



HIGH VISIBILITY INFILL RETAIL CORNER ADJACENT TO TEXAS TECH AND DOWNTOWN LUBBOCK

RETAIL

1102 AVENUE Q

Lubbock, TX 79401

Retail Property for Lease



- 9,994 SF
- +/- 1 Acre
- Built in 2013
- 20 ft. Ceiling Height
- Multiple Access Points
- WB-67 Accessible
- Industrial Grade HVAC
- Energy Management System

Broadway Street (gateway to **Texas Tech**)
and Ave Q (primary North/South
thoroughfare)

Over 32,000 Cars Daily

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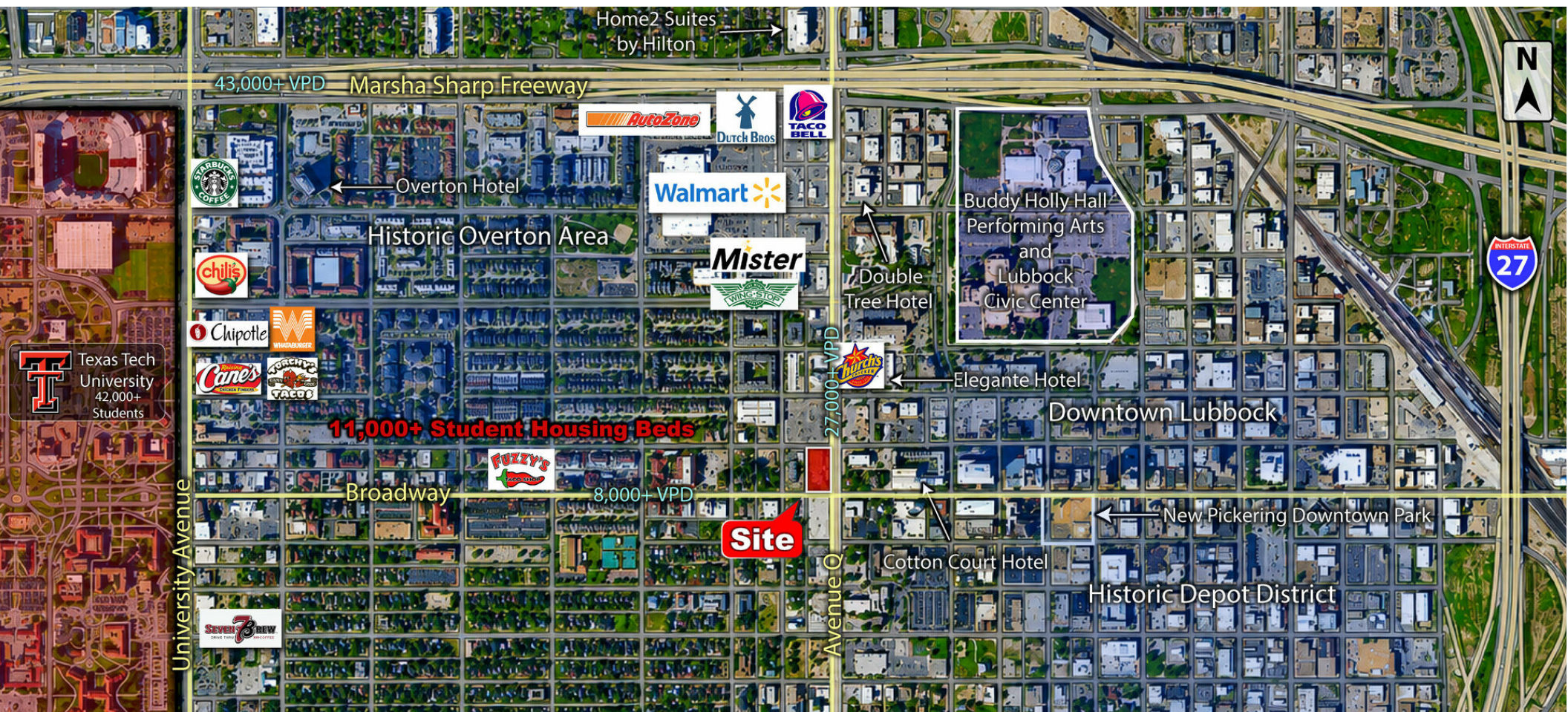
COLDWELL BANKER
COMMERCIAL
CAPITAL ADVISORS

