

Lease

Westside Plaza Shopping Center

5002 34th Street Lubbock, TX 79410



OFFERING SUMMARY

Lease Rate:	\$10 - 16 SF/yr (NNN)
Est. NNN:	\$2.35 SF/yr
Building Size:	102,886 SF
Available SF:	1,393 - 15,932 SF
Lot Size:	8.85 Acres
Renovated:	2020
Zoning:	Heavy Commercial (HC)

PROPERTY OVERVIEW

Multiple suites available for lease in this recently renovated, high-traffic retail plaza! Base rents range from \$10-16/SF/YR with estimated NNN's \$2.35/SF/YR. These spaces are practically brand new and ready to be built out to fit any tenant's concept!

PROPERTY HIGHLIGHTS

- Buildout Ready: New Electrical and Plumbing Fixtures
- High Traffic Count: 61,705 VPD on Marsha Sharp FWY
- Flexible Lease Terms: 3+ years
- TI Allowances: Specify in LOI
- Ample Parking
- Anchored by Dollar General, Ollie's, Planet Fitness

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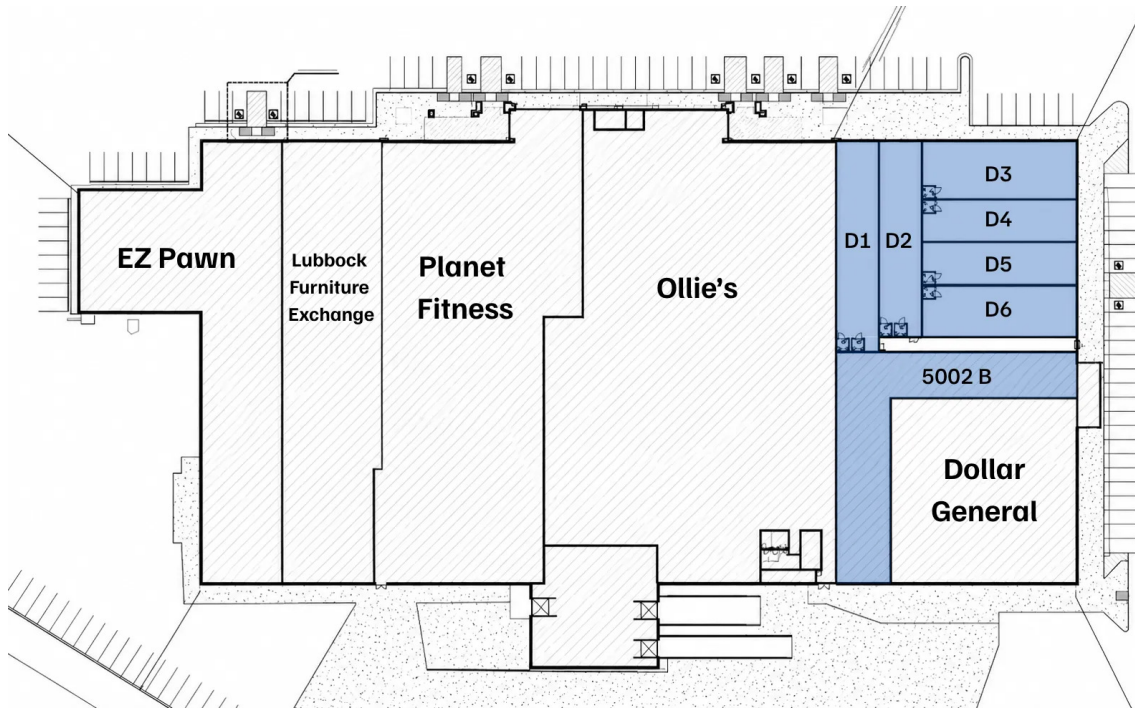


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Lease

Westside Plaza

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,393 - 4,835 SF	Lease Rate:	\$10 - \$16 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
D1 Suite: 5001 -100	Available	2,143 SF	NNN	\$14.00 SF/yr	-
D2 Suite: 5001-200	Available	2,004 SF	NNN	\$14.00 SF/yr	-
D3 Suite: 5001 -300	Available	2,288 SF	NNN	\$16.00 SF/yr	-
D4 Suite: 5002 -100	Available	1,393 SF	NNN	\$14.00 SF/yr	-
D5 Suite: 5002-200	Available	1,503 SF	NNN	\$14.00 SF/yr	-
D6 Suite: 5002-300	Available	1,766 SF	NNN	\$14.00 SF/yr	-
Suite/Office: 5002 B	Available	4,835 SF	NNN	\$10.00 SF/yr	-

