



## Crimson Creek

### Property Highlights:

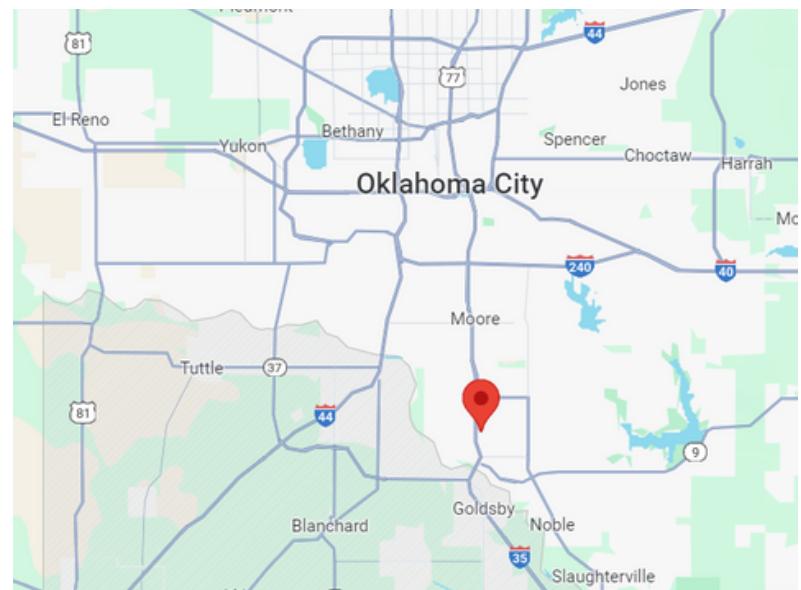
- **13,833 Sq. Ft. between fully leased office building & fully leased retail strip center**
- **4.4 Acres**
- **Purchase Price = \$4,500,000 includes the excess land**
- **7.5% Cap Rate on current income (Shopping Center + (Shopping Center + Office)Office)**
- **\$375,000 for land for future development, approximately \$3.57/ft.**
- **Property cannot be split**

### Traffic Counts:

12th Ave SE: 22,100 VPD ('22)  
 Almeda Ave (W of 12th Ave): 15,200 VPD ('22)  
 Almeda Ave (E of 12th Ave): 7,100 VPD ('22)

### Demographics:

	1 Mile	3 Miles	5 Miles
2023 Population	15,464	82,869	110,567
Daytime Population	11,096	85,534	122,486
Avg. HH Income	\$55,810	\$69,495	\$79,532



# PLAINS

Commercial Real Estate

FOR SALE

Crimson Creek

320-334 12th Ave SE. Norman, OK 73071



# Rent Roll

Crimson Creek - 320 12th Ave SE Norman, OK 73071						
Address	Tenant	Sq. Ft.	Rent	NNN	Expiration Date	
320 12th Ave SE Suite 100	Vapor Lax, INC	1,670	2,992.08	556.67	03/31/2025	
320 12th Ave SE Suite 106	46 Releaf No. 3, LLC	1,821	3,338.50	607.00	07/31/2024	
320 12th Ave SE Suite 110	XI AN, INC dba Fantasy Chinese Cuisir	1,842	3,070.00	614.00	04/30/2024	
320 12th Ave SE-Suite 120	JS One Norman, LLC dba Firehouse Si	2,100	3,850.00	700.00	03/31/2028	
334 12th ave Suite 100	Access Medical	3,200	6,658.56	1,066.67	06/30/2027	
334 12th ave Suite 120	Therapy In Motion	3,200	5,866.67	1,066.67	05/31/2028	
<b>6 Units</b>		<b>13,833</b>	<b>25,775.81</b>	<b>4,611.01</b>		