

# Property Information

For Lease // 6415 34th Street

Lubbock, TX



## Offering Summary

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	6,548 SF
Available SF:	3,048 SF
Zoning:	C-4/COND
Traffic Count:	± 40,000

## Property Overview

This nearly completed, Class A property lies in between the booming Milwaukee corridor and the bustling Loop 289. Surrounded by apartment complexes like Elm Creek, Escondido Apartments and Catalina West, this location boasts excellent traffic counts that range upwards of 40,000 vehicles per day. Surrounding national retailers include Costco Wholesale, Chick-fil-A, TruFit, Nike, Cabela's, and Sam's Club. The 3,048 square feet of available end cap space can be subdivided if necessary.

## Property Highlights

- 40,000 VPD
- Current tenants include Rise N Shine Donuts and SeaLight Nail Spa
- New Class-A development
- Located in high retail corridor
- End Cap space available
- Excellent visibility and easy accessibility

**CMSProperties**

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# Retailer Map

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Google

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# SITE PLAN

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## Available Spaces

Suite	Tenant	Size	NNN	Rate	Term	Description
Suite 300	Available	3,048 SF	\$3.83	\$18.00 SF/yr	Negotiable	Unfinished end cap space

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