

±100,000 SF OF PREMIER ANCHOR AND  
SMALL SHOP RETAIL OPPORTUNITIES

CBRE



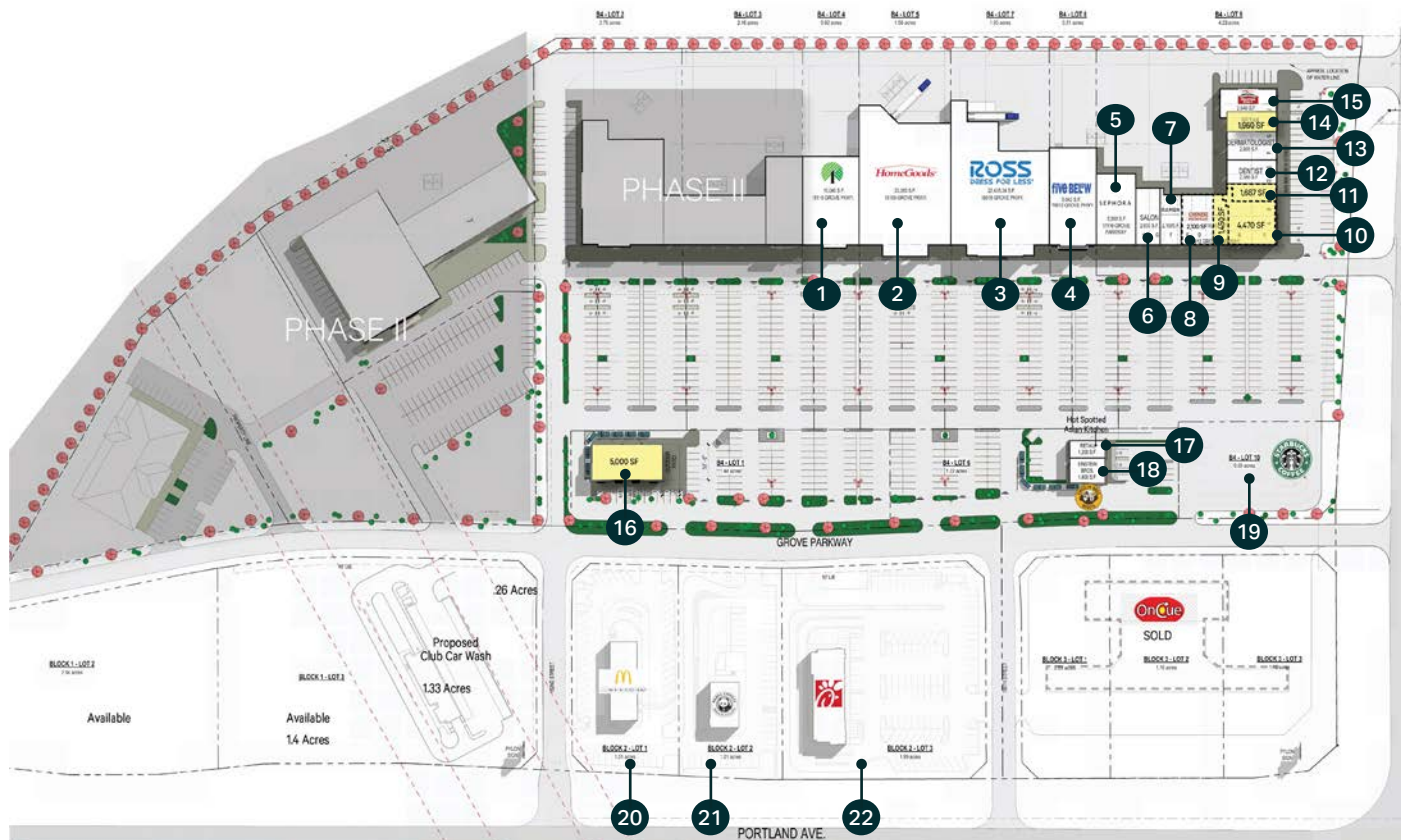
# Grove Marketplace

NW 178TH ST & PORTLAND AVE | OKLAHOMA CITY, OK



# PAD SITES, ANCHOR AND SMALL SHOP SPACE AVAILABLE

AVAILABLE  
MINIMUM 1,250 SF



SUITE	TENANT NAME	SIZE
1	Dollar Tree	10,040 SF
2	Home Goods	23,383 SF
3	Ross	22,435.34 SF
4	Five Below	9,042 SF
5	Sephora	5,500 SF
6	Salon	2,100 SF
7	Ramen	2,100 SF
8	Chinese Restaurant	2,100 SF
9	<b>AVAILABLE</b>	<b>1,450 SF</b>
10	<b>AVAILABLE</b>	<b>4,470 SF</b>
11	<b>AVAILABLE</b>	<b>1,667 SF</b>
12	Dentist	2,350 SF
13	Dermatologist	2,800 SF
14	<b>AVAILABLE</b>	<b>1,960 SF</b>
15	Mountain Mike's	2,640 SF
16	<b>AVAILABLE</b>	<b>5,000 SF</b>
17	Hot Spotted Asian Kitchen	1,200 SF
18	Einstein Bros	1,800 SF
19	Starbucks	30,056.4 SF
20	Mcdonald's	43,995.6 SF
21	Panda Express	43,995.6 SF
22	Chick-Fil-A	86,684.4 SF







