

FOR SALE



Commercial & Residential Real Estate

CALL US TO LEARN MORE

806-438-9116



Mitley, LLC presents **2429 34th St**
a two-unit, 3,360 square foot
shopping center

100% occupied shopping center



CONTACT INFORMATION

ROHIT MITTAL

(806) 438-9116

RM@MITLEY.COM

OFFERS & TOURS

Prospective buyers are encouraged to visit the site. All showings are by appointment only.

Please include a Texas Association of Realtors contract or letter of intent providing details of the transaction, along with proof of funds.

FOR SALE



Commercial & Residential Real Estate

CALL US TO LEARN MORE

806-438-9116



Mitley, LLC presents **2429 34th St**
a two-unit, 3,360 square foot
shopping center

100% occupied shopping center



Two-Shopping Center featuring 100% occupancy

PRICED: \$399,000

Building Size: 3,360 SF

Land Size: 6,048 SF

Current NOI: \$40,132.16 (currently stabilized at 100% occupied)

CAP Rate: 10.06% (2025 actuals); 10.12% (2026 estimated)

We are thrilled to present a new investment property, featuring 100% occupancy. Located on Lubbock's popular 34th street, this two-unit center is located close to Lubbock ISD schools, residential communities, multi-family apartments, and numerous commercial enterprises.

Vehicles-per-day: 22,356 (TXDOT 2022)

FOR SALE



Commercial & Residential Real Estate

CALL US TO LEARN MORE

806-438-9116

Mitley, LLC presents **2429 34th St**
a two-unit, 3,360 square foot
shopping center



100% occupied shopping center

Tenants:

• **Unit A: Midtown Barber**

- Details: A local barber shop that became the place for appointment or walk-in haircuts in the middle of Lubbock. The barbershop features a modernized, industrial-chic interior with exposed brick and modern feel.
- Lease details: \$1,600/month through August 31, 2029, on a gross modified lease

• **Unit B: HHS Wireless LLC, Verizon Value, Inc.**

- Details: Total Wireless is the leading prepaid wireless brand backed by Verizon offering a variety of plans and cell phones appealing to the local demographic.
- Lease Details: \$1,983.33/month through November 30, 2030, on a NNN lease

Cool facts of this shopping center

- Located right next to one of Lubbock's busiest intersections (34th and University) about 1 mile from Texas Tech University, and
- Previously owner-occupied and now fully-leased.

CALL OR TEXT US AT 806-438-9116

