



**COLDWELL  
BANKER  
COMMERCIAL**

CAPITAL ADVISORS

FOR LEASE

## YORKTOWN PLAZA SHOPPING CENTER

\$8.50 SF/yr (NNN)

5020 50th St  
Lubbock, TX 79414

AVAILABLE SPACE  
1,272 - 10,202 SF

### FEATURES

- 1,500 sq. ft. - 5,160 sq. ft. Available
- Well maintained spaces and facility
- Pylon Sign on 50th Street offering additional visibility

### AREA

With close proximity to the corner of 50th street and Slide Road, this center is between Thai Thai and East Moon restaurants, on north side of 50th Street.



### OFFICE

#### Scott Womack

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#### Jesse Rincones IV

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## OFFERING SUMMARY

Available SF: 1,272 - 5,160 SF

Lease Rate: \$8.50 SF/yr (NNN)

Lot Size: 1.83 Acres

Year Built: 1984

Building Size: 22,247 SF

Zoning: C-3 General Retail

## PROPERTY OVERVIEW

This center has three spaces available for lease ranging from 1,500 sq. ft. to 5,160 sq. ft. Spaces can cater to a wide variety of retail and service industry uses. Previous users include a former daycare center as well as a previous fitness space. Each space has been well maintained and is move in ready for a number of uses.

## PROPERTY HIGHLIGHTS

- 1,500 sq. ft. - 5,160 sq. ft. Available
- Well maintained spaces and facility
- Pylon Sign on 50th Street offering additional visibility

## AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 115	\$8.50 SF/yr	2,270 SF
Suite 111	\$8.50 SF/yr	1,272 SF
Suite 108	\$8.50 SF/yr	1,500 SF
Suite 103	\$8.50 SF/yr	5,160 SF

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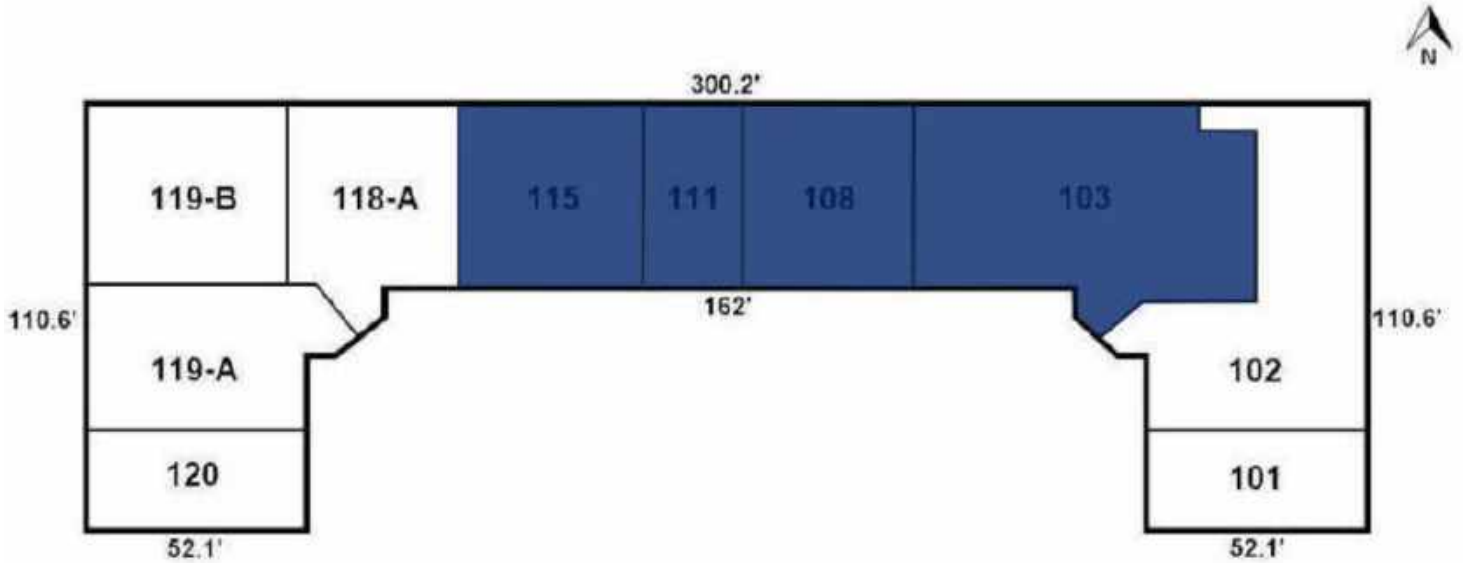
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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	3 - 5 years
Total Space:	1,272 - 5,160 SF	Lease Rate:	\$8.50 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 115	Available	2,270 SF	NNN	\$8.50 SF/yr
Suite 111	Available	1,272 SF	NNN	\$8.50 SF/yr
Suite 108	Available	1,500 SF	NNN	\$8.50 SF/yr
Suite 103	Available	5,160 SF	NNN	\$8.50 SF/yr