# THE OPPORTUNITY

Strategically located at the high-traffic intersection of NW 178th St & Portland Ave, Grove Marketplace is perfectly positioned to capture the booming retail demands of North OKC's rapidly expanding residential landscape. This development is anchored by a strong lineup of national retailers, including Ross, HomeGoods, Chick-fil-A, Five Below, and Sephora. Available spaces range from 1,250 to 10,000 SF, providing flexible options for a variety of retail and service businesses seeking to capitalize on the area's robust residential growth and increasing consumer demand.

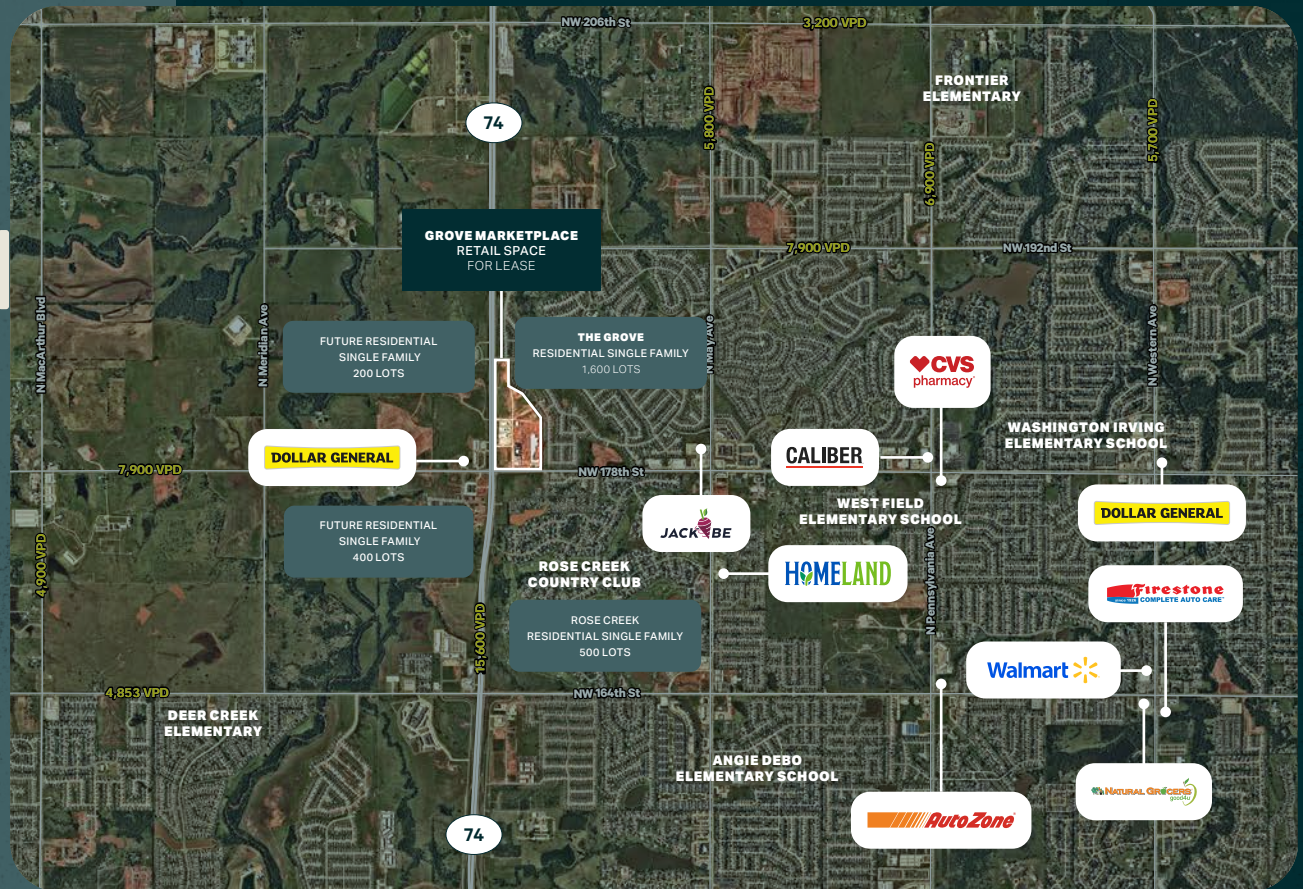
- Rapidly growing retail node
- 100,000 SF total
- Suites ranging from 1,200 SF - 5,000 SF
- Anchored by well-known national retailers (Ross, HomeGoods, Chick-fil-A, Five Below, and Sephora)





# NORTH OKC'S EXPLOSIVE HOUSING GROWTH

North Oklahoma City has experienced an unprecedented surge in new housing development over the past 10 years. Residents seeking top-rated schools in Edmond and Deer Creek are driving rapid growth in northwest Oklahoma City—one of the fastest-growing areas in the state. Grove Marketplace is uniquely positioned to take advantage of an upswing in retail and service user demand as high income residents continue to expand northward.



