

FOR SALE



SANTIAGO'S

217-219 SW 25TH ST, OKLAHOMA CITY, OK 73109



BANTA
Property Group

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OFFERING SUMMARY

Sale Price:	\$987,000
Building Size:	13,568 SF
Alleyway:	Yes
Lot Size:	7,000 SF
Price / SF:	\$72.74
Year Built:	1920
Renovated:	2020
Zoning:	C-CBD
Built As:	Downtown Retail Zero Lot Line
Market:	Oklahoma City
Subdivision:	Capitol Hill
Traffic Count:	10,014

PROPERTY OVERVIEW

Santiago's offers brick architecture, authentic district character, generous floorplates, and the kind of presence and visibility that define a district. For the right buyer — whether operator, redeveloper, or long-term investor — this building represents not just a purchase, but a chance to own a cornerstone of Capitol Hill's next chapter.

For the first time in decades, one of Capitol Hill's most recognizable historical structures is being offered to the open market. In a district defined by roots and generational ownership, this is the type of opportunity that rarely arises. Capitol Hill is arguably the most tightly held district in Oklahoma City.

Santiago's offers numerous paths forward: retail showroom, neighborhood market, restaurant/bar concept, event space, creative office, boutique manufacturing, studio, indoor marketplace, nonprofit headquarters, church/community use, educational/training facility, or a full adaptive reuse repositioning. The scale and layout also support mixed-use conversion, multi-tenant division, or redevelopment into a signature destination property.

PROPERTY HIGHLIGHTS

- As reinvestment accelerates, the historic corridor along Commerce Street is said to be entering its long-anticipated resurgence, and Santiago's occupies a position of undeniable prominence within that evolution.
- Steps from the new Capitol Hill Plaza, placing the property directly within the district's most active pedestrian zone.

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LOCATION DESCRIPTION

The property sits just off Commerce Street, in a walkable section of Capitol Hill experiencing its most active reinvestment cycle in decades. New operators, refreshed facades, and renewed interest from developers are adding momentum to a district built on authenticity and cultural identity.

With quick connectivity to the Wheeler District, Downtown, Shields Blvd, and the core southside workforce, the location offers both neighborhood presence and strategic access.

SITE DESCRIPTION

Positioned in the center of Capitol Hill's commercial corridor. The property offers strong frontage along SW 25th, walkable access to surrounding retail, and proximity to Downtown Oklahoma City and the Wheeler District.

