



SUNSET PLAZA — PRIME NW LOOP 338 RETAIL
1801 Linda Ave, Odessa, TX 79763

FOR LEASE · ±8,500 SF · \$25.00 PSF + \$6.00 NNN

the Real Estate Ranch



M. Caleb Randolph
432.994.8898
caleb@thewolfshieldcdg.com

Office
432.688-8200
6 Desta Drive, Ste 1260, Midland, TX 79705

Website
<http://www.therealestateranch.com>

±8,500 SF AVAILABLE | AT&T & DOMINO'S ANCHORED CENTER WALMART SUPERCENTER RETAIL NODE



Open shell suites behind glass storefronts, completed 2023.

PROPERTY OVERVIEW

Sunset Plaza offers ±8,500 SF of newly constructed retail space strategically positioned in northwest Odessa, directly in front of the Walmart Supercenter retail node and anchored by national tenants AT&T and Domino's. Located just off NW Loop 338, the property benefits from strong visibility, convenient access, and more than 17,000 vehicles per day along the corridor.

The available space features modern glass storefronts and is delivered in open-shell condition, giving tenants the flexibility to occupy the full ±8,500 SF or subdivide the space into smaller suites. The center offers ample concrete parking, pylon and building signage opportunities, and established national co-tenancy from AT&T and Domino's.

The property sits within an established Walmart-driven retail node surrounded by additional national and regional retailers, quick-service restaurants, neighborhood services, and dense residential development. The five-mile trade area includes more than 102,000 residents and nearly 40,000 households, providing Sunset Plaza with both strong neighborhood demand and regional retail traffic.

LEASE SUMMARY

Base Rent	\$25.00 / SF / YR
Estimated NNN	\$6.00 / SF / YR
Total Estimated Rate	\$31.00 / SF / YR
Available Space	±8,500 SF
Lot Size	±1.16 Acres
Year Built	2023

±8,500

SF AVAILABLE

\$25.00

BASE RENT / SF / YR

\$6.00

NNN / SF / YR

17,000+

CPD LOOP 338

2023

YEAR BUILT

M. Caleb Randolph
432.994.8898
caleb@thewolfshieldcdg.com

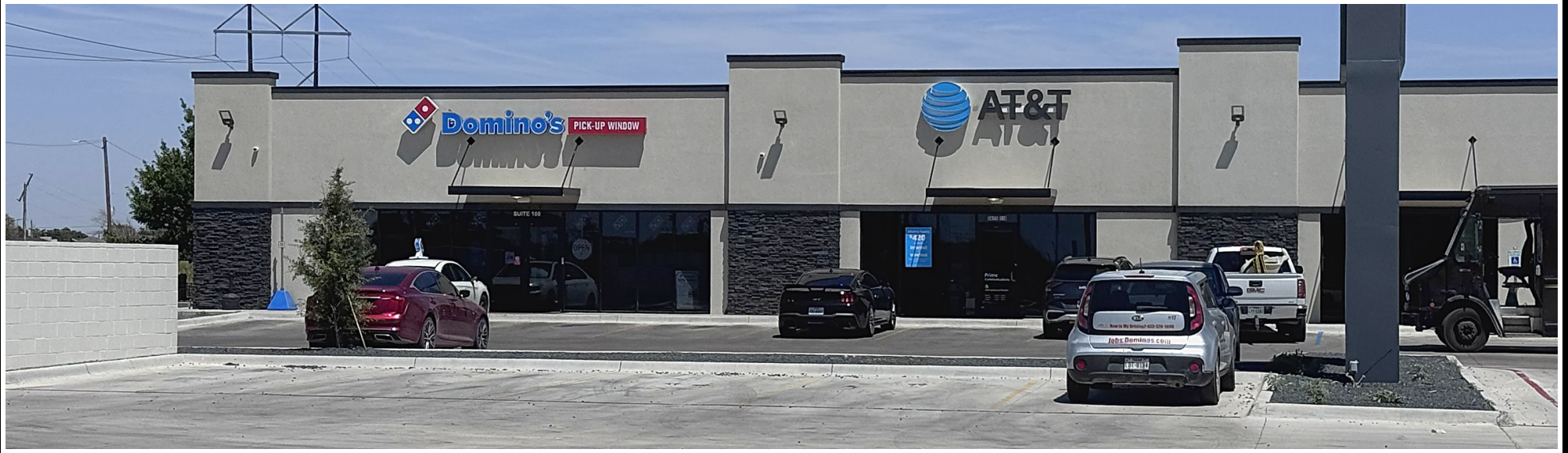
Office
432.688-8200
6 Desta Drive, Ste 1260, Midland, TX 79705

