



Now Leasing

Rose Creek
PLAZA

Experience the Rose Creek Difference
Retail | Office | Lifestyle



Rose Creek Plaza

The vision of Rose Creek Plaza is to create a lifestyle destination, including a unique blend of national and local retail, restaurants, services, boutique fitness, and entertainment. This combined with design ambiance and amenities that are conducive to gathering, casual browsing, and creating positive experiences.

Offering Summary

Located on the NW corner of NW 164th Street and N May Avenue, Rose Creek Plaza will be a unique mixed-use lifestyle development in the Oklahoma City metro, positioned on the cusp of OKC and Edmond, an affluent and fast growing suburb. The Development will soon be one of Oklahoma City's favorite destinations and one of the best outdoor shopping experiences in the state. This site offers high visibility for all tenants due to high topography and a hard corner at a prominent intersection. Rose Creek is positioned for a variety of high end retail dining and services to accompany our grocery anchor tenant.



+/- 220,000 SF of flexible space for lease
16533 N May Ave | Edmond, OK 73012

Trade/market Area

The Oklahoma City metropolitan area boasts of over 1.2 million people. Its healthy economy is bolstered by a wide variety of industries: government, military, education, aerospace, health care and oil and gas. With one of the lowest costs of living in the country, and with its combination of a western heritage and cool modern vibe, Oklahoma City draws tourists to its many museums, sporting events and festivals. With nearby universities (University of Oklahoma branch campus, Oklahoma City University and Oklahoma State University branch campus), a professional basketball team, several minor league teams, and a planned new convention center, Oklahoma City continues to be one of the country's best places to live and visit.

Rose Creek
PLAZA



Property Information

- Great Visibility
- Phased Build Out
- 1,205 Parking Stalls
- Flexible Square Footage
- Mixed Use
- Modern Aesthetic
- 35,000+ cars per day
- 27 Acre Lot
- +/- 220,000 Rentable SF
- Pad Site Purchase Option
- Water-Front Spaces
- Outdoor Events Space Golf
- Cart Paths/Parking
- Close to Highway
- High Income/ Growth Area

Desired Tenants

National Retail
Local Boutique
Fitness
Pet Services
Office Users

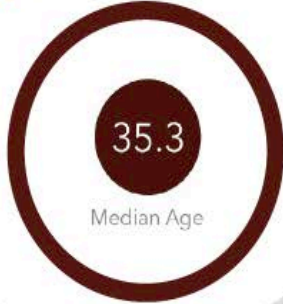
National Restaurant
Local Eatery
Spa
Blow dry Bar

Bank
Dry Cleaning
Medical
Activity-centric: Cooking,
Painting, etc.



Demographics

3 miles



3 miles



5 mi \$95,955

Average HH Income

3 miles



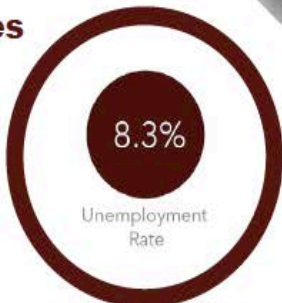
3 mi \$109,193

1 mi \$125,501

3 miles



3 miles



Demographics

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	2,115	27,737	91,198
2010 Total Population	5,808	46,776	120,028
2020 Total Population	6,739	61,820	147,526
2020 Group Quarters	3	257	497
2025 Total Population	7,326	67,310	157,549
2020-2025 Annual Rate	1.68%	1.72%	1.32%
2020 Total Daytime Population	5,877	63,519	153,948
Workers	2,275	33,187	81,722
Residents	3,602	30,332	72,226
Household Summary			
2000 Households	737	11,733	38,523
2000 Average Household Size	2.85	2.32	2.34
2010 Households	2,142	19,542	50,864
2010 Average Household Size	2.71	2.38	2.35
2020 Households	2,433	25,300	61,247
2020 Average Household Size	2.77	2.43	2.40
2025 Households	2,626	27,397	65,049
2025 Average Household Size	2.79	2.45	2.41
2020-2025 Annual Rate	1.54%	1.61%	1.21%
2010 Families	1,650	12,343	31,323
2010 Average Family Size	3.11	3.02	3.00
2020 Families	1,866	16,103	37,666
2020 Average Family Size	3.17	3.06	3.06
2025 Families	2,013	17,447	39,962
2025 Average Family Size	3.19	3.08	3.07
2020-2025 Annual Rate	1.53%	1.62%	1.19%
Housing Unit Summary			
2000 Housing Units	779	12,575	41,244
Owner Occupied Housing Units	90.1%	52.4%	56.5%
Renter Occupied Housing Units	4.5%	40.9%	36.9%
Vacant Housing Units	5.4%	6.7%	6.6%
2010 Housing Units	2,252	21,266	55,006
Owner Occupied Housing Units	83.5%	58.5%	57.6%
Renter Occupied Housing Units	11.6%	33.4%	34.8%
Vacant Housing Units	4.9%	8.1%	7.5%
2020 Housing Units	2,540	27,470	65,937
Owner Occupied Housing Units	83.3%	58.9%	57.2%
Renter Occupied Housing Units	12.4%	33.2%	35.7%
Vacant Housing Units	4.2%	7.9%	7.1%
2025 Housing Units	2,730	29,646	69,795
Owner Occupied Housing Units	83.6%	59.0%	57.1%
Renter Occupied Housing Units	12.6%	33.4%	36.1%
Vacant Housing Units	3.8%	7.6%	6.8%
Median Household Income			
2020	\$100,729	\$81,349	\$70,964
2025	\$110,214	\$87,579	\$76,591
Median Home Value			
2020	\$233,084	\$256,498	\$208,897
2025	\$258,413	\$298,421	\$243,333
Per Capita Income			
2020	\$45,204	\$44,332	\$40,183
2025	\$52,258	\$50,121	\$44,759
Median Age			
2010	34.3	33.8	33.8
2020	36.6	35.3	35.6
2025	35.6	34.8	35.8

Marketing

Rose Creek Plaza defines success by the success of our tenants. Marketing is an important component of branding a lifestyle center. We are committed to promoting the overall brand of the development individual tenants, and partnering to create events that drive traffic and create value.

Including the following:

- Website
- Social Media
- Email Campaigns
- Promotion of Events, Sales, & Store Openings
- Community Events
- Concerts
- Press/ Media Relations



Malek Massad, Broker
malek.massad@skybridgellc.com
(405) 922-5464

Heather Rainer, Broker Associate
heather.rainer@skybridgellc.com
(405) 922-0809

Corey Hale, Sales Associate
corey.hale@skybridgellc.com
(405) 365-6990



Skybridge Real Estate
701 Cedar Lake Blvd. Suite 410
Oklahoma City, OK 73114
www.skybridgellc.com
www.skybridge.realestate