

## RETAIL FOR LEASE

### RETAIL/SHOWROOM/OFFICE - 34TH ST. FRONTAGE

4537 34th Street , Lubbock, TX 79410



#### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	2,134 SF
<b>LEASE RATE:</b>	\$2,000.00 Monthly/MG
<b>LEASE TERMS:</b>	Modified Gross
<b>ZONING:</b>	C-4

#### PROPERTY OVERVIEW

For Lease at 4537 34th is 2,134 SF of Retail/Showroom/Office space. \$2,000/Monthly/Modified Gross. Property offers large open area that can easily be divided into several private offices, or used as is to accommodate a retail tenant, one private office with 2 privacy service windows into main area, and 2 Restrooms.

Located on 34th Street between Quaker Avenue and Slide Road, one block from Coronado High School. Quick Access to all parts of the city via the Marsha Sharp Freeway, Slide Road, and 34th Street. Property has benefited from the major improvements to the 4.5 miles section of 34th Street from Slide Road.

#### PROPERTY HIGHLIGHTS

- Ample Parking
- Open Floor Plan
- Dense Retail Area

**KW COMMERCIAL**  
10210 Quaker Avenue  
Lubbock, TX 79424

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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## ADDITIONAL PHOTOS

RETAIL/SHOWROOM/OFFICE/WAREHOUSE - 34TH ST. FRONTAGE

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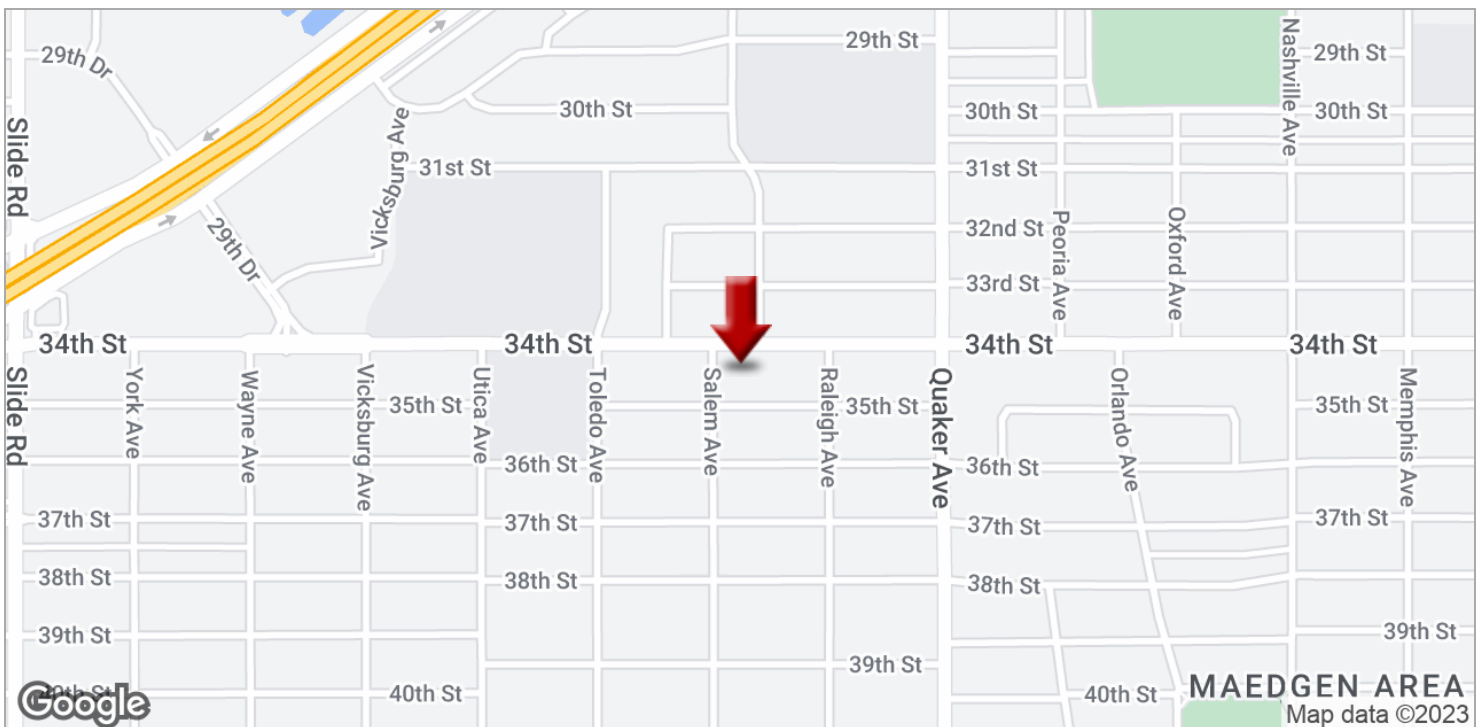
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## LOCATION MAPS