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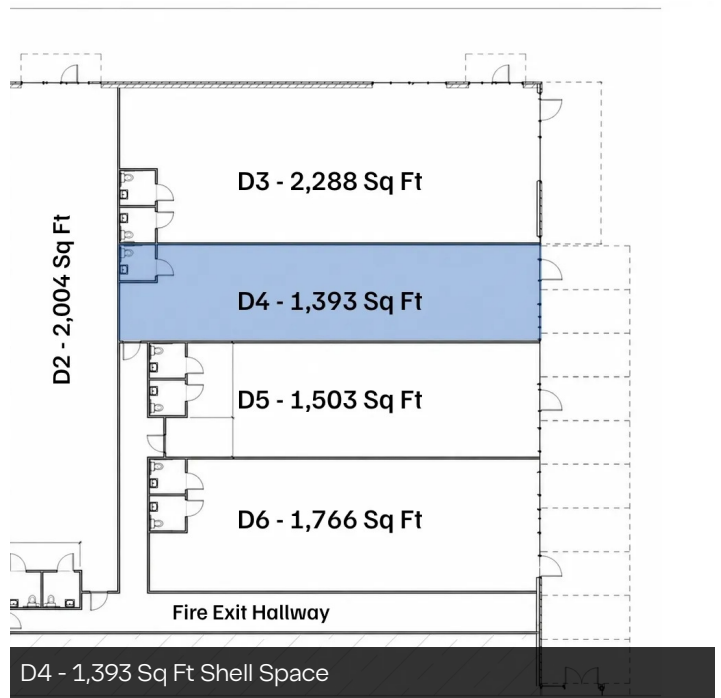
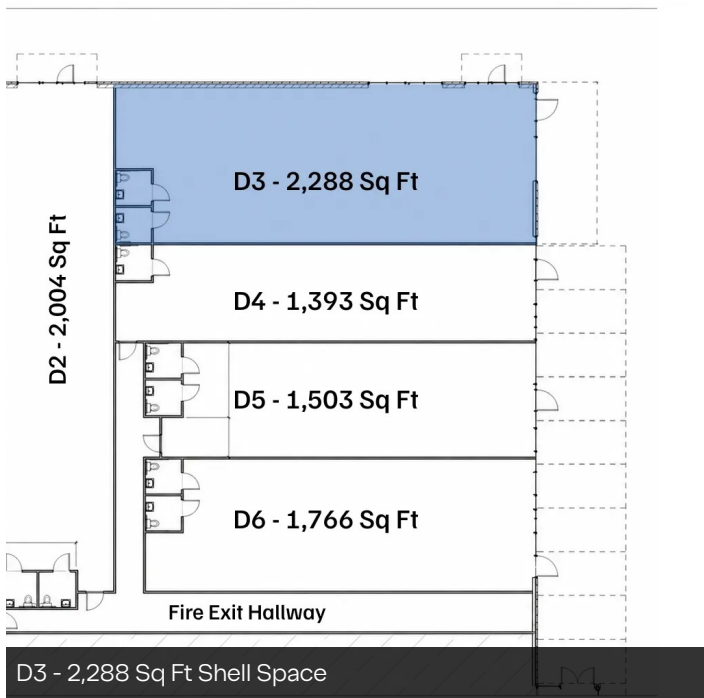
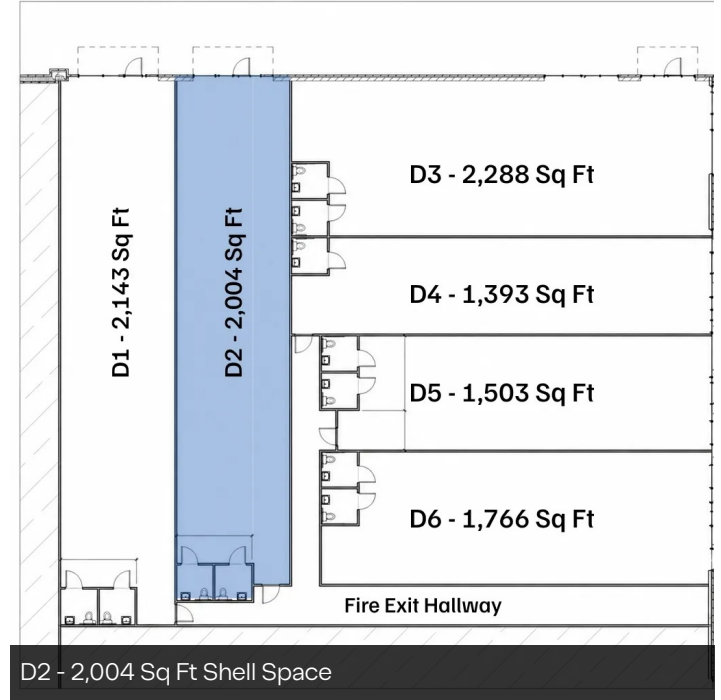
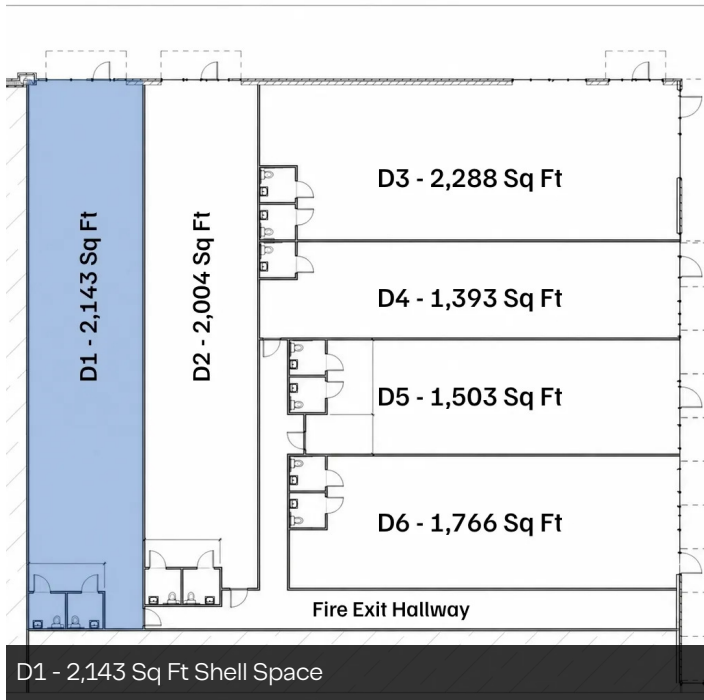


