



Retail Property For Lease



Sunshine Square

December 29, 2025

Abbi Rankin

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WILLIAMS & CO Real Estate

918 Ave J Lubbock, TX 79401

Retail Property For Lease

4517 50TH STREET



WILLIAMS & CO

COMMERCIAL REAL ESTATE



PROPERTY DESCRIPTION

Sunshine Square is situated within Loop 289 with convenient access to the region's primary shopping mall. Located along the bustling 50th Street corridor, this center sits just west of the Quaker Ave and 50th Street intersection totaling over $\pm 45,740$ vehicles per day. This corridor has experienced strong investment and redevelopment including Lubbock Square, a newly constructed Taco Bell, and a go-to brunch spot in Lubbock- The Co-Op Public House. As the 10th largest city in Texas, and home to over 56,000 college students and an MSA exceeding 360,000, Lubbock thrives as a center for education, healthcare, manufacturing, and agriculture.

Suite four features 5,240 sf of contiguous space perfect for a variety of users including retail, restaurant or office. Additionally, Suite six features an existing barbershop space at 1,410 sf and can accommodate a range of retail, service, or office users. Located within Sunshine Square, these spaces offer excellent exposure, easy access, and nearby parking, making it an attractive option for businesses looking to locate in an established center.

PROPERTY HIGHLIGHTS

- Strong surrounding retail and new development in proximity to location
- Ample parking surrounding retail center
- Long standing tenancy of existing business
- High visibility and traffic along 50th Street
- Rapidly growing market

OFFERING SUMMARY

Lease Rate:	\$10.00 - \$13.00 SF/yr (NNN)
Available SF:	1,410 - 5,240 SF
Building Size:	25,370 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	521	1,616	6,347
Total Population	1,280	3,874	15,673
Average HH Income	\$63,464	\$66,412	\$74,122

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 to 48 months
Total Space:	1,410 - 5,240 SF	Lease Rate:	\$10.00 - \$13.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4517 50th	Available	5,240 SF	NNN	\$10.00 SF/yr	Suite four features 5,240 sf of contiguous space perfect for a variety of users including retail, restaurant or office. This suite offers flexibility and can be demised to suit a variety of tenant configurations.
4519 50th	Available	1,410 SF	NNN	\$13.00 SF/yr	This 1,410 sf suite is an existing barbershop and can accommodate a range of retail, service, or office users. Located within Sunshine Square, the space offers excellent exposure, easy access, and nearby parking, making it an attractive option for businesses looking to locate in an established center.

