

504 S. LAIRD AVENUE
OKLAHOMA CITY, OK 73129



Turnkey Bar & Kitchen For Sale or Lease

19,156 SF on 2.79 Acres MOL

Sales Price: \$5,500,000

Lease Price: \$25.00/SF NNN

NAIRED COMMERCIAL
REAL ESTATE

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PROPERTY OVERVIEW

TOTAL SF 19,156 SF +/-

LOT SIZE 2.79 ACRES +/-

YEAR BUILT 2021

ZONING PUD-1725

- Turnkey Bar & Kitchen
- 8,675 SF Patio
- Outdoor Bar
- 3 Phase Power
- 4 Overhead Doors
- Located in the Boathouse District
- South of Bricktown
- Close Proximity to the New Thunder Arena-Projected to Open 2028
- Easy Access to I-240 & I-40

DEMOGRAPHICS



POPULATION

1 MILE: 4,027

3 MILES: 71,989

5 MILES: 216,656



AVERAGE HOUSEHOLD INCOME

1 MILE: \$76,526

3 MILES: \$59,793

5 MILES: \$58,708



TOTAL HOUSEHOLDS

1 MILE: 1,699

3 MILES: 29,896

5 MILES: 85,828

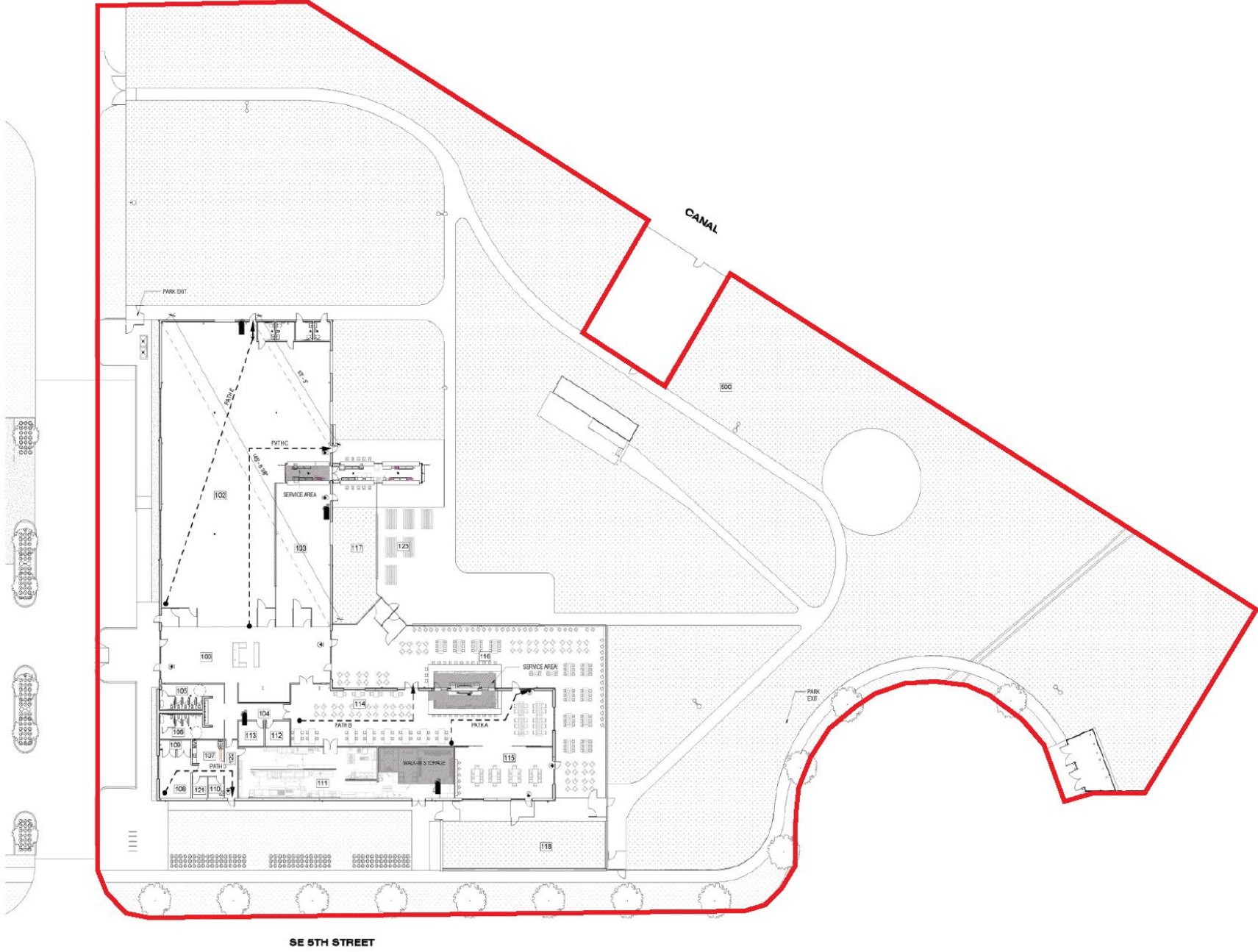


0.5 MILE FROM I-40

0.5 MILE FROM I-35

1 MILE FROM I-235

504 S. LAIRD AVENUE SITE PLAN



504 S. LAIRD AVENUE – OUTDOOR PARK



504 S. LAIRD AVENUE PICS



OUTDOOR BAR



OUTDOOR BAR



OUTDOOR BAR



EVENT ROOM



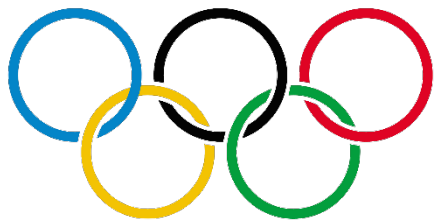
INDOOR DINING AREA





THE BOATHOUSE DISTRICT

- Located on the Oklahoma River in downtown OKC, the Boathouse District is at the crossroads of the nation – the intersection of I-35 and I-40 – making it easily accessible to metro OKC residents as well as visitors to our city.
- The Boathouse District was established in 2006 with the opening of the Chesapeake Boathouse. It has rapidly grown to include a row of iconic boathouses along the river, the world-class Chesapeake Finish Line Tower, and RIVERSPORT Adventure Park which offers exciting outdoor activities including RIVERSPORT Rapids, a \$45m whitewater rafting and kayaking center.
- Today, the Boathouse District is destination for athletes, metro area families and visitors to Oklahoma City. Athletes look forward to rowing or paddling on the district's world-class 4000m race and training course, while families and visitors can get on the water in a kayak or stand-up paddle board, take a bike ride on pump track, mountain bike skills course and the 13+ miles of trails, or enjoy RIVERSPORT Adventures.
