

# Wilkerson

PROPERTIES INC.

## Westgate Center

Class A Retail Space-4404 19<sup>th</sup> St.  
2,432 sq. ft. Available

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## Property Summary

Prime retail space available in Westgate Center. Currently occupied by Red Mango/Healthy Meals to Go/Max Out Nutrition but available immediately. Available suite has 46' of retail frontage. 5 front row parking spots assigned to space and ample shared parking. Will subdivide space to 1,768 sq. ft. or 664 sq. ft.

## Tenants

La Madeleine, Happy State Bank, Covenant Health

## Location

Northwest corner of 19<sup>th</sup> St. and Quaker Ave. High traffic area with La Madeline at the end of the center and United Market Street across 19<sup>th</sup> St. 40,000+ cars per day at 19<sup>th</sup> and Quaker. Only .30 miles from Texas Tech University.

## Lease Rates

\$25/sq. ft. NNN

Tenant Improvements negotiable depending on lease term



### SITE PLAN

SCALE: 1" = 60'

4404A AREA = 664 S.F.

4404B AREA = 1768 S.F.



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WestGate Center	Date: 11/03/2016	Rev:
4402-4406 19th Street	Drawn by: JWT, GP	
Lubbock, Texas 79407	Checked by:	

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