



**611-615 BROADWAY
LUBBOCK TX 79401**

RUBEN TRUJILLO

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611 Broadway, Lubbock, TX 79401

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ABOUT US

Clear Rock Commercial is a seasoned commercial real estate group focused on delivering results that align with each client's unique goals. With deep market knowledge and a commitment to personalized service, we help businesses make confident, strategic real estate decisions.

VISIT US AT

611 Broadway
Lubbock TX 79401
clearrockrealty.com



611-615 Broadway. Lubbock, TX 79401



Offering Details

Total Price	\$1,400,000
Unit Descriptions	<u>611 Broadway</u> 4,065 SF <i>*seller occupied</i> <u>615 Broadway</u> 2,875 SF <i>*tenant occupied</i>
Lease Details	\$3,500/mo NNN
Total Square Foot	6,940 SF
Price/Square Foot	\$201.73/SF
Lot SF/Acre	7,272 SF / 0.17 Acres
Zoning	MU-2

611-615 Broadway: Own the Momentum of Downtown Lubbock

Located in one of Downtown Lubbock's most desirable and walkable corridors, **611-615 Broadway offers a rare opportunity to acquire two connected, fully renovated commercial buildings** on one of the city's most visible blocks. The properties blend historic character with modern functionality, featuring exposed brick, polished concrete, original wood-plank floors, black steel accents, and warm wood detailing.

The combined footprint provides **exceptional leasing flexibility and immediate income potential**. **615 Broadway is currently leased**, providing an established income stream from day one. The building features five private offices, a large conference room, and open collaborative space. **611 Broadway offers multiple private offices, shared workspace, a boardroom, and loft meeting area across two levels**, giving an owner the flexibility to lease the additional space, occupy it with their own business, or structure the property around multiple tenants. Shared common and dining areas allow the buildings to function seamlessly.

The location is positioned to benefit from **continued Downtown Lubbock investment and redevelopment**. Nearby Broadway Market is bringing a new food hall, craft kitchens, and rooftop bar to the corridor, while the **multi million Pickering Park project and ongoing Depot District revitalization** continue to increase activity and investment in the surrounding area.

Downtown Lubbock's taxable value has grown from approximately **\$100 million to nearly \$300 million over the past two decades**, supporting a long-term story of **income potential, rent growth, and appreciation** along the Broadway corridor.

Situated **just off I-27**, the property provides **quick access to Loop 289** and is well-positioned for connectivity to the future Loop 88 in South Lubbock, making it an **easy commute from virtually any part of the city**.

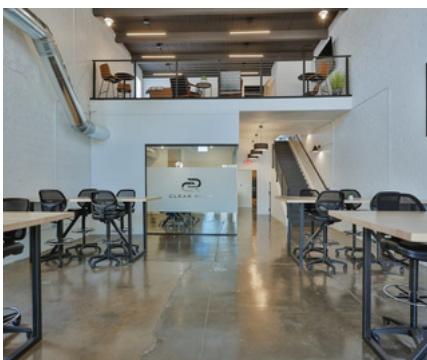
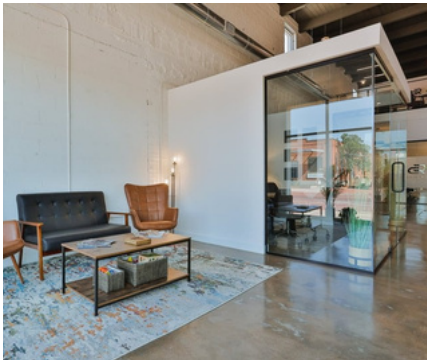
*One or more members of the selling entity is a Texas-licensed real estate agent.

