

RETAIL PROPERTY

FOR LEASE



WEST WIND SHOPPING CENTER



5510 4th Street, Lubbock, TX 79416

- High Traffic Center Located at 4th Street and West Loop 289
- In Close Proximity to Walmart and a recently opened Chick Fil A
- 56,140 vehicles per day through 4th Street & West Loop 289 (East-West)
- 56,140 vehicles per day through 4th Street & West Loop 289 (East-West)
- Co-Tenants include Dollar Tree, CATO, Beef O'Bradys, Sally Beauty, Wing Stop, Pro Cuts, O'Hana, Weinerschnitzel, Cricket Wireless and more

RETAIL PROPERTY

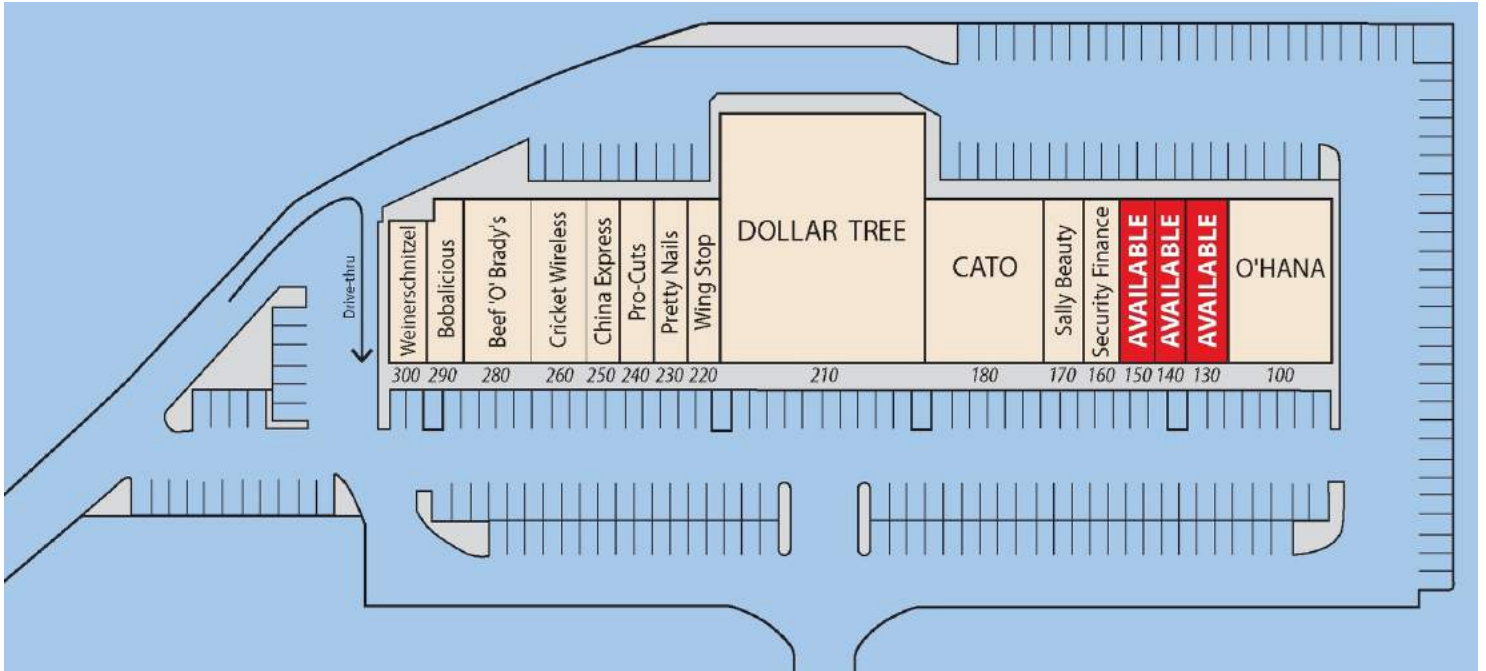
FOR LEASE



CAPITAL ADVISORS

Retail Space for Lease

5510 4th Street, Lubbock, TX 79416



RETAIL PROPERTY

FOR LEASE



Retail Space for Lease
5510 4th Street, Lubbock, TX 79416

Lease Rate: \$18.00 SF/YR (NNN) **Total Space:** 1,287 - 4,945 SF
Lease Type: NNN **Lease Term:** 60-120 months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 130	Strip Center	\$18.00 SF/YR	NNN	1,952 - 4,945 SF	60 months	This space has a concrete slab poured in place (with five foot "leave out" at the rear of the space for plumbing). Ready for construction of tenant improvements. Landlord will provide an improvement allowance of \$30.00 per sq. ft.
Suite 140	Strip Center	\$18.00 SF/YR	NNN	1,287 - 4,945 SF	60 months	Second generation space; previously an investment services office.
Suite 150	Strip Center	\$18.00 SF/YR	NNN	1,706 - 4,945 SF	60 months	Second generation space; previously an investment services office.