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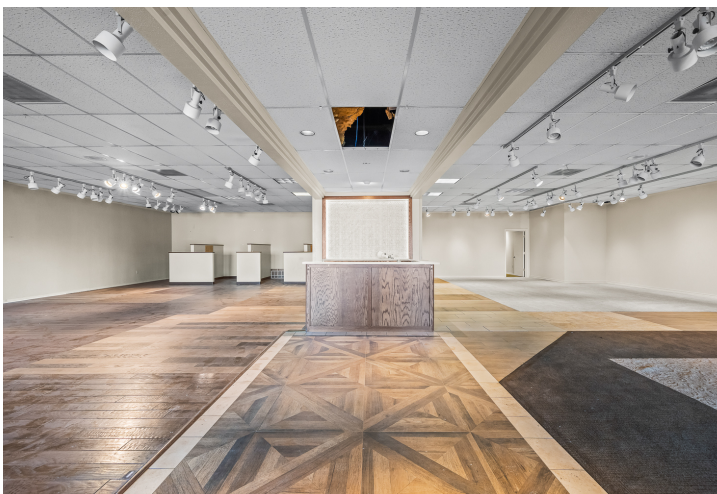
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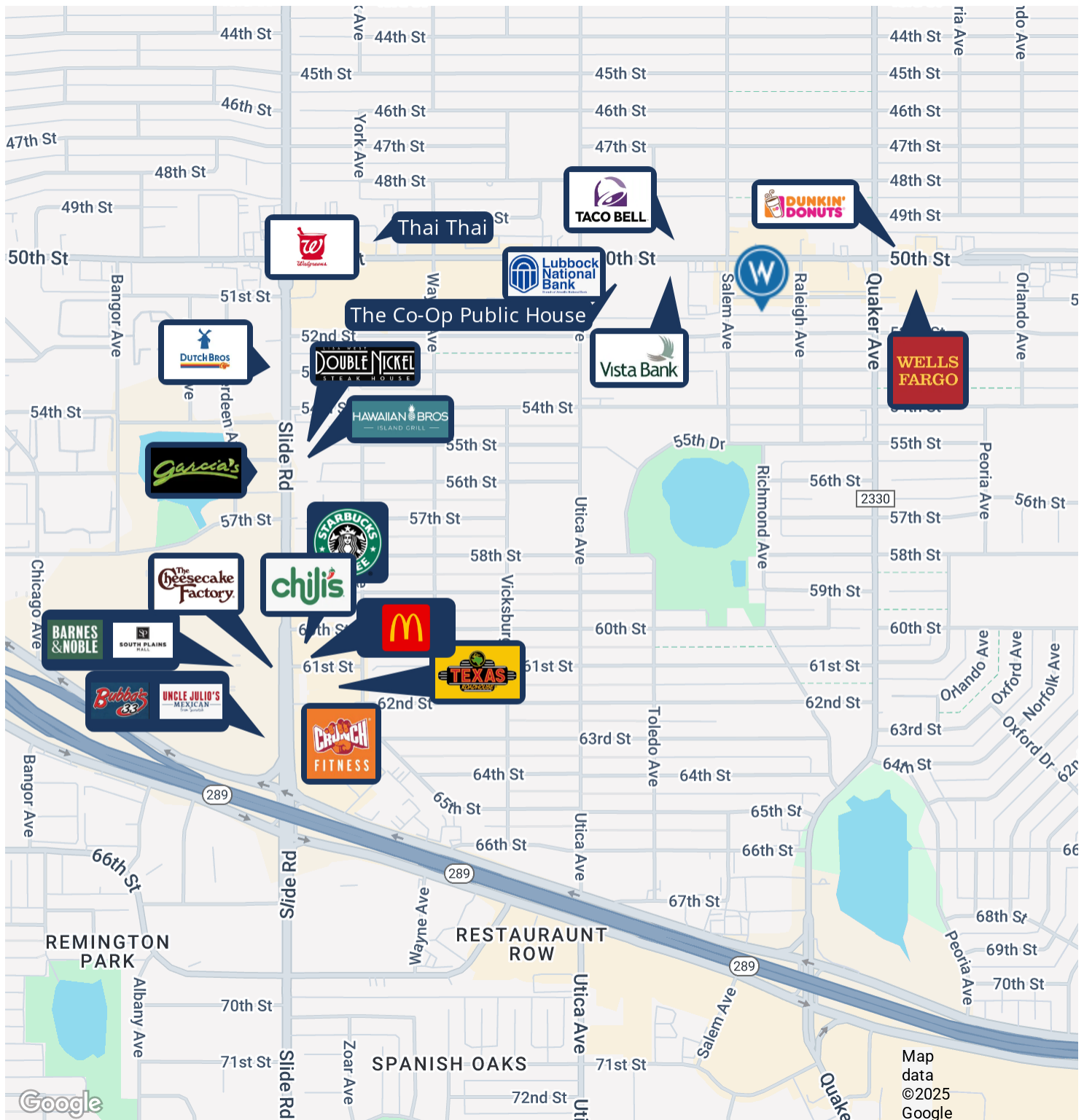
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Why Lubbock?

HOW THE HUB CITY SETS ITSELF APART



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WHY LUBBOCK?

Lubbock, a gem in West Texas, is the 10th largest city in Texas with a regional population of 645,497 people. Its economy includes: manufacturing, agriculture, wholesale and retail trades as well as government, education, and healthcare. Lubbock boasts an accomplished and adept working community connecting the “Hub City” to both national and international markets. It has both affordable utility and living costs making it a model city to maintain a business. There is never a lack of market stimulation since one can find Texas Tech University, Texas Tech University Health Sciences Center, Lubbock Christian University, and the fast-growing South Plains College. When combined, these institutions boast over 56,976 undergraduate students. Along with the higher education establishments, Lubbock is the only city in the nation with a comprehensive university, a health sciences center, an agriculture college and a law school in one location, making Texas Tech University the second largest contiguous university campus in the United States.

