



PRICE: \$18 - 20 SF/YR

BROADMOOR SHOPPING CENTER

2606 North Grandview Avenue, Odessa, TX 79762

Trey Dennis

Broker
432.236.7500
trey@moriahrealstate.com

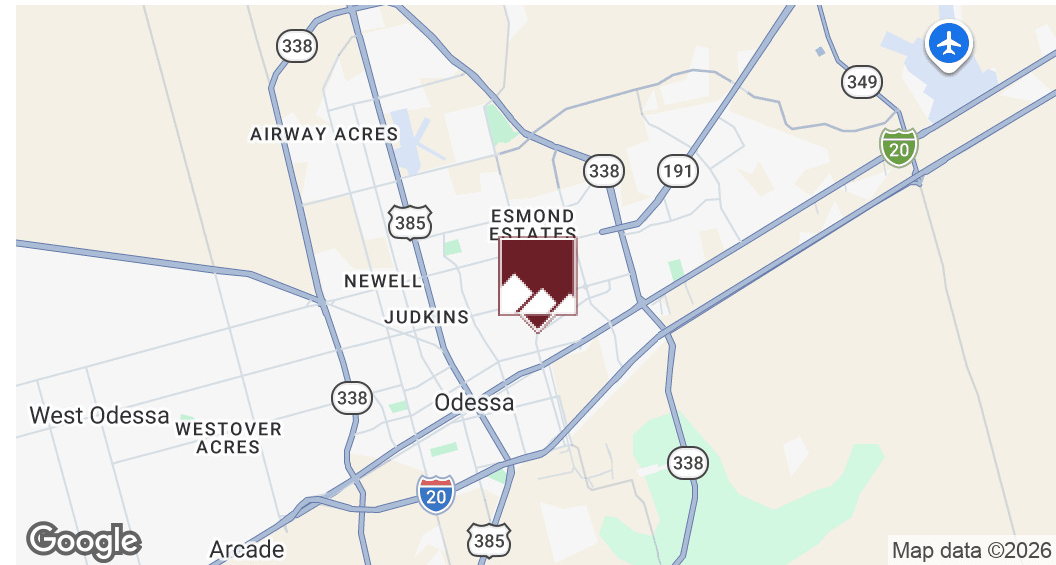
Jack Oduro

Agent
512.977.8596
jack@moriahrealstate.com

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Property Description

Broadmoor Shopping Center offers approximately 32,650 square feet of retail space, prominently located at the corner of E. University and Grandview Avenue. The center currently features three available suites, including a desirable end-cap unit. Flexible leasing options make this an ideal location for a variety of uses—from traditional retail and restaurants to office, medical, or other professional service businesses. Perfect for retail, office, or service-oriented ventures seeking a high-visibility location.

Property Highlights

- End-Cap Available
- Pylon Sign | Signalized Intersection | 200 Parking Spots
- Grandview Ave Traffic Count: 24,6664 VPD
- **Lease rate does not include utilities, property expenses or building services*

Location Description

Situated at 2606 North Grandview Avenue, this retail center offers excellent visibility and easy access from major roadways, attracting a constant stream of both shoppers and commuters. Anchoring the corner is a brand-new Murphy USA gas station, enhancing the site's prominence and drawing consistent foot traffic to this high-exposure location.

Spaces	Lease Rate	Space Size
SUITE 1	\$18.00 SF/yr	2,586 SF
SUITE 2	\$18.00 SF/yr	2,601 SF
SUITE 3	\$20.00 SF/yr	1,558 SF

