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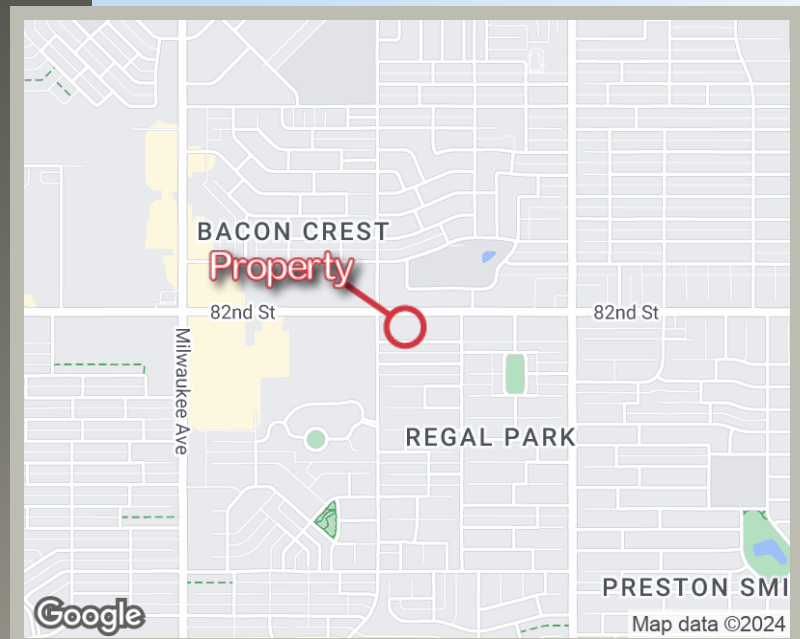
TCN
WORLDWIDE
REAL ESTATE SERVICES

River Crossing Shopping Center
6023 82nd St, Lubbock, TX 79424

FOR LEASE ~ OFFICE/RETAIL

Lease Rate: \$23.00 SF/yr (NNN)
Year Built: 2012
Zoning: AC (Auto-Urban Commercial)
Spaces Available: 2,102 - 2,982 SF
Land Size: 84,735 SF

- Premiere location in Southwest Lubbock.
- Highly visible on heavily trafficked 82nd Street.
- Space is available for immediate occupancy.
- Ample parking space with additional parking for employees in the rear of the building.
- Strong tenant mix provides lots of activity in the center.



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Executive Summary

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FOR LEASE ~ RETAIL SPACE



OFFERING SUMMARY

Available SF:	2,102 - 2,982 SF
Lease Rate:	\$23.00 SF/yr (NNN)
Lot Size:	1.95 Acres
Year Built:	2012
Building Size:	15,669 SF
Zoning:	AC (Auto-Urban Commercial)

PROPERTY OVERVIEW

This exceptional second-generation restaurant space is now available for lease. River Crossing Shopping Center is strategically positioned in a prime location with a constant flow of high traffic counts. Nestled among successful neighboring tenants, these spaces offer a unique opportunity for potential restaurateurs looking to establish or expand their culinary ventures in a thriving retail hub. Co-tenants include; Encore Salon, Stella's Restaurant, Stacked Breakfast & Lunch Cafe, and Baker Outdoors.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 5	\$23.00 SF/yr	2,102 SF
Suite 4	\$23.00 SF/yr	2,982 SF



