

**FOR LEASE**

# DOWNTOWN OFFICE SPACE

1014 Broadway , Lubbock, TX 79410



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	
<b>LEASE RATE:</b>	N/A
<b>LOT SIZE:</b>	3,125 SF
<b>BUILDING SIZE:</b>	2,569 SF

## PROPERTY OVERVIEW

Downtown office offering 2,569 SF with 8 large offices, conference room, kitchen, 2 restrooms, and storage. Flooring in this space is a mixture of wood and tile, and walls are neutral in color. The large space is ready for an Attorney, CPA, Bookkeeping, Financial Services, Insurance, and Various other Agencies. Owner is offering a 3-5 year lease at \$12 per SF, modified (monthly rent of \$2,569). Off street parking is available and paid parking next door to this location.

## PROPERTY HIGHLIGHTS

- Downtown location
- Easy access to I-27 and Loop 289
- Walking distance to courthouse and other public offices
- Walking distance to Depot District

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

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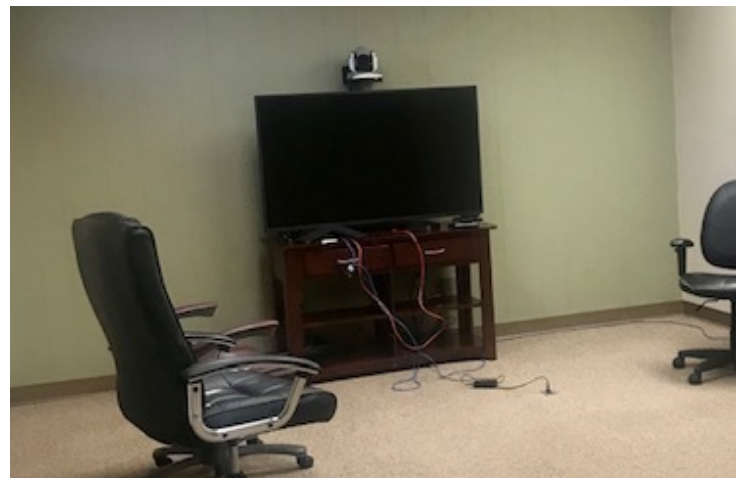
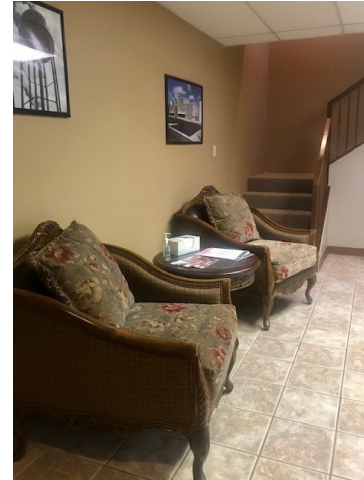
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Each Office Independently Owned and Operated

## PHOTOS

# DOWNTOWN OFFICE FOR LEASE

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## ADDITIONAL PHOTOS

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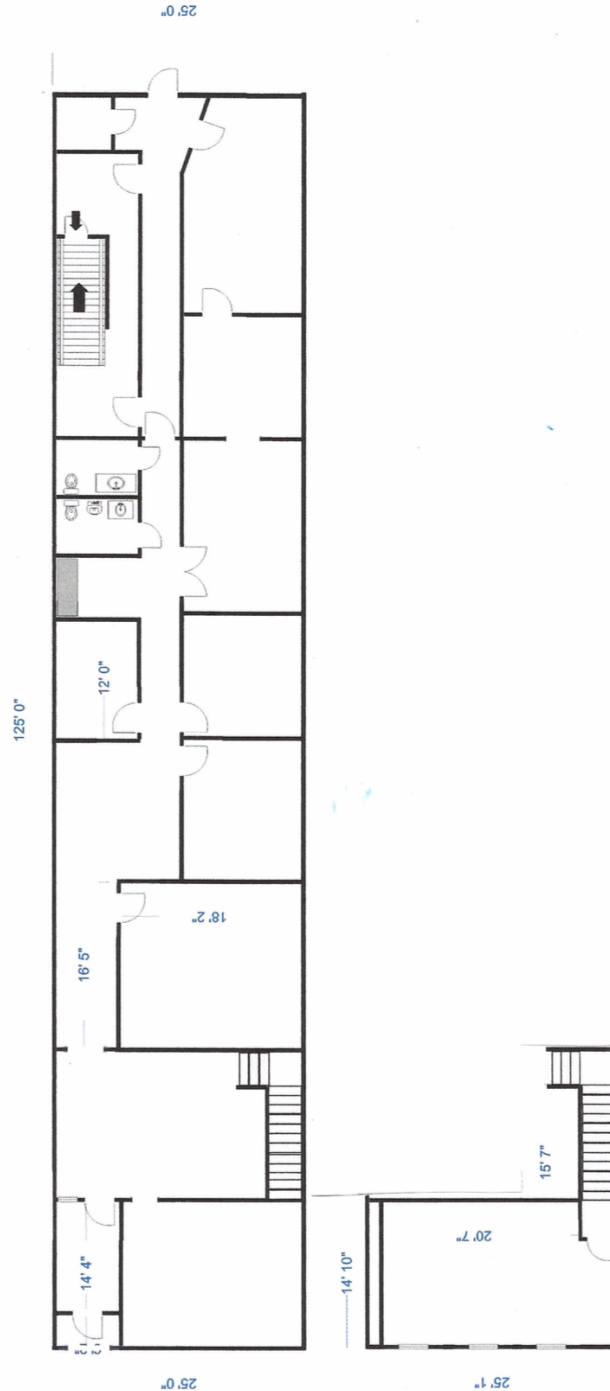
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## FLOOR PLAN

