



**COLDWELL
BANKER
COMMERCIAL**
FIRST EQUITY

FOR LEASE

CBCAMARILLO.COM

WESTGATE MALL

7701 West I-40
Amarillo, TX 79121

AVAILABLE SPACE
546 - 48,000 SF

AREA

Prominently located with exceptional visibility along highly trafficked I-40 (84,000 cars per day).



RETAIL

Justin Kite, CCIM
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Rachel Shreffler
806 468 4826
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This information has been provided by sources deemed reliable and has not been verified nor is guaranteed by Coldwell Banker Commercial First Equity or its agents. All prospective purchasers or tenants should verify the accuracy of this information prior to entering an agreement to purchase or lease the property.

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**COLDWELL BANKER COMMERCIAL
FIRST EQUITY**

5701 Time Square Blvd., Suite 190, Amarillo, TX 79119
806.354.3500



WESTGATE MALL

7701 West I-40, Amarillo, TX 79121

LEASE



OFFERING SUMMARY

Available SF: 480 - 23,013 SF

Zoning: General Retail

Traffic Count: 84,000

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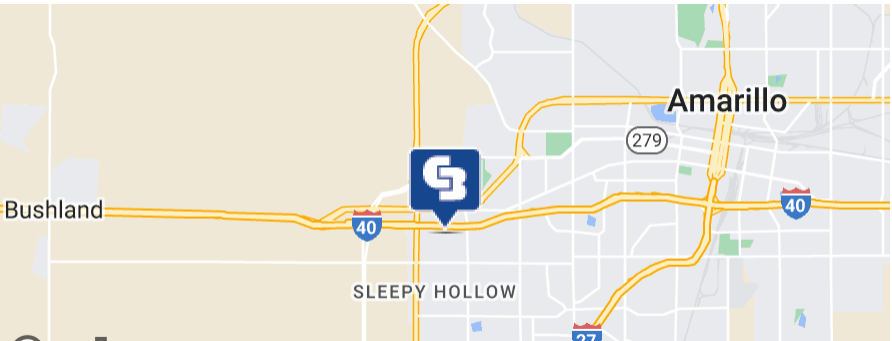
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PROPERTY OVERVIEW

Westgate Mall is located in the heart of the Texas Panhandle in Amarillo, TX. Boasting over half a million square feet of retail, dining and entertainment options, Westgate Mall is an exciting hub of activity. Anchored by Dillard's Women's, Dillard's Men and Home, and JCPenney's, Westgate Mall offers a wide array of traditional and notable retailers.

What makes Westgate Mall stand out is the wide variety of entertainment and performance options that appeal to young and old and all ages in between. Relax and get a message at O'chi Reflexology or get a Mani/Pedi from Nail Club and Spa and Nail Glamorous, or test your mind at Retrograde Escape Games. Catch a newly released movie at Premiere Cinema 6.



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	480 - 23,013 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE RATE
102	Available	3,078 SF	Negotiable
104	Available	1,800 SF	Negotiable
108	Available	1,242 SF	Negotiable
212 Food Court	Available	780 SF	Negotiable
232 Food Court	Available	480 SF	Negotiable
292	Available	942 SF	Negotiable
298	Available	2,042 SF	Negotiable
302	Available	4,045 SF	Negotiable
304	Available	2,389 SF	Negotiable
308	Available	1,072 SF	Negotiable
310	Available	1,072 SF	Negotiable
344	Available	4,352 SF	Negotiable
424	Available	750 SF	Negotiable
428	Available	6,589 SF	Negotiable
545	Available	2,379 SF	Negotiable
546	Available	5,181 SF	Negotiable
548	Available	3,004 SF	Negotiable
638	Available	23,013 SF	Negotiable
708	Available	1,003 SF	Negotiable