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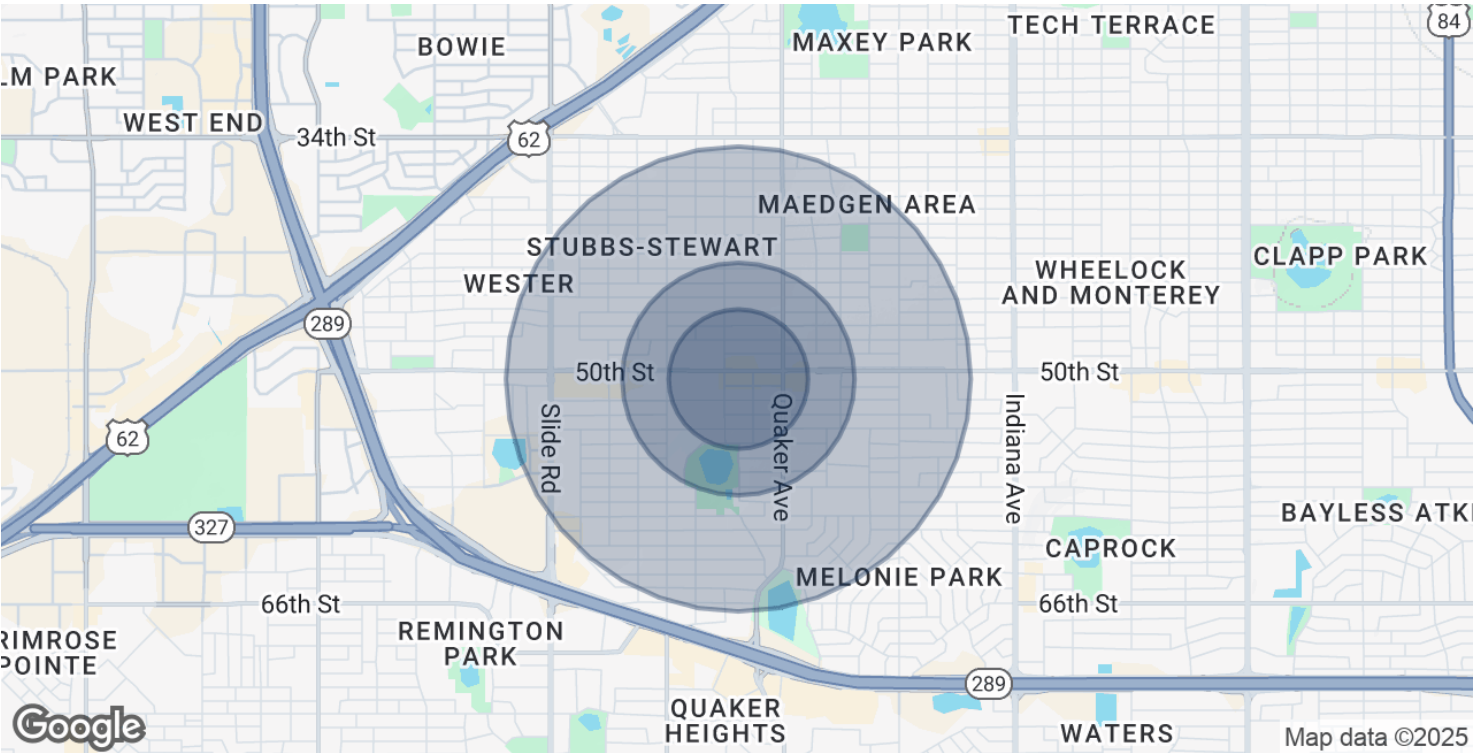
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,280	3,874	15,673
Average Age	36	37	38
Average Age (Male)	34	35	36
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	521	1,616	6,347
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$63,464	\$66,412	\$74,122
Average House Value	\$189,078	\$185,240	\$185,908

Demographics data derived from AlphaMap

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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.

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.

Williams & Co Real Estate

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Williams & Co Real Estate, 918 Ave. J Lubbock TX 79401

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Information available at www.trec.texas.gov

IABS 1-0 Date

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