

**YUKON ANGLE**  
1010 GARTH BROOKS BLVD.  
YUKON, OK 73099

**FOR SALE: \$5,275,000**



**Property Information:**

- ◆ 3-story multi-use commercial center (retail, office & flex)
- ◆ 44,023 sf MOL on 4.15 acres MOL
- ◆ 8% cap rate based on 95% retail space occupancy & office space proforma of 75% occupancy
- ◆ Asset offers both immediate returns & long-term potential in the fastest growing segment of Oklahoma City
- ◆ Located in a strategic position on the NW corner of Garth Brooks Blvd. & W. Vandament Ave.

**Property Highlights:**

- ◆ 1st floor retail space and flex building are fully leased
- ◆ 2nd & 3rd floor 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
- ◆ Walmart Supercenter, Sprouts, Walgreens & numerous other retailers/ restaurants are located adjacent to the intersection
- ◆ Easy access to I-40



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