



## High Traffic Retail Center Near Texas Tech

1803 7th St. Lubbock, TX 79401

### Property Features

Shopping center for lease in a highly trafficked corridor near Texas Tech University, home to over 40,000 students. Located just minutes from Downtown, this Walmart shadow-anchored center benefits from consistent traffic and strong daily visibility. The property is surrounded by dense student housing and established national co-tenants including Wingstop, T-Mobile, GNC, and more. Positioned near the Marsha Sharp Freeway with convenient access from Avenue Q and Glenna Goodacre, this is an ideal opportunity for medical, financial, soft goods, food, and service-oriented users seeking a vibrant, high-energy location near campus.

### Offering Summary

SPACE AVAILABLE	1,455 - 4,160 SF
LEASE RATE	\$20 - \$22/SF
LEASE TYPE	NNNs
AVAILABLE	Now

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Space	Size	Price	Type
201	1,455 SF	\$22/SF	In-line
501	1,600 SF	\$22/SF	In-line
91001	4,160 SF	\$20/SF	In-line

*\*Site plan is for representation purposes only. Actual layouts may vary.*

# FOR LEASE

Suite 201: 1,455 SF



Suite 501: 1,600 SF

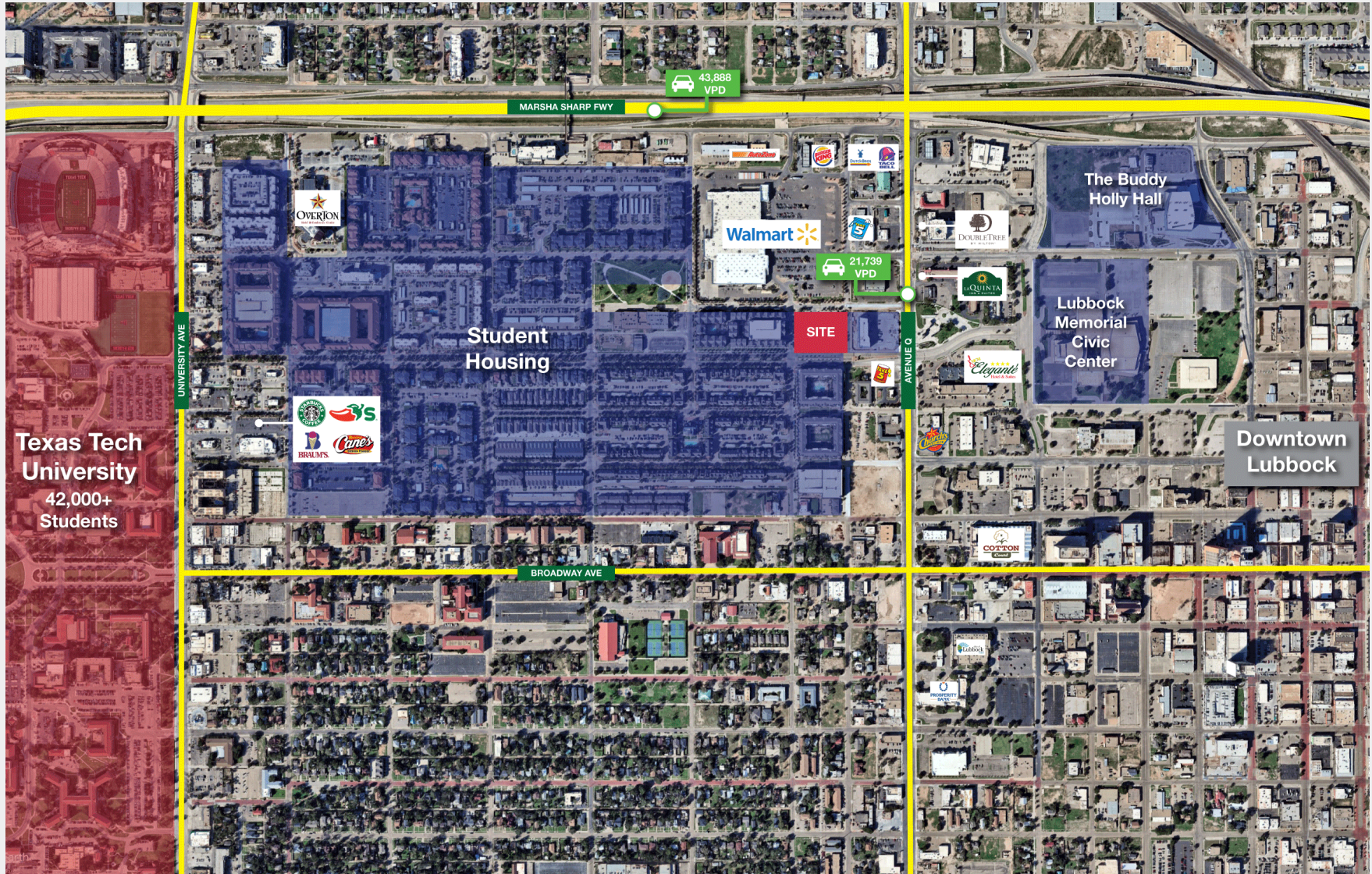


Suite 91001: 4,160 SF



# FOR LEASE

## The Area



# FOR LEASE



## Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	11,443	69,260	154,097
AVG HH INCOME	\$46,926	\$54,874	\$69,685
TOTAL HOUSEHOLDS	4,764	25,833	60,057
MEDIAN AGE	24.8	27.4	30.5

## Location Advantages

- Located near Texas Tech University with over 40,000 students, creating consistent demand and built-in foot traffic.
- Walmart shadow-anchored with established national co-tenants, driving daily traffic and repeat visits.
- Immediate access to Marsha Sharp Freeway and major arterials including Avenue Q and Glenna Goodacre, connecting campus to Downtown.