

LEASE

4410 19TH ST

4410 19th St Lubbock, TX 79407



PROPERTY DESCRIPTION

Suite 130 can be made available upon agreement of terms with a new tenant. It's currently occupied by a smoothie shop. The space has two restrooms, an office, a three-compartment sink, a hand wash sink, and a grease trap in place.

Suite 120 will be available October 1, 2025 and is currently built out as a fitness facility.

PROPERTY HIGHLIGHTS

- High visibility on 19th St
- +22,000 VPD - 19th St
- Easily accessible ingress/egress
- \$126,000 avg. household income within .5 miles
- Close proximity to Texas Tech, Covenant Hospital, and University Medical Center

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LOCATION DESCRIPTION

This center is located just west of the intersection of 19th Street & Quaker Avenue. It sits across from Market Street grocery store and approximately 1.5 miles west of Texas Tech University, which boasts over 40,000 students and faculty. It's within close proximity to Covenant Health and University Medical Center (UMC), two of Lubbock's largest hospitals. Surrounded by a variety of national retailers, fast food options, and sit-down restaurants, the location benefits from high daily traffic volumes, making it an attractive spot for businesses seeking strong visibility and customer flow.

SPACES	LEASE RATE	SPACE SIZE
Suite 130	\$28,00 SF/yr	1,680 SF
Suite 120	\$26,00 SF/yr	3,600 SF



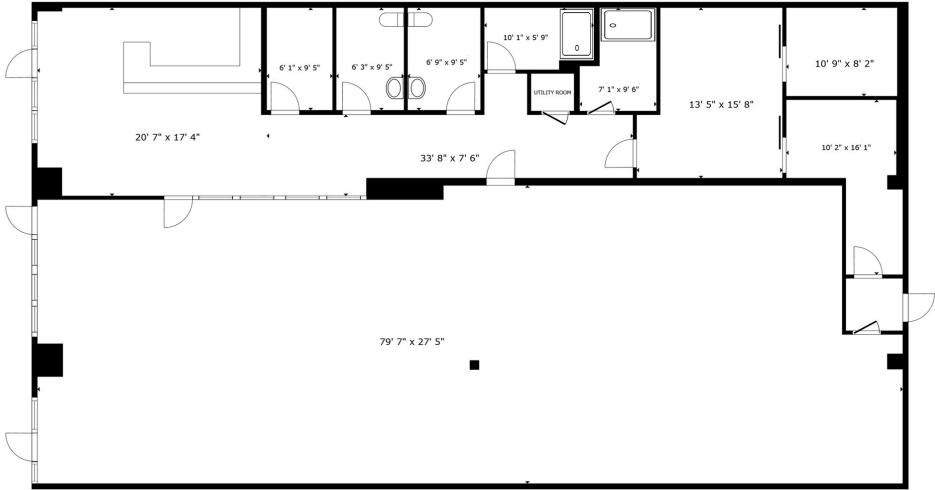
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CAPITAL ADVISORS

SUITE 120

4410 19TH ST

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OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (NNN)
Available SF:	3,600 SF
Lot Size:	56,696 SF
Building Size:	12,231 SF
Zoning:	Neighborhood Commercial - (NC)
Parking Spaces:	92
APN:	R48744

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SUITE 120

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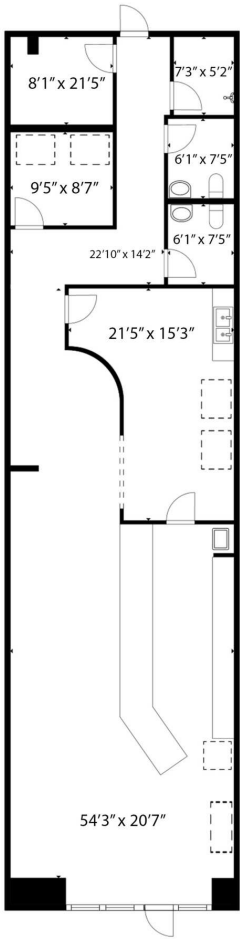


