

LEASE

TRADEWIND VILLAGE

34th & Ross Amarillo, TX 79118



OFFERING SUMMARY

Lease Rate: \$16.00-\$18.00
SF/yr (NNN)

NNN: \$4.76 psf (estimated)

Available SF: 1,551 - 5,054 SF

Lot Size: 4.1 Acres

PROPERTY OVERVIEW

Tradewind Village is a well-positioned retail center located in southeast Amarillo on 34th Street, just west of Osage Street. The property benefits from excellent visibility and convenient access. Ample on-site parking and quality co-tenancy make this an attractive location for retail and service users.

Highlights

- Prime southeast Amarillo retail location on 34th Street
- Outstanding visibility and access with 27,719 VPD at 34th & Osage
- Ample surface parking for customers and employees
- Surrounded by established national and regional retailers
- Strong tenant mix within Tradewind Village

Co-Tenants

- First United Bank
- Fresenius Medical Care
- Subway
- Little Caesars
- UPS
- Cricket Wireless

Nearby Retailers

- Walmart Neighborhood Market and Walgreens
- Toot'n Totum and Pak-A-Sak

Justin Kite, CCIM, SIOR
(806) 468-4897



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This information has been provided by sources deemed reliable and has not been verified nor is guaranteed by Coldwell Banker Commercial First Equity or its agents. All prospective purchasers or tenants should verify the accuracy of this information prior to entering an agreement to purchase or lease the property.