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Suite 5 Photos



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Suite 5 Floor Plan

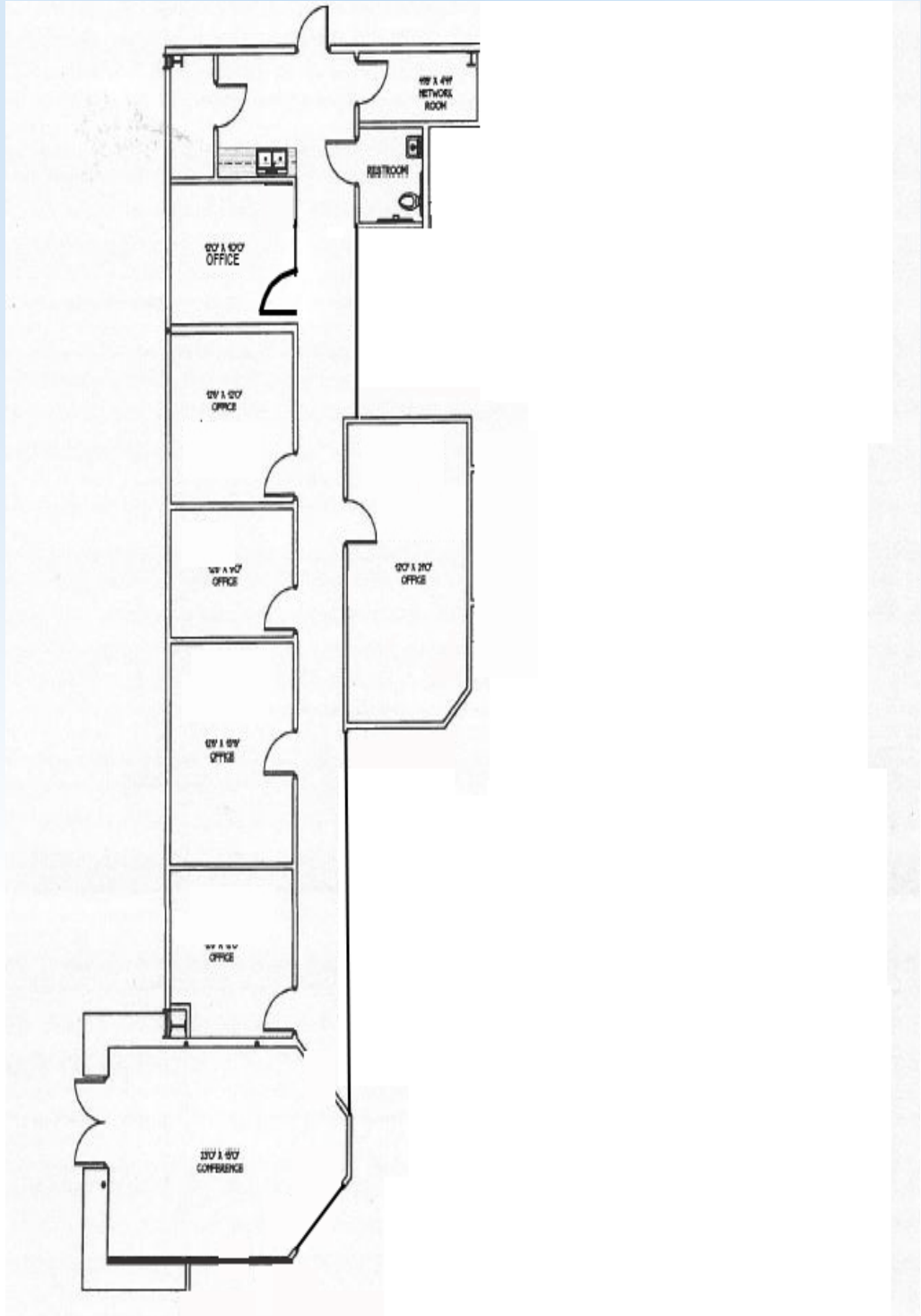
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Additional Highlights



Second Generation Restaurant Lease Space

6023 82nd St Suite 4, Lubbock, TX 79424

RIVER CROSSING SHOPPING CENTER



- (2) ADA Restrooms
- Private Manager Office
- Nook for Game Machines or Additional Seating
- Booth Seating
- Rear Parking for Employees
- 8' x 14' Walk-in Cooler
- Dishwasher
- Hood Vent
- 3-Compartment Sink
- Eye Wash Station
- Buffet Area
- Cashier Counter
- Updated Lighting
- Cashier Counter
- Signage
- Mop Sink/Closet
- Ample Storage



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6023Additional Photos

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Second Generation Restaurant Lease Space

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RIVER CROSSING SHOPPING CENTER