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SUITES

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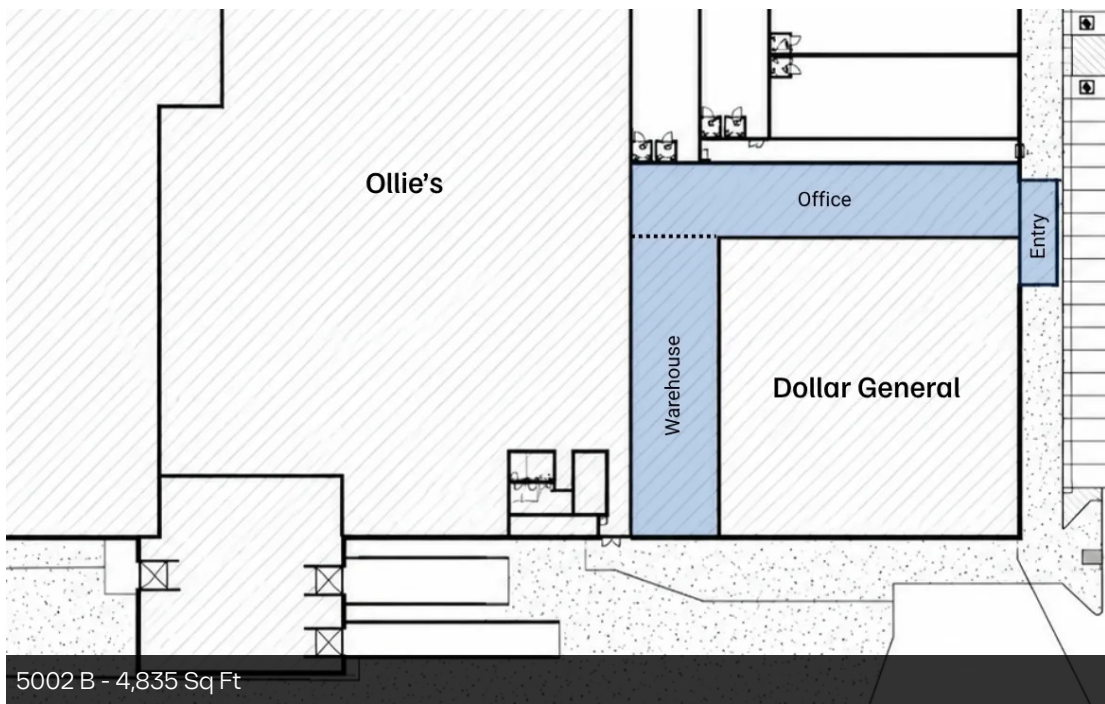
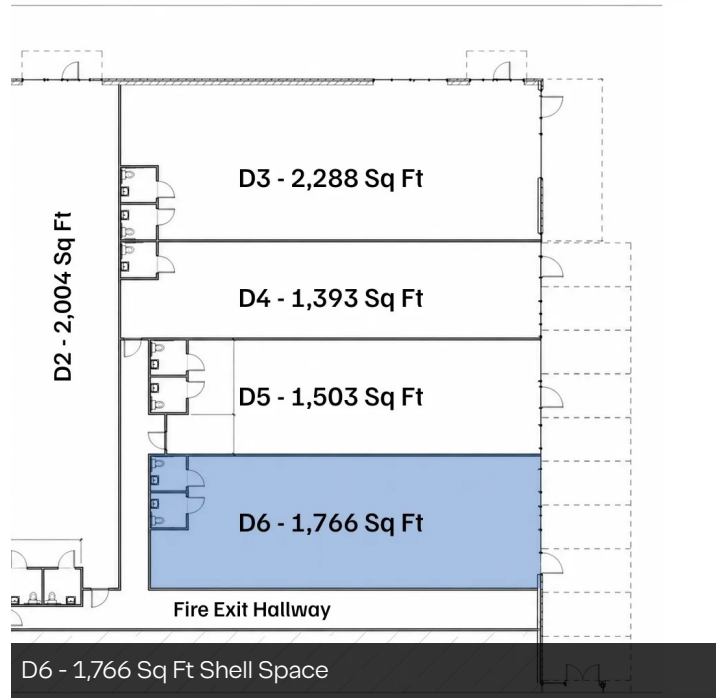
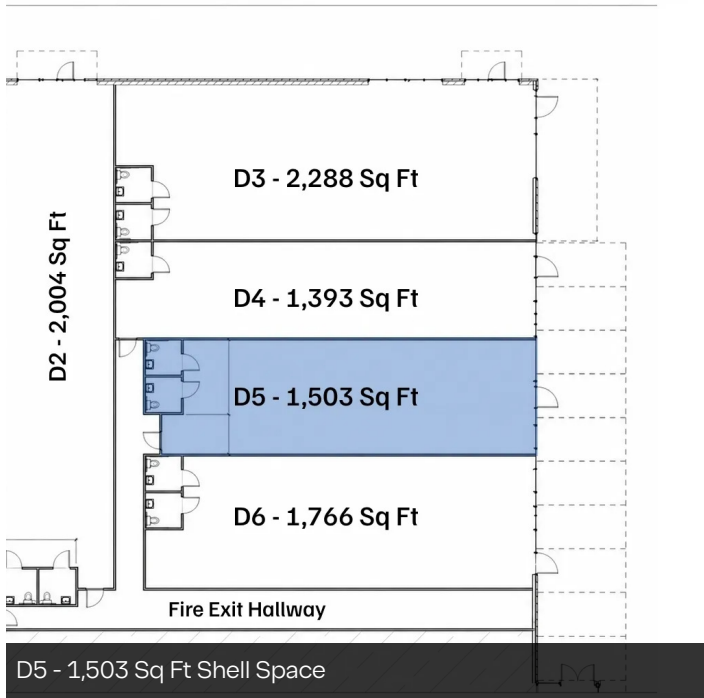


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SUITES

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5002 B
4,835 Sq Ft

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Shell Spaces

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Suite/Office 5002B

Westside Plaza

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Suite 5002 B Entry: (5 offices + warehouse + 2 restrooms)



Office



Office



Office



Warehouse/Storage with garage door



Warehouse/Storage area

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DEMOGRAPHICS

Westside Plaza

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,993	109,283	225,006
Average Age	31.4	30.7	32.8
Average Age (Male)	30.9	30.3	32.3
Average Age (Female)	33.7	31.9	34.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,958	45,041	91,845
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$80,838	\$78,753	\$84,592
Average House Value	\$169,724	\$210,064	\$231,432

2023 American Community Survey (ACS)

VEHICLES PER DAY	MARSHA SHARP FREEWAY	SLIDE ROAD
VPD per TXDOT	61,705	19,809

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

09/08/2026

Buyer/Tenant/Seller/Landlord Initials

Date