



LINDA RETAIL CENTER — TURNKEY SUITE AT THE WALMART NODE
2260 Linda Ave, Odessa, TX 79763

FOR LEASE · ±3,000 SF · \$24.00 PSF + \$6.00 NNN

the Real Estate Ranch



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PROPERTY – 2260 Linda Ave, Odessa, TX 79763 (±3,000 SF)



Linda Retail Center — ±55,283 SF site, 170 parking spaces

OFFERING SUMMARY

Base Rent	\$24.00 / SF / YR
Estimated NNN	\$6.00 / SF / YR
Total Estimated Rate	\$30.00 / SF / YR
Est. Monthly Total	\$7,500 / month
Available Space	±3,000 SF
Year Built	2009
Zoning	R — Retail District
Minimum Term	60 months

PROPERTY OVERVIEW

A ±3,000 SF suite is available at Linda Retail Center, a multi-tenant strip on Linda Avenue in northwest Odessa, one parcel off NW Loop 338 and directly across from the Walmart Supercenter at 2450 NW Loop 338. The center was built in 2009 and stays occupied by a mix of national brands and neighborhood operators — Verizon, GNC Live Well, Pizza Hut, State Farm, Bliss Dental, Comet Cleaners, Permian Basin Eyecare, and a cell phone repair shop among them.

The suite is delivered turnkey. Behind a glass storefront with a signage band, the space opens into a finished reception area and runs back through five private offices and a corridor to ADA restrooms and a rear service door. Ceilings are 9–10 feet, the suite is on its own central HVAC, and three-phase power is already at the building. A tenant who fits the existing plan can open without a build-out; one who needs a different layout starts from finished walls, floors, and ceilings rather than a shell.

What is unusual for a suite this size is the rear drive-through lane. The lane runs behind the building on the tenant's side of the center, which puts an order window or a pickup lane within reach for a coffee, pharmacy, or QSR concept — the kind of access that ordinarily requires a pad site at several times the rent.

±3,000

SF AVAILABLE

170

PARKING SPACES

2009

YEAR BUILT

17,046

CPD NW LOOP 338

116,100

ANNUAL CENTER VISITS

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Entry tower and lighted signage bands at the center's midpoint

CO-TENANTS IN THE CENTER

- Verizon
- GNC Live Well
- Pizza Hut
- State Farm
- Bliss Dental
- Permian Basin Eyecare
- Comet Cleaners
- Cell phone repair and eyebrow threading

WHY THIS SUITE

Most ±3,000 SF retail space in this market comes to a tenant as a shell: bare slab, exposed deck, and a construction budget between the lease and opening day. This suite comes finished. Tile and hardwood floors, a tray ceiling with recessed and display lighting, black millwork casework at the reception counter, painted walls, and solid-core doors on five private offices are already in place.

The practical effect is time. A tenant whose operation fits the existing plan can take occupancy and open, and a tenant who needs something different is modifying finished space rather than building it. Either way the opening date moves months closer than a shell allows.

The suite sits mid-center between national co-tenants, so it inherits the parking, the lighting, and the traffic those neighbors generate without paying anchor rent for it.

SUITE & CENTER FEATURES

- ±3,000 SF contiguous suite, delivered turnkey
- Dedicated drive-through lane at the rear of the building
- Rear loading door for deliveries away from the storefront
- Five private offices plus an open reception area
- 9–10 ft ceilings throughout
- Suite on its own central HVAC
- Three-phase power available at the building
- ADA-compliant restrooms in place
- Glass storefront with a lighted signage band
- 170 shared parking spaces on a ±55,283 SF site
- City of Odessa water and sewer
- Zoned R — Retail District, City of Odessa
- Pylon signage on Linda Avenue
- Co-tenants include Verizon, GNC, Pizza Hut, and State Farm

Suite dimensions are approximate and subject to field verification. Drive-through use subject to City of Odessa permitting.

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PROPERTY SPECIFICATIONS

The numbers a tenant and their contractor will ask for first.

THE SUITE		THE BUILDING		SITE & PARKING	
Available Area	±3,000 SF contiguous	Property Type	Multi-tenant retail	Site Area	±55,283 SF
Condition	Turnkey — finished	Year Built	2009	Parking	170 spaces, shared
Ceiling Height	9–10 ft	Roof	Standing-seam metal	Ratio	±3.1 per 1,000 SF (site)
Offices	5 private	Loading	Rear service door	Access	Linda Avenue
Restrooms	ADA-compliant	Drive-Through	Dedicated rear lane	Signage	Storefront band and pylon

UTILITIES		LEASE TERMS		LEGAL & LOCATION	
Water	City of Odessa	Base Rent	\$24.00 / SF / YR	Address	2260 Linda Ave
Sewer	City of Odessa	Estimated NNN	\$6.00 / SF / YR	City / ZIP	Odessa, TX 79763
Electric	Three-phase available	Total Estimated Rate	\$30.00 / SF / YR	County	Ector
HVAC	Central, dedicated to suite	Est. Monthly Total	\$7,500	Zoning	R — Retail District
Gas	Tenant to verify	Minimum Term	60 months	Adjacent Anchor	Walmart Supercenter

TRAFFIC & VISIBILITY		BUILD-OUT IN PLACE		AVAILABILITY	
NW Loop 338	17,046 CPD	Flooring	Tile and hardwood	Status	Available
Linda Avenue	4,251 CPD	Ceilings	Acoustic tile, tray detail	Divisibility	Leased as one suite
Center Annual Visits	116,100	Lighting	Recessed and display	Delivery	Turnkey, as-is
Average Monthly Visits	±9,700	Millwork	Reception casework	Minimum Term	60 months
Average Dwell Time	28 minutes	Walls	Finished and painted	Showings	By appointment

NNN is an estimate and reconciles annually. Utility and zoning details are provided from the owner's records; tenant to verify with the City of Odessa prior to execution.

