



GRANDVIEW MEDICAL OFFICE

For Lease

2410 N Grandview Ave - Odessa, TX 79761

EXCLUSIVELY MARKETED BY



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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Located at 2410 N Grandview Avenue in Odessa, TX, this commercial property offers a compelling leasing opportunity within one of the market's established business corridors. The asset features adaptable interior layouts, contemporary amenities, and convenient parking, attributes that support strong tenant appeal and long-term occupancy. The property's maintained condition and flexible lease terms position it well for a smooth tenant transition.

Lease Rate

\$18 SF/YR

BUILDING INFORMATION

Street Address:	2410 N Grandview Ave
City, State, Zip:	Odessa, TX 79761
County:	Ector
Building Size:	2,500 SF
Lot Size:	0.19 Acres
Year Built:	1965
Year Last Renovated:	2015



INVESTMENT HIGHLIGHTS



LEASE ABSTRACT

Premises:	2,500 SF
Lease Rate Per SF:	\$18 SF/YR
Lease Term:	5 Year Lease
Lease Type	Absolute Triple Net (NNN)
Rent Increases:	2% Annual Increases

PROPERTY HIGHLIGHTS

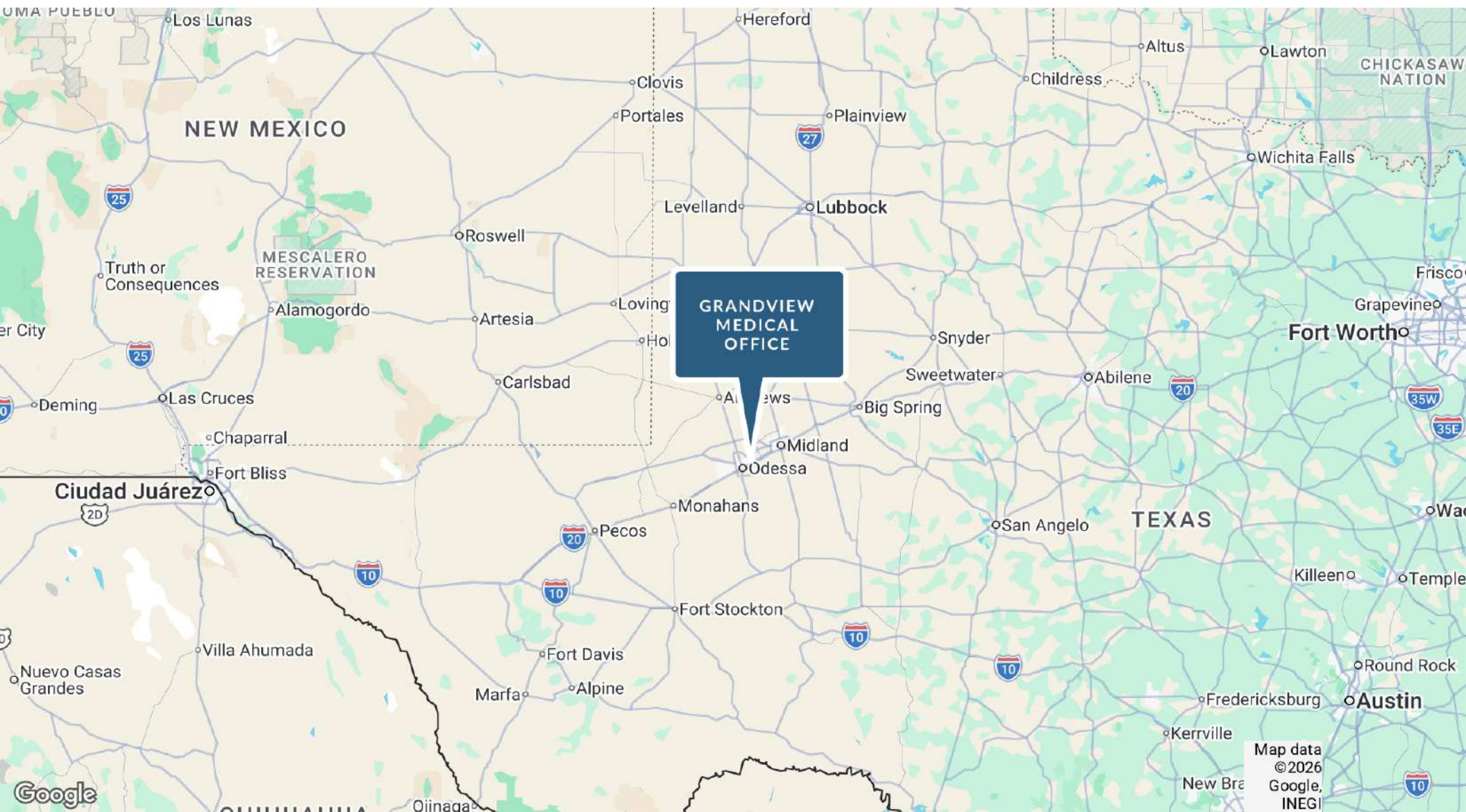
- Situated along N Grandview Ave, a well-trafficked corridor with estimated traffic counts exceeding 24,284 VPD, providing strong daily exposure and consistent customer flow.
- 2,500 SF of available space provides a flexible and efficient footprint for tenants seeking to establish or expand operations in a high-demand Odessa corridor.
- The space offers a functional layout with the ability to accommodate a variety of uses, including medical, retail, office, or service-oriented businesses.
- Positioned in a well-established commercial area, the property benefits from surrounding retail, service providers, and dense residential neighborhoods, driving consistent traffic.
- The property offers convenient access and strong visibility, making it easily accessible for customers, employees, and patients.
- Located in a strong Odessa trade area supported by ongoing population growth and steady demand for medical and service-based users.
- Ownership is seeking a 5-year lease term, providing long-term stability and an opportunity for tenants to establish a strong presence in the Odessa market.