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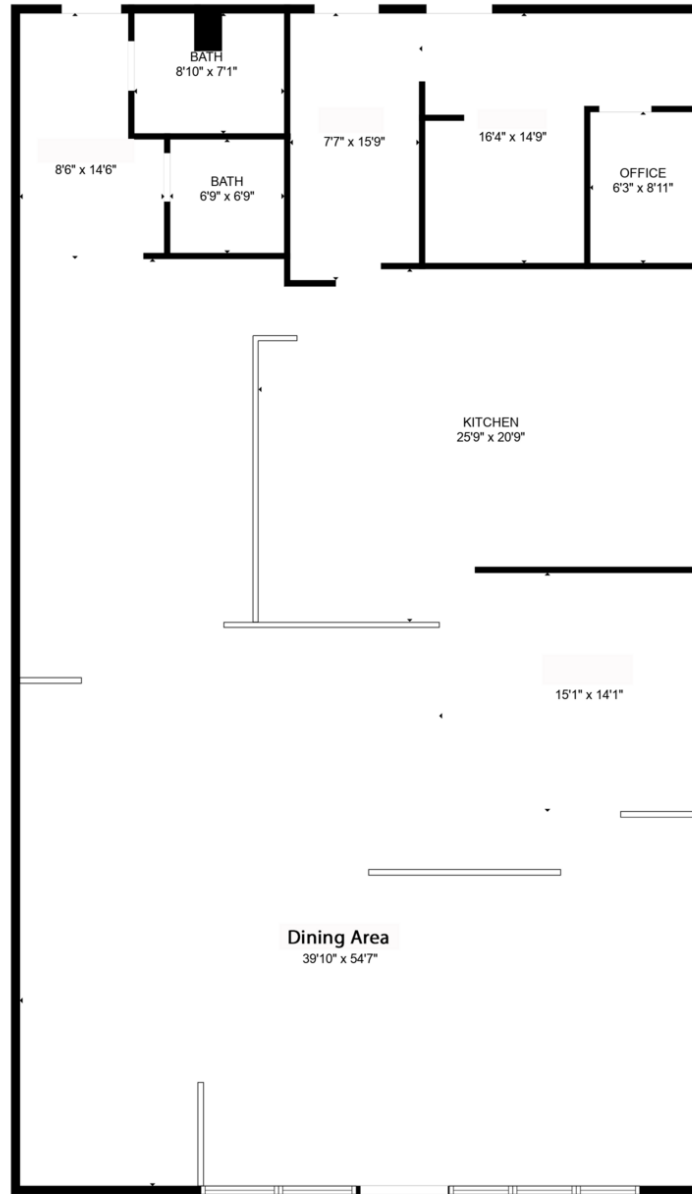
6023Floorplan



