

FOR LEASE

PROVEN RETAIL STOREFRONT
WITH WAREHOUSE

3021 N Portland Ave.
Oklahoma City, OK 73107



JOHNNY STRADAL
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$5 SF/yr (NNN)
Available SF:	8,600 SF
Lot Size:	27,367 SF
Cap Rate:	0.0%
Year Built:	1948
Zoning:	C-3 (Retail)

PROPERTY OVERVIEW

Located on the SE corner of N. Portland Avenue and NW Oliver Street, this long-standing retail storefront offers strong visibility on Portland. With exposure to over 10,828 vehicles per day. The existing customer facing showroom and retail layout is supported by fully HVAC-conditioned office space and a large warehouse with an overhead door, creating a highly flexible environment for storefront retail, service-oriented businesses, showroom users, and e-commerce or distribution operations.

POTENTIAL PROPERTY USES

- E-commerce fulfillment - Auto, motorcycle, bike, or powersports service & retail - Contractor showroom (flooring, cabinets, lighting, appliances, etc. - Specialty fitness (CrossFit, private gym, martial arts, training) - Specialty retail (outdoor, tactical, hobby equipment, niche retail) - Service businesses (HVAC, plumbing, electrical with showroom front)

PROPERTY HIGHLIGHTS

- Established Retail & Warehouse with 15 Years of Proven Performance
- Excellent exterior signage opportunity off of Portland
- Prominent Retail Frontage, with over 10,828 vehicles per day on N. Portland Avenue
- Ample Employee and Customer parking
- Warehouse racking available for a wide variety of uses (e-commerce, fulfillment, etc.)

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LEASE SPACE AND FLOOR PLAN



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	8,600 SF	Lease Rate:	\$5 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3021 Flex Space - Warehouse	Available	8,600 SF	NNN	\$5.00 SF/yr	Built Out

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ADDITIONAL PHOTOS



FRONT EXTERIOR



SHOWROOM / RETAIL SPACE



SHOWROOM / RETAIL SPACE



SHOWROOM / RETAIL SPACE

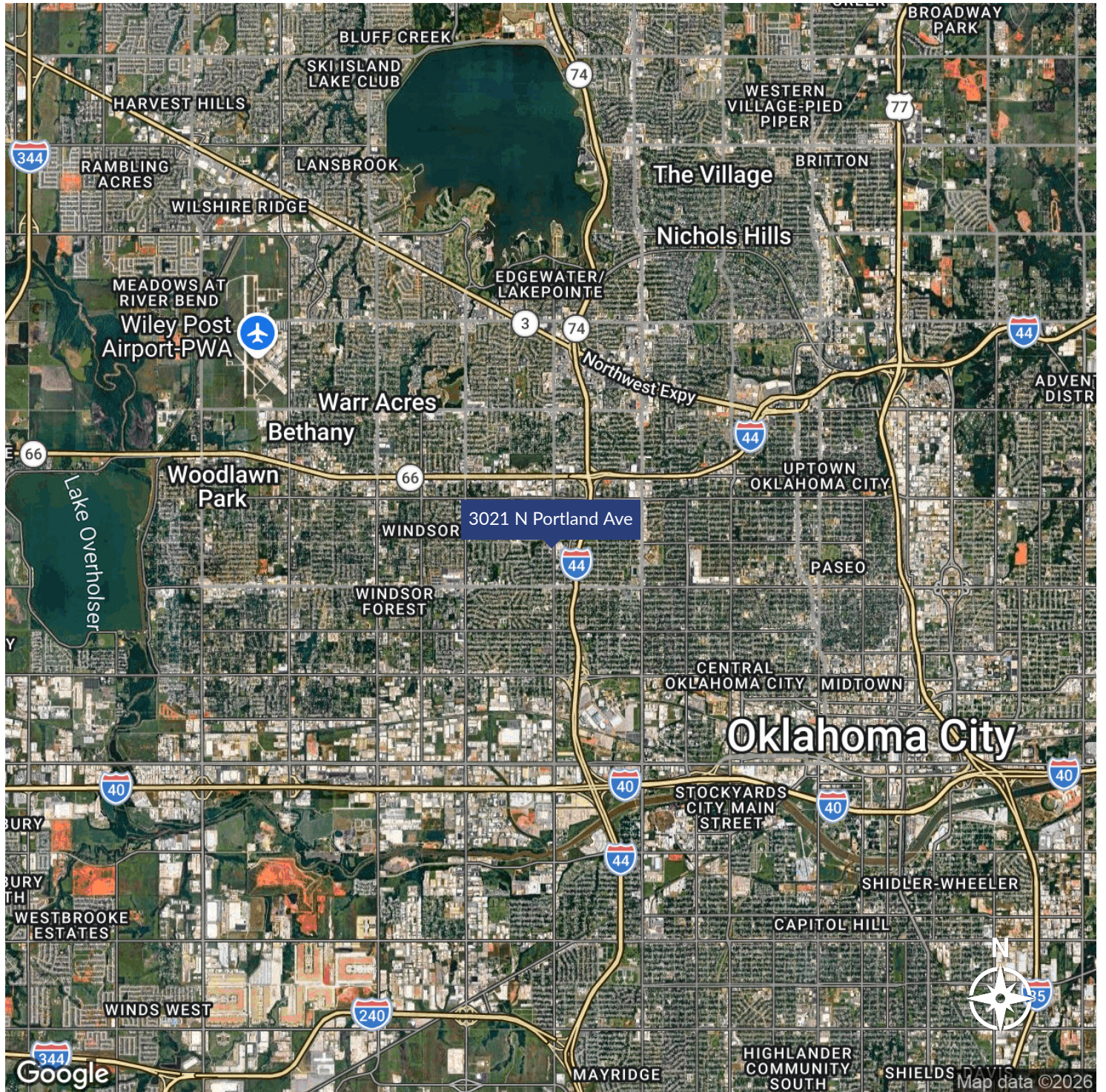


WAREHOUSE OVERHEAD DOOR

JOHNNY STRADAL
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LOCATION MAP



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