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## SUITE 115 | FORMER FITNESS SPACE

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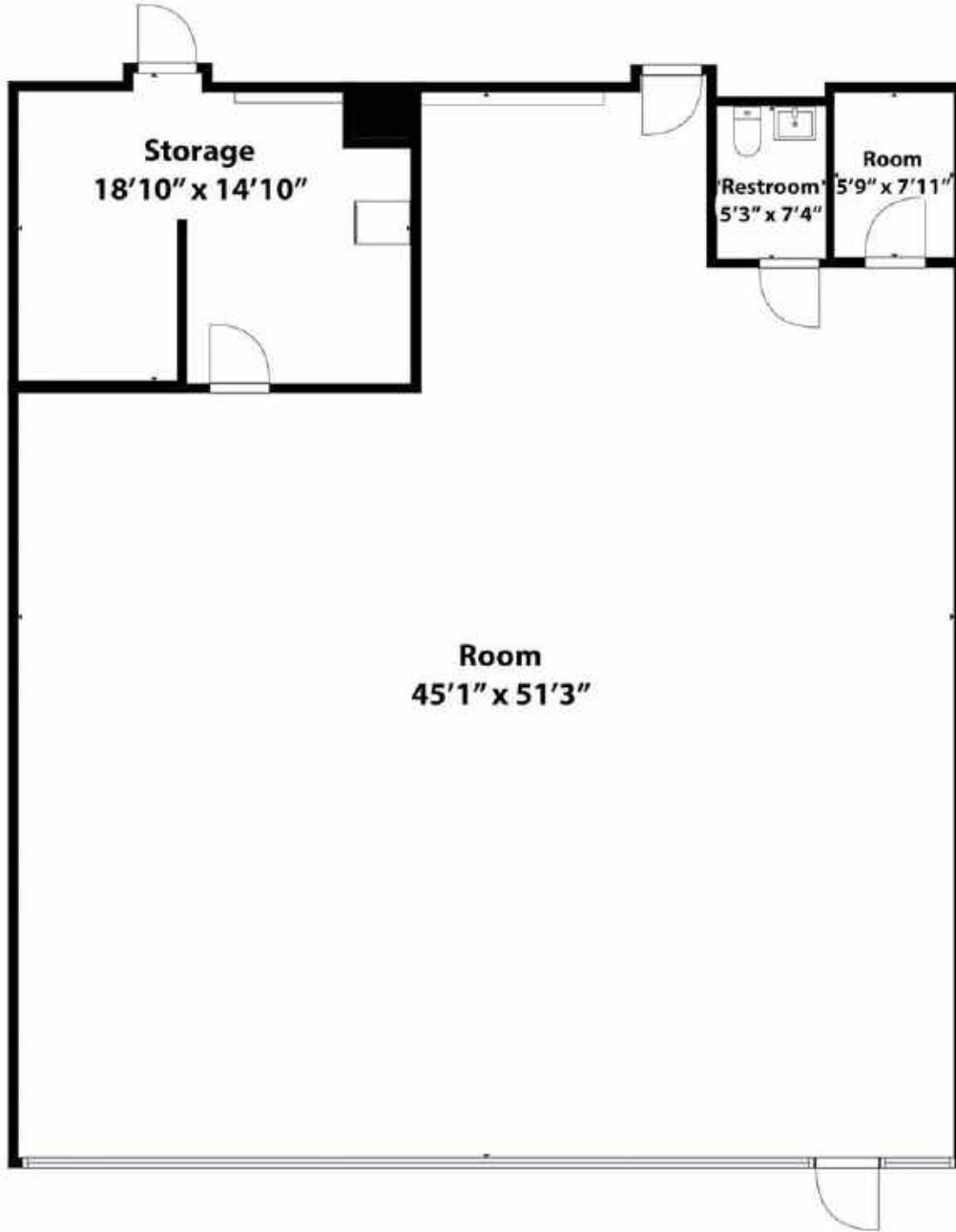
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## SUITE 115 | FORMER FITNESS SPACE