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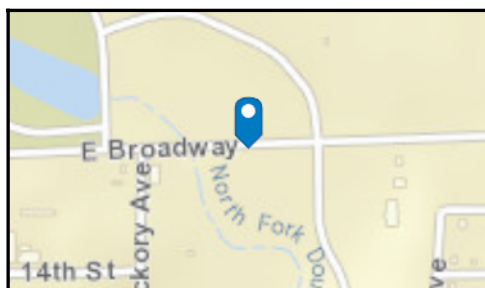
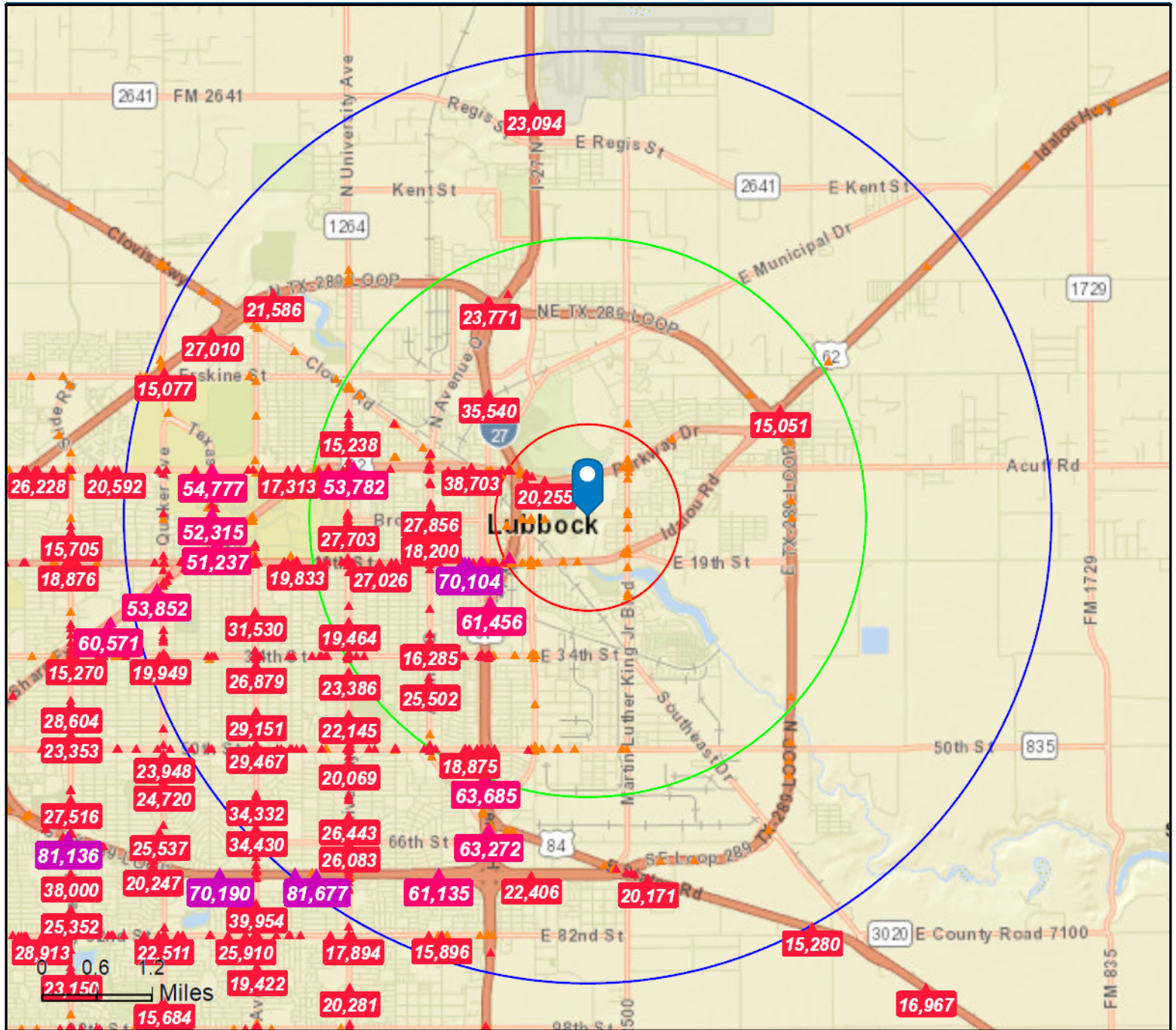
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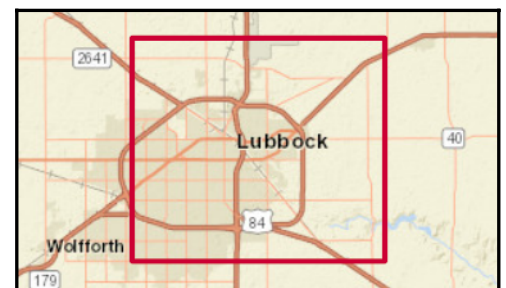
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**Average Daily Traffic Volume**

- ▲ 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



Source: ©2019 Kalibrate Technologies (Q4 2019).

