

Wilkerson

PROPERTIES INC.

Westgate Center

Class A Retail Space-4406 19th St.
2,946 SF Available

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Property Summary

Prime retail space available in Westgate Center. Formerly occupied by La Madeleine, available immediately. Great courtyard for outdoor seating. Courtyard included with 2,946 SF lease. New concrete parking lot finished in 2014 with ample parking available. Space currently in restaurant configuration with installed grease trap. Monument signage available

Tenants

Happy State Bank, Covenant Health, Hotworx Yoga, Tide Dry Cleaning, Frio's Pops

Location

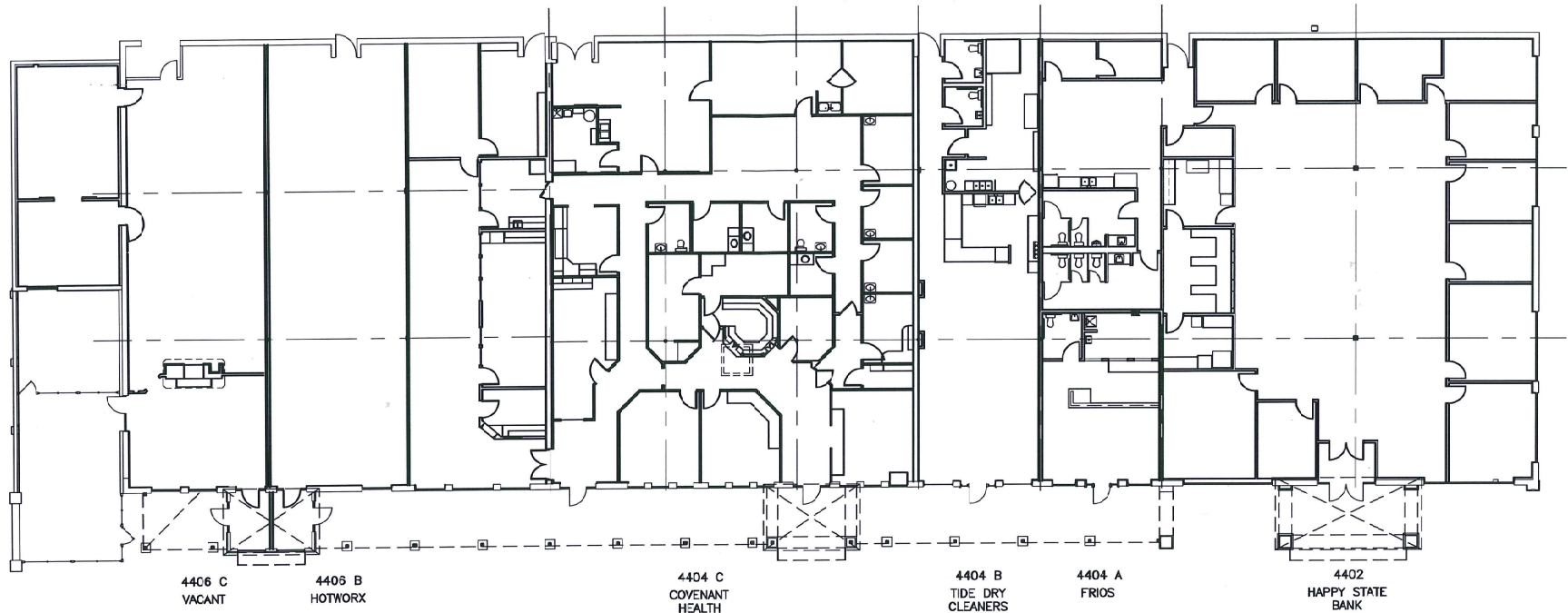
Northwest corner of 19th St. and Quaker Ave. High traffic area with 40,000+ cars per day at 19th and Quaker. Only .30 miles from Texas Tech University.

Lease Rates

\$25/sq. ft. NNN

Tenant Improvements negotiable depending on lease term

(4406A AREA 2,022 S.F. + 4404C &
4404D AREA 5,196 S.F. = 7,218 TOTAL)



FLOOR PLAN - AREA CALC.

SCALE: 1" = 20'

PROJECT NAME: WESTGATE CENTER					
SUITE	TENANT NAME	GLA	CAM	INS	REQ. PARKING
4402	HAPPY STATE BANK	6,421 S.F.	30%	45.7%	37
4404 A	FRIOS	664 S.F.	3%	4.7%	4
4404 B	TIDE DRY CLEANERS	1,768 S.F.	8%	12.6%	18
4404 C&D	COVENANT HEALTH	5,196 S.F.	25%	37.0%	26
4405 A	COVENANT HEALTH	2,022 S.F.	10%	28.7%	10
4405 B	HOTWORX	2,072 S.F.	10%	28.6%	21
4405 C	VACANT	2,946 S.F.	14%	42.7%	29
TOTAL		21,089 S.F.	100%		134
					158 AVAIL.

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501 E. 66th Street
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WestGate Center
19th & Quaker
Lubbock, Texas 79407

Date: 12/18/2018
Rev:
Drawn by: JWT, GP
Checked by:

Notes:

Area:

A1

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