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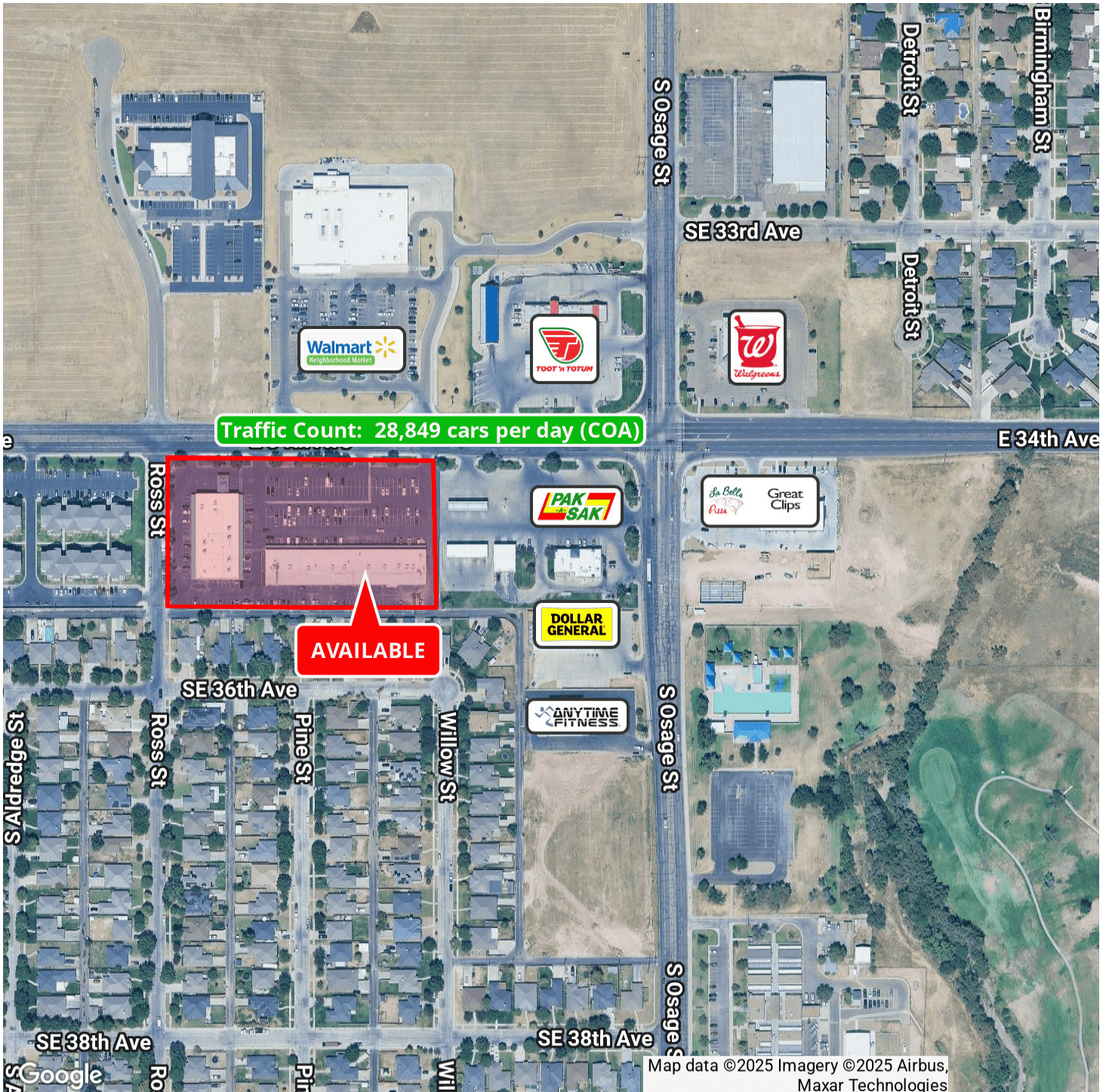
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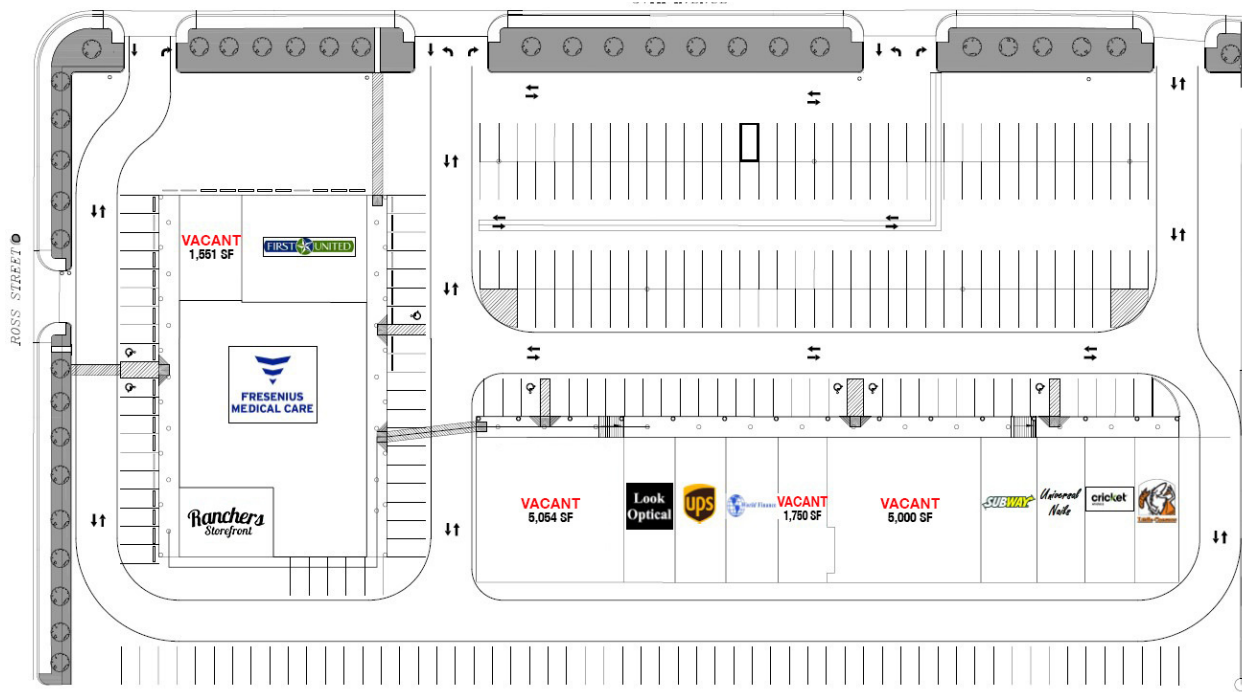
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,551 - 5,000 SF	Lease Rate:	\$16 - \$18 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 150	Available	1,551 SF	NNN	\$16.00 - \$18.00 SF/yr	-
Suite 1700	Available	1,750 SF	NNN	\$16.00 - \$18.00 SF/yr	-
Suite 2000	Available	5,000 SF	NNN	\$16.00 - \$18.00 SF/yr	-