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SUITE 130

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SUITE 130

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AREA RETAILERS

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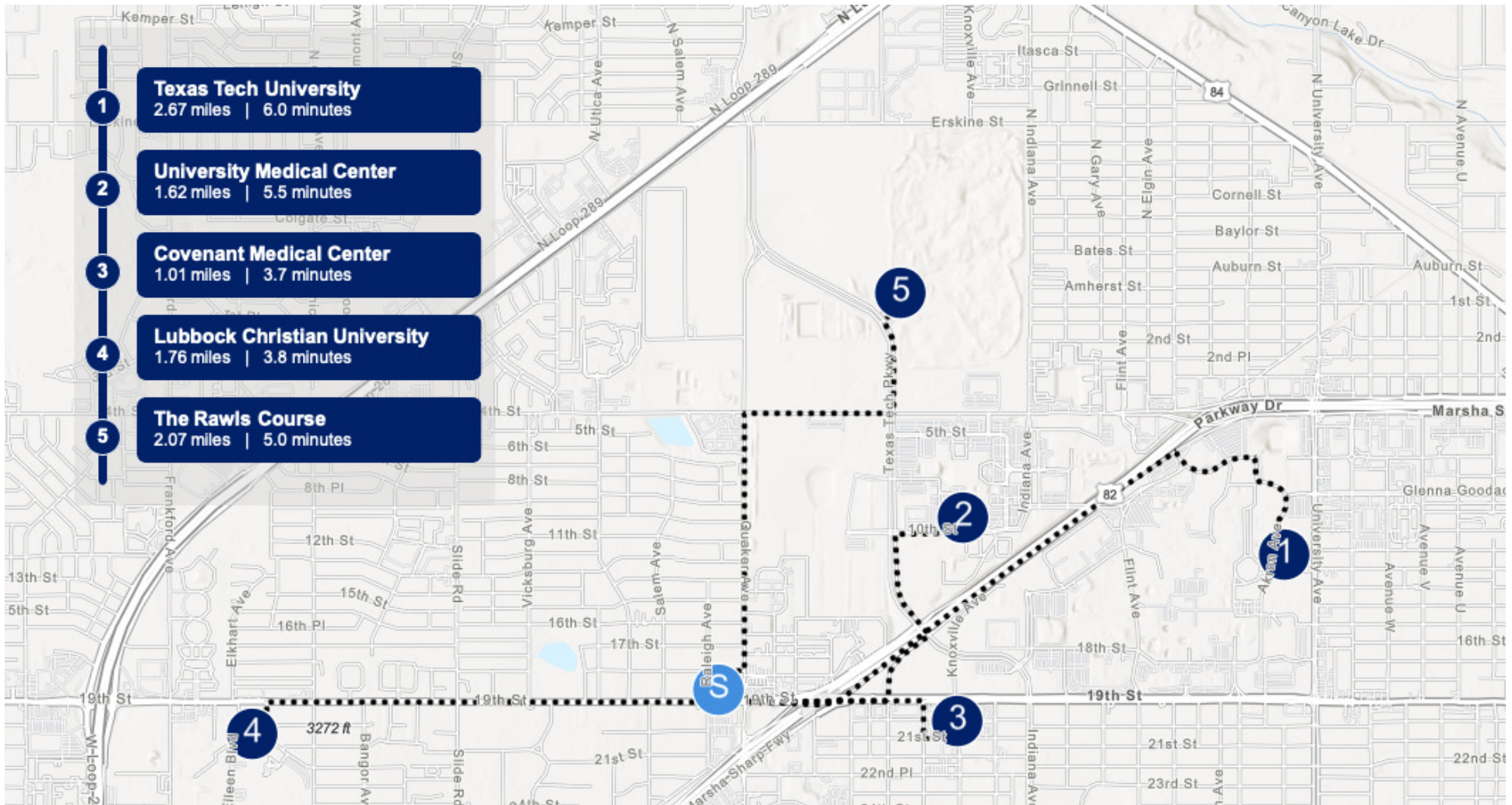
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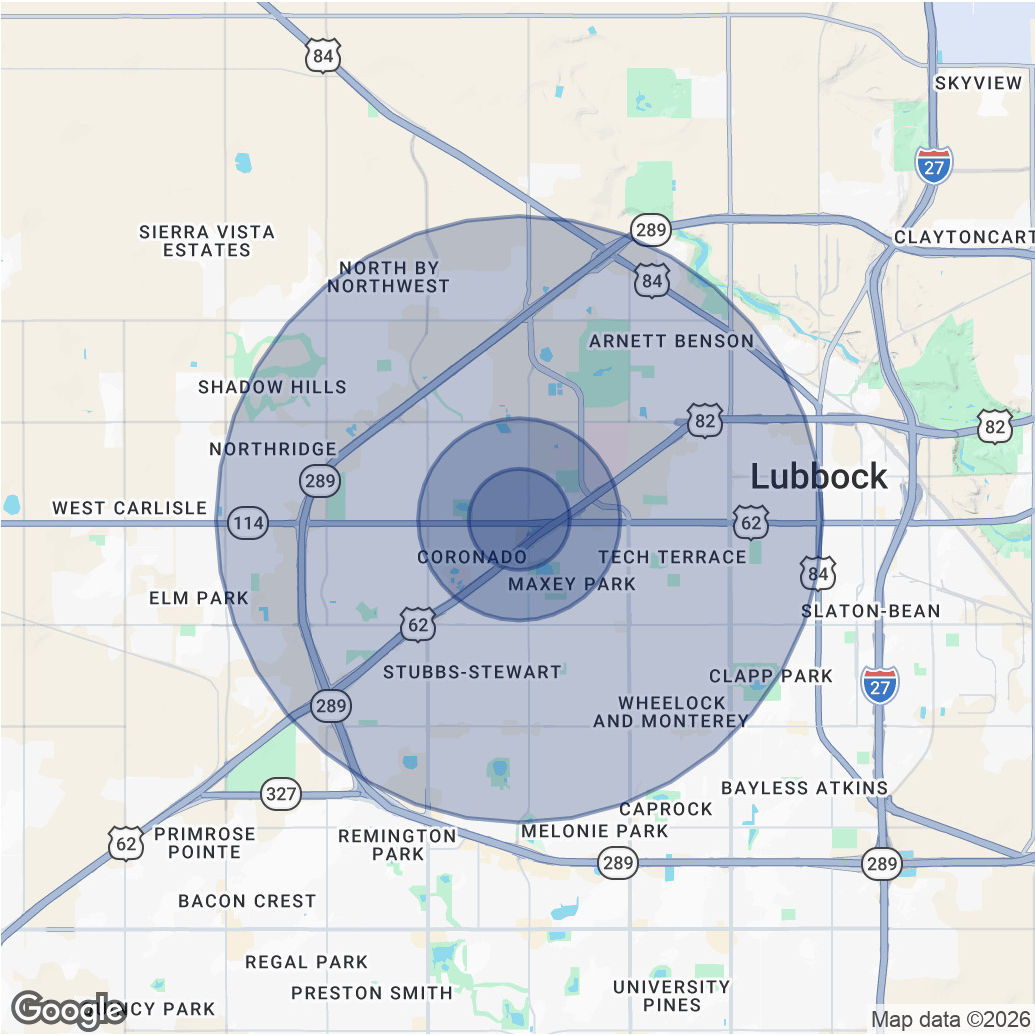
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POPULATION	0.5 MILE	1 MILE	3 MILE
Total Population	2,047	7,996	115,593
Average Age	47	42	34
Average Age (Male)	43	39	33
Average Age (Female)	50	44	35

HOUSEHOLDS & INCOME	0.5 MILE	1 MILE	3 MILE
Total Households	882	3,266	45,615
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$126,947	\$103,065	\$70,747
Average House Value	\$330,105	\$300,581	\$189,234

Demographics data derived from AlphaMap



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