

## LOCATION:

SEQ of 50th Street & University Avenue  
2625-2925 50th St, Lubbock, Texas 79413

## AVAILABLE:

1,500 SF - 32,275 SF

## DESCRIPTION:

- 255,614 SF Regional Retail Power Center
- Anchor, Jr. Anchor, Shop Space & 1 Outparcel Available!!
- Large 2nd-level Mezzanine space (with convenient parking below) perfect for a myriad of uses such as a call center, church, banquet/reception hall, various office uses and many others!!
- Located in the most dense area of Lubbock
- Between two signalized intersections
- Easy access to Downtown and the Medical District
- Close proximity to Texas Tech University with approximately 40,528 students
- Just east of Monterey High School with 2,153 students
- Adjacent to Home Depot
- Join these national retailers:



## TRAFFIC COUNTS:

50th St @ Boston Ave: 23,387 VPD (TXDOT 2022)  
50th St @ Elgin Ave: 23,002 VPD (TXDOT 2022)  
University Ave: 20,842 VPD (TXDOT 2022)

## DEMOGRAPHICS:

	1 mile	3 mile	5 mile
2023 Population	14,290	110,224	213,875
Daytime Population	12,176	127,826	235,195
Average HH Income	\$76,385	\$75,847	\$84,141





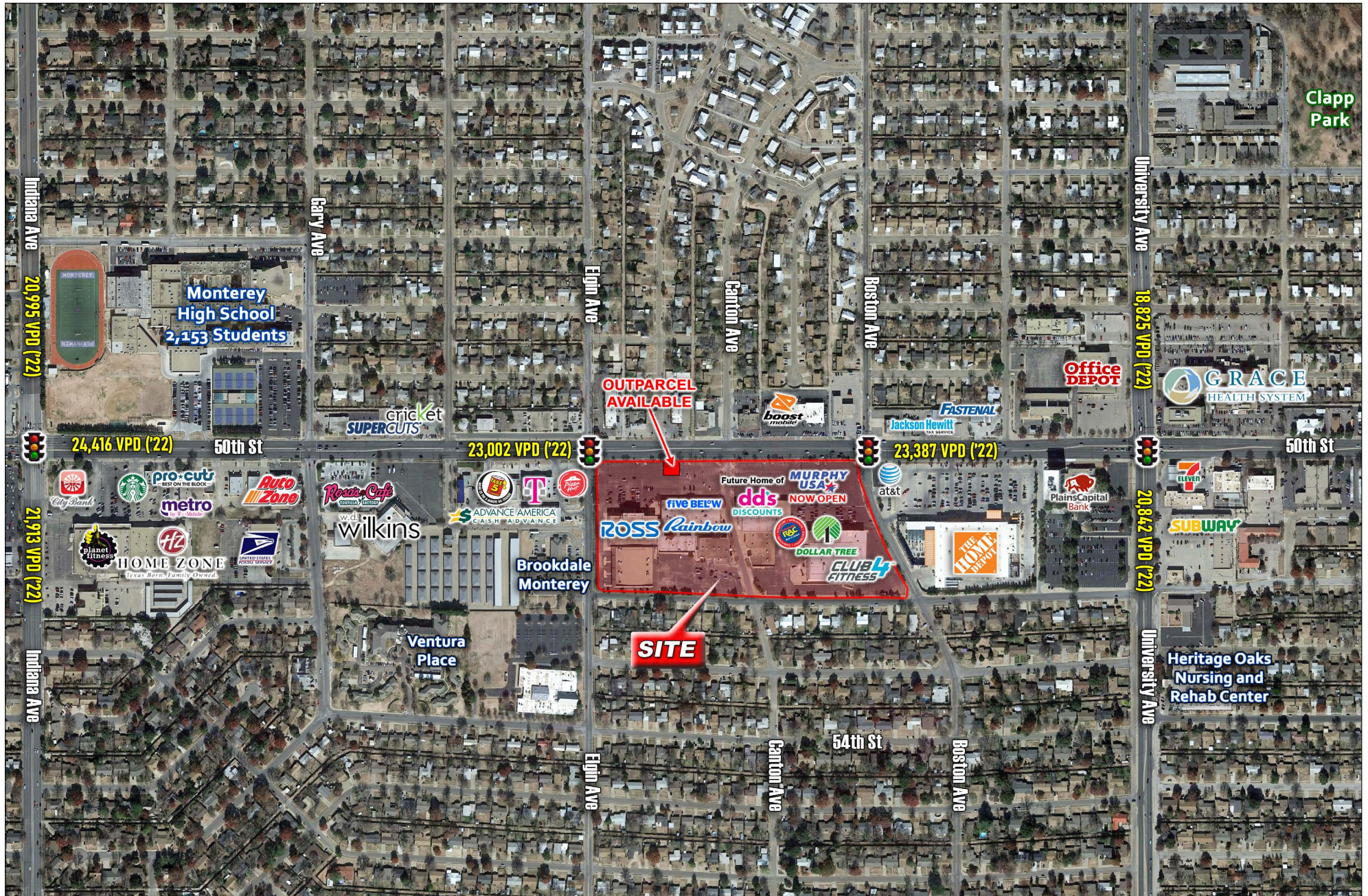






# CAPROCK SHOPPING CENTER

2625-2925 50th St (West of University Ave), Lubbock, Texas 79413





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