RETAIL/SHOWROOM/OFFICE/WAREHOUSE - 34TH ST. FRONTAGE

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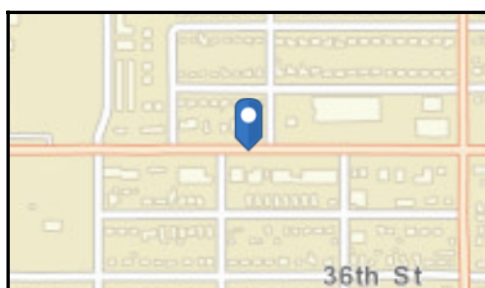
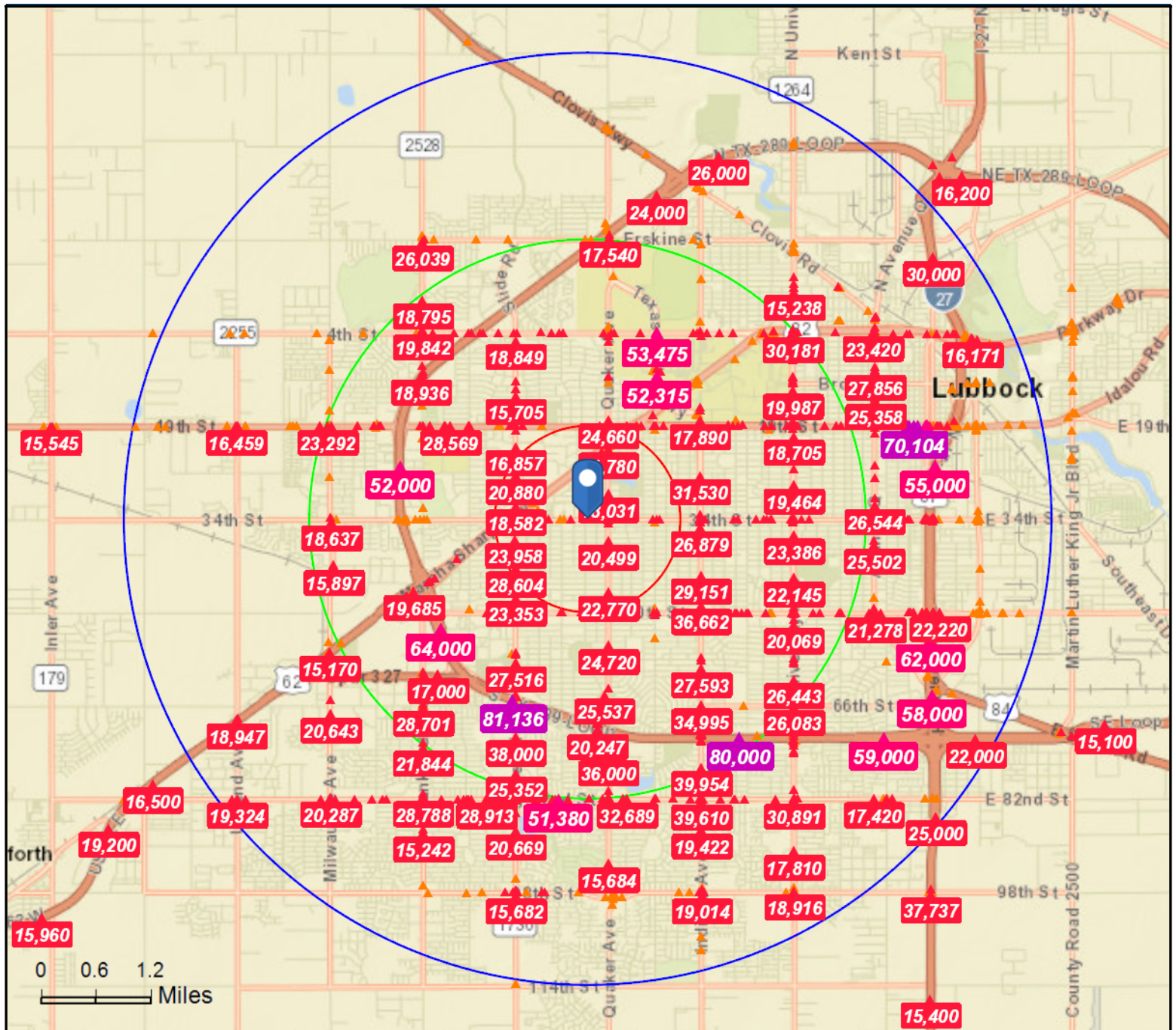
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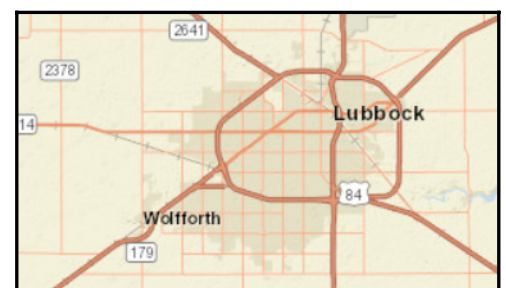
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**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day

