

GROUND FLOOR RESTAURANT FOR LEASE

520 W MAIN ST, OKLAHOMA CITY, OK 73102



AARON DIEHL

Retail Specialist

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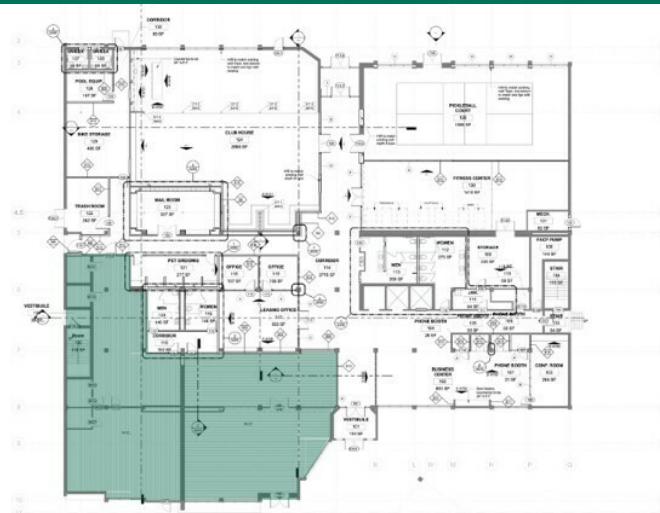
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Lease Rate

\$18.00 - 24.00 SF/yr (NNN)

THE PULSE APARTMENTS - GROUND FLOOR RESTAURANT

520 W MAIN ST, OKLAHOMA CITY, OK 73102



PROPERTY DESCRIPTION

Nestled in the heart of Oklahoma City's bustling downtown, The Pulse Apartments offer an unprecedented blend of urban luxury and local charm. This iconic property, a transformed hotel, is strategically situated at 520 West Main Street, a mere stone's throw from key attractions and business hubs. Featuring a remarkable 5,000 square foot ground floor restaurant space, The Pulse is excited to introduce a new dining destination – a premier restaurant space available for lease, designed to cater to the discerning tastes of Oklahoma City's vibrant community and its thriving culinary scene.

PROPERTY HIGHLIGHTS

- 204 Residential Micro-Units
- Customizable Restaurant layout with patio space available
- Parking Available
- Resident Amenities: Fitness Facility, clubhouse, dog wash, pickle ball court, co-working office

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OFFERING SUMMARY

Lease Rate:	\$18.00 - \$24.00/NNN
Available SF:	2,500 - 5,000 SF
Residential Units:	204
Average Unit Size:	315 SF
Building Size:	104,000 SF

DEMOGRAPHICS

	0.5 MILES	1 MILE	3 MILES
Total Households	842	3,459	32,828
Total Population	2,801	7,590	78,804

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PULSE APARTMENTS HIGHLIGHTS

- 204 Residential Units - Large builtin customer base right at your doorstep
- Micro Studio Apartments - catering to young professional and singles for quick bites and social dining.
- Live-Work Environment - perfect for attracting daytime and after-work crowds.
- 24-hour fitness facility - draws health-conscious residents
- Pickleball Court - a unique feature promoting community engagement where your restaurant can become the new social hub.
- Modern interior design aesthetic with outdoor space and pet-friendly amenities.
- Programmable Outdoor Space - potential for outdoor dining events or promotions linked with your restaurant.
- Compact Living Spaces (Average 315 SF) - Residents may prefer dining out or grabbing take-out, benefitting your business.



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Shared Co-Working Space



Restaurant Concept with Patio seating & dining



Club House Designs



Residential Unit Rendering



Residential Unit Rendering



Restaurant Concept rendering

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OKLAHOMA CITY

Oklahoma City is a dynamic urban center brimming with opportunity for restaurateurs looking to establish or expand their presence. The city's economic landscape is thriving, driven by diverse sectors from energy to healthcare, fostering a robust business environment. A key highlight is the ongoing residential growth, with an increasing number of living spaces being developed, expanding the local customer base. Culturally rich, the area boasts a variety of attractions including museums, theaters, and concert venues that draw both locals and tourists, ensuring a steady stream of potential diners. Oklahoma City's accessibility is enhanced by well-developed transit options, making it easy for customers to reach dining establishments. The community's engagement in local events and its evolving cosmopolitan nature make it an ideal locale for new and exciting dining concepts. This blend of rapid development, rich culture, and a growing, diverse population creates a fertile ground for culinary ventures.