Property Description



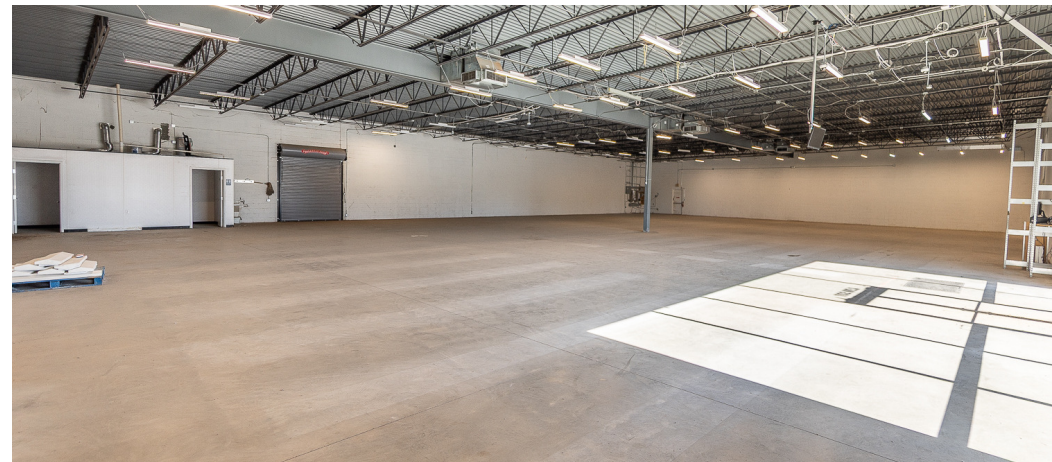
This **high-visibility**, 9,994 SF standalone building offers a **premier** leasing opportunity at the signalized hard corner of Broadway Street, the **gateway to Texas Tech** and Avenue Q, a primary North/South thoroughfare seeing over 32,000 cars daily. Strategically positioned as a gateway to both the Texas Tech University campus (42,000+ students) and the revitalized Downtown Lubbock district, the property benefits from a massive **captive audience** of students, medical professionals, and central business district employees. The site features multiple points of ingress/egress and exceptional monument sign, ensuring effortless access and maximum brand exposure. Currently in **ready to occupy** condition with an expansive, open-span interior, this high-profile location is perfectly suited for an **essential or value retailer, fitness, entertainment venue, restaurant or flagship user** looking to dominate the West Texas market.

Far View Aerial



Expansive Open-Span Interior w/ 20' Clear Height

Ready For Immediate Occupancy



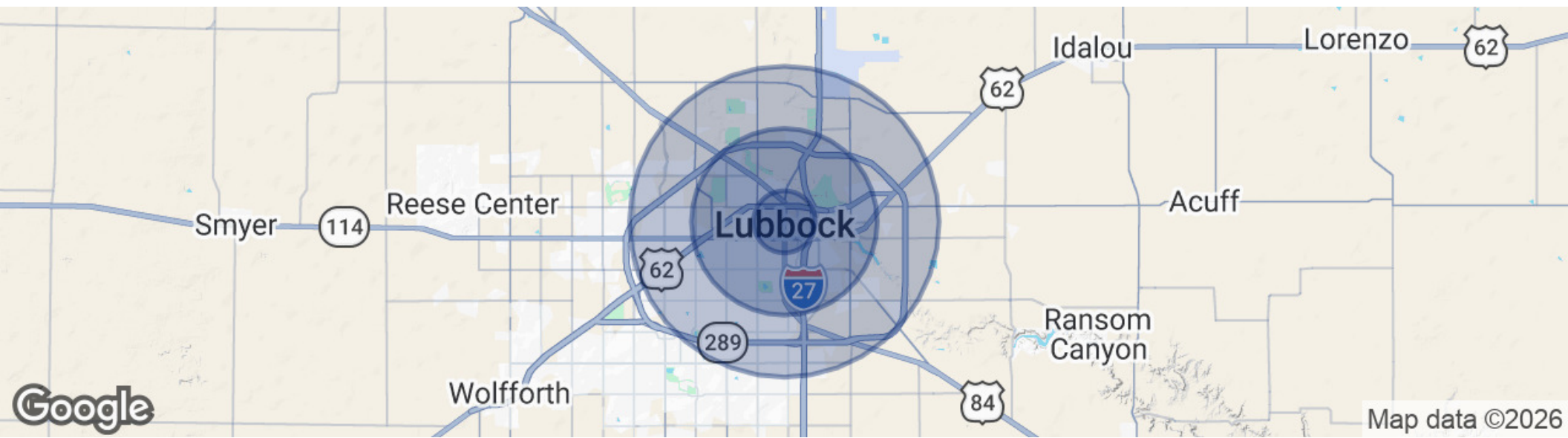


LUBBOCK, TX

Located in the heart of West Texas, Lubbock serves as the economic, educational, and healthcare hub for a multi-state trade area spanning West Texas and Eastern New Mexico. Home to Texas Tech University, one of the largest universities in Texas, the city benefits from a strong and growing population base supported by higher education, healthcare, agriculture, energy, and expanding retail and commercial development.

Home to more than 300,000 metro residents, Lubbock serves as the economic, medical, educational, and retail hub of West Texas. The city continues to experience steady growth driven by a diverse economy anchored by healthcare, agriculture, education, energy, and regional commerce, while its central location attracts consumers and businesses from across the South Plains region.

Texas Tech University, a nationally recognized Tier 1 research university with an enrollment exceeding 42,000 students. Texas Tech brings significant economic impact and year-round activity.



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,996	70,874	157,746
Average Age	28.7	29.9	31.6
Average Age (Male)	29.8	29.2	31.1
Average Age (Female)	29.3	32.6	33.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,033	26,483	61,318
# of Persons per HH	2.4	2.7	2.6
Average House Value	\$230,308	\$188,405	\$191,915





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

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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