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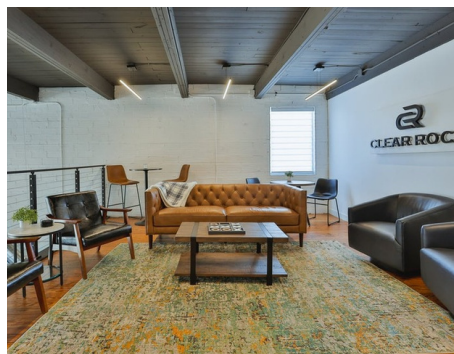
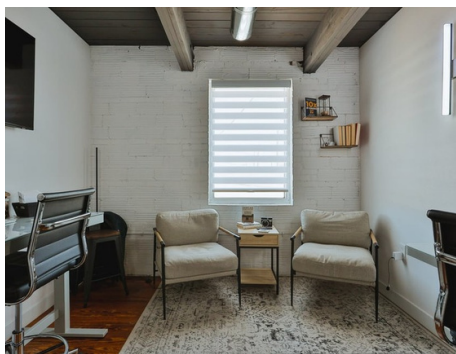
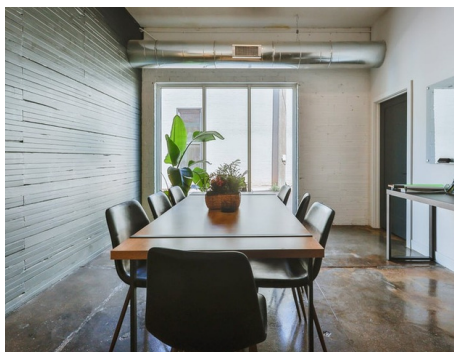
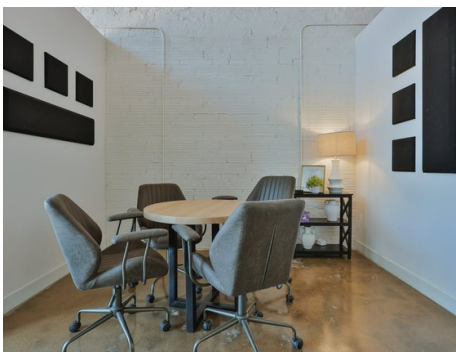
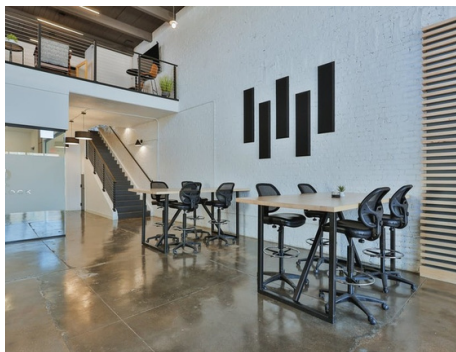
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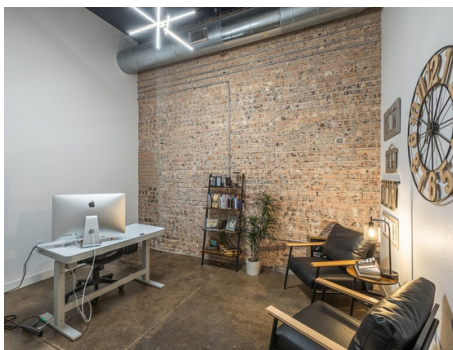
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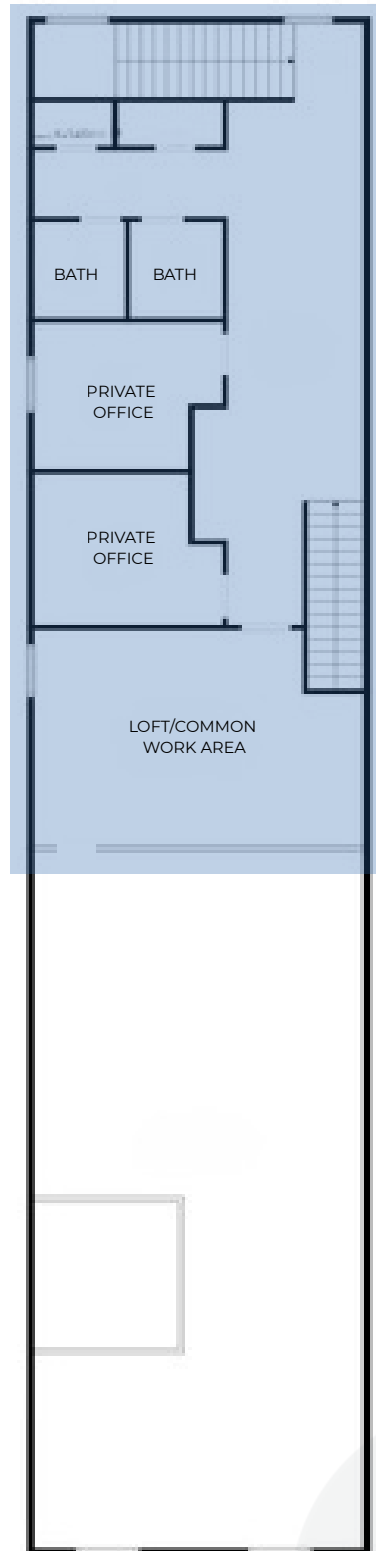


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611 Broadway, Lubbock, TX 79401



