

WESTERNVIEW CENTER

7421 S WESTERN AVE, OKC, OK 73139



PROPERTY DESCRIPTION

Westernview Center is a well established destination location, offering a strong CoTenancy in this ideal South Oklahoma City Center. Anchor Tenants include Dollar General, Taste of China, Archwell Health, Edward Jones, US Coast Guard, CiCi's Pizza and Cricket Communications.

White box with walls ready for paint, ceiling, lights, HVAC and ADA restroom. Office spaces are available on the 2nd floor of Professional Building - Full Service.

Dutch Brother's Coffee is located across the street on the hard corner of S Western Ave & I-240.

TRAFFIC COUNTS

| | | |
|---------------|-------|---------|
| S Western Ave | north | 24,272 |
| S Western Ave | south | 26,803 |
| I-240 | east | 107,700 |
| I-240 | west | 98,800 |

PROPERTY HIGHLIGHTS

- Immediate Access to I-240; Freeway Visibility
- Dedicated Turn Lane; Signalized Intersection
- Pylon Sign; Multiple access points

OFFERING SUMMARY

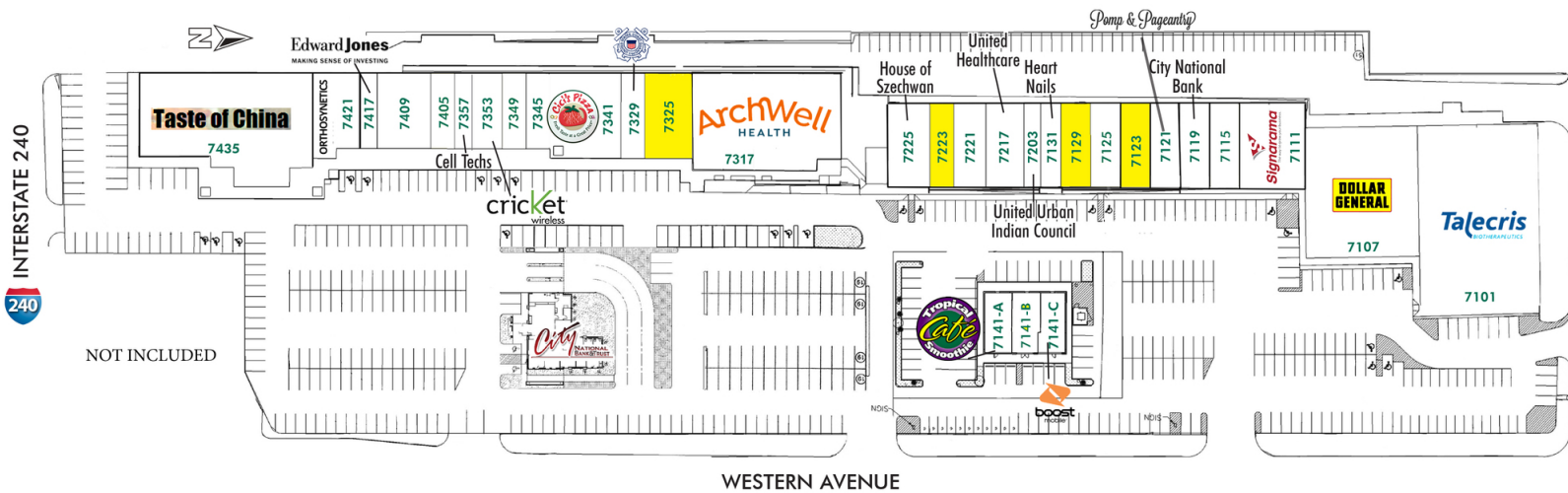
| | |
|------------------|---|
| Lease Rate: | \$12.00 - 18.46 SF/yr (NNN; Full Service) |
| Number of Units: | 37 |
| Available SF: | 650 - 2,840 SF |
| Lot Size: | 9.04 Acres |
| Building Size: | 109,896 SF |