Website
<http://www.therealestateranch.com>



the **Real Estate**
Ranch

PROPERTY HIGHLIGHTS – SUNSET PLAZA



- ±8,500 SF of newly constructed retail space available
- Anchored by national tenants AT&T and Domino's in the same retail center
- Strategically positioned directly in front of the Walmart Supercenter retail node
- Prime northwest Odessa location just off NW Loop 338
- 17,000+ vehicles per day along NW Loop 338
- Completed in 2023 with modern design and glass storefronts
- Open-shell delivery allows tenants to customize the space to their specific needs
- Flexible configuration allows the full ±8,500 SF to be occupied by a single tenant or subdivided into smaller suites
- Excellent pylon and building-mounted signage opportunities
- Large paved concrete parking field with convenient customer access
- City of Odessa water and sewer
- Surrounded by established retail, quick-service restaurants, neighborhood services, and dense residential development
- Strong five-mile trade area with 102,011 residents and 39,991 households

M. Caleb Randolph
432.994.8898
caleb@thewolfshieldcdg.com

Office
432.688-8200
6 Desta Drive, Ste 1260, Midland, TX 79705

Website
<http://www.therealestateranch.com>



the
Real Estate
Ranch

PROPERTY SPECIFICATIONS – 1801 LINDA AVE

Two-year-old construction on a corner site, national co-tenancy in the same building, and ±8,500 SF a tenant can take whole or divide.

THE SPACE	
Available Space	±8,500 SF
Condition	Open shell
Divisible	Yes — full buildout or subdivision
Storefront	Glass
Year Built	2023
Design	Modern, contemporary

LEASE TERMS	
Base Rent	\$25.00 / SF / YR
Estimated NNN	\$6.00 / SF / YR
Total Estimated Rate	\$31.00 / SF / YR
Lease Structure	NNN
Delivery	Open shell
Availability	Immediate

SITE	
Lot Size	±1.16 acres
Configuration	Corner lot
Parking	Paved concrete, striped
Frontage	Linda Ave / W 22nd St
Signage	Pylon and building-mounted
Access	NW Loop 338 service road

UTILITIES	
Water	City of Odessa
Sewer	City of Odessa
Electric	Service to site
Trash	Screened enclosure on site

LOCATION & ZONING	
Zoning	R — Retail District
Jurisdiction	City of Odessa
County	Ector County, Texas
Corridor	NW Loop 338
Traffic Count	17,000+ CPD
To Walmart Supercenter	0.28 miles

CO-TENANCY	
In-Line Anchors	AT&T · Domino's
Adjacent Anchor	Walmart Supercenter
Nearby Fuel	Murphy USA
Retail Node	QSR and neighborhood services
Surroundings	Dense residential east and south
Center	Sunset Plaza

Rates, measurements, and figures are approximate and drawn from the listing materials. Tenant to verify all information independently.

M. Caleb Randolph
432.994.8898
caleb@thewolfshieldcdg.com

Office
432.688-8200
6 Desta Drive, Ste 1260, Midland, TX 79705

Website
<http://www.therealestateranch.com>



the **Real Estate**
Ranch

LOCATION – NW LOOP 338, ODESSA, TEXAS



Corner position on the NW Loop 338 corridor, northwest Odessa.

TRADE AREA AT A GLANCE

- 102,011 residents within 5 miles
- 39,991 households within 5 miles
- \$65,031 median household income (5 mi)
- 17,000+ vehicles per day on NW Loop 338
- 116,100 annual visits to the center
- 28-minute average visitor dwell time

LOCATION & TRADE AREA

The site holds a corner just off NW Loop 338, about a quarter-mile from the Walmart Supercenter and inside the retail node that grew up around it. The loop carries more than 17,000 vehicles a day past the frontage, and the service road puts a customer at the door without taking them off the corridor.

Rooftops back the property on two sides — dense residential runs east and south — which is what keeps the center's visit counts steady rather than purely drive-by. Odessa's position in the Permian Basin layers regional reach on top of that neighborhood base.

SURROUNDING RETAIL

- Walmart Supercenter — 0.28 miles
- Murphy USA fuel center
- Pizza Hut · GNC · State Farm · Verizon
- GameStop · T-Mobile · Cricket Wireless · Cato
- Jalisco's Cafe · Pro-Cuts · Bliss Dental
- Complex Community Federal Credit Union
- Multiple QSR and neighborhood service retailers

M. Caleb Randolph
432.994.8898
caleb@thewolfshieldcdg.com

Office
432.688-8200
6 Desta Drive, Ste 1260, Midland, TX 79705

Website
<http://www.therealestateranch.com>



the **Real Estate**
Ranch

TRADE AREA – 1, 3 & 5 MILE RADIUS

Five miles out, the trade area holds 102,011 residents across 39,991 households. Mobile location data puts the center's own traffic near 9,700 visits a month, with visitors staying 28 minutes on average.