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Looking northwest — the center in the foreground, Walmart Supercenter and NW Loop 338 beyond

LOCATION & TRADE AREA

Linda Avenue runs one block east of NW Loop 338, the arterial that carries northwest Odessa's traffic between the Andrews Highway corridor and I-20. NW Loop 338 carries roughly 17,046 vehicles a day past this point and Linda Avenue itself carries about 4,251 — enough local movement to feed a service tenant without the rent a Loop frontage pad commands.

The Walmart Supercenter at 2450 NW Loop 338 sits directly across from the center and does the work an anchor is supposed to do. Murphy USA, GameStop, Cricket Wireless, Cato, AT&T, and several quick-service restaurants fill in the rest of the node, and mobile-location data shows 7.7% of the center's visitors continue on to that Walmart in the same trip.

Housing surrounds the site on the east and south, and Odessa High School's athletic fields are a short walk northeast. That residential density is why the center's traffic holds steady through the week rather than spiking only on weekends — a ±3,000 SF suite here is buying a neighborhood, not a highway.

The trade area supports it: 45,969 people in 18,830 households live within three miles, with a median household income of \$58,551 and an average of \$75,503. Nearly 45% of the center's measured visits originate in 79763 — the ZIP the property sits in.

Traffic counts as reported in the owner's marketing materials. Walmart address per the retailer's published store listing. Tenant to verify current counts with TxDOT.

IN THE NODE

- Walmart Supercenter — 2450 NW Loop 338
- Murphy USA fuel center
- GameStop and Cricket Wireless
- Cato
- AT&T
- Multiple quick-service restaurants

17,046

CPD NW LOOP 338

4,251

CPD LINDA AVE

9,218

POPULATION, 1 MILE

45,969

POPULATION, 3 MILES

7.7%

CROSS-SHOP WALMART

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AREA DEMOGRAPHICS & VISITOR ACTIVITY

Trade-area rings measured from 2260 Linda Ave, with foot-traffic data for the center itself.

POPULATION	
1-Mile Radius	9,218
3-Mile Radius	45,969
5-Mile Radius	102,011

HOUSEHOLDS	
1-Mile Radius	3,576
3-Mile Radius	18,830
5-Mile Radius	39,991

MEDIAN HH INCOME	
1-Mile Radius	\$53,502
3-Mile Radius	\$58,551
5-Mile Radius	\$65,031

AVERAGE HH INCOME	
1-Mile Radius	\$73,103
3-Mile Radius	\$75,503
5-Mile Radius	\$81,858

CENTER FOOT TRAFFIC	
Annual Visits	116,100
Average Monthly Visits	±9,700
Average Dwell Time	28 minutes
Median Dwell Time	10 minutes
Cross-Shop to Walmart	7.7% of visitors
Other Cross-Visits	H-E-B, Murphy USA

TOP VISITOR ZIP CODES	
79763	44.9% of visits
79764	20.2% of visits
79766	9.0% of visits
79761	5.9% of visits
79762	5.2% of visits

ANNUAL VISITS BY YEAR	
2023	138,000
2024	134,500
2025	117,000
Trailing 12 Months	116,100

WHERE VISITORS GO NEXT	
Walmart — NW Loop 338	7.7%
H-E-B — W University Blvd	2.3%
Murphy USA — NW Loop 338	2.2%
Stripes — W 16th St	1.7%
Music City Mall — E 42nd St	0.7%

WHERE VISITORS COME FROM	
Walmart — NW Loop 338	5.0%
H-E-B — W University Blvd	1.7%
Murphy USA — NW Loop 338	0.9%
Music City Mall — E 42nd St	0.7%

Demographic rings and mobile-location figures provided by the owner from third-party trade-area and Placer.ai reporting. Annual visit counts are rounded. All figures are estimates.

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IDEAL USES



A finished suite with five offices, a reception area, and a rear drive-through lane fits more concepts than a raw shell does.

Medical & Wellness

The existing plan — reception, corridor, five private rooms, ADA restrooms — is close to a dental, optometry, chiropractic, or urgent-care layout without moving a wall. Permian Basin Eyecare and Bliss Dental already operate in the center.

Personal & Beauty Services

A salon, spa, barbershop, or med-spa gets private treatment rooms, a finished front of house, and parking that does not compete with an anchor's peak.

Food & Beverage

The rear drive-through lane is the differentiator. A coffee, smoothie, or bakery concept can serve a window and a dining room from the same ±3,000 SF, next door to an existing Pizza Hut.

Financial & Professional

Insurance, tax, title, lending, or a satellite law office. Five offices and a conference-capable reception are already built, and a State Farm agency next door proves the traffic converts.

Children's & Pet Services

Tutoring, a learning center, grooming, or veterinary use. The rear service door keeps deliveries and animal traffic off the storefront, and the residential blocks east and south supply the customers.

Specialty Retail

The showroom's lighted display walls and hardwood floor were built for merchandise that needs to be looked at — jewelry, phones, boutique goods — beside Verizon and GNC.

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APPROACH & FRONTAGE



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STOREFRONTS & CO-TENANCY



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**Linda Retail Center
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