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*NOT OWNED



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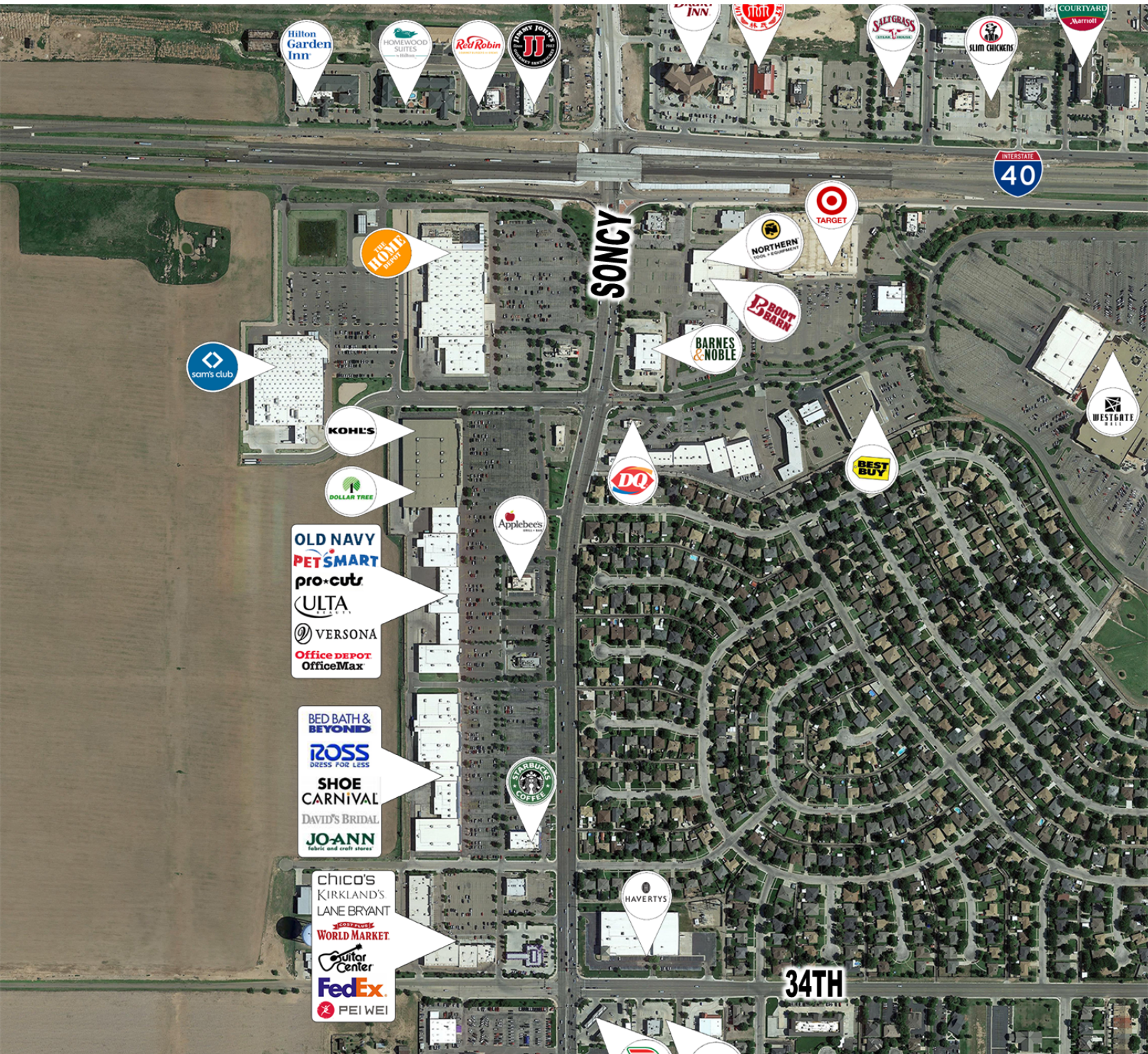
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Information About Brokerage Services

Texas law requires all real estate licensees 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.

Coldwell Banker Commercial Amarillo	9007722	mail@cbamarillo.com	(806)354-3500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Randall C Jeffers	173909	randy@cbamarillo.com	(806)354-3500
Designated Broker of Firm	License No.	Email	Phone
Randall C Jeffers	173909	randy@cbcamarillo.com	(806)354-3500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Justin Kite	478313	justin@cbcamarillo.com	(806)468-4897
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Coldwell Banker First Equity, 5701 Time Square Blvd., Suite 190 Amarillo TX 79119
Justin Kite

Information available at www.trec.texas.gov

IABS 1-0 Date

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Todd Roberts

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