

LEASE

1619 UNIVERSITY AVE

1619 University Ave Lubbock, TX 79401



PROPERTY DESCRIPTION

This retail property has two available spaces for lease. Parking is available just south of the property with additional street side parking in front of both suites.

OFFERING SUMMARY

Lease Rate:	\$1,650.00 - 2,000.00 per month (MG)
Available SF:	1,100 - 1,400 SF
Lot Size:	0.32 Acres
Building Size:	11,850 SF
Zoning:	C-3 General Retail District

PROPERTY HIGHLIGHTS

- High Visibility
- Walking distance from Texas Tech University
- +29,000 VPD along University Ave

SPACES	LEASE RATE	SPACE SIZE
Suite A	\$2,000 per month	1,400 SF
Suite B	\$1,650 per month	1,100 SF

Jesse Rincones IV
(806) 784-3292
TX #710224



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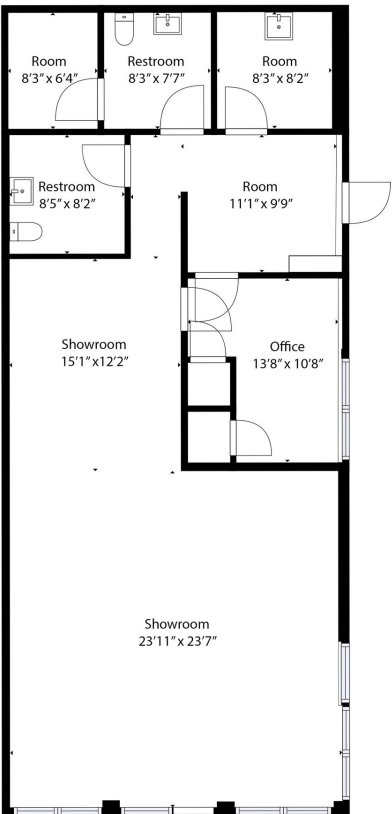
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Suite A



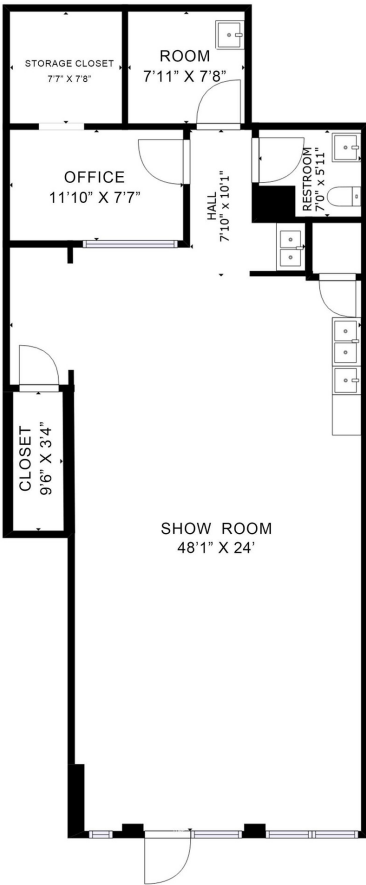
Suite A



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Suite A



Suite B

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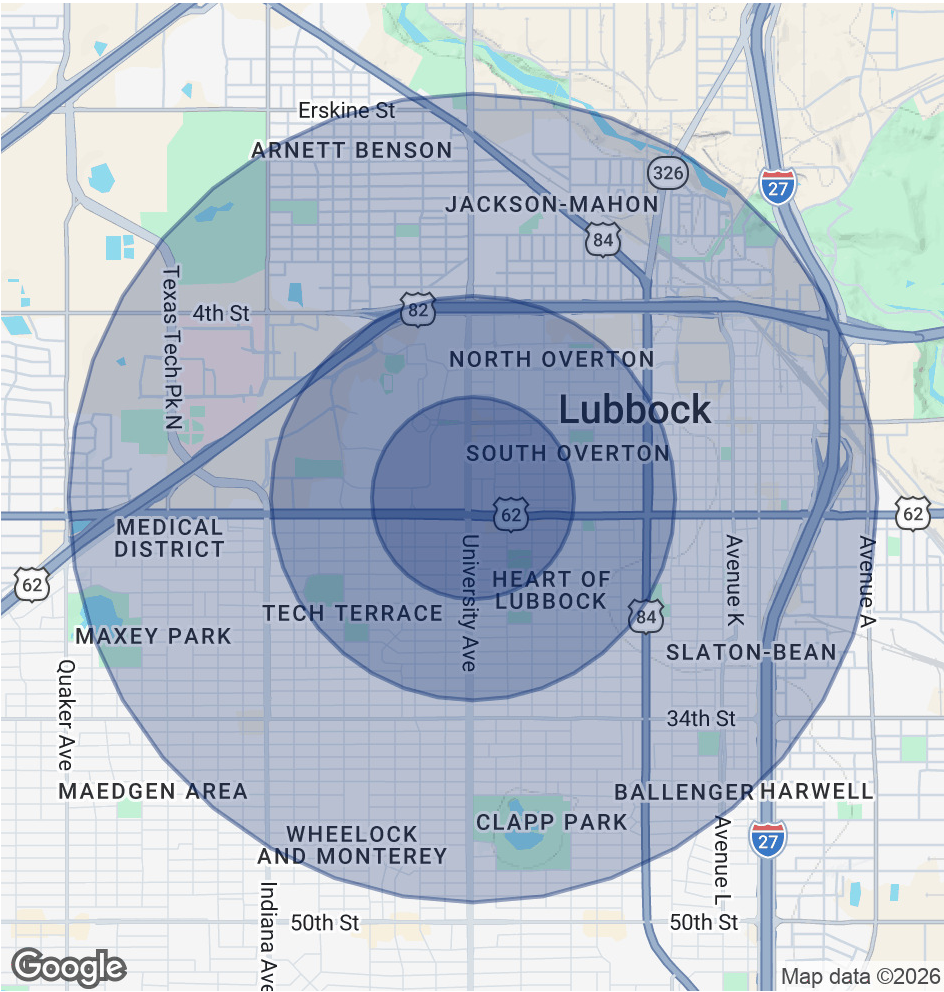
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POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	4,148	18,677	51,047
Average Age	23.3	23.8	27.5
Average Age (Male)	22.5	23.7	27.6
Average Age (Female)	24.3	25.6	29.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	1,638	7,520	20,499
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$34,436	\$35,267	\$39,938
Average House Value	\$154,971	\$99,751	\$92,309

2020 American Community Survey (ACS)



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