

RETAIL SPACE FOR LEASE



CAPITAL ADVISORS



RETAIL SPACE AVAILABLE
1,657 SF to 2,034 SF
Adjacent to Texas Tech University
facing the campus



THE CENTRE' AT OVERTON PARK
2400 Glenna Goodacre Blvd.
across from Texas Tech University

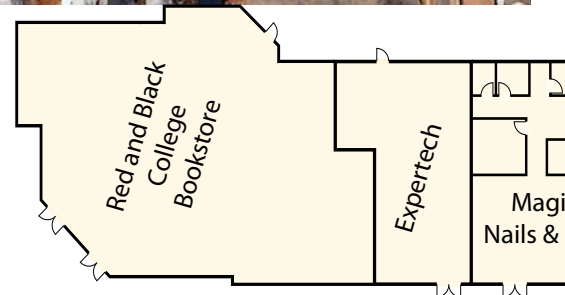
LUBBOCK TX

AERIAL VIEW OF OVERTON



Texas Tech University
36,000 +
Fall, 2015
Enrollment

SUITE	SIZE	LEASE RATE	TERM	CAM CHARGE	T.I. ALLOWANCE
B-104	2,034 SF	\$20.00 (NNN)	5-10 Yrs.	\$2.93 PSF	Negotiable
B-106	1,657 SF	\$20.00 (NNN)	5-10 Yrs.	\$2.93 PSF	Negotiable



THE CENTRE' AT OVERTON PARK, is an urban mixed use property which includes 278 apartment units and 10 ground-level retail units. The property was built in 2005 and is located just north of Glenna Goodacre Blvd. and just east of University Ave. and across from Texas Tech University. The ground-level retail units face University Ave. The traffic count, as of 2010, was over 105,000 vehicles per day at the combined intersections of Glenna Goodacre, University Ave., and the Marsha Sharp Freeway. Being right across from the Texas Tech University campus, The Centre' has excellent foot traffic. The Overton area has abundant student housing with over 6,500 students within three blocks (counting those currently in planning). The students in the Overton Area come from affluent families and have high disposable income. The United Spirit Arena has 15,000 seats and has events throughout the year including men's and women's basketball, volleyball, and concerts. Jones AT&T stadium, with a 60,000 seat capacity, is located directly across from The Centre' at Overton Park. Texas Tech University is part of the Big 12 Conference and is home to over 33,000 students. Texas Tech is moving towards Tier 1 status and continues to rapidly grow each year. The Texas Tech chancellor and regents are publicly committed to growing Texas Tech to over 40,000 students by 2020.

