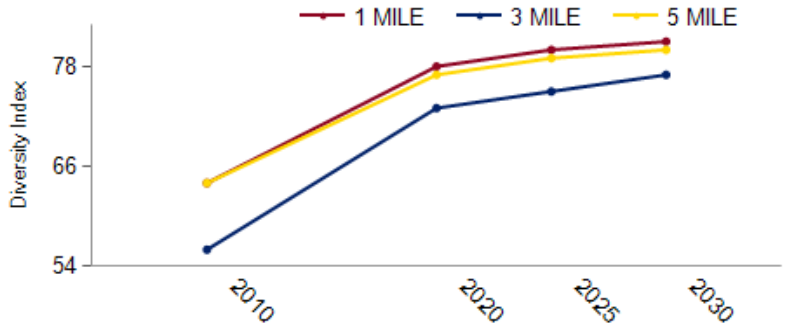




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DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	81	77	80
Diversity Index (current year)	80	75	79
Diversity Index (2020)	78	73	77
Diversity Index (2010)	64	56	64

POPULATION DIVERSITY



POPULATION BY RACE

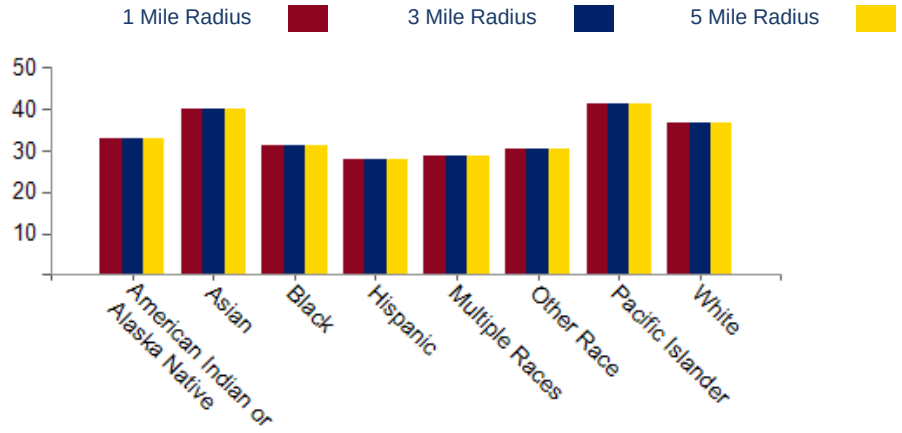


1 MILE | 3 MILE | 5 MILE

2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	5%	5%	6%
American Indian	1%	1%	1%
Asian	1%	2%	3%
Hispanic	30%	25%	27%
Multiracial	11%	11%	11%
Other Race	10%	8%	9%
White	41%	48%	43%

2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	33	31	29
Median Asian Age	40	35	27
Median Black Age	31	30	24
Median Hispanic Age	28	28	29
Median Multiple Races Age	29	29	29
Median Other Race Age	30	30	31
Median Pacific Islander Age	41	35	32
Median White Age	37	40	36

2025 MEDIAN AGE BY RACE





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