



**COLDWELL
BANKER
COMMERCIAL**

CAPITAL ADVISORS

SECURITY PARK SHOPPING CENTER

\$8.00 - 10.00 SF/yr (NNN)

3602 Slide Road
Lubbock, TX 79414

AVAILABLE SPACE
1,260 - 3,900 SF

FEATURES

- Spaces available from 1,260sf - 3,900sf
- Retail and office space available
- Lease Rate - \$7.00 - \$12.00/SF/YR NNN
- NNN - \$4.75/SF/YR
- Ample Parking
- Excellent visibility and traffic flow

AREA

The property is located at the intersection of Marsha Sharp Freeway and Slide Road. The property provides excellent visibility and traffic flow, being situated right on Marsha Sharp Freeway. The property is located just minutes away from Texas Tech University, LCU, and downtown. Spaces available for office or retail.



FOR LEASE

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OFFICE

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4918 S. Loop 289, Lubbock, TX 79414
806.793.0888



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3602 Slide Road, Lubbock, TX 79414

LEASE



OFFERING SUMMARY

Available SF: 1,260 - 3,900 SF

Lease Rate: \$8.00 - 10.00 SF/yr (NNN)

Lot Size: 8.45 Acres

Building Size: 90,387 SF

Zoning: IHC

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PROPERTY OVERVIEW

Retail or office space for lease at Security Park Shopping Center. The property is located at the intersection of Marsha Sharp Freeway and Slide Road. The property provides excellent visibility and traffic flow, being situated right on Marsha Sharp Freeway. The property is located just minutes away from Texas Tech University, LCU, and downtown. Spaces available for office or retail.

PROPERTY HIGHLIGHTS

- Spaces available from 1,260sf - 3,900sf
- Retail and office space available
- Lease Rate - \$8.00 - \$12.00/SF/YR NNN
- NNN - \$4.75/SF/YR
- Ample Parking
- Excellent visibility and traffic flow

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
A - 20a	Available	3,900 SF	NNN	\$8.00 SF/yr
A - 20b	Available	1,260 SF	NNN	\$8.00 SF/yr
A - 22	Available	1,500 SF	NNN	\$8.00 SF/yr
B - 13	Available	1,556 SF	NNN	\$10.00 SF/yr
B - 31	Available	1,471 SF	NNN	\$10.00 SF/yr

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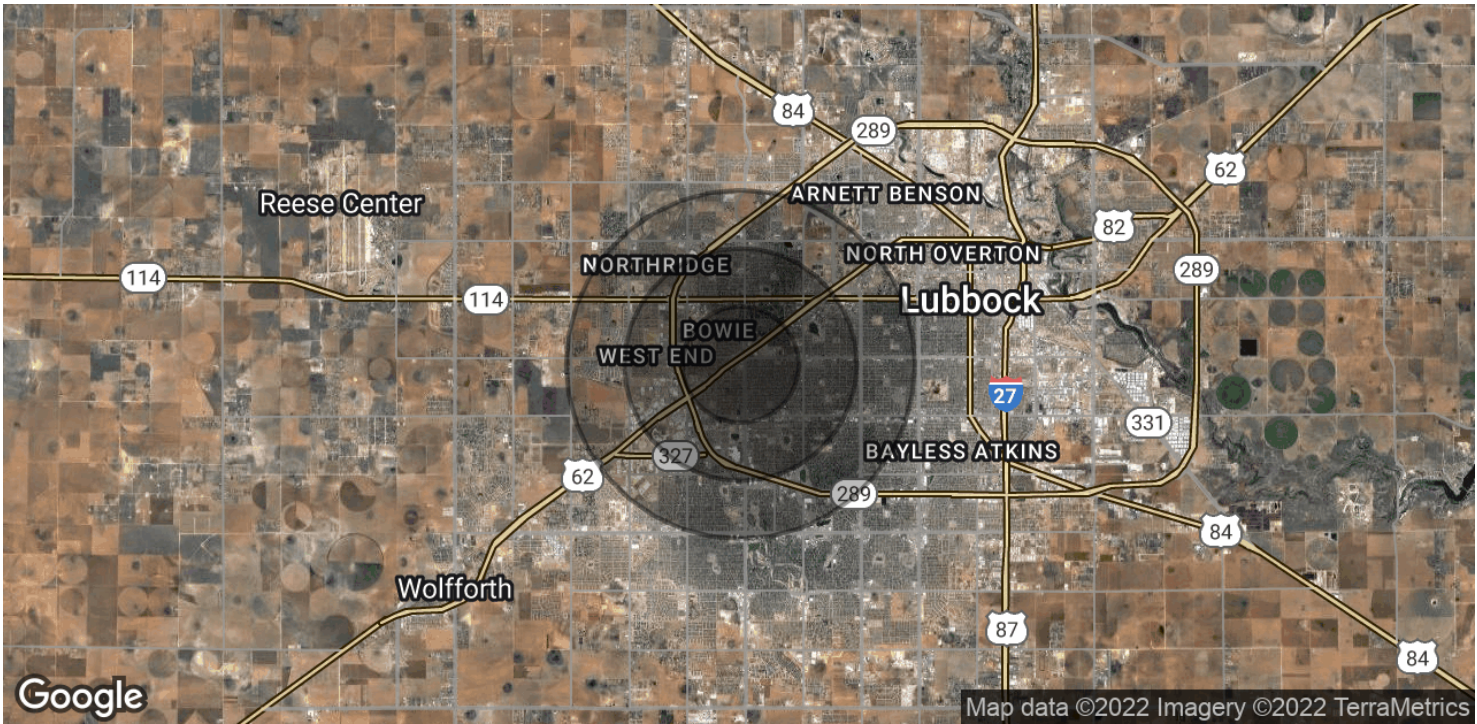




SECURITY PARK SHOPPING CENTER

3602 Slide Road, Lubbock, TX 79414

LEASE



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	14,415	49,613	94,692
Average Age	29.2	30.0	31.7
Average Age (Male)	28.9	29.6	30.4
Average Age (Female)	31.1	31.6	33.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,764	20,864	38,824
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$45,373	\$53,382	\$58,560
Average House Value	\$125,000	\$139,015	\$140,599

* 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jesse Rincones IV	710224 TX	jrincones@cbcworldwide.com	(806)784-3392
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR-2501

Coldwell Banker Commercial, Capital Advisors, 4918 S Loop 289 Lubbock, TX 79414
Jesse Rincones

Information available at www.trec.texas.gov

IABS 1-0 Date

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