ROSHA WOOD

rwood@priceedwards.com
O: 405.239.1219 C: 405.902.8181

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| Suite | Tenant | SF |
|-------------|------------------------------------|--------------|
| 7435 | TASTE OF CHINA | 12,073 |
| 7421 | ORTHO SYNTHETICS | 2,389 |
| 7417 | EDWARD JONES | 990 |
| 7409 | ELEVATION SPORTS | 2,790 |
| 7405 | LIBERTY LOANS | 1,274 |
| 7357 | ITECH PHONE REPAIR | 850 |
| 7353 | CRICKET WIRELESS | 1,670 |
| 7349 | THE BROADWAY CLINIC | 1,260 |
| 7345 | CICI'S PIZZA | 1,400 |
| 7341 | CICI'S PIZZA | 4,200 |
| 7329 | US COAST GUARD | 1,420 |
| 7325 | AVAILABLE | 2,840 |
| 7301-7317 | ARCHWELL HEALTH | 10,350 |
| 7225 | HOUSE OF SZECHWAN | 2,222 |
| 7223 | AVAILABLE QUALITY CONTROL COFFEE | 1,883 |
| 7221 | QUALITY CONTROL DISP | 1,450 |
| 7217 | UNITED HEALTHCARE | 1,750 |
| 7203 | UNITED INDIAN COUNCIL | 1,450 |
| 7131 | HEART NAILS | 1,125 |
| 7129 | M-T-M SPAYWAY | 1,750 |
| 7125 | V'S ESTHETICS | 1,762 |
| 7123 | AVAILABLE | 1,260 |
| 7121 | POMP & PAGEANTRY | 2,240 |

| Suite | Tenant | SF |
|----------|--------------------------|--------|
| 7119 | CITY NATIONAL BANK | 1,750 |
| 7115 | ACTION STAFFING | 1,750 |
| 7111 | SIGN A RAMA | 3,888 |
| 7107 | DOLLAR GENERAL | 10,625 |
| 7101 | TALECRIS BIOTHERAPEUTICS | 15,500 |
| 7319 PAD | CITY NATIONAL BANK | 2,900 |

FREESTANDING BUILDING

| Suite | Tenant | SF |
|--------|---------------------|-------|
| 7141-A | TROPICAL SMOOTHIE | 1,275 |
| 7141-B | FRED LOYA INSURANCE | 1,206 |
| 7141-C | BOOST MOBILE | 1,260 |

PROFESSIONAL BLDG-2ND FLOOR OFC SPACE-FULL SERVICE

| Suite | Tenant | SF |
|------------------|---------------------------------------|--------------|
| 7249 200 | AVAILABLE HIRECALL STAFFING | 1,150 |
| 7249 200A | AVAILABLE | 650 |
| 7249 201 | M-T-M BETTER TOGETHER STUDIO | 1,800 |
| 7249 202 | AVAILABLE FRAYER ENTERPRISES | 2,389 |
| 7249 203 | AVAILABLE | 1,800 |
| 7249 204 | WESTERN DELAWARE TRIBE | 2,600 |