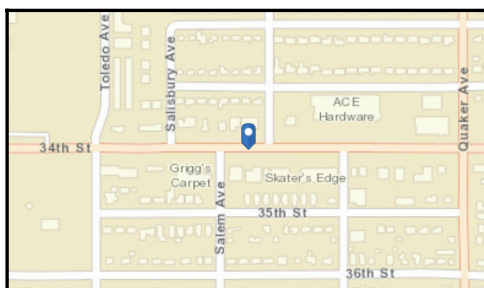




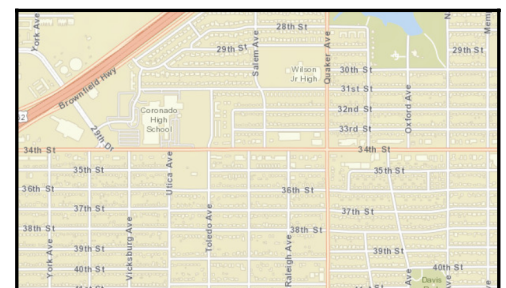
## Traffic Count Map - Close Up

4537 34th St, Lubbock, Texas, 79410  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.56329  
Longitude: -101.90891



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Source: ©2018 Kalibrate Technologies (Q2 2018).

November 14, 2018



## Demographic Snapshot 2018

4537 34th St, Lubbock, Texas, 79410  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
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	1 mile	3 miles	5 miles
<b>Data for all businesses in area</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
Total Businesses:	475	4,405	8,704
Total Employees:	5,551	68,292	121,796
Total Residential Population:	13,724	123,672	236,281
Employee/Residential Population Ratio (per 100)	40	55	52
<b>Population</b>			
2000 Population	14,018	108,007	184,672
2010 Population	13,698	113,709	210,512
2018 Population	13,724	123,672	236,281
2023 Population	14,060	130,579	252,828
2000-2010 Annual Rate	-0.23%	0.52%	1.32%
2010-2017 Annual Rate	0.02%	1.02%	1.41%
2017-2022 Annual Rate	0.48%	1.09%	1.36%
2018 Male Population	49.8%	49.7%	49.3%
2018 Female Population	50.2%	50.3%	50.7%
2018 Median Age	32.2	29.1	30.7

In the identified area, the current year population is 13,724. In 2010, the Census count in the area was 13,698. The rate of change since 2010 was 0.02% annually. The five-year projection for the population in the area is 14,060 representing a change of 0.48% annually from 2017 to 2022. Currently, the population is 49.8% male and 50.2% female.

