

FOR SALE

Mitley, LLC presents...

1607 University
Lubbock, Texas 79401



Commercial & Residential Real Estate

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806-438-9116



Multi-tenant shopping center for lease across from Lubbock's Texas Tech University

Availability: 7,330 square feet (total building size 11,210 square feet)

Rent Pricing: \$7-11 / square foot + NNN

Property is also available for sale.

Building Description: Thousands of square feet conveniently located right across from Texas Tech. This shopping center offers the best frontage in the area and is built close to 19th Street to offer a very good location for the local population and Texas Tech University students. When someone is driving north on University, they will notice this building immediately.

Location Description: Located right across from Texas Tech, this property's location is second to none. This building is walking distance from most Texas Tech dorms. The property offers easy access to Interstate 27, Marsha Sharp, and downtown Lubbock. Due to the excellent frontage, there are over 29,000 vehicles per day and countless people walking in front of it.

Vehicles per day: 24,353 per day (2022)

Please note that this brochure and all information provided is for marketing purposes only. All parties are encouraged to consult an attorney and verify all the information provided. Mitley, LLC and all associated entities, affiliates, and parties are not responsible for inaccuracies or misrepresentations.



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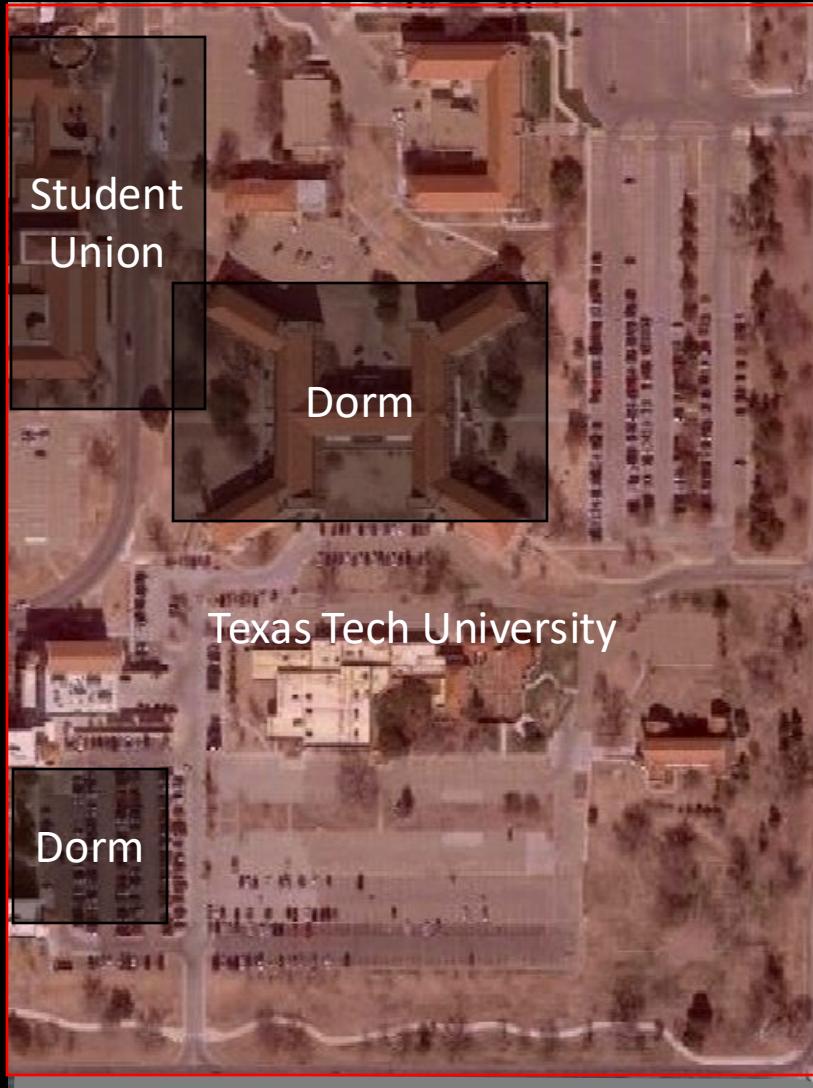


Property Details

- Year Built 1947
- Tenancy: Multiple
- Parking Spots: 5 (front) and 5 (rear)

Lease Details

- Flexible term





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Vacant

3,880 SF leased

University Avenue

The floorplan provided is for informational and illustrative purposes only and is not guaranteed to be exact or to scale. Prospective buyers are encouraged to conduct their own inspections and verifications to confirm the accuracy of the floorplan and the condition of the property. The seller and their representatives make no warranties or representations, express or implied, regarding the completeness or accuracy of this floorplan.