LOCATION DETAILS

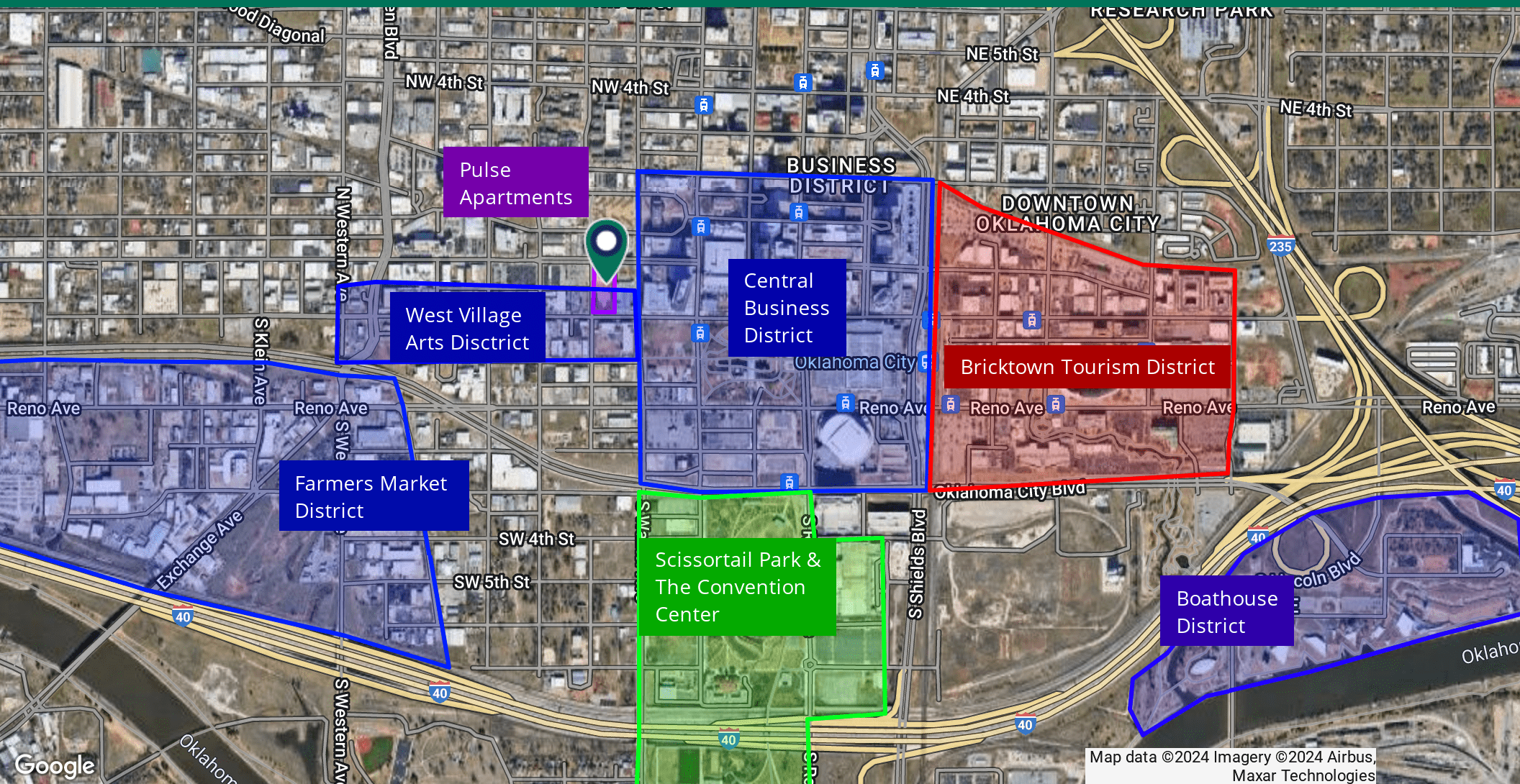
County	Oklahoma
City	Oklahoma City
Cross Streets	W. Main & Dewey Ave.