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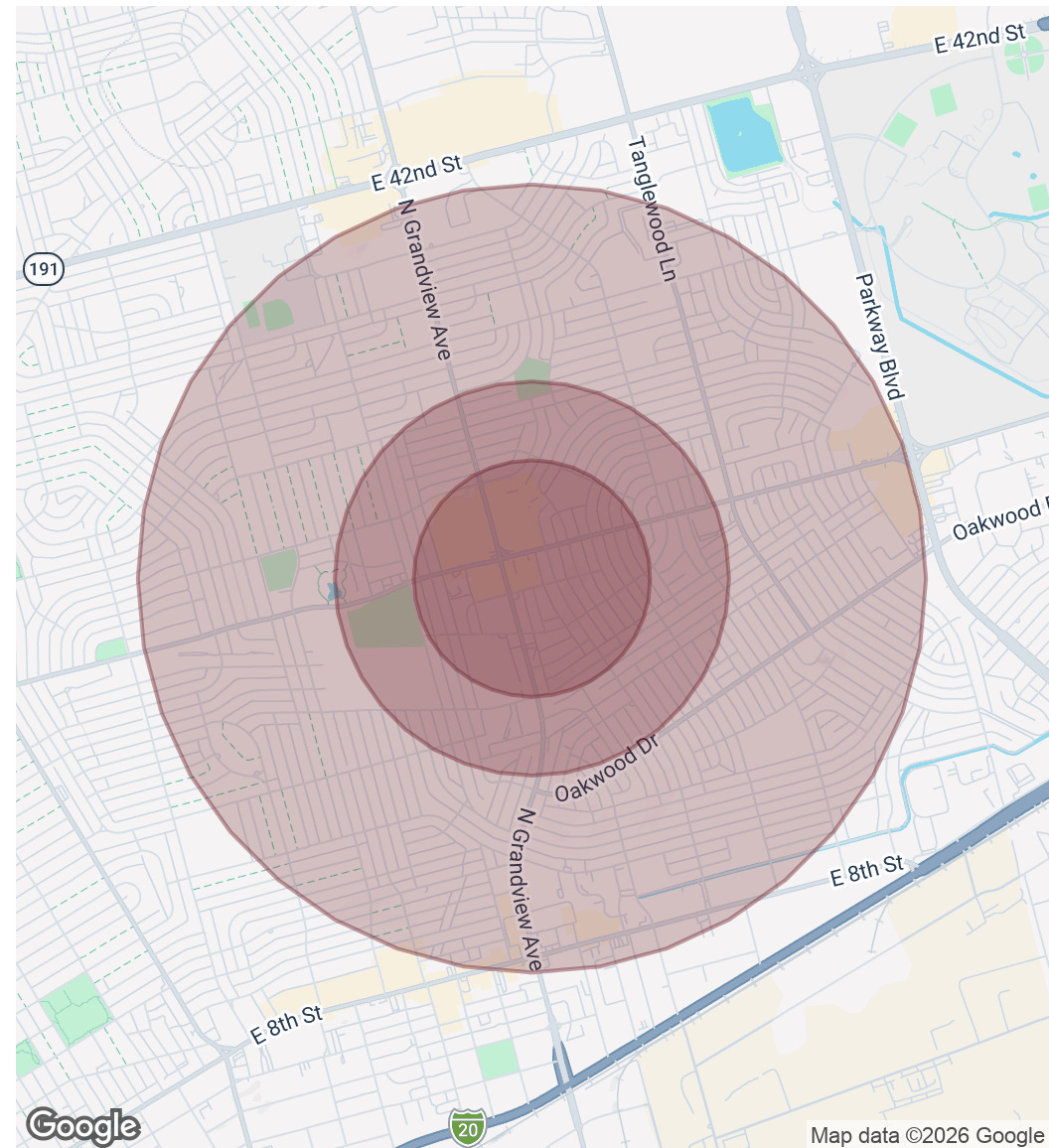
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	610	2,960	13,341
Average Age	37	38	38
Average Age (Male)	35	37	37
Average Age (Female)	40	40	39

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	212	1,037	4,739
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$83,660	\$86,006	\$85,702
Average House Value	\$196,872	\$217,054	\$224,725