POPULATION

1 Mile	9,218
3 Mile	45,969
5 Mile	102,011

HOUSEHOLDS

1 Mile	3,576
3 Mile	18,830
5 Mile	39,991

MEDIAN HH INCOME

1 Mile	\$53,502
3 Mile	\$58,551
5 Mile	\$65,031

AVERAGE HH INCOME

1 Mile	\$73,103
3 Mile	\$75,503
5 Mile	\$81,858

VISITOR ACTIVITY

Annual Visits	116,100
Avg Monthly Visits	≈ 9,700
Average Dwell Time	28 minutes
Median Stay	10 minutes
Also Shop Walmart	7.7% of visitors
Other Cross-Visits	H-E-B · Murphy USA · Stripes

TOP VISITOR ZIP CODES

79763	44.90%
79764	20.20%
79766	9.00%
79761	5.90%
79762	5.20%

Demographics per the trade-area report supplied with the listing; visitor activity per Placer.ai mobile location analytics. Figures are estimates.

M. Caleb Randolph
432.994.8898
caleb@thewolfshieldcdg.com

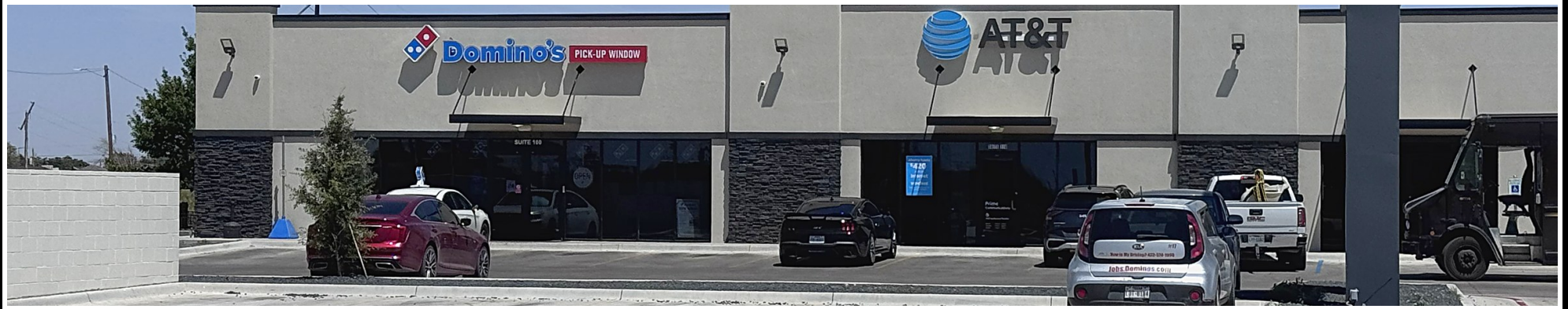
Office
432.688-8200
6 Desta Drive, Ste 1260, Midland, TX 79705

Website
<http://www.therealestateranch.com>



the **Real Estate**
Ranch

WHO THIS SPACE FITS



Shell delivery, a divisible $\pm 8,500$ SF run, and national neighbors on a corridor carrying 17,000+ vehicles a day — the space fits one tenant taking the whole thing or several splitting it.

Personal & Beauty

Salon, barber, spa, or nail studio beside established daily-traffic tenants on a corridor customers already shop.

Food & Beverage

Glass storefront and parking on a QSR-heavy node with Domino's already anchoring the center.

Medical & Wellness

Open shell allows a clinic, dental, or therapy buildout to spec, with dense residential immediately east and south.

Financial Services

Bank branch, credit union, or insurance office among Verizon, State Farm, and Complex Community CU nearby.

Children's & Pet Services

Neighborhood-serving uses drawing on 39,991 households within five miles and a 28-minute average dwell.

Specialty Retail

Divisible layout suits a single-tenant run of $\pm 8,500$ SF or several smaller shop spaces side by side.

M. Caleb Randolph

432.994.8898
caleb@thewolfshieldcdg.com

Office

432.688-8200
6 Desta Drive, Ste 1260, Midland, TX 79705

Website

<http://www.therealestateranch.com>



the Real Estate
Ranch



AERIAL — SITE, FRONTAGE & CO-TENANCY



The Real Estate Ranch



PARKING FIELD, PYLON SIGNAGE & AVAILABLE SUITES



the Real Estate Ranch

Sunset Plaza
1801 Linda Ave, Odessa, TX 79763



PRESENTED BY: M. CALEB RANDOLPH
432.994.8898

THE REAL ESTATE RANCH
(432) 688-8200

M. Caleb Randolph
432.994.8898
caleb@thewolfshieldcdg.com

Office
432.688-8200
6 Desta Drive, Ste 1260, Midland, TX 79705

Website
<http://www.therealestateranch.com>