SECTION 2

PROPERTY INFORMATION

LOCATION MAP



RETAILER MAP



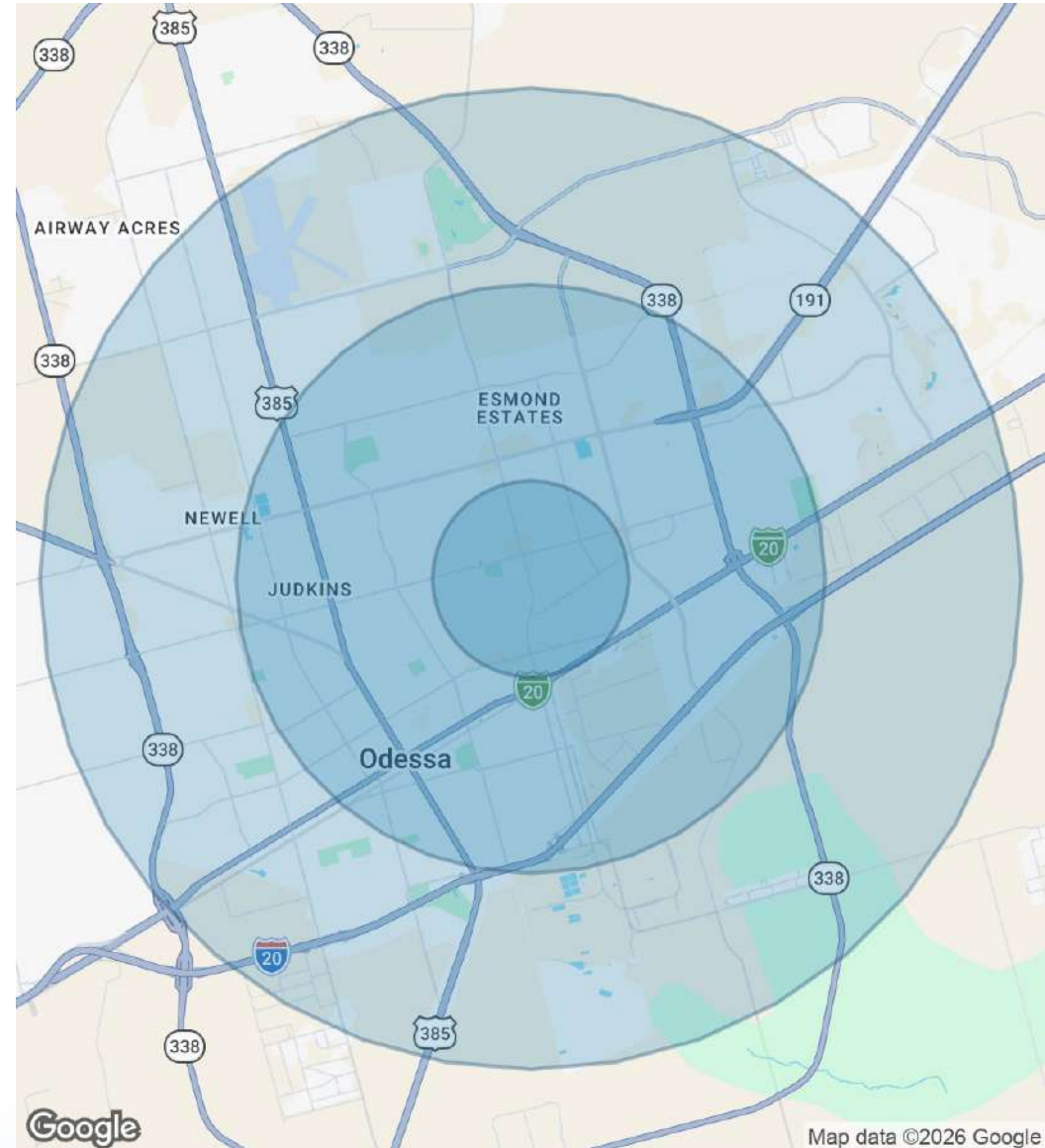
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,425	73,266	111,651
Average Age	31.1	31.5	31.8
Average Age (Male)	31.9	30.4	30.9
Average Age (Female)	32	34	33.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,890	28,947	44,339
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$102,982	\$88,182	\$86,785
Average House Value	\$237,744	\$196,574	\$205,201

