



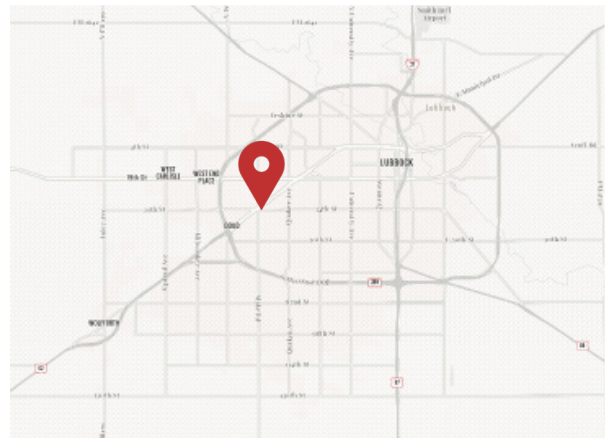
Westside Plaza Shopping Center

5002 34th Street, Lubbock, TX 79410

Property Features

- Recently remodeled retail center anchored by Planet Fitness and Ollie's, offering modernized suites with slab, demising walls, plumbing, electrical, and ADA restrooms.
- High-visibility location just off Marsha Sharp Freeway and 34th Street—one of Lubbock's busiest corridors.
- Second-generation building that feels brand new thanks to extensive renovations and upgrades.

Area Retailers & Businesses:



AVAILABLE SPACE	1,381 - 9,812 SF
LEASE RATE	\$15 - \$18 PSF + NNN
DATE AVAILABLE	Now
TERM	3+ Years

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THE SITE



THE AREA



FOR LEASE

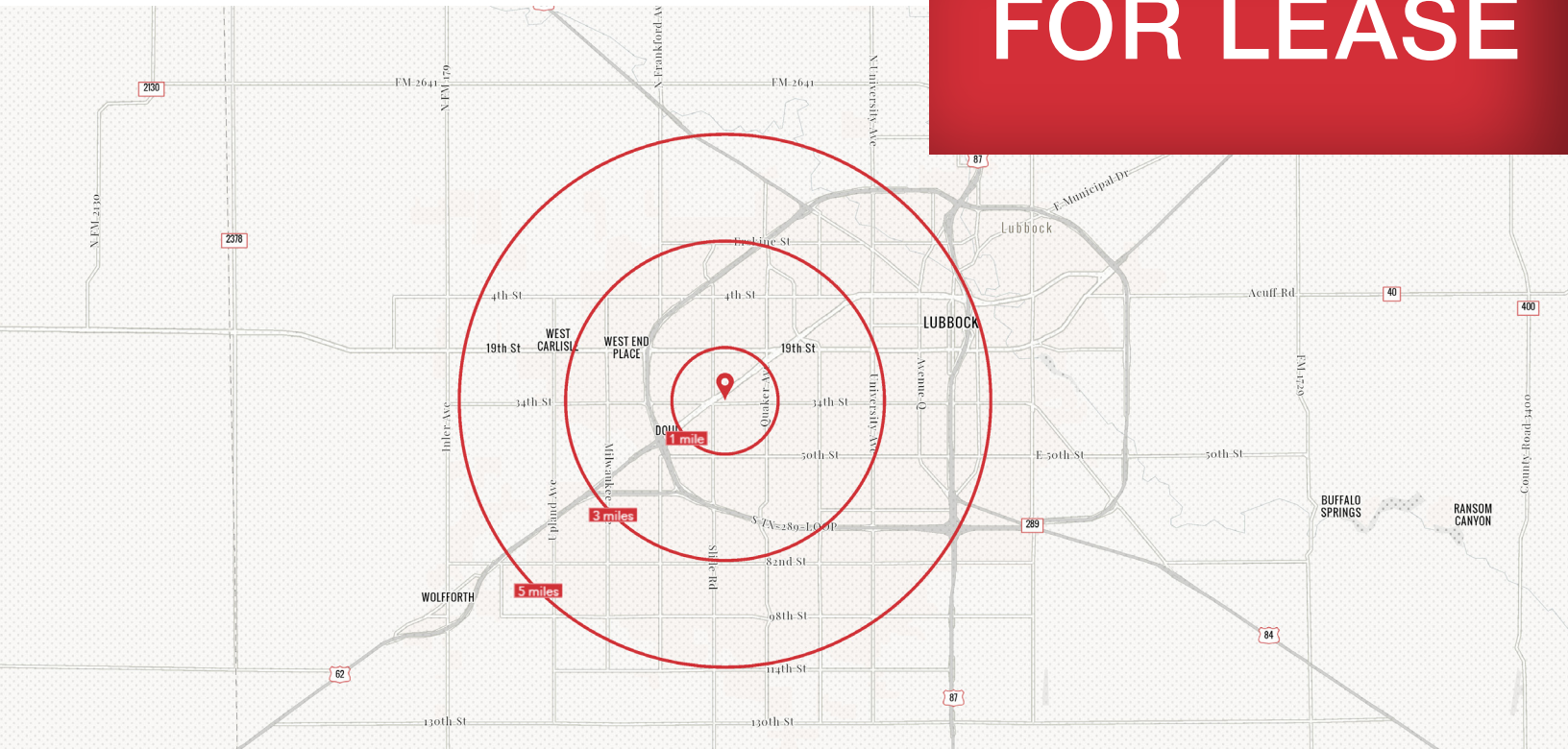
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FOR LEASE



Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	12,664	107,949	227,838
AVG HH INCOME	\$75,439	\$76,263	\$80,829
HOUSEHOLDS	5,477	49,113	100,622
MEDIAN AGE	34.6	30.6	31.7

Location Advantages

- This center is conveniently located near the intersection of 34th & Slide, with excellent access and visibility from one of Lubbock's most trafficked roads: Marsha Sharp Freeway
- This center is located in a densely populated area of Lubbock and also sees a large amount of daytime traffic due to the close proximity to Coronado High School, the Medical District & Texas Tech University