

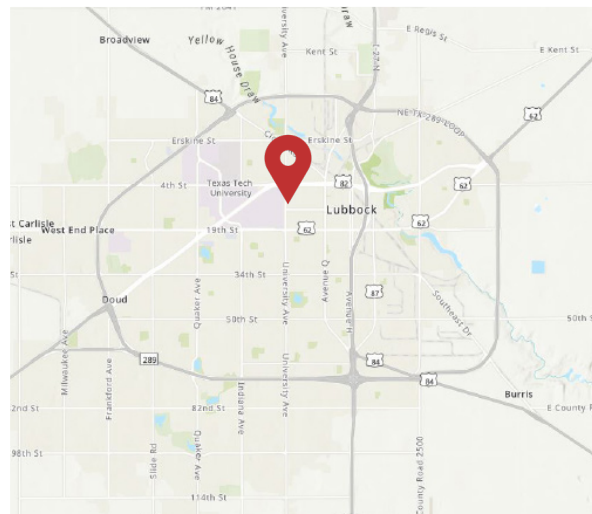
## U Lofts Retail Strip

1015 University Avenue, Lubbock, TX 79401

### Property Features

- Excellent retail/office space that is ideal for a variety of uses and concepts located just below a large off-campus student apartment complex with excellent co-tenants
- Easy access to Marsha Sharp Fwy, downtown Lubbock, and over 40,000 students at Texas Tech University
- Excellent frontage and visibility to the 27,703 vehicles driving down University and countless students walking passing the site daily

### Area Retailers:



AVAILABLE SPACE 924 SF

LEASE RATE \$25/SF

DATE AVAILABLE August 2024

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Shannon Powell  
shannon@naiwheelhouse.com  
+1 281 788 1758  
naiwheelhouse.com

Jax Collier  
jax@naiwheelhouse.com  
+1 325 207 6118  
naiwheelhouse.com



# FOR LEASE

## THE AREA

Marsha Sharp FWY  
56,940 VPD





Texas Tech University  
Main Campus Entrance  
40,000+ Students

SITE

University Avenue  
27,703 VPD

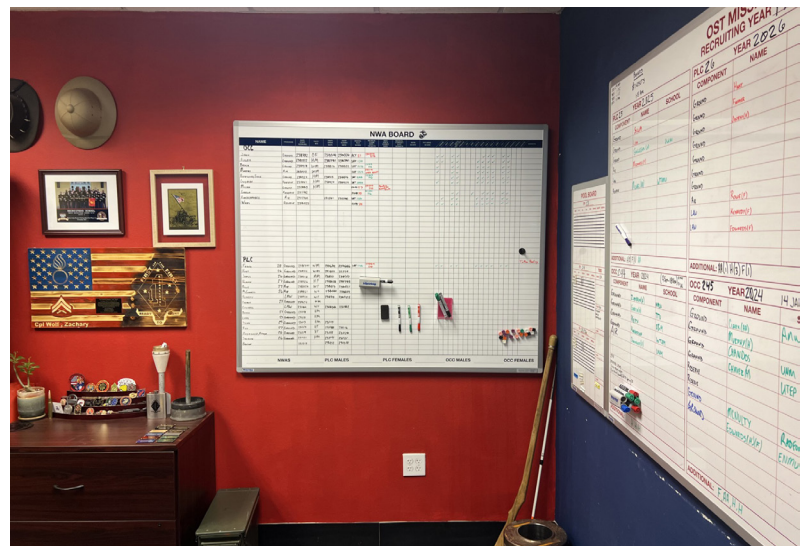


-  = Off-Campus Student Housing
-  = Texas Tech Campus



# FOR LEASE

## THE SPACE



**NAI**Wheelhouse

Shannon Powell  
shannon@naiwheelhouse.com  
+1 281 788 1758  
naiwheelhouse.com

Jax Collier  
jax@naiwheelhouse.com  
+1 325 207 6118  
naiwheelhouse.com

## THE SPACE



Jax Collier  
jax@naiwheelhouse.com  
+1 325 207 6118  
naiwheelhouse.com



# FOR LEASE



## Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	20,833	86,240	191,926
AVG HH INCOME	\$36,151	\$51,095	\$56,285
HOUSEHOLDS	6,362	30,585	72,889
MEDIAN AGE	21.9	26.9	29.5

## Location Advantages

- Across the street from Texas Tech University's main entrance to their campus that serves over 40,000 students every year
- Located directly below the U Lofts Apartments and surrounded by many other off-campus student housing and apartment developments
- Surrounded by many popular local retailers and restaurants as well as many national brands