



**OFFERING SUMMARY**

Sale Price:	\$2,100,000
Building Size:	4,635 SF
Lot Size:	0.89 Acres
Price / SF:	\$452.20
Cap Rate: (Projected)	5.53%
NOI:	\$116,100
Year Built:	1948
Renovated:	2010
Market:	Oklahoma City
Submarket:	Nichols Hills

**PROPERTY OVERVIEW**

This 4,635 SF highly visible upscale restaurant building is ideally located near Nichols Hills Plaza and Classen Curve. The building is surrounded by fashionable shops, local eateries, upscale homes, Casady School, Nichols Hills Elementary and major Oklahoma City employers. Trade area neighbors include Classen Curve (Lululemon, Bassett Furniture, Kendra Scott, Athleta, Balliets, Barre 3, Republic, Cafe 501, Upper Crust Wood Fired Pizza), Classen Triangle (Whole Foods, West Elm, Anthropologie, Zoës Kitchen), Nichols Hills Plaza (Trader Joe’s, Pops, Coolgreens, Starbucks, Organic Squeeze), Chesapeake Energy Corporation, MidFirst Bank, and many more.

**PROPERTY HIGHLIGHTS**

- Single Tenant Restaurant
- Property fronts Nichols Hills
- Includes a 17,950 SF (MOL) parking lot
- Parking ratios 11.84 per 1000
- Traffic Counts: Western - 19,603 cpd NW 63rd - 14,325 cpd
- Multiple Retailers in the area
- Located less than half a mile from new Ellison Hotel and Event Center
- Located 1 mile from Interstate 77 & Interstate 44

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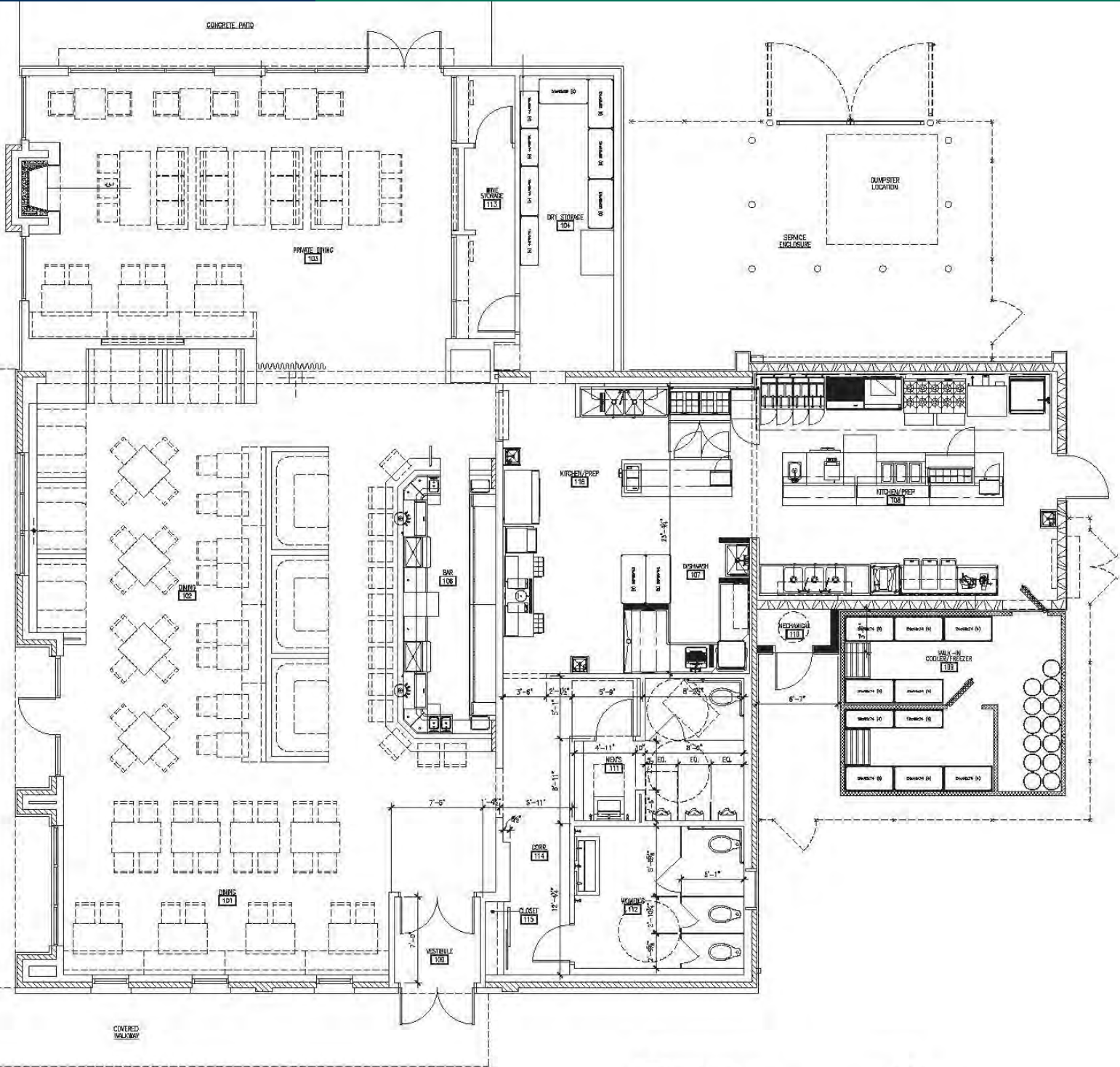
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1 FLOOR PLAN  
A2.10 SCALE: 1/4"=1'-0"

FIRE AREA = 4,988 SQ. FT.