June 29, 2020



## Executive Summary

1014 E Broadway, Lubbock, Texas, 79403  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.58474  
Longitude: -101.82579

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	2,206	46,950	105,794
2010 Population	2,041	45,711	111,413
2017 Population	2,010	48,497	119,373
2022 Population	2,024	50,326	124,148
2000-2010 Annual Rate	-0.77%	-0.27%	0.52%
2010-2017 Annual Rate	-0.17%	0.64%	0.75%
2017-2022 Annual Rate	0.14%	0.74%	0.79%
2017 Male Population	47.3%	50.1%	50.1%
2017 Female Population	52.7%	49.9%	49.9%
2017 Median Age	32.6	26.6	28.3

In the identified area, the current year population is 2,010. In 2010, the Census count in the area was 2,041. The rate of change since 2010 was -0.17% annually. The five-year projection for the population in the area is 2,024 representing a change of 0.14% annually from 2017 to 2022. Currently, the population is 47.3% male and 52.7% female.

### Median Age

The median age in this area is 32.6, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	31.4%	57.3%	66.5%
2017 Black Alone	52.6%	20.2%	12.9%
2017 American Indian/Alaska Native Alone	0.4%	1.0%	0.9%
2017 Asian Alone	0.0%	1.6%	2.1%
2017 Pacific Islander Alone	0.0%	0.1%	0.1%
2017 Other Race	12.7%	16.6%	14.3%
2017 Two or More Races	2.7%	3.2%	3.2%
2017 Hispanic Origin (Any Race)	41.7%	53.1%	46.9%

Persons of Hispanic origin represent 41.7% 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 80.7 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

2000 Households	738	16,468	38,892
2010 Households	692	15,943	39,682
2017 Total Households	669	16,695	41,804
2022 Total Households	670	17,326	43,460
2000-2010 Annual Rate	-0.64%	-0.32%	0.20%
2010-2017 Annual Rate	-0.36%	0.50%	0.56%
2017-2022 Annual Rate	0.03%	0.74%	0.78%
2017 Average Household Size	2.92	2.73	2.62

The household count in this area has changed from 692 in 2010 to 669 in the current year, a change of -0.36% annually. The five-year projection of households is 670, a change of 0.03% annually from the current year total. Average household size is currently 2.92, compared to 2.87 in the year 2010. The number of families in the current year is 439 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

June 29, 2020



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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2017 Median Household Income	\$26,337	\$25,029	\$30,727
2022 Median Household Income	\$28,684	\$27,267	\$35,111
2017-2022 Annual Rate	1.72%	1.73%	2.70%
<b>Average Household Income</b>			
2017 Average Household Income	\$32,981	\$37,720	\$50,167
2022 Average Household Income	\$38,063	\$42,820	\$57,166
2017-2022 Annual Rate	2.91%	2.57%	2.65%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$11,307	\$13,347	\$17,898
2022 Per Capita Income	\$12,970	\$15,099	\$20,320
2017-2022 Annual Rate	2.78%	2.50%	2.57%

### Households by Income

Current median household income is \$26,337 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$28,684 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$32,981 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$38,063 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$11,307 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$12,970 in five years, compared to \$34,828 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	807	19,314	43,330
2000 Owner Occupied Housing Units	469	7,521	20,063
2000 Renter Occupied Housing Units	270	8,947	18,829
2000 Vacant Housing Units	68	2,846	4,438
2010 Total Housing Units	782	18,087	43,932
2010 Owner Occupied Housing Units	401	6,650	19,033
2010 Renter Occupied Housing Units	291	9,293	20,649
2010 Vacant Housing Units	90	2,144	4,250
2017 Total Housing Units	790	18,977	46,190
2017 Owner Occupied Housing Units	322	5,527	16,589
2017 Renter Occupied Housing Units	346	11,168	25,215
2017 Vacant Housing Units	121	2,282	4,386
2022 Total Housing Units	797	19,663	47,911
2022 Owner Occupied Housing Units	326	5,704	17,158
2022 Renter Occupied Housing Units	344	11,622	26,302
2022 Vacant Housing Units	127	2,337	4,451

Currently, 40.8% of the 790 housing units in the area are owner occupied; 43.8%, renter occupied; and 15.3% 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 782 housing units in the area - 51.3% owner occupied, 37.2% renter occupied, and 11.5% vacant. The annual rate of change in housing units since 2010 is 0.45%. Median home value in the area is \$43,784, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.71% annually to \$47,661.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

June 29, 2020