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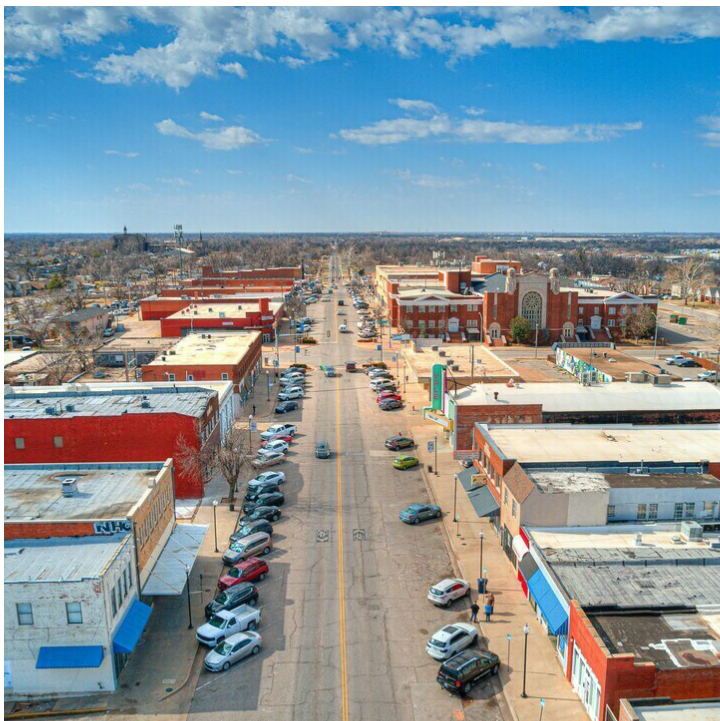
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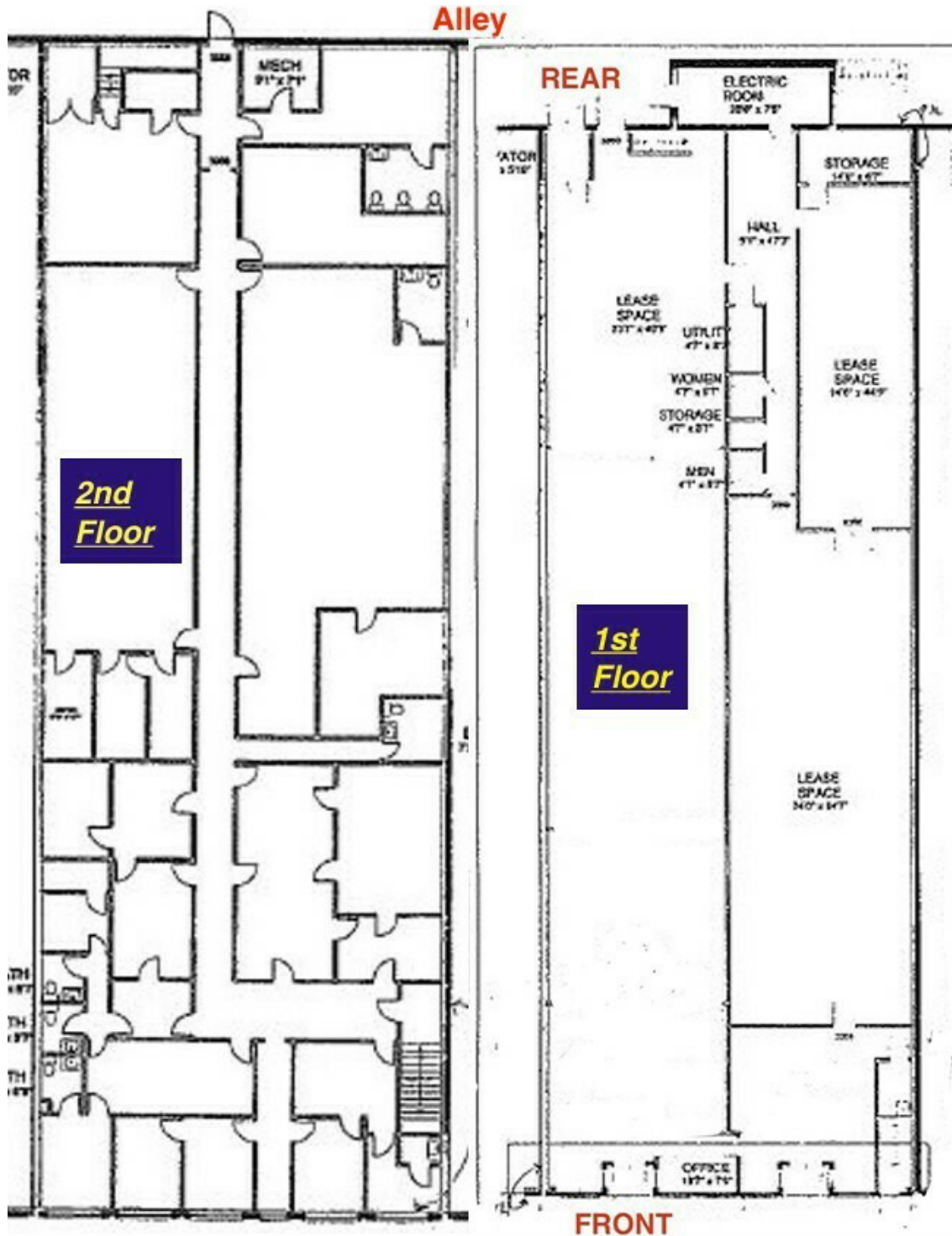
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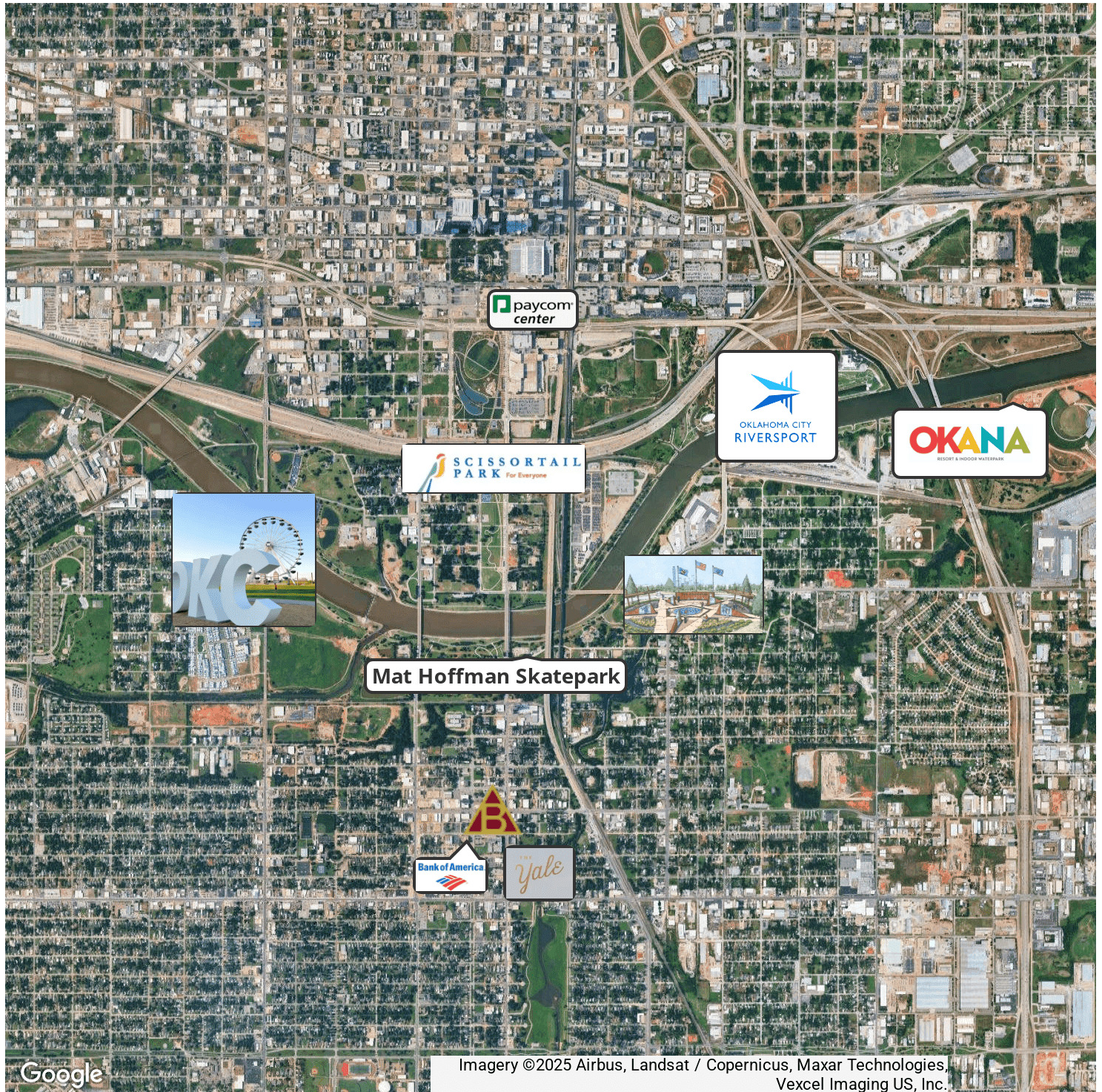