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## SUITE 111

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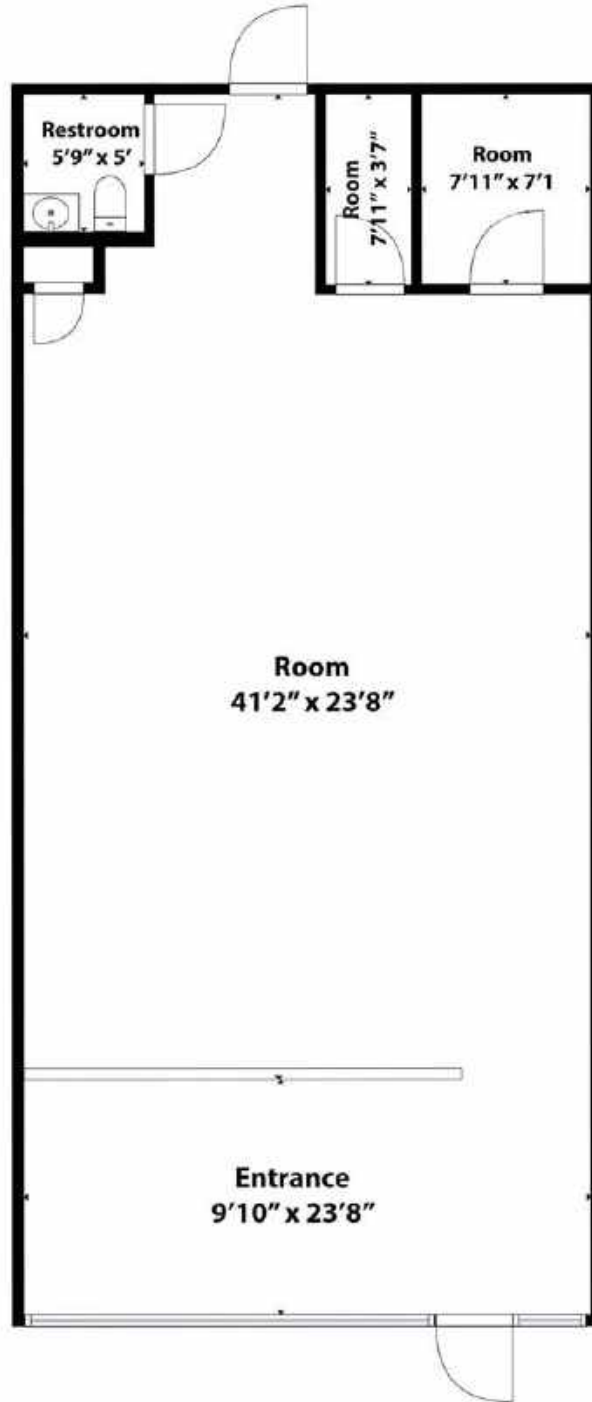
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## SUITE 108