- We also invite you to enjoy the art and architecture of the Boathouse District. The Compass Rose sculpture by internationally acclaimed artist Owen Morrell graces the entrance to the Boathouse District, and everyone appreciates the iconic architecture of the structures along the river, each designed by architect Rand Elliott, Elliott & Associates. Together, the architecture and athleticism of the Boathouse District are becoming recognized as a world-class destination by local and international visitors alike.



HOST OF THE 2028 OLYMPICS

The spirit of the Olympic Movement has been embedded in RIVERSPORT sports, programming and events since day one.

Today, we are a [US Olympic & Paralympic Training Site](#) for both rowing and canoe/kayak, we regularly host national and international competitions in these Olympic sports, and in March 2025, the Los Angeles City Council voted to approve LA28's venue proposal making RIVERSPORT Rapids the Canoe Slalom venue for the 2028 Olympic Games [\[more\]](#).

ABOUT RIVERSPORT, OKLAHOMA CITY'S WHITEWATER CENTER

Oklahoma City's RIVERSPORT Rapids is a \$45.2 million whitewater center built as part of MAPS 3, a city tax initiative that has funded numerous projects throughout the metro. Opened in May 2016 in the City's downtown Boathouse District, RIVERSPORT's whitewater center includes an Olympic caliber racecourse which has hosted US Olympic Team Trials for Canoe Slalom (2016 and 2024) and Kayak Cross (2024) as well as numerous national and international competitions. RIVERSPORT also offers rafting, tubing and whitewater kayaking for the public and competitive teams in both canoe/kayak and rowing for youth and adults. RIVERSPORT has been an official US Olympic & Paralympic Training Site since 2009.

504 S. LAIRD AVENUE AERIAL