RETAIL PROPERTY

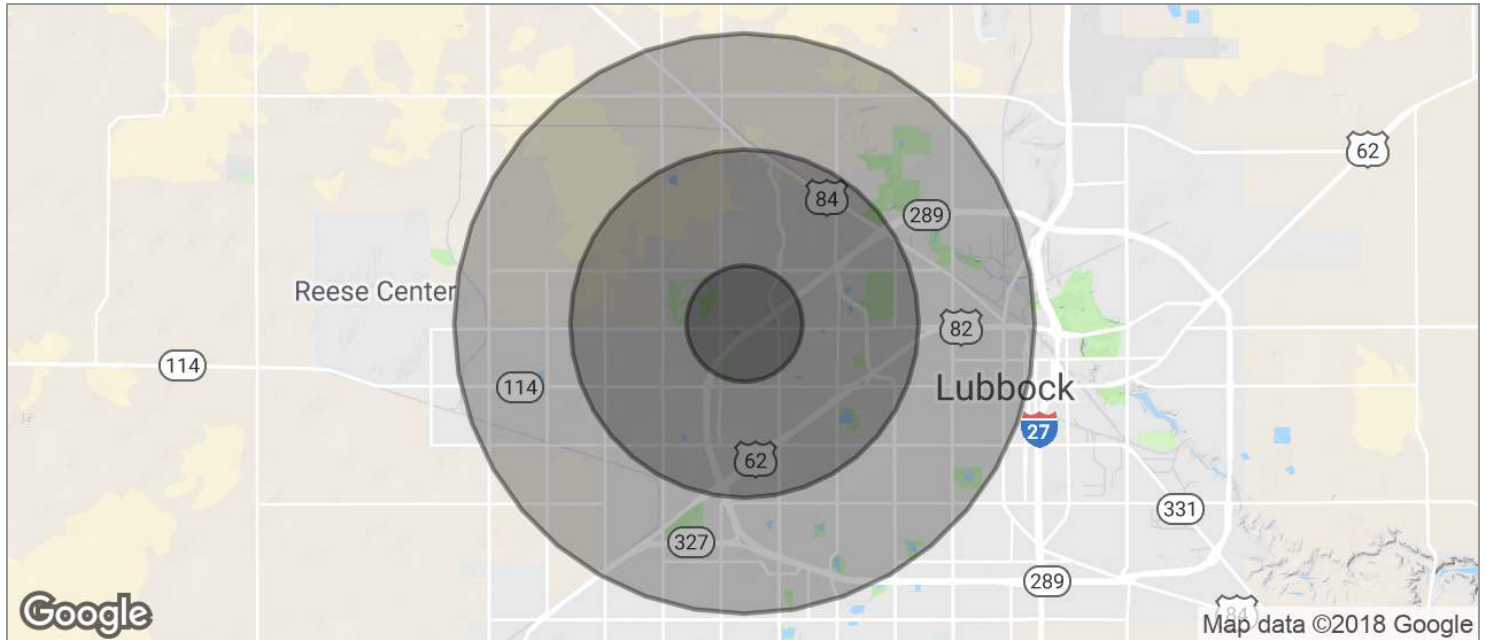
FOR LEASE



CAPITAL ADVISORS

Retail Space for Lease

5510 4th Street, Lubbock, TX 79416



	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	9,593	64,513	143,492
MEDIAN AGE	27.6	27.2	29.4
MEDIAN AGE (MALE)	27.0	26.7	28.7
MEDIAN AGE (FEMALE)	28.8	28.3	30.6
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	3,882	23,979	56,105
# OF PERSONS PER HH	2.5	2.7	2.6
AVERAGE HH INCOME	\$54,621	\$55,461	\$53,277
AVERAGE HOUSE VALUE	\$126,850	\$135,362	\$138,244

* Demographic data derived from 2010 US Census

RETAIL PROPERTY

FOR LEASE



Retail Space for Lease
5510 4th Street, Lubbock, TX 79416



TRAFFIC COUNT:

Approximately 56,140 vehicles per day go through the intersection at 4th Street & West Loop 289 (east-west count).