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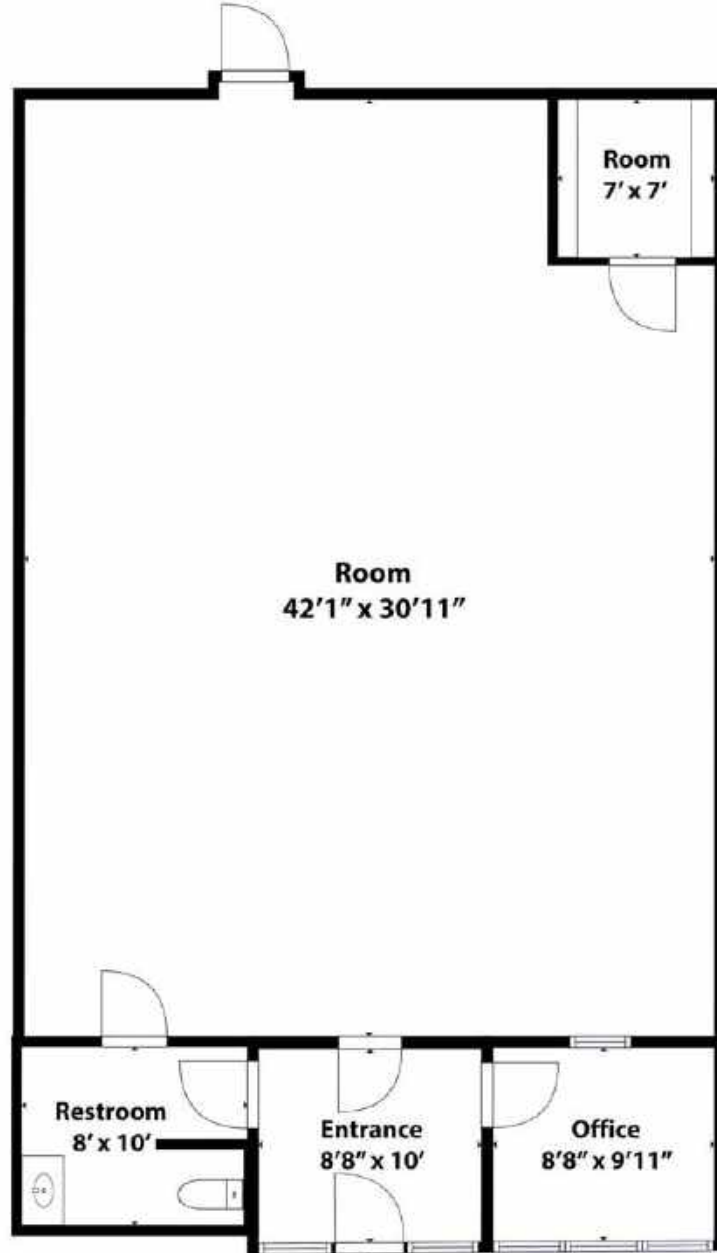
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# SUITE 108

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## SUITE 103 | FORMER DAYCARE SPACE