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FOR LEASE ~ RETAIL SPACE



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Retail Map

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Location Maps

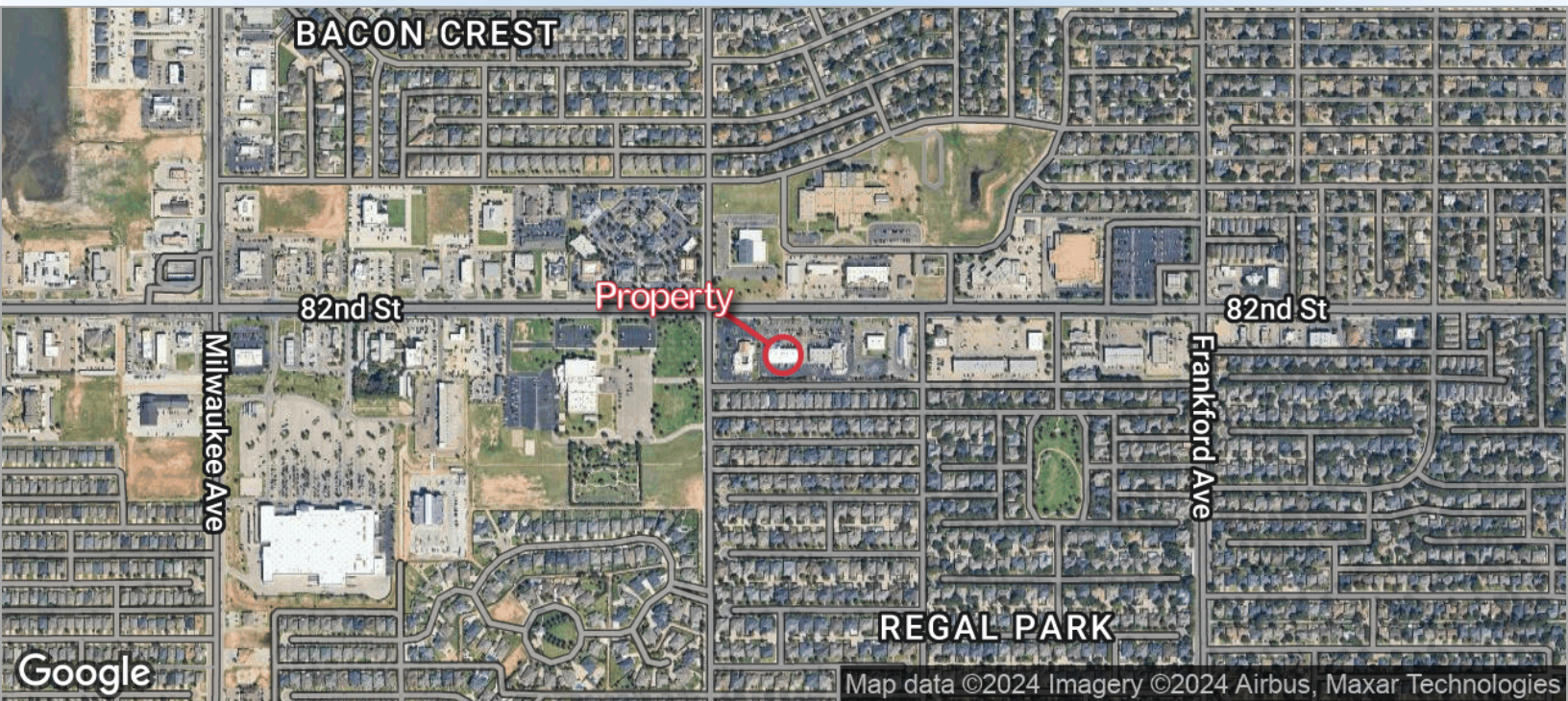
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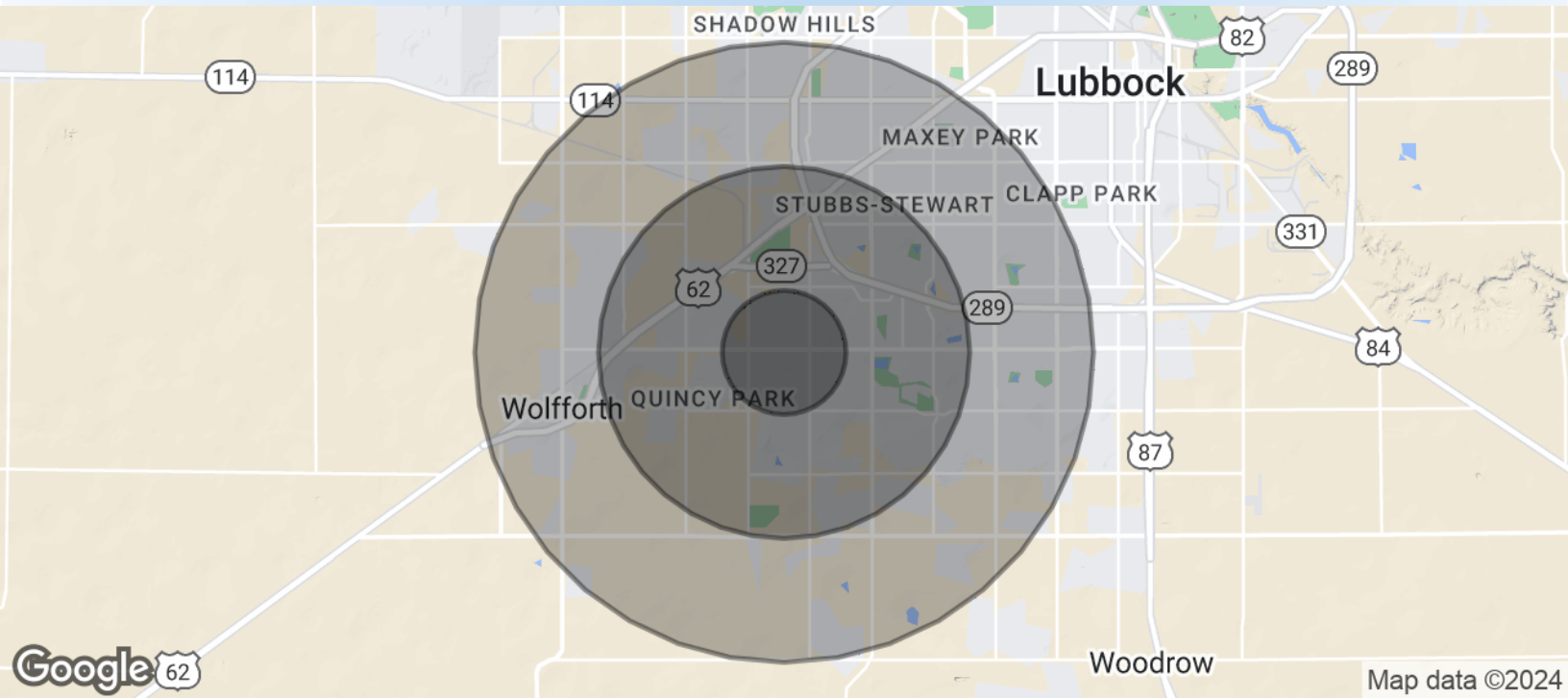
Demographics Map & Report



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,482	67,440	162,569
Average Age	40.0	36.7	34.1
Average Age (Male)	38.4	36.1	33.2
Average Age (Female)	44.8	38.6	35.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,482	30,927	69,624
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$91,288	\$85,122	\$78,046
Average House Value	\$216,447	\$184,333	\$166,481

* Demographic data derived from 2020 ACS - US Census



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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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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
Shelli Echevarria, MBA / David Haymes, CCIM	TX #0745799 / TX #0618395	/ dhaymes@westmarkcommercial.com	806-283-3936 / 806-776-2831
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date