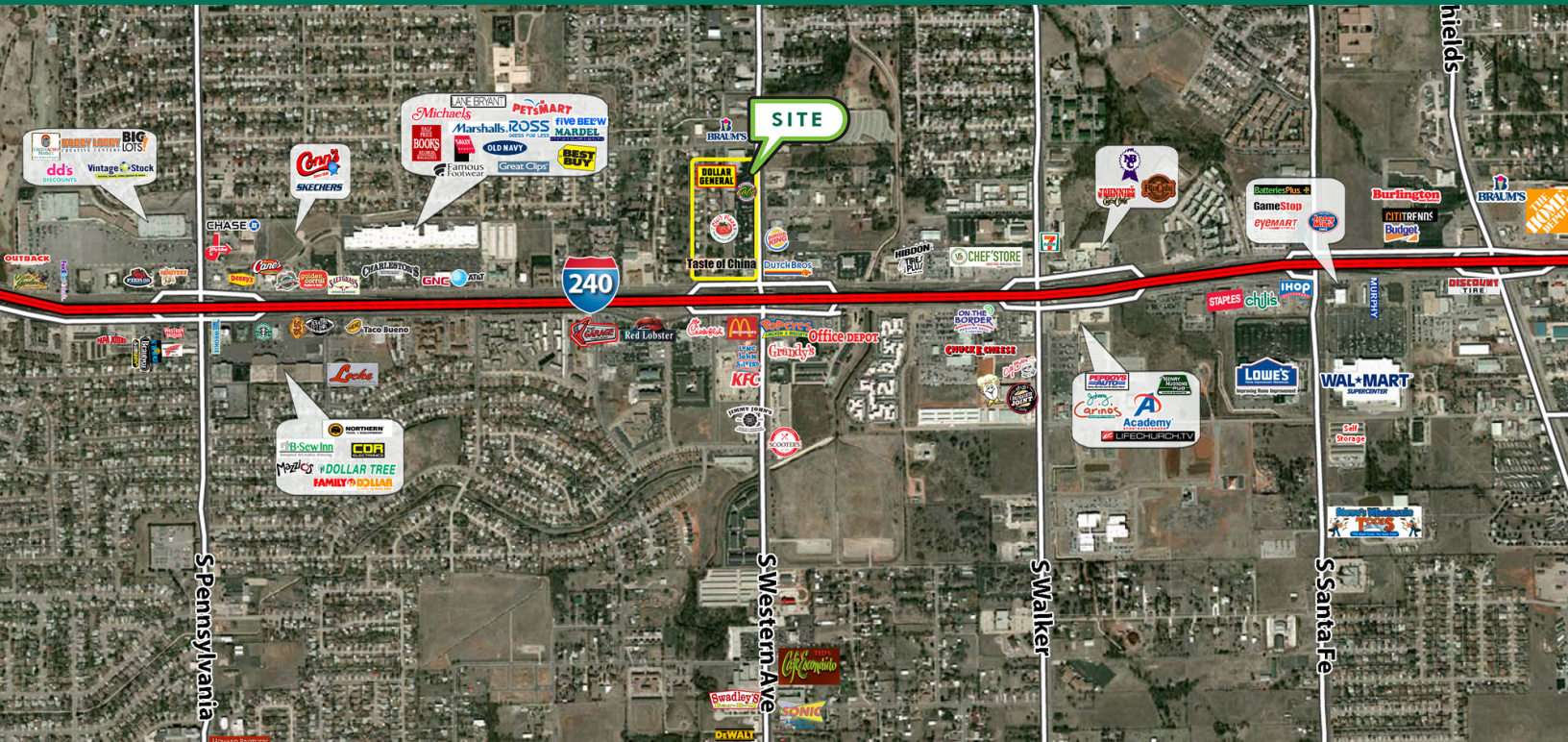
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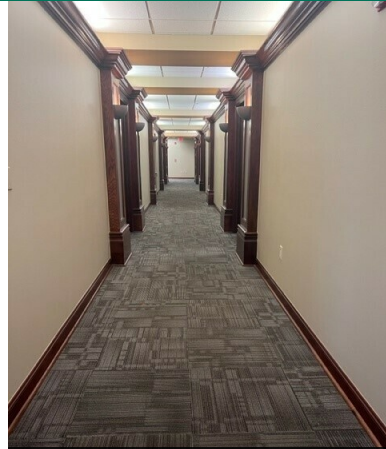
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WESTERNVIEW CENTER