WITHIN ONE MILE

**\$420,848**  
AVG HOME VALUE

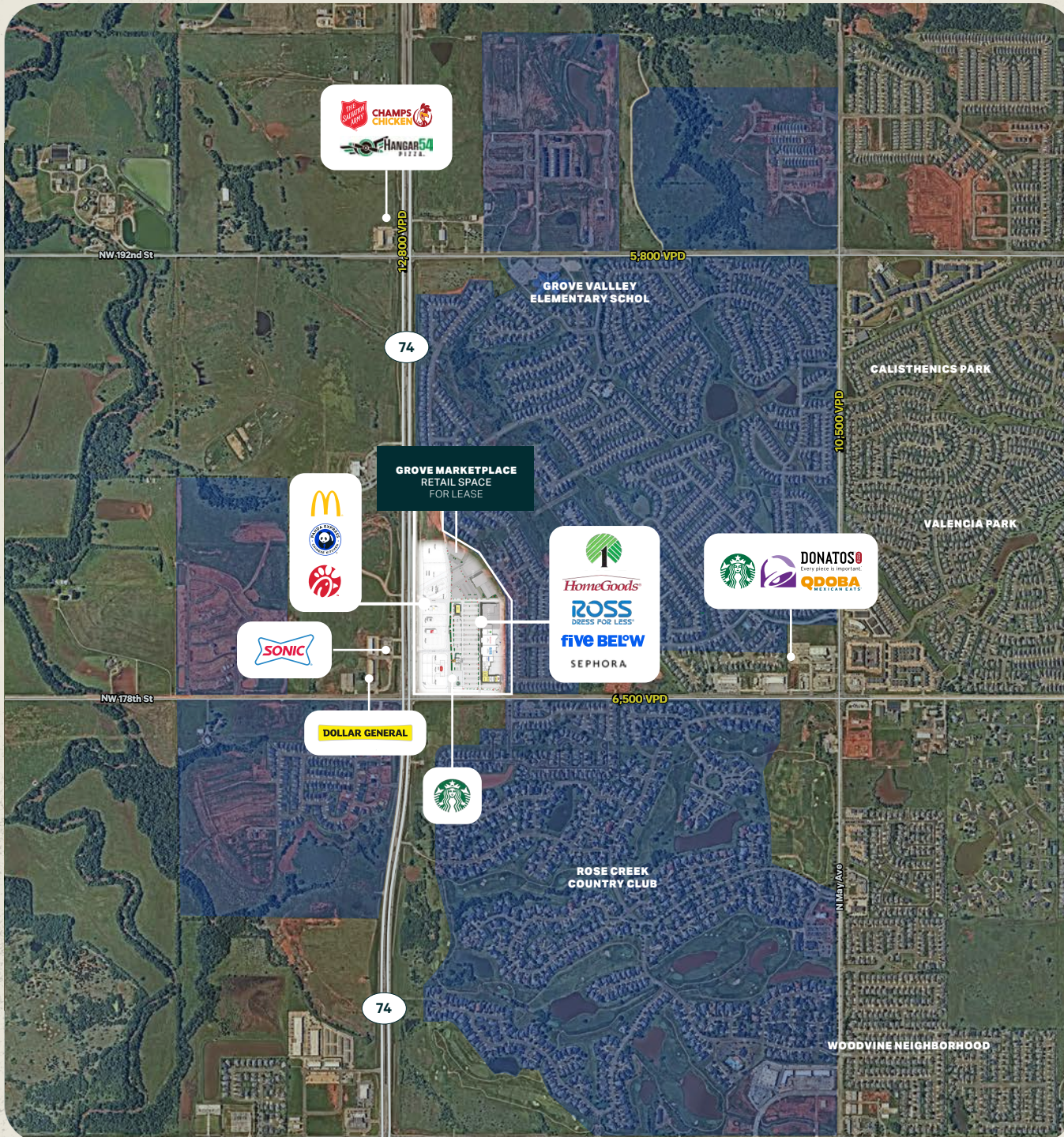
**\$192,682**  
AVG HOUSEHOLD INCOME





# UNTAPPED RETAIL NODE

Grove Marketplace is within 3 miles of Quail Springs Mall, Top Golf, Target, At Home, Lowe's, Home Depot, Walmart, Cabela's, Quail Creek Country Club, and many top restaurants like PF Changs, yet far enough away for retailers looking to take advantage of the rapid expansion happening to the north and west. Portland Ave (Hwy 74) was expanded to four lanes in 2019 to help serve a dramatic rise in vehicles, with over 17,000 at the intersection.





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