

SPRING CREEK VILLAGE SHOPPING CENTER 1189 - 1489 E 15TH ST, EDMOND, OK 73013



## PROPERTY DESCRIPTION

Edmond's most prestigious retail address is located on the northwest corner of East 15th Street and Bryant Avenue. Join market-leading tenants including Starbucks, Fur Lab, Louie's, Lucca, Phat Tire Bikes, Fish City Grill and others in this beautiful, high quality boutique center. The center offers an array of high quality goods and services as well as a great mix of dining options.

Spring Creek Village is located in the heart of the best demographics in the metropolitan area with great accessibility, visibility and name-recognition. Local ownership is committed to the community and quality.

## OFFERING SUMMARY

|                       |                             |
|-----------------------|-----------------------------|
| <b>Lease Rate:</b>    | \$25.00 - 28.00 SF/yr (NNN) |
| <b>Available SF:</b>  | 1,056 - 5,948 SF            |
| <b>Lot Size:</b>      | 6.584 Acres                 |
| <b>Building Size:</b> | 72,273 SF                   |
| <b>Year Built:</b>    | 2005                        |
| <b>Renovated:</b>     | 2011                        |

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| TENANT | SUITE | GLA |
|--------|-------|-----|
|--------|-------|-----|

| BUILDING D       |           |       |
|------------------|-----------|-------|
| 1 Fur Lab        | 1189 #108 | 2,850 |
| 2 MXM Salon      | 1189 #124 | 2,250 |
| 3 Paris Banh Mil | 1189 #156 | 3,000 |

| TENANT | SUITE | GLA |
|--------|-------|-----|
|--------|-------|-----|

| BUILDING C            |           |       |
|-----------------------|-----------|-------|
| 4 Tres Jolie          | 1289 #120 | 3,632 |
| 5 Kristy's Fiber Arts | 1289 #116 | 1,816 |
| 6 D1 Training         | 1289 #112 | 1,816 |
| 7 D1 Training         | 1289 #108 | 1,776 |
| 8 Opal Anesthetics    | 1289 #100 | 3,000 |

| TENANT | SUITE | GLA |
|--------|-------|-----|
|--------|-------|-----|

| BUILDING B                         |           |       |
|------------------------------------|-----------|-------|
| 9 Hotworx                          | 1389 #100 | 1,837 |
| 10 Fish City Grill                 | 1389 #104 | 2,680 |
| 11 Nails By Ivy                    | 1389 #108 | 1,792 |
| 12 Kyoto Sushi Bar and Bistro      | 1389 #112 | 2,278 |
| 13 AVAILABLE 2,232 - 3,667 sq ft   | 1389 #120 | 2,232 |
| 14 AVAILABLE - 1,435 - 3,667 sq ft | 1389 #124 | 1,435 |
| 15 Chico's Mexican Restaurant      | 1389 #126 | 4,391 |
| 16 Chico's Mexican Restaurant      | 1389 #128 |       |
| 17 AVAILABLE 3,225 - 5,948 sq ft   | 1389 #132 | 3,225 |
| 18 AVAILABLE 2,723 - 5,948 sq ft   | 1389 #134 | 2,723 |
| 19 Stretch Lab                     | 1389 #140 | 1,800 |
| 20 AVAILABLE                       | 1389 #144 | 3,090 |
| 21 Phat Tire Bikes                 | 1389 #152 | 2,720 |
| 22 Louie's Grill                   | 1389 #160 | 3,200 |

| TENANT | SUITE | GLA |
|--------|-------|-----|
|--------|-------|-----|

| BUILDING A                     |           |       |
|--------------------------------|-----------|-------|
| 23 ING Tattoo & Art Studio     | 1489 #100 | 803   |
| 24 AVAILABLE                   | 1489 #108 | 1,056 |
| 24b La Reina Del Brow & Beauty | 1489 #116 | 1,350 |
| 25 Lucca                       | 1489 #132 | 3,551 |
| 26 Alloy Personal Training     | 1489 #188 | 1,825 |
| 27 Dirty Dough                 | 1489 #180 | 1,063 |
| 28 Great Plains Bank           | 1489 #164 | 3,162 |
| 29 Muse By Lucca               | 1489 #148 | 1,812 |
| 30 Starbucks Coffee            | 1489 #156 | 1,837 |