2020 American Community Survey (ACS)



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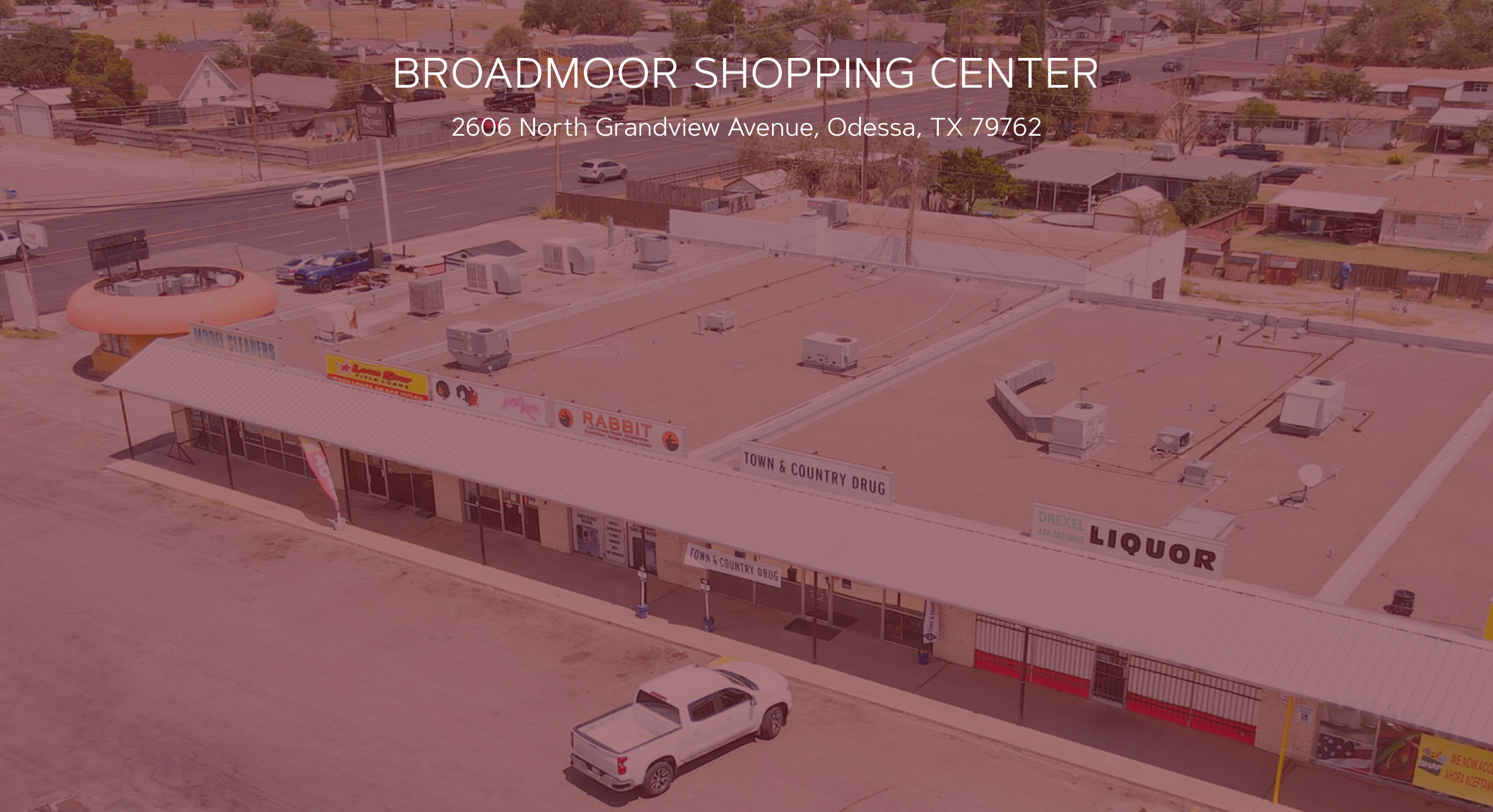
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15 Smith Road, Suite 6004, Midland, TX 79705
432.682.2510 | moriahbrokageservices.com