



Campus Area Restaurant

1003 University Avenue, Lubbock, TX 79410

Property Features

This second-generation restaurant is located directly across from Texas Tech University within the well-known U-Lofts development, providing exceptional visibility and access to more than 40,000 students. Surrounded by national retailers, restaurants, and dense student housing, the property sits in one of Lubbock’s most active retail corridors. The space features a dining area, order counter, kitchen, and outdoor patio, along with a 1,000-gallon grease trap and reserved employee parking within the attached parking garage. This is an ideal opportunity for food, beverage, or café concepts seeking a premier campus-adjacent location.

Offering Summary

TOTAL SF:	3,148 SF
LEASE RATE:	\$20/SF
AVAILABLE:	Now

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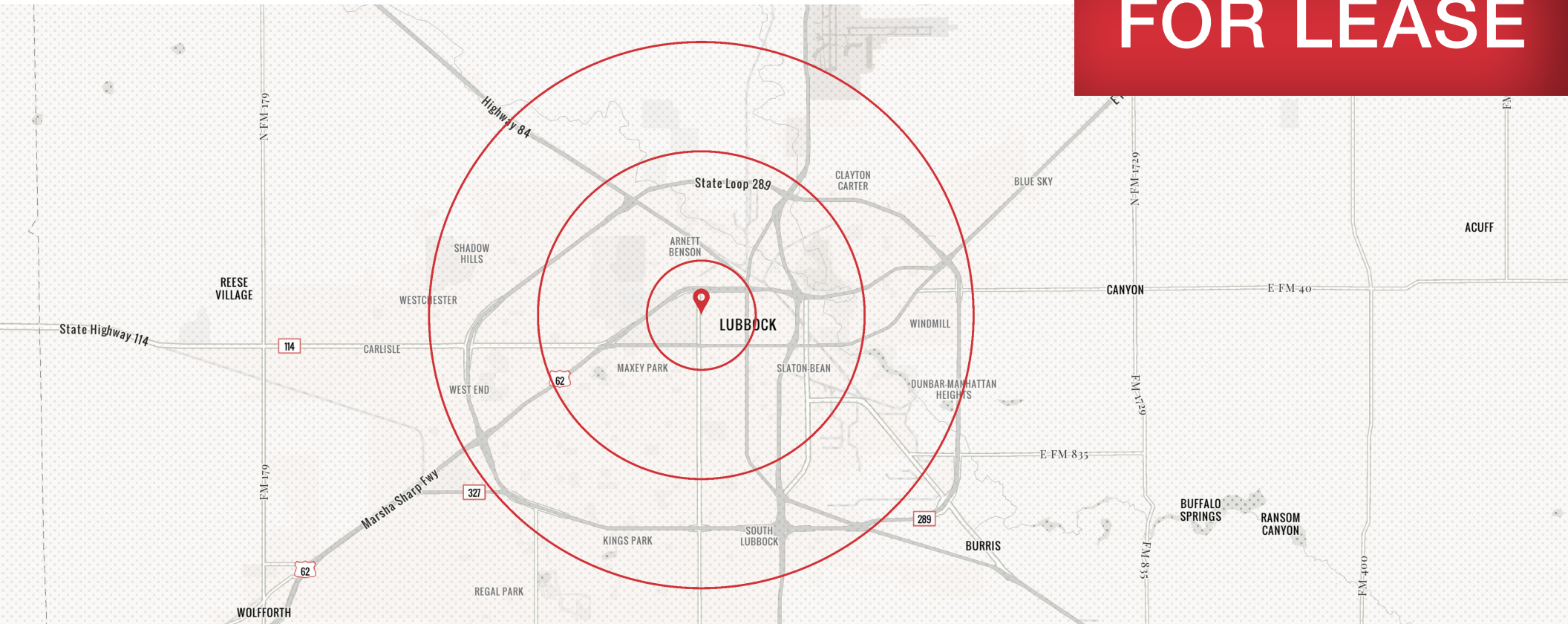
Marsha Sharp FWY
56,940 VPD



Texas Tech University
40,000+ Students

SITE

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Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	19,097	79,192	175,031
AVG HH INCOME	\$46,766	\$62,067	\$69,249
MEDIAN AGE	21.3	27.9	30.8
TOTAL HOUSEHOLDS	5,967	29,737	70,178

Location Advantages

- Directly Across from Texas Tech: Unmatched visibility and access to more than 40,000 students, faculty, and staff at Texas Tech University.
- Prime Campus Retail Corridor: Located within the U-Lofts development and surrounded by national retailers, restaurants, and dense student housing.
- Built-In Customer Base: Positioned in one of Lubbock's most active pedestrian and vehicle traffic areas, benefiting from consistent daily activity year-round.