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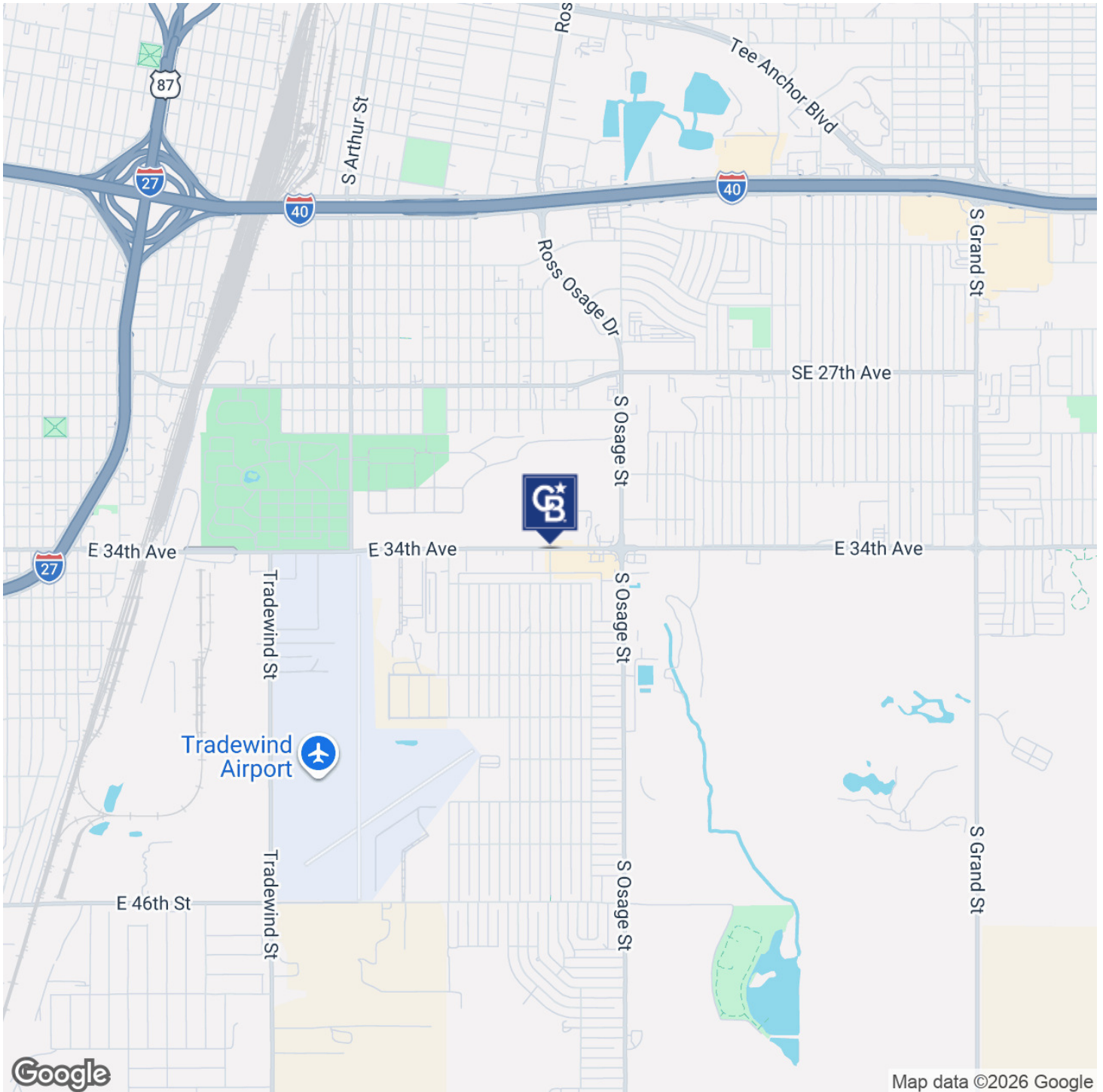
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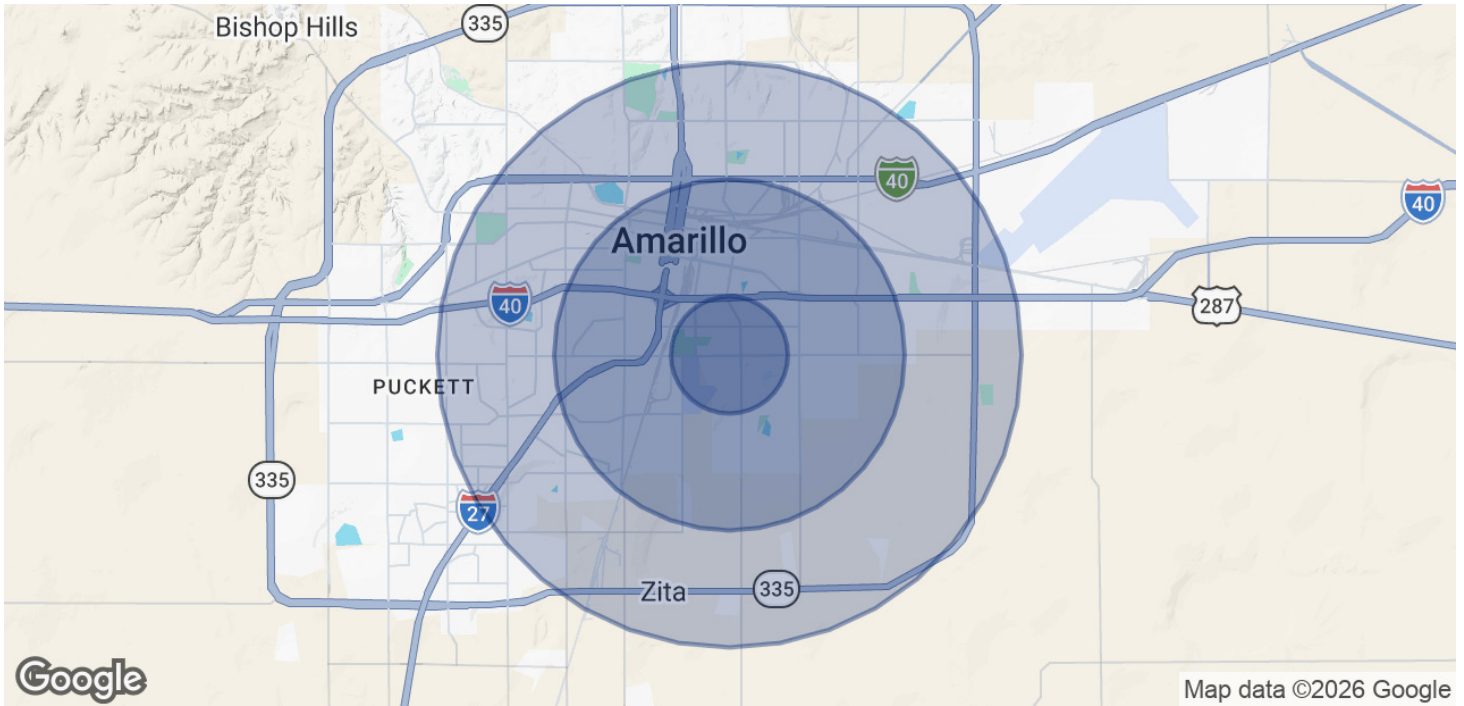
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,940	51,610	136,217
Average Age	34	37	37
Average Age (Male)	34	36	36
Average Age (Female)	35	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,034	19,891	52,746
# of Persons per HH	2.9	2.6	2.6
Average HH Income	\$67,745	\$70,388	\$71,474
Average House Value	\$159,029	\$178,826	\$180,203

2020 American Community Survey (ACS)

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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.

2-10-2025



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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Coldwell Banker Commercial

First Equity

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9007722

License No.

rachel@cbcamarillo.com

Email

(806) 354-3500

Phone

Rachel R Shreffler

Designated Broker of Firm

610574

License No.

rachel@cbcamarillo.com

Email

(806) 354-3500

Phone

Rachel R Shreffler

Licensed Supervisor of Sales Agent/ Associate

610574

License No.

rachel@cbcamarillo.com

Email

(806) 354-3500

Phone

Justin Kite

Sales Agent/Associate's Name

478313

License No.

justin@cbcamarillo.com

Email

(806) 468-4897

Phone

Buyer/Tenant/Seller/Landlord Initials

Date