

# FOR LEASE

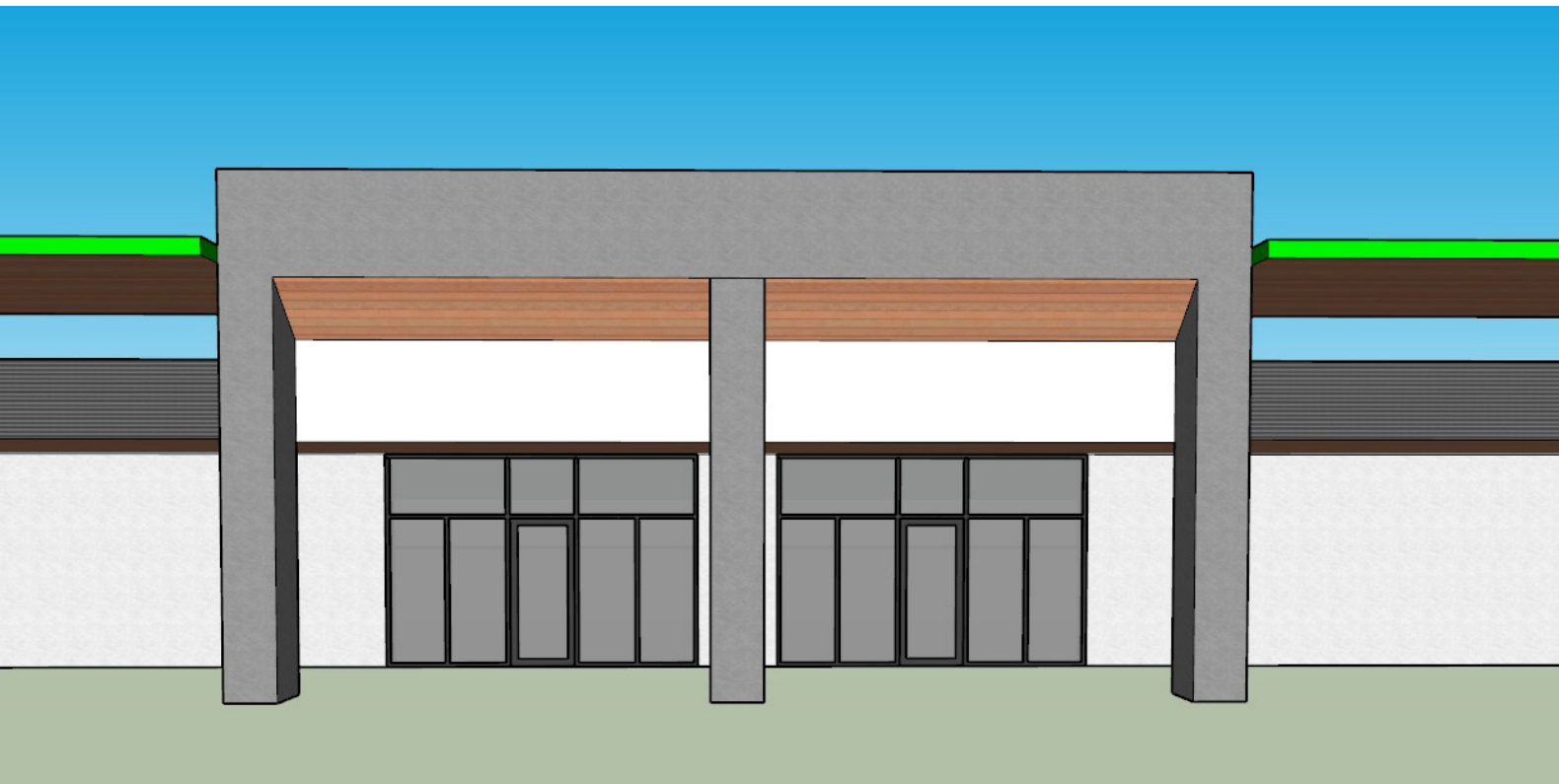
THE SHEPHERD CENTER - 2401 NW 23RD STREET, OKLAHOMA CITY, OK 73107



**HORIZON**  
COMMERCIAL REAL ESTATE

Lacey Curry  
Broker

405.596.7330  
[Horizoncreek.com](http://Horizoncreek.com)



# PROPERTY INFORMATION

**\$16.00/PSF + NNN**

PROPERTY TYPE	RETAIL
SPACE SIZE	132,966 RSF
ZONING	C-3
YEAR BUILT	1964



Shepherd Mall is being redeveloped into The Shoppes At Shepherd Center!