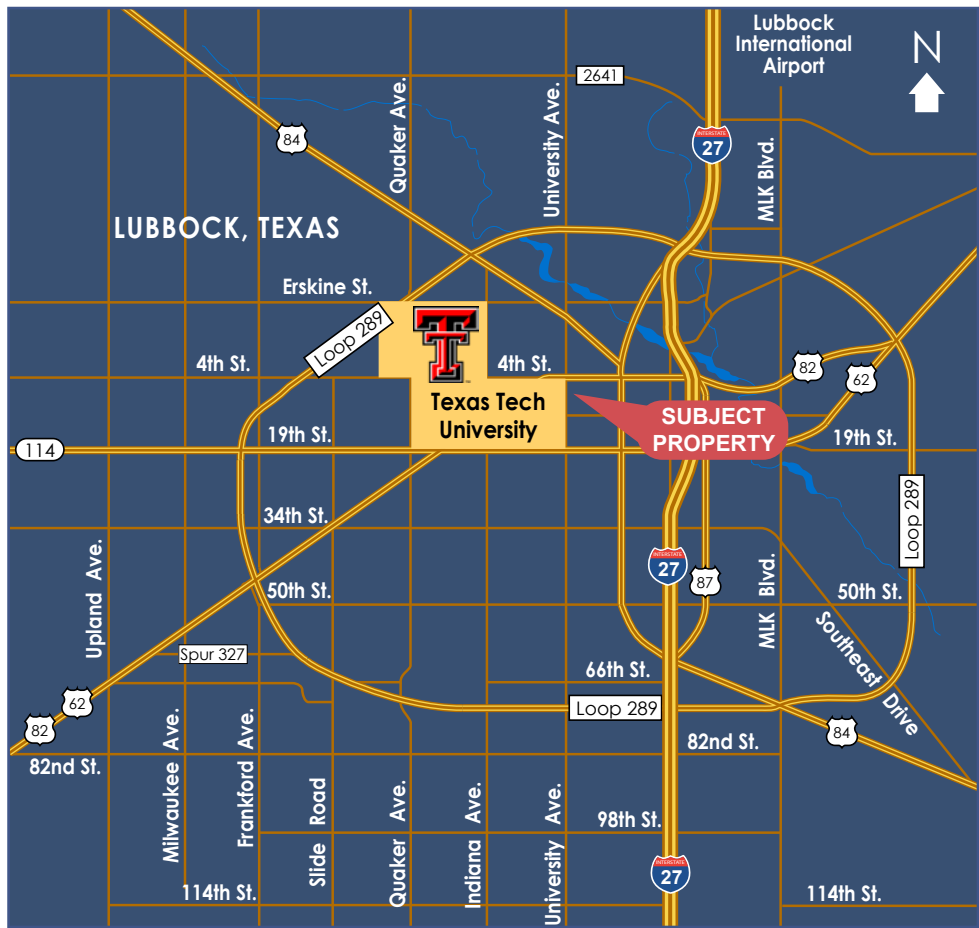
- ### HIGHLIGHTS
- 33,000 Students
 - 6,500 Students live within 3 blocks
 - 7,000 Students live on campus
 - An additional 5,000 Students live within 2 miles
 - 105,000 VPD
 - Growing Economy
 - High Disposable Income
 - Excellent Foot Traffic

AREA BUSINESSES:



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CITY MAP

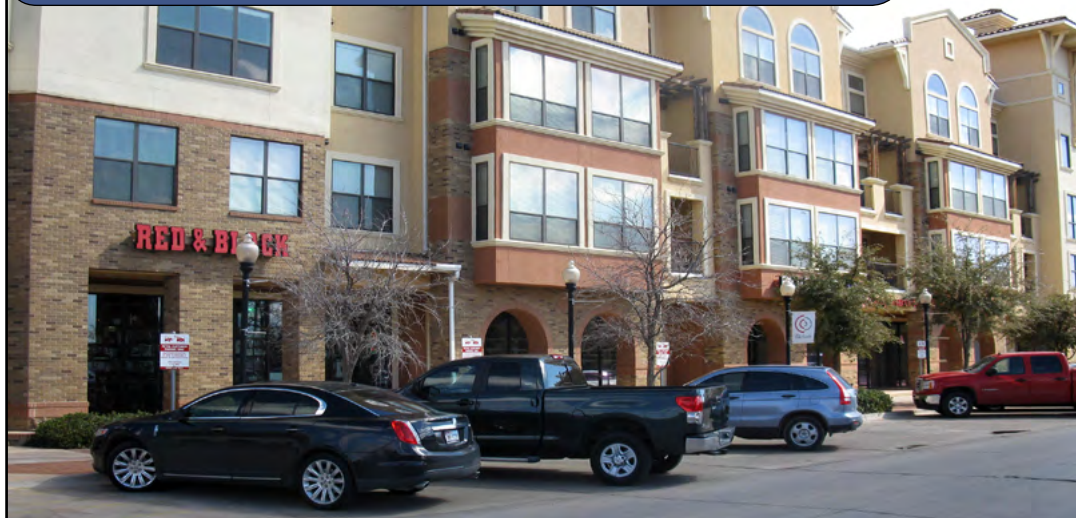


For Information
Contact:



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Retail Space Available in The Centre' at Overton Park



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