7421 S WESTERN AVENUE OKLAHOMA CITY, OK 73139



Professional bldg entrance



2nd floor corridor



Suite 200A - 650 sf - \$1,000 mth



Suite 200A - 650 sf - \$1,000 mth



Suite 7249-201 - 1,800 sf



Suite 7249-201 - 1,800 sf



Suite 7249-201 - 1,800 sf



Suite 7249-202 - storage room



Suite 7249-202 - entrance



Suite 7249-202 - 2,389 sf



Suite 7249-203 - 1,800 sf



Suite 7249-203 - 1,800 sf

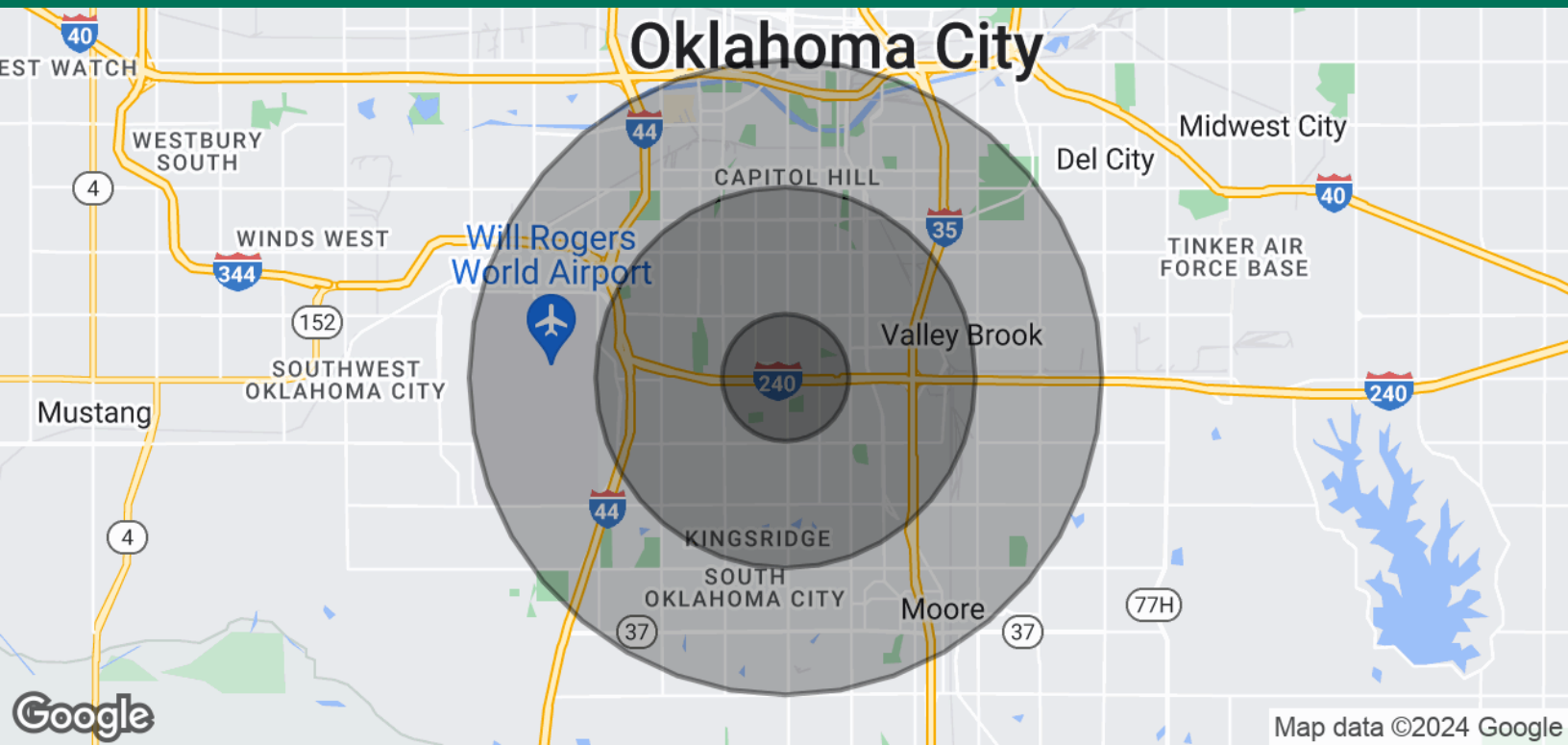
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|----------|-----------|-----------|
| Total Population | 11,404 | 111,712 | 216,491 |
| Average Age | 33.8 | 33.0 | 32.3 |
| Average Age (Male) | 33.7 | 32.4 | 31.4 |
| Average Age (Female) | 35.0 | 34.2 | 33.6 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 4,482 | 42,442 | 79,226 |
| # of Persons per HH | 2.5 | 2.6 | 2.7 |
| Average HH Income | \$41,336 | \$45,870 | \$48,537 |
| Average House Value | \$99,463 | \$107,354 | \$114,433 |

* Demographic data derived from 2020 ACS - US Census

06182024

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