161,918 RSF available across divisible suites boast ample parking and access points.



Modern development will include glass storefront, sleek facades, and prominent signage to enhance aesthetic appeal, increase natural light, and boost tenant visibility.



The Site is zoned C3 and ideal for both national and local tenants, including retailers, restaurants, recreational facilities, entertainment venues, and more.



Strategically located in the heart of Oklahoma City, near prestigious Oklahoma City University, minutes from major thoroughfares, Downtown OKC and the desirable Plaza District and Paseo districts.



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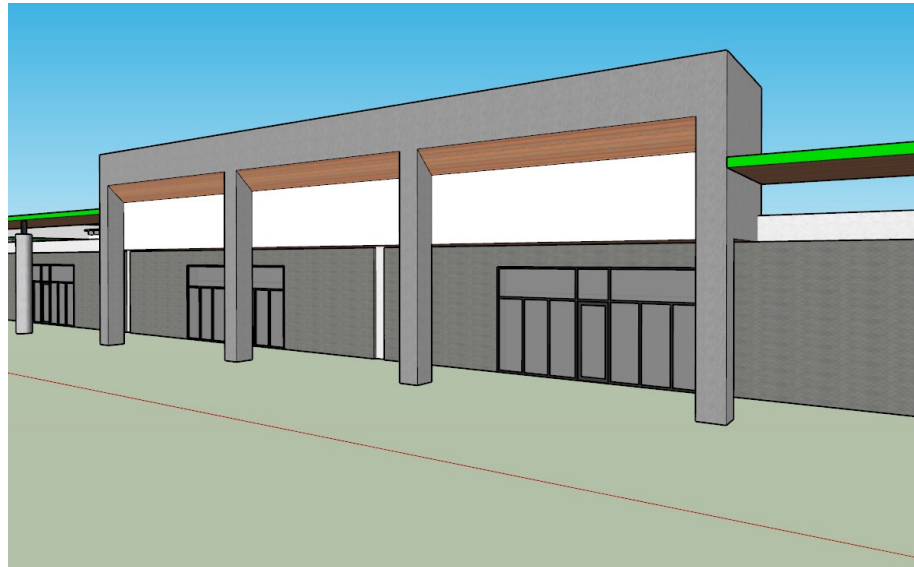
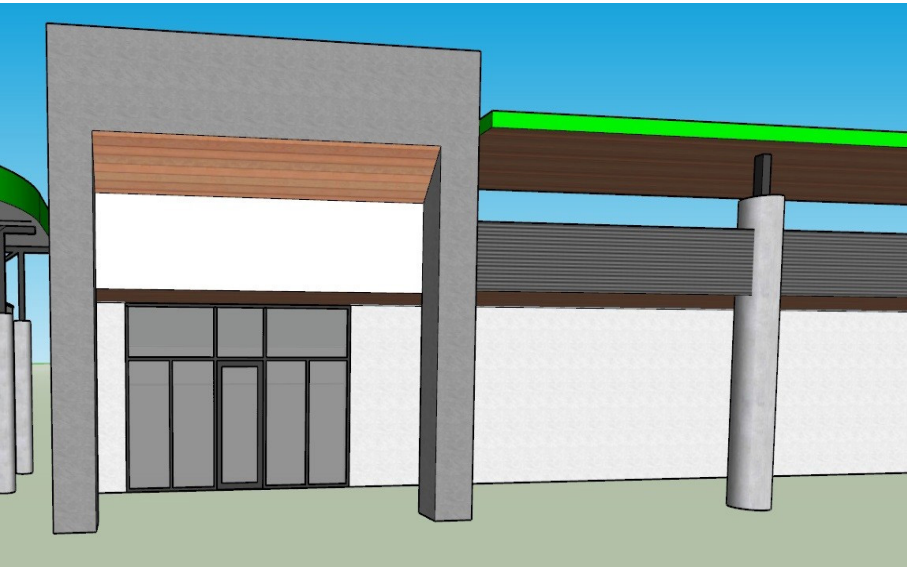
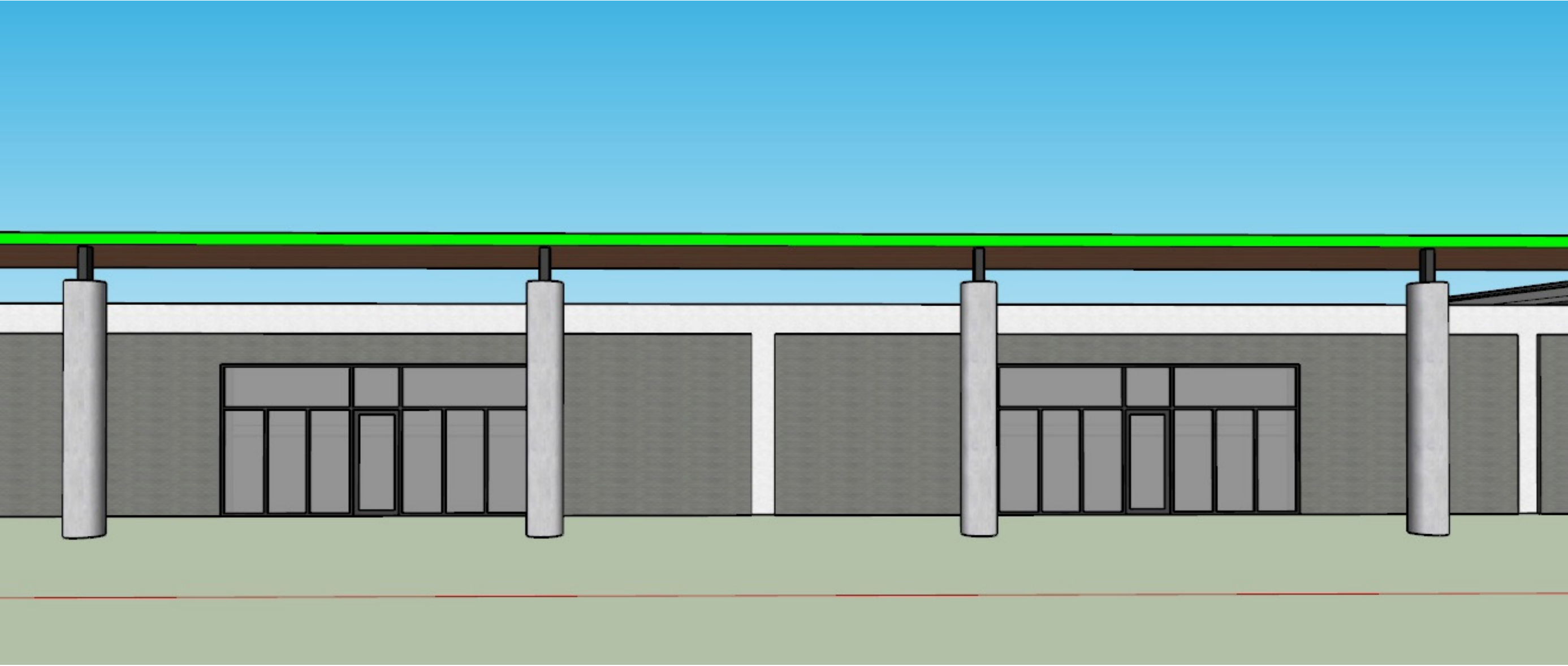
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The redevelopment of Shepherd Mall into The Shoppes at Shepherd Center represents a strategic effort to reposition this desirable property to a vibrant retail destination. This project will leverage its proximity to Oklahoma City University, major throughfares, and nearby cultural districts to attract a diverse mix of National and local tenants across retail, dining, entertainment and recreational sectors. With modern design updates such as glass frontage and prominent signage, the Shoppes at Shepherd Center aims to enhance tenant visibility. The Shoppes at Shepherd Center present a unique opportunity for businesses to establish a presence within an iconic Oklahoma City property, reimagined to meet modern market needs while honoring its legacy.

Potential suite layouts starting at 1,000 square feet and up (renderings are theoretical.)



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## SITE PHOTOS





## AREA MAP

Pennsylvania Avenue

Villa Avenue

23rd Street

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# SITE PLAN

