

FORMER WEST RESTAURANT & BAR 6714 N. WESTERN, OKLAHOMA CITY, OK 73116



PROPERTY DESCRIPTION

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
- Located less than half a mile from new Ellison Hotel and Event Center, Multiple Retailers in the area
- Located 1 mile from Interstate 77 & Interstate 44

OFFERING SUMMARY

Sale Price:	\$2,000,000
Number of Units:	1
Lot Size:	0.89 Acres
Building Size:	4,644 SF
Price / SF:	\$430.67
Year Built:	1948
Renovated:	2010
Market:	Oklahoma City
Submarket:	Nichols Hills

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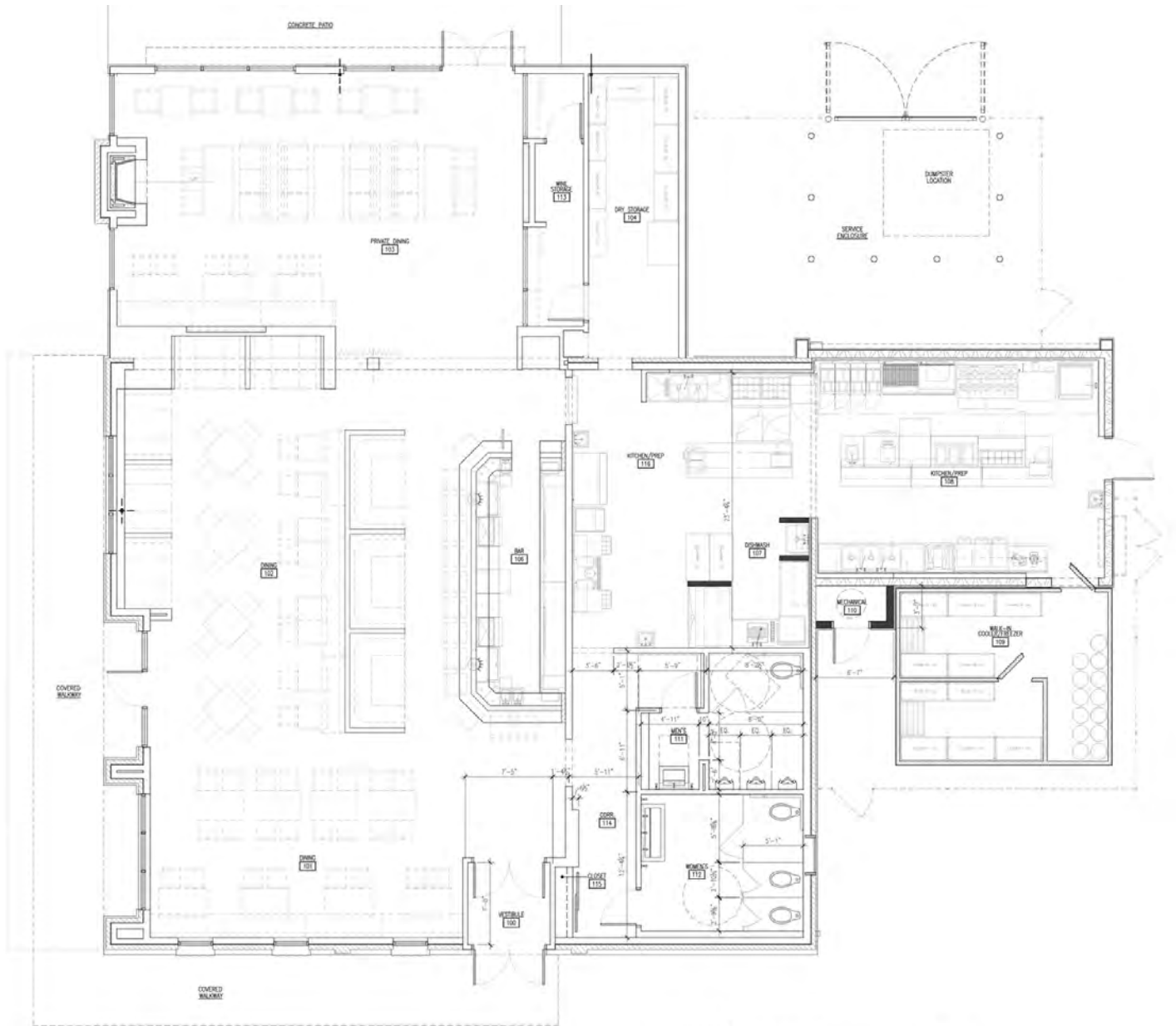
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1 FLOOR PLAN
SCALE: 1/4"=1'-0"
FIRE AREA = 4,588 SQ. FT.

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POPULATION	1 MILE	5 MILES	10 MILES
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	1 MILE	5 MILES	10 MILES
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

2020 American Community Survey (ACS)

07162024

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