RETAIL PROPERTY

FOR LEASE



CAPITAL ADVISORS

Retail Space for Lease
5510 4th Street, Lubbock, TX 79416





RETAIL PROPERTY

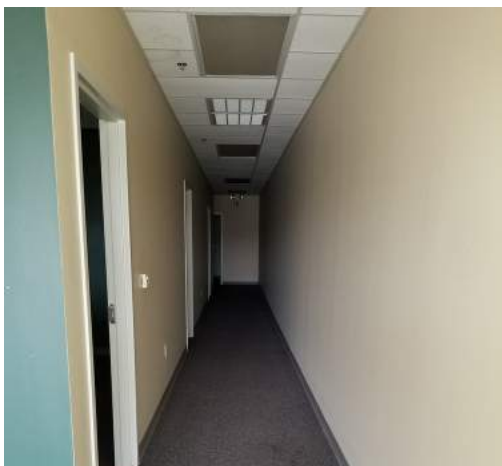
FOR LEASE



Retail Space for Lease
5510 4th Street, Lubbock, TX 79416



Suite 140



Suite 140



Suite 140

RETAIL PROPERTY

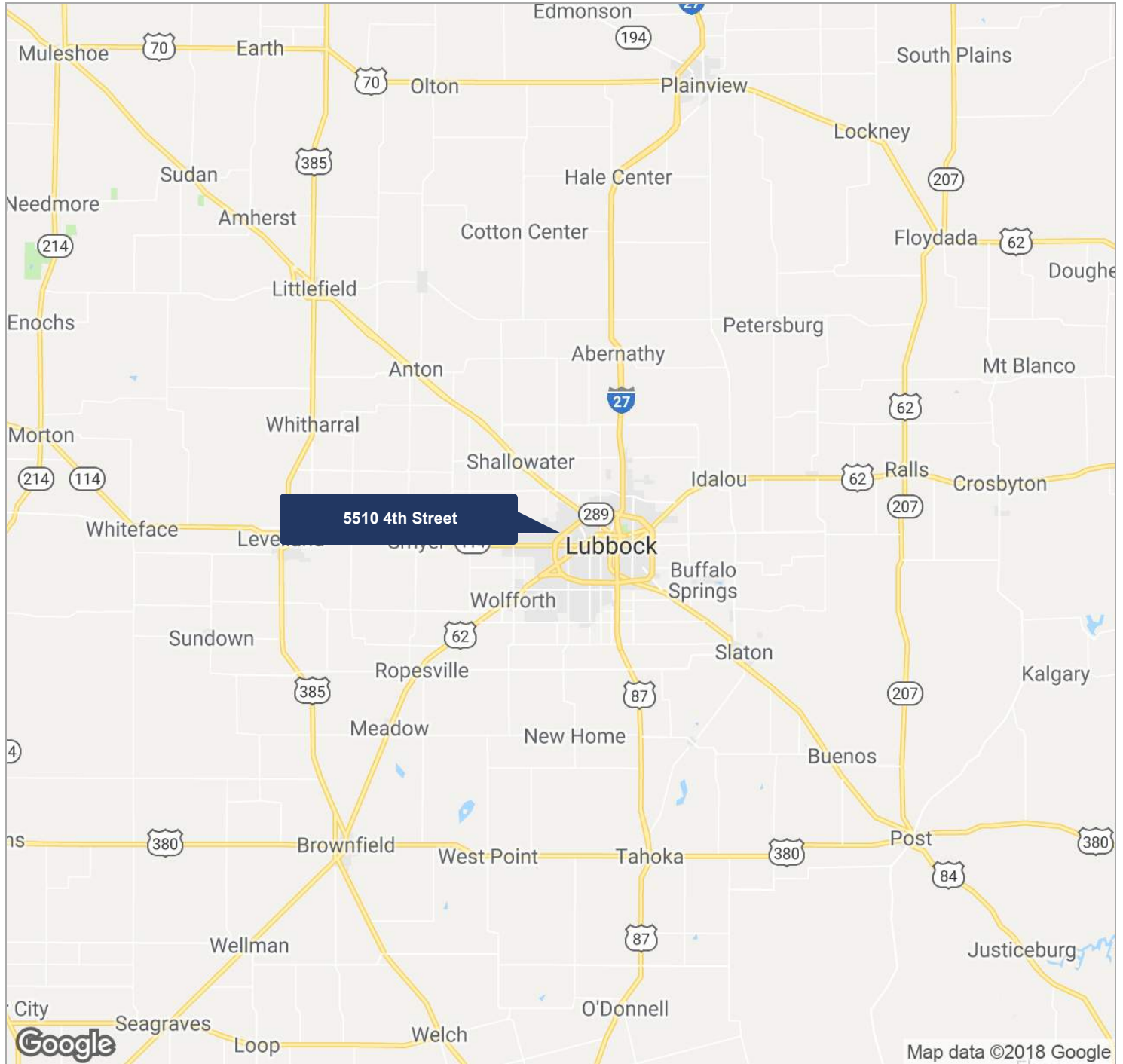
FOR LEASE



CAPITAL ADVISORS

Retail Space for Lease

5510 4th Street, Lubbock, TX 79416



RETAIL PROPERTY

FOR LEASE



CAPITAL ADVISORS

Retail Space for Lease

5510 4th Street, Lubbock, TX 79416



Scott Womack
Office & Retail Brokerage & Leasing

806.784.3265 Direct

806.535.0888 Cell

SWomack@ColdwellBanker.com





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.

<u>Coldwell Banker Commercial</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>431370 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Rick Canup</u> Designated Broker of Firm	<u>191550 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Rick Canup</u> Licensed Supervisor of Sales Agent/ Associate	<u>191550 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Scott Womack</u> Sales Agent/Associate's Name	<u>437816 TX</u> License No.	<u>SWomack@ColdwellBanker.com</u> Email	<u>806-784-3265</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date