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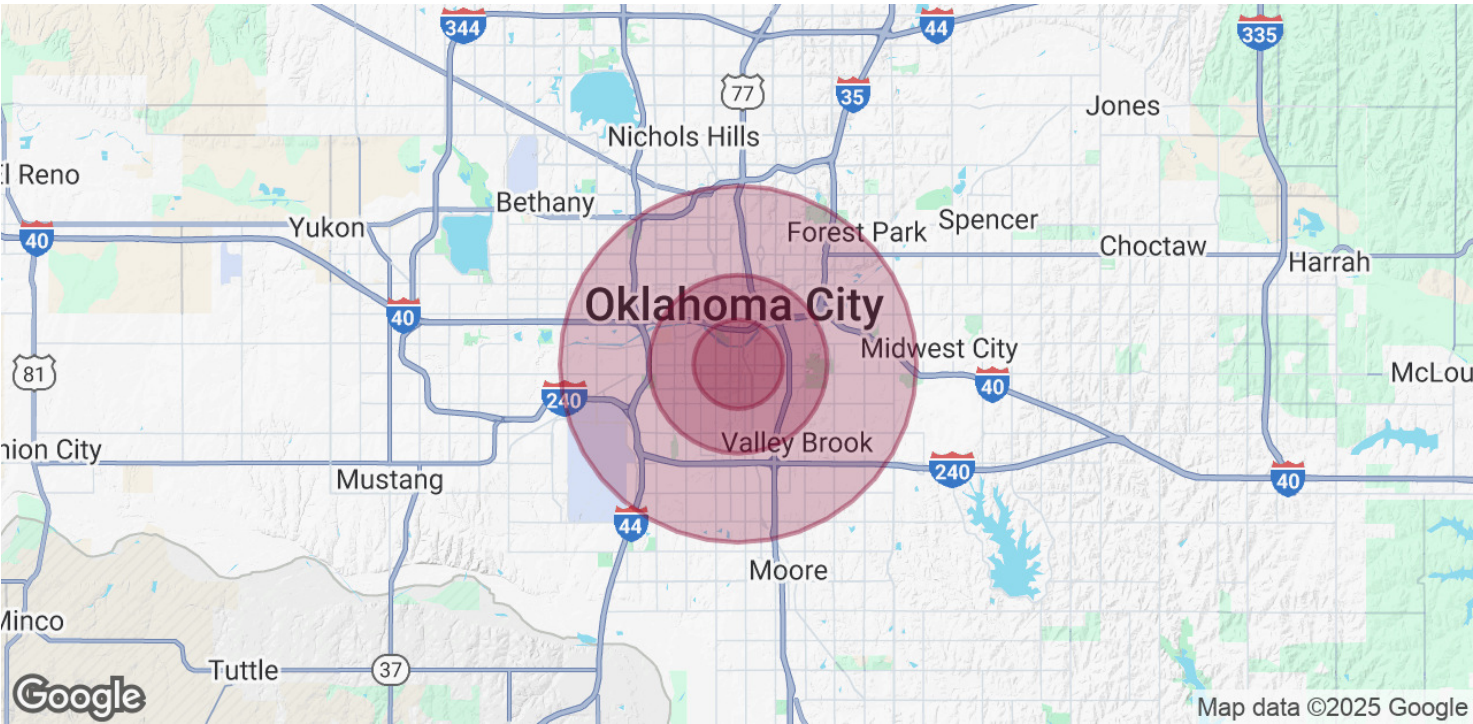
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POPULATION	1.5 MILES	3 MILES	6 MILES
Total Population	23,972	84,236	308,974
Average Age	34	35	37
Average Age (Male)	34	34	36
Average Age (Female)	35	35	37

HOUSEHOLDS & INCOME	1.5 MILES	3 MILES	6 MILES
Total Households	8,299	29,865	121,687
# of Persons per HH	2.9	2.8	2.5
Average HH Income	\$52,823	\$55,057	\$64,230
Average House Value	\$140,128	\$164,997	\$182,440

Demographics data derived from AlphaMap