



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	21,180 SF
Available SF:	Suite 5824 1,620 SF
Year Built:	1974
Lot Size:	3.01 Acres
Market:	Northwest
Intersection:	NW 63rd & MacArthur
	09222020

PROPERTY OVERVIEW

Very nice neighborhood strip center with strong co-tenancy serving northwest Oklahoma City.

Neighborhood Tenants include: Walgreens, Wal-Mart Neighborhood Market, Family Dollar, Midfirst Bank, Dollar General, Goodwill and The Feathered Nest Market.

PROPERTY HIGHLIGHTS

- Pylon signage available
- Great visibility
- Easy in and out
- 3 - 5 year lease term preferred
- Tenant improvement participation by Landlord may be available

EAST BUILDING



TENANT ROSTER - EAST BUILDING

Suite	5804	Coyote Pawn
Suite	5805	Nhi's Barber Shop
Suite	5806	420 Dispensary
Suite	5808	H2 Hair Salon
Suite	5810-5814	Higher Grounds Coffee

TENANT ROSTER - WEST BUILDING

Suite	5816	Cajun King
Suite	5820	Pro Bikes
Suite	5822	Nail It Salon
Suite	5824	AVAILABLE - 1,620 SF
Suite	5826	63rd Street Donuts
Suite	5828	Mayfair Cleaners



WEST BUILDING

63rd Street Shops

5804 - 5828 NW 63rd St, Oklahoma City, OK 73132



EV ERNST
405.843.7474
eernst@priceedwards.com
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,557	82,084	227,228
Average age	37.3	36.2	37.4
Average age (Male)	37.4	35.5	36.2
Average age (Female)	37.2	37.4	38.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,296	34,371	96,316
# of persons per HH	2.4	2.4	2.4
Average HH income	\$52,006	\$54,960	\$61,979
Average house value	\$128,833	\$132,163	\$159,882

* Demographic data derived from 2010 US Census

TRAFFIC COUNT

NW 63rd St	east		west	16,003		8,606
N MacArthur Blvd.	north		south	14,142		14,574

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