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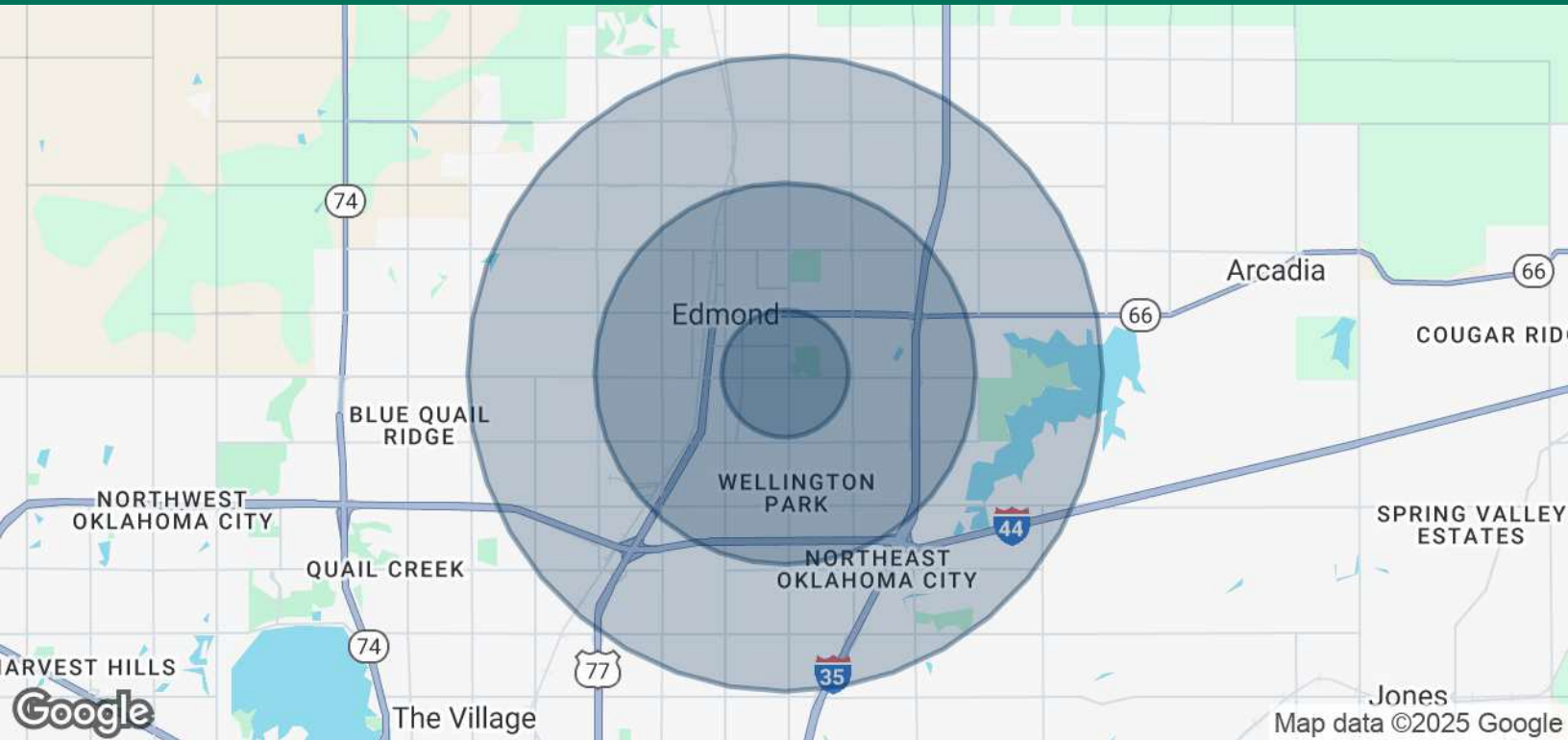
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| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 7,674     | 61,983    | 107,553   |
| Average Age          | 34.6      | 32.0      | 33.9      |
| Average Age (Male)   | 31.4      | 29.7      | 32.4      |
| Average Age (Female) | 37.1      | 34.2      | 35.3      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 3,076     | 23,789    | 40,696    |
| # of Persons per HH  | 2.5       | 2.6       | 2.6       |
| Average HH Income    | \$79,753  | \$75,697  | \$88,943  |
| Average House Value  | \$129,484 | \$185,999 | \$235,049 |

\* Demographic data derived from 2020 ACS - US Census

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