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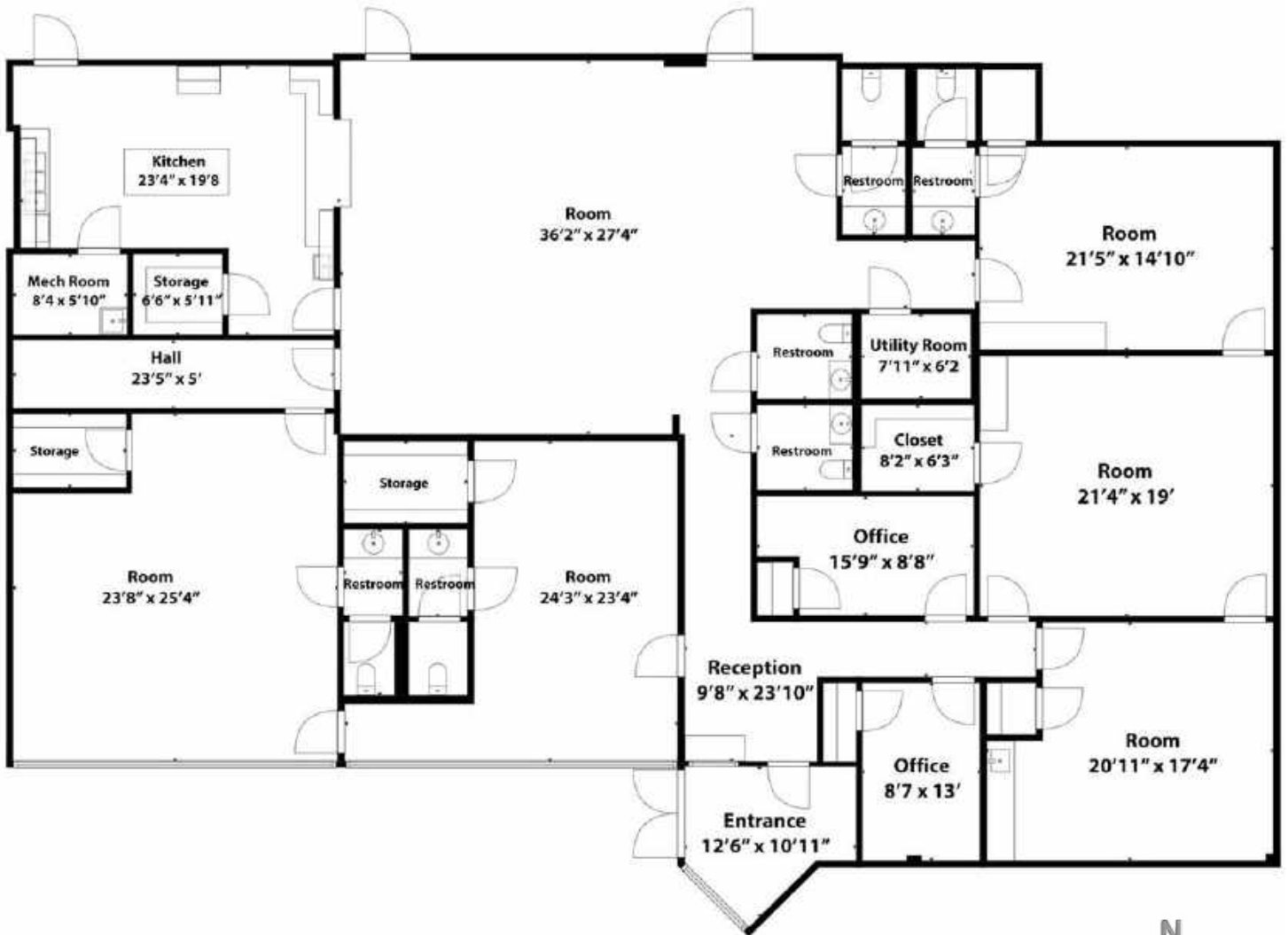
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# SUITE 103 | FORMER DAYCARE SPACE

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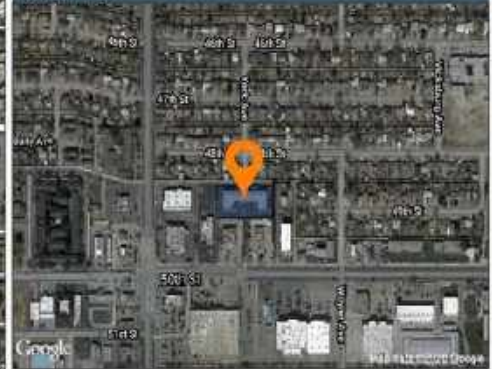
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## Yorktown Plaza

5020 Slide Rd, Lubbock, TX 79414

### Aerial View



### Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	10,930	110,360	240,210
Households	7,817	46,292	90,030
Population Median Age	29.2	32.8	31.4
\$ Yr Pop Growth (Total%)	-4.0%	3.2%	-4.1%

### 5 Mile Information



### Contact Information

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## Information About Brokerage Services

*Texas law requires all real estate license holders 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.

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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Scott Womack	TX #437816	swomack@coldwellbanker.com	806-784-3265
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date