611 Broadway
Lubbock, TX 79401
*4,065 Total SF
(seller occupied)*

North - Facing
Main Street Entry

1st Floor

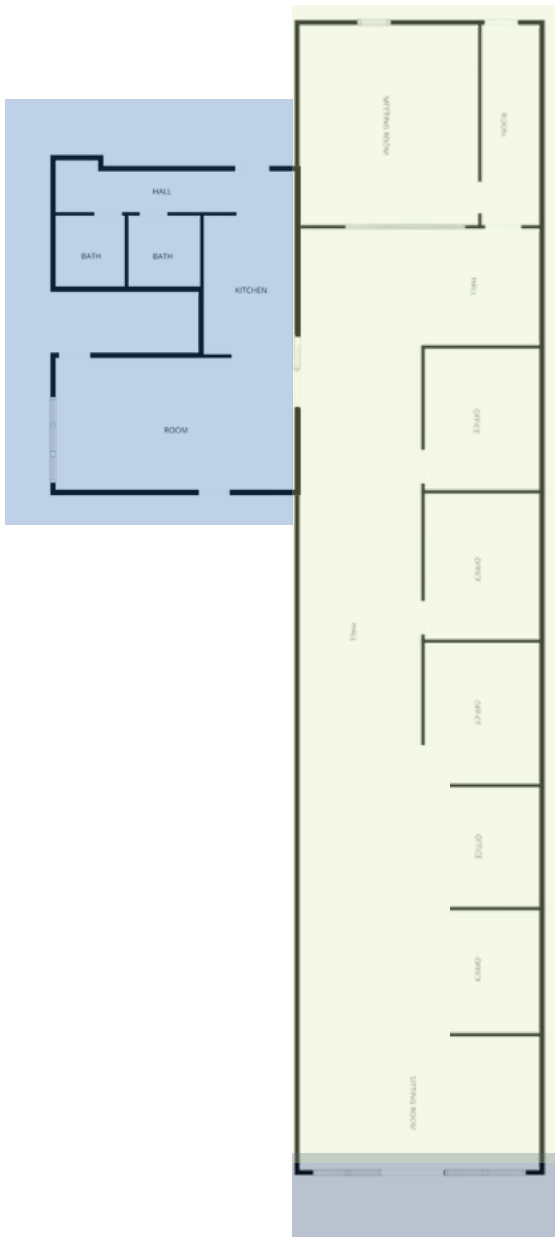
2nd Floor

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615 Broadway
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2,875 Total SF
(tenant occupied)

North - Facing
Main Street Entry

615 Broadway
(Tenant Occupied)

Shared Common/Dining Area
(Duplicated on 611 Floor Plan)

615 Broadway, Lubbock, TX 79401



Consumer Spending (Annual)	0.5 Mile	1 Mile	5 Miles
Avg. Monthly Visits	3,972	6,738	18,277
Avg. Retail Spending	\$7,543k	\$54,889k	\$983,942k
Total Consumer Spending	\$9.8m	\$68.7m	\$1.3b

Population	0.5 Mile	1 Mile	5 Miles
Total Housing Units	355	1,629	61,373
Total Population	1,389	4,055	144,449
Total Workday Population	3,592	11,776	136,120
Average Age	39	37	36

**Data Collected from AlphaMap.com*

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- | | |
|----------------------------------|--|
| 1. Interstate 27 | 6. Buddy Holly Hall of Performing Arts |
| 2. Marsha Sharp Freeway | 7. Walmart |
| 3. Buddy Holly Center | 8. Texas Tech University |
| 4. Lubbock County Courthouse | 9. University Medical Center |
| 5. Lubbock Memorial Civic Center | |

Location Highlights

- Prime Broadway frontage in the heart of Downtown Lubbock
- Walking distance to Lubbock County Courthouse, Civic Center, and City Hall
- Less than 1 mile to Texas Tech University — ideal for student, faculty, and visitor traffic
- Surrounded by local restaurants, coffee shops, breweries, and boutiques
- High-visibility storefront with strong vehicle and pedestrian traffic
- Rear alley access and rear parking lot
- Close to major roads: Ave Q, Marsha Sharp Fwy, Broadway, and 19th St
- In the heart of Lubbock's arts and cultural district: near Buddy Holly Center, First Friday Art Trail, and more
- Strong daytime traffic from downtown businesses, law firms, and offices
- Evenings and weekends benefit from event-driven foot traffic from concerts, festivals, and nightlife
- Area experiencing continued revitalization and redevelopment activity

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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

IABS 1-2