

YUKON ANGLE
1010 GARTH BROOKS BLVD.
YUKON, OK 73099

FOR SALE: \$4,950,000



Property Information:

- ◆ 3-story multi-use commercial center (retail, office & flex)
- ◆ 44,023 sf MOL on 4.15 acres MOL
 - 1st fl Retail 17,533 sf 90% occupied
 - 2nd & 3rd fl Office 14,940 sf Vacant shell
 - Flex Building 11,550 sf 100% occupied
- ◆ 8% cap rate based on 90% retail space occupancy & flex space 100% occupancy
- ◆ Asset offers both immediate returns & long-term potential in the fastest growing segment of Oklahoma City

Property Highlights:

- ◆ 2nd & 3rd fl office space only requires tenant finish for future tenants (excellent potential for corporate office or executive suite/business center use)
- ◆ Dutch Bros & HTeaO are co-located as out-parcels on the site
- ◆ Strategic position on the NW corner of Garth Brooks Blvd. & W. Vandament Ave.
- ◆ Walmart Supercenter, Sprouts, Walgreens & numerous other retailers/restaurants are located adjacent to the intersection
- ◆ Easy access to I-40



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