HIGHLIGHTS OF OKLAHOMA CITY

- **Booming Local Economy:** Oklahoma City features a dynamic economy with ongoing developments in various sectors, enhancing business opportunities.
- **Cultural Richness:** The property is in proximity to a rich array of cultural institutions, ensuring constant foot traffic from both locals and tourists.
- **Residential Growth:** The surrounding area is witnessing significant growth in residential developments, increasing the potential customer base for any new establishment.
- **Accessibility:** Exceptional access to local transit options and major thoroughfares

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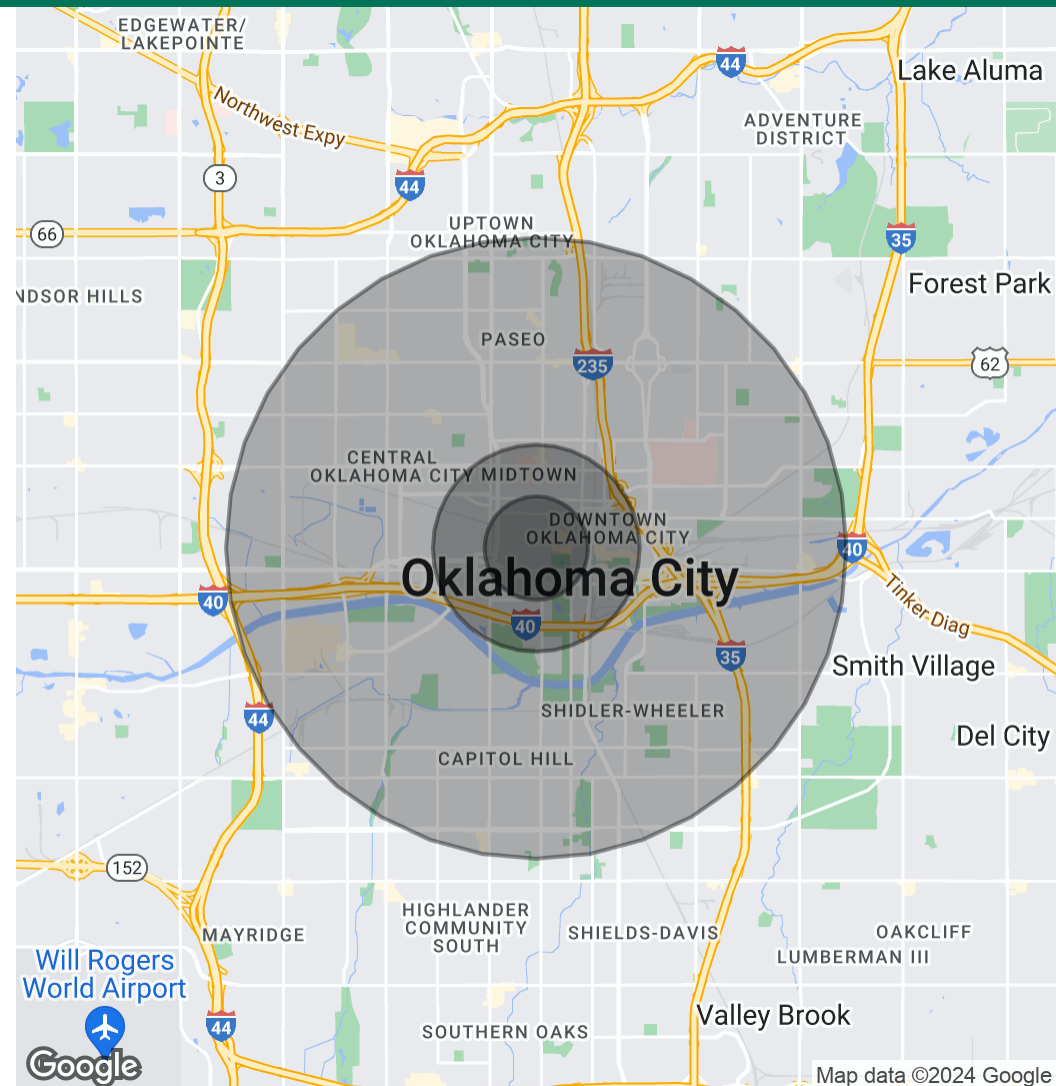
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POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	2,801	7,590	78,804
Average Age	38	38	36

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	842	3,459	32,828
# of Persons per HH	3.3	2.2	2.4
Average HH Income	\$55,702	\$69,897	\$66,796
Average House Value	\$333,676	\$382,297	\$240,786

Demographics data derived from AlphaMap

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