### Median Age

The median age in this area is 32.2, compared to U.S. median age of 38.2.

### Race and Ethnicity

2018 White Alone	75.5%	77.2%	76.1%
2018 Black Alone	7.2%	6.3%	6.4%
2018 American Indian/Alaska Native Alone	1.0%	0.8%	0.8%
2018 Asian Alone	1.3%	2.7%	2.8%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	12.3%	9.9%	10.9%
2018 Two or More Races	2.6%	3.0%	2.9%
2018 Hispanic Origin (Any Race)	39.4%	33.3%	35.4%

Persons of Hispanic origin represent 39.4% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 69.9 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

2000 Households	5,578	44,992	72,793
2010 Households	5,326	45,767	81,935
2018 Total Households	5,250	49,267	90,832
2023 Total Households	5,360	52,114	97,114
2000-2010 Annual Rate	-0.46%	0.17%	1.19%
2010-2017 Annual Rate	-0.17%	0.90%	1.26%
2017-2022 Annual Rate	0.42%	1.13%	1.35%
2018 Average Household Size	2.54	2.33	2.49

The household count in this area has changed from 5,326 in 2010 to 5,250 in the current year, a change of -0.17% annually. The five-year projection of households is 5,360, a change of 0.42% annually from the current year total. Average household size is currently 2.54, compared to 2.50 in the year 2010. The number of families in the current year is 3,134 in the specified area.



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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$40,811	\$42,822	\$47,936
2023 Median Household Income	\$44,838	\$47,342	\$52,482
2017-2022 Annual Rate	1.90%	2.03%	1.83%
<b>Average Household Income</b>			
2018 Average Household Income	\$56,868	\$62,016	\$69,251
2023 Average Household Income	\$64,481	\$68,989	\$77,641
2017-2022 Annual Rate	2.54%	2.15%	2.31%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$22,964	\$25,430	\$27,193
2023 Per Capita Income	\$25,793	\$28,207	\$30,346
2017-2022 Annual Rate	2.35%	2.09%	2.22%

### Households by Income

Current median household income is \$40,811 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$44,838 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$56,868 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$64,481 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$22,964 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$25,793 in five years, compared to \$34,828 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	5,911	48,580	78,792
2000 Owner Occupied Housing Units	3,011	22,531	40,013
2000 Renter Occupied Housing Units	2,567	22,462	32,780
2000 Vacant Housing Units	333	3,587	5,999
2010 Total Housing Units	5,764	49,655	88,616
2010 Owner Occupied Housing Units	2,816	21,234	43,978
2010 Renter Occupied Housing Units	2,510	24,533	37,957
2010 Vacant Housing Units	438	3,888	6,681
2018 Total Housing Units	5,925	52,955	96,967
2018 Owner Occupied Housing Units	2,615	20,917	45,612
2018 Renter Occupied Housing Units	2,634	28,350	45,221
2018 Vacant Housing Units	675	3,688	6,135
2023 Total Housing Units	6,080	55,748	103,144
2023 Owner Occupied Housing Units	2,824	22,773	50,257
2023 Renter Occupied Housing Units	2,536	29,340	46,857
2023 Vacant Housing Units	720	3,634	6,030

Currently, 44.1% of the 5,925 housing units in the area are owner occupied; 44.5%, renter occupied; and 11.4% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 5,764 housing units in the area - 48.9% owner occupied, 43.5% renter occupied, and 7.6% vacant. The annual rate of change in housing units since 2010 is 1.23%. Median home value in the area is \$93,966, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 3.81% annually to \$113,299.