TRAFFIC COUNTS	
N Grandview Ave	24,284 VPD
E University Blvd	17,568 VPD
E 21st St	2,630 VPD

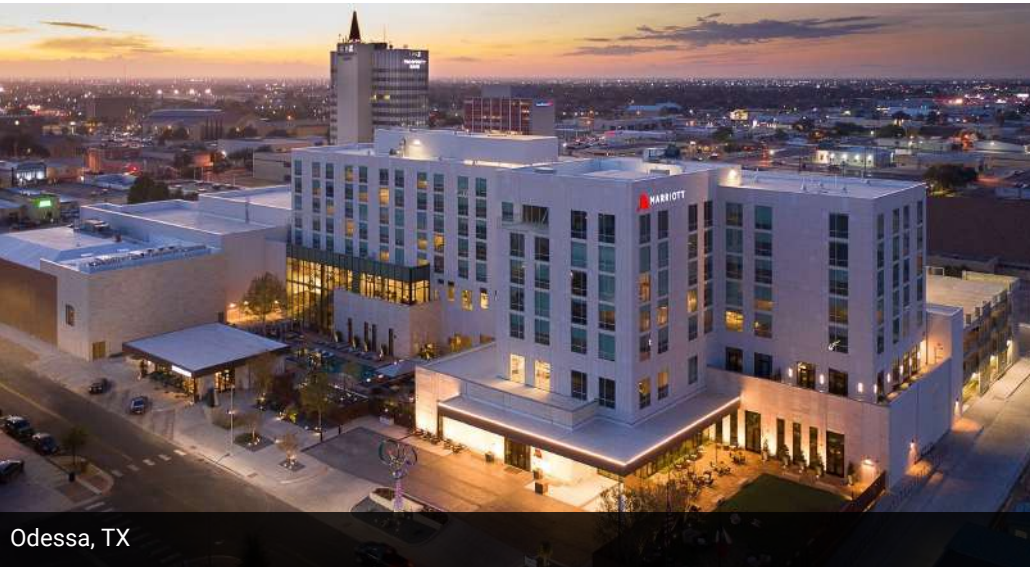




SECTION 3

AREA OVERVIEW

CITY OVERVIEW



Odessa, TX



Odessa Regional Hospital

ODESSA, TX

Odessa is a city in and the county seat of Ector County, Texas. It is located primarily in Ector County, although a small section of the city extends into Midland County. It is the principal city of the Odessa metropolitan statistical area, which includes all of Ector County. Odessa is located along the southwestern edge of the Llano Estacado in West Texas. Odessa has a 2026 population of 119,748.

Many of the city's largest employers are oilfield supply companies and petrochemical processing companies. In recent decades, city leaders have begun trying to decrease the city's reliance on the energy industry to moderate the boom-bust cycle and develop greater economic sustainability. Odessa has also taken steps to diversify the energy it produces. A new wind farm has been constructed in northern Ector County. A new coal pollution mitigation plant has been announced for a site previously entered in the FutureGen bidding. The new plant will be run by Summit Power and will be located near Penwell. This new plant could lead to the creation of 8,000 jobs in the area. As in many municipalities, some of the largest employers are in the education, government, and healthcare industries. Outside of those areas, the city's major employers are concentrated in the oil industry. Principal employers in the city include: ECISD, Medical Center Hospital, Haliburton Services, NexTier (formerly Keane Group), and the City of Odessa. Walmart, Saulsbury Companies, and Odessa Regional Hospital are some of the top private sector job providers. The city includes a Telvista inbound customer service call center and a Coca-Cola distribution center.

Odessa is a city in western Texas. Downtown, Jack Ben Rabbit is an 8-foot-tall statue of a jackrabbit. Another 37 Jamboree Jackrabbits dot the city. The Presidential Archives and Leadership Library exhibits presidential memorabilia. The University of Texas Permian Basin's Stonehenge is a replica of the famous English site. To the southwest, meteorite fragments are on display at the Odessa Meteor Crater. The White-Pool House east of downtown is the oldest surviving structure in Odessa. It was built in 1887 and opened as a historic house museum in 1984. There are several parks and playgrounds in Odessa, including Bellaire Park, Crump Park, Optimist Park, and Polyantha Park. The Ellen Noel Art Museum of the Permian Basin and Parker House Ranching Heritage Museum are worth visiting.

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CONFIDENTIALITY AGREEMENT

CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date