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# Former West Restaurant & Bar

6714 N. Western, Oklahoma City, OK 73116



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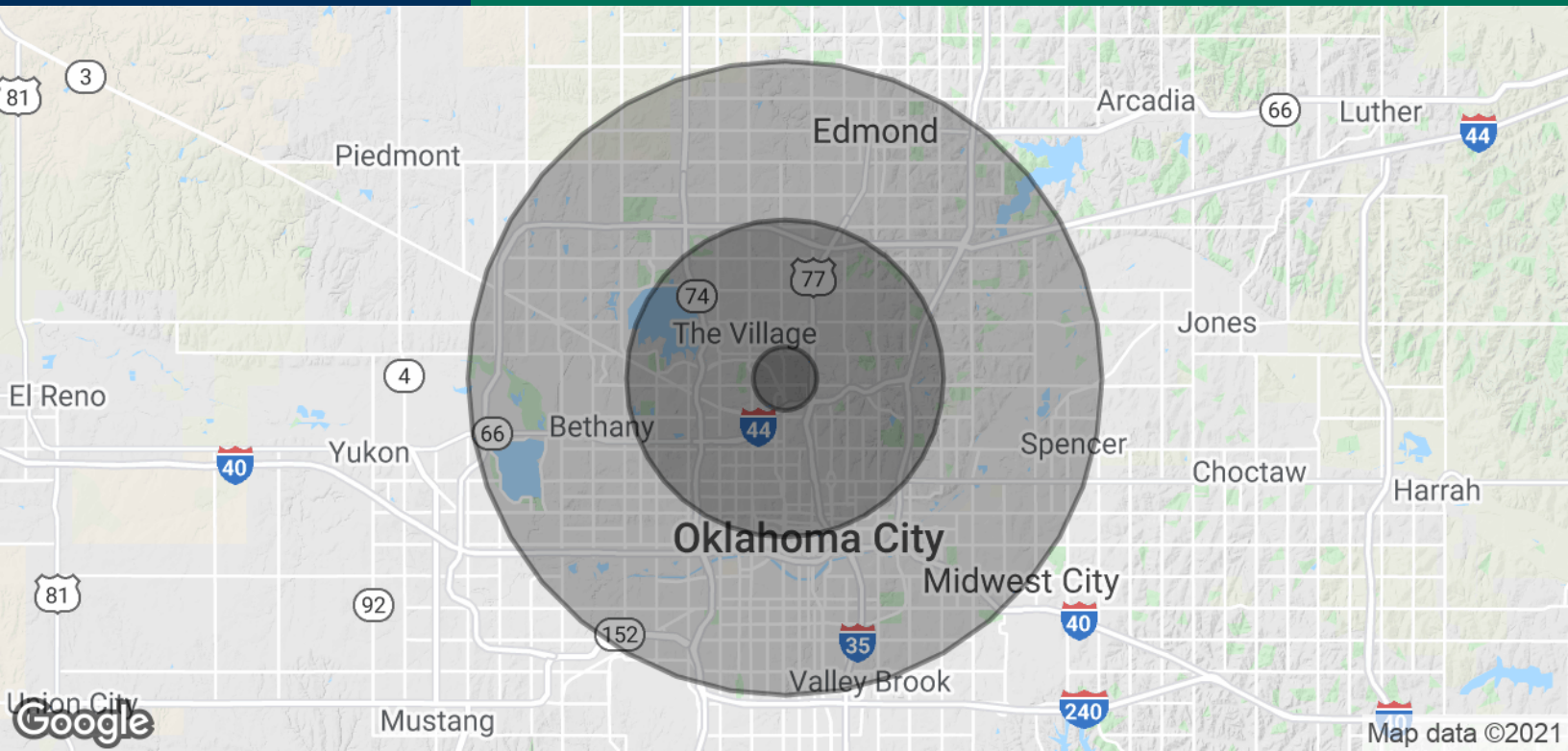
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**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	5,083	186,303	640,901
Average age	41.8	35.9	34.6
Average age (Male)	38.7	34.0	33.4
Average age (Female)	43.5	37.1	35.6

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	2,229	82,670	257,713
# of persons per HH	2.3	2.3	2.5
Average HH income	\$121,314	\$59,309	\$59,554
Average house value	\$354,447	\$178,158	\$158,